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(Original Signature of Member)

118TH CONGRESS
1ST SESSION

H. R. _____

To amend the HOME Investment Partnerships Act to establish a Project Turnkey Program to leverage vacant hotels and motels for housing and enhance shelter capacity nationally, and for other purposes

IN THE HOUSE OF REPRESENTATIVES

Ms. BONAMICI introduced the following bill; which was referred to the
Committee on _____

A BILL

To amend the HOME Investment Partnerships Act to establish a Project Turnkey Program to leverage vacant hotels and motels for housing and enhance shelter capacity nationally, and for other purposes

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Project Turnkey Act”.

1 **SEC. 2. PROJECT TURNKEY PROGRAM.**

2 Subtitle E of the HOME Investment Partnerships
3 Act (42 U.S.C. 12821) is amended by adding at the end
4 the following:

5 **“SEC. 272. PROJECT TURNKEY PROGRAM.**

6 “(a) IN GENERAL.—There is established a Project
7 Turnkey Program through which the Secretary shall
8 award amounts to eligible entities to use for eligible activi-
9 ties.

10 “(b) USE OF AMOUNTS BY ELIGIBLE ENTITIES.—

11 “(1) ADMINISTRATIVE AND PLANNING COSTS.—

12 An eligible entity that receives amounts under this
13 section may use not more than 15 percent of such
14 amounts for administrative and planning costs.

15 “(2) OPERATING EXPENSES OF OTHER ORGANI-
16 ZATIONS.—

17 “(A) IN GENERAL.—An eligible entity that
18 receives amounts under this section may use
19 not more than 5 percent of such amounts to
20 cover the operating expenses of community
21 housing development organizations and non-
22 profit organizations carrying out activities au-
23 thorized under this section.

24 “(B) An eligible entity may only use
25 amounts in the manner described in subpara-
26 graph (A) if—

1 “(i) such funds are used to develop
2 the capacity of the community housing de-
3 velopment organization or nonprofit orga-
4 nization in the jurisdiction or insular area
5 to carry out activities authorized under
6 this section; and

7 “(ii) the community housing develop-
8 ment organization or nonprofit organiza-
9 tion complies with the limitation on assist-
10 ance in section 234(b).

11 “(3) CONTRACTING.—A grantee, when con-
12 tracting with service providers engaged directly in
13 the provision of supportive services as defined by
14 section 578.53 of title 24, Code of Federal Regula-
15 tions shall, to the extent practicable, enter into con-
16 tracts in amounts that cover the actual total pro-
17 gram costs and administrative overhead to provide
18 the services contracted.

19 “(c) SUBGRANTS.—Any eligible entity that is a public
20 entity may subgrant any amounts received under this sec-
21 tion.

22 “(d) SUPPLEMENT NOT SUPPLANT.—As a condition
23 of receiving amounts under this section, an eligible entity
24 shall use such funds received under this section only to
25 supplement the level of State or local funds that would,

1 in the absence of the receipt of funds under this section,
2 be made available for activities described in this section.

3 “(e) AUTHORIZATION OF APPROPRIATIONS.—In ad-
4 dition to amounts otherwise available under this Act, there
5 is authorized to be appropriated to carry out this section
6 \$1,000,000,000 annually.

7 “(f) AVAILABILITY OF AMOUNTS.—Amounts appro-
8 priated pursuant to this section shall remain available
9 until 2034.

10 “(g) ALLOCATION OF AMOUNTS.—

11 “(1) FORMULA ASSISTANCE.—Except as pro-
12 vided in paragraphs (2) and (3), the Secretary shall
13 allocate amounts appropriated under this section to
14 grantees that received allocations under section 217
15 in fiscal year 2024.

16 “(2) TECHNICAL ASSISTANCE.—\$25,000,000 of
17 any amounts appropriated under this section may be
18 provided by the Secretary to be used to increase ca-
19 pacity building and technical assistance available to
20 grantees receiving amounts under this section.

21 “(3) ADMINISTRATION.—Not more than
22 \$50,000,000 of any amounts appropriated under
23 this section may be used by the Secretary to cover
24 costs related to the administration and implementa-
25 tion of this section.

1 “(4) WAIVERS AND ALTERNATIVE REQUIRE-
2 MENTS.—The Secretary may waive or specify alter-
3 native requirements for any provision of the Cran-
4 ston-Gonzalez National Affordable Housing Act (42
5 U.S.C. 12701 et seq.) and titles I and IV of the
6 McKinney-Vento Homelessness Act (42 U.S.C.
7 11301 et seq., 11360 et seq.) or regulation for the
8 administration of the amounts made available under
9 this section other than requirements related to fair
10 housing, nondiscrimination, labor standards, and the
11 environment, upon a finding that the waiver or alter-
12 native requirement is necessary to expedite or facili-
13 tate the use of amounts made available under this
14 section.

15 “(h) SPECIAL RULES.—The cost limits described in
16 section 212(e), the commitment requirements described in
17 section 218(g), the matching requirements described in
18 section 220, and the set-aside for housing developed, spon-
19 sored, or owned by community housing development orga-
20 nizations required in section 231 shall not apply for any
21 amounts appropriated under this section.

22 “(i) DEFINITIONS.—In this section:

23 “(1) QUALIFYING INDIVIDUAL OR FAMILY DE-
24 FINED.—The term ‘qualifying individual or family’
25 means an individual or family that is—

1 “(A) homeless, as such term defined in
2 section 103(a) of the McKinney- Vento Home-
3 less Assistance Act;

4 “(B) at-risk of homelessness, as defined in
5 section 401(1) of the McKinney-Vento Home-
6 less Assistance Act (42 U.S.C. 11360(1);

7 “(C) fleeing, or attempting to flee, domes-
8 tic violence, dating violence, sexual assault,
9 stalking, or human trafficking, as such terms
10 are defined by the Secretary;

11 “(D) a homeless children or youth, as that
12 term is defined in section 725 of McKinney-
13 Vento Homeless Assistance Act (42 U.S.C.
14 11434a); or

15 “(E) a youth experiencing homelessness as
16 that term is defined in section 38723 of the
17 Runaway and Homeless Youth Act (34 U.S.C.
18 11279).

19 “(2) ELIGIBLE ENTITY.—The term ‘eligible en-
20 tity’ means—

21 “(A) a State, city, county, regional govern-
22 ment, or territory government;

23 “(B) a public housing agency;

24 “(C) a project sponsor receiving amounts
25 under the Continuum of Care program under

1 title IV of this Act, or any combination of such
2 entities;

3 “(D) a nonprofit that provides housing;

4 “(E) a Community Development Corpora-
5 tion; or

6 “(F) a Community Development Financial
7 Institution.

8 “(3) ELIGIBLE ACTIVITY.—The term ‘eligible
9 activity’ means—

10 “(A) rental assistance, including—

11 “(i) providing rent payment assist-
12 ance;

13 “(ii) providing security deposit assist-
14 ance;

15 “(iii) providing utility deposits and
16 utility payments; and

17 “(B) any eligible use of investments de-
18 scribed under section 212(a);

19 “(C) supportive services as defined in sec-
20 tion 578.53 of title 24, Code of Federal Regula-
21 tions including—

22 “(i) activities listed in section 401(29)
23 of the McKinney-Vento Homeless Assist-
24 ance Act (42 U.S.C. 11360(29));

25 “(ii) housing counseling; and

1 “(iii) homeless prevention services;

2 “(D) the acquisition, development, and op-
3 eration of non-congregate shelter units or af-
4 fordable rental housing;

5 “(E) the rehabilitation, retrofitting, and
6 conversion of newly acquired or vacant prop-
7 erties, including motels, hotels, schools, hos-
8 pitals, and office buildings, for the purposes of
9 providing affordable housing or shelter;

10 “(F) the repair and expansion of shelters
11 and preservation of bed capacity; and

12 “(G) any other purpose as determined ap-
13 propriate by the Secretary.

14 “(4) HOTEL.—The term ‘hotel’ has the mean-
15 ing given the term in section 301(7)(A) of the Amer-
16 icans with Disabilities Act of 1990 (42 U.S.C.
17 12181(7)(A)), that are no longer affecting commerce
18 (as such term is defined in such section 301).

19 “(5) MOTEL.—The terms ‘motel’ has the mean-
20 ing given the term in section 301(7)(A) of the Amer-
21 icans with Disabilities Act of 1990 (42 U.S.C.
22 12181(7)(A)), that are no longer affecting commerce
23 (as such term is defined in such section 301).”.