

113TH CONGRESS
2D SESSION

H. R. 5632

To reform and update the flat rent structure for public housing.

IN THE HOUSE OF REPRESENTATIVES

SEPTEMBER 18, 2014

Mr. NEUGEBAUER introduced the following bill; which was referred to the
Committee on Financial Services

A BILL

To reform and update the flat rent structure for public
housing.

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 “Fair Local Adjustment
5 for Tenant Rents Act of 2014”.

6 **SEC. 2. PUBLIC HOUSING FLAT RENTS.**

7 (a) IN GENERAL.—Clause (i) of section 3(a)(2)(B)
8 of the United States Housing Act of 1937 (42 U.S.C.
9 1437a(a)(2)(B)(i)) is amended to read as follows:

10 “(i) FLAT RENTS.—

1 “(I) IN GENERAL.—Each public
2 housing agency shall establish, for
3 each dwelling unit in public housing
4 owned or operated by the agency, a
5 flat rental amount for the dwelling
6 unit, which shall—

7 “(aa) be based on the rental
8 value of the unit, as determined
9 by the public housing agency, but
10 may not be an amount that is
11 less than 80 percent of the appli-
12 cable fair market rental estab-
13 lished under section 8(c) of this
14 Act; or

15 “(bb) be established using
16 another factor as determined by
17 the Secretary.

18 “(II) EXCEPTIONS.—A public
19 housing agency may request that the
20 Secretary may establish a flat rent for
21 a dwelling in an amount that is less
22 than the minimum amount established
23 pursuant to subclause (I) for the unit,
24 if the public housing agency dem-
25 onstrates that such minimum amount

1 is not an accurate measure of the
2 rental value for the unit.

3 “(III) RENT INCREASES.—If a
4 new flat rental amount established
5 pursuant to this clause for a dwelling
6 unit would increase the existing rental
7 payment of any family residing in
8 public housing as of implementation
9 of such flat rent by more than 35 per-
10 cent, the new flat rental amount shall
11 be phased in as necessary to ensure
12 that the family’s existing rental pay-
13 ment does not increase by more than
14 35 percent annually.”.

15 (b) IMPLEMENTATION.—The Secretary of Housing
16 and Urban Development shall implement section
17 3(a)(2)(B)(i) of the United States Housing Act of 1937,
18 as amended by subsection (a) of this section, not later
19 than the expiration of the 6-month period beginning on
20 the date of the enactment of this Act.

21 **SEC. 3. MINIMUM RENTS FOR PUBLIC HOUSING AND SEC-**
22 **TION 8 RENTAL ASSISTANCE PROGRAMS.**

23 Subparagraph (A) of section 3(a)(3) of the United
24 States Housing Act of 1937 (42 U.S.C. 1437a(a)(3)(A))

- 1 is amended, in the matter preceding clause (i), by striking
- 2 “more than” and inserting “less than”.

