

## Calendar No. 249

113TH CONGRESS  
1ST SESSION**S. 1398****[Report No. 113–122]**

To require the Federal Government to expedite the sale of underutilized  
Federal real property.

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IN THE SENATE OF THE UNITED STATES

JULY 30, 2013

Mr. CARPER (for himself, Mr. COBURN, Mr. PRYOR, Mr. BEGICH, Mr.  
PORTMAN, Mr. TESTER, and Ms. AYOTTE) introduced the following bill;  
which was read twice and referred to the Committee on Homeland Secu-  
rity and Governmental Affairs

NOVEMBER 19, 2013

Reported by Mr. CARPER, without amendment

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**A BILL**

To require the Federal Government to expedite the sale  
of underutilized Federal real property.

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 “Federal Real Property  
5       Asset Management Reform Act of 2013”.

1 **SEC. 2. PURPOSE.**

2       The purpose of this Act is to increase the efficiency  
3 and effectiveness of the Federal Government in managing  
4 real property by—

5           (1) requiring agencies to maintain an up-to-  
6 date inventory of real property;

7           (2) establishing a Federal Real Property Coun-  
8 cil to develop guidance on and ensure the implemen-  
9 tation of strategies for better managing Federal real  
10 property; and

11          (3) authorizing a pilot program to expedite the  
12 disposal of surplus real property.

13 **SEC. 3. PROPERTY MANAGEMENT AND EXPEDITED DIS-**  
14 **POSAL OF REAL PROPERTY.**

15       Chapter 5 of subtitle I of title 40, United States  
16 Code, is amended by adding at the end the following:

17 “SUBCHAPTER VII—PROPERTY MANAGEMENT  
18 AND EXPEDITED DISPOSAL OF REAL PROP-  
19 ERTY

20 **“§ 621. Definitions**

21       “In this subchapter:

22           “(1) ADMINISTRATOR.—The term ‘Adminis-  
23 trator’ means the Administrator of General Services.

24           “(2) COUNCIL.—The term ‘Council’ means the  
25 Federal Real Property Council established by section  
26 623(a).

1           “(3) DIRECTOR.—The term ‘Director’ means  
2           the Director of the Office of Management and Budg-  
3           et.

4           “(4) DISPOSAL.—The term ‘disposal’ means  
5           any action that constitutes the removal of any real  
6           property from the Federal inventory, including sale,  
7           deed, demolition, or exchange.

8           “(5) EXCESS PROPERTY.—The term ‘excess  
9           property’ means any real property under the control  
10          of a Federal agency that the head of the Federal  
11          agency determines is not required to meet the needs  
12          or responsibilities of the Federal agency.

13          “(6) FEDERAL AGENCY.—The term ‘Federal  
14          agency’ means—

15               “(A) an executive department or inde-  
16               pendent establishment in the executive branch  
17               of the Government; or

18               “(B) a wholly owned Government corpora-  
19               tion.

20          “(7) FIELD OFFICE.—The term ‘field office’  
21          means any office of a Federal agency that is not the  
22          headquarters office location for the Federal agency.

23          “(8) POSTAL PROPERTY.—The term ‘postal  
24          property’ means any building owned by the United  
25          States Postal Service.

1 “(9) SURPLUS PROPERTY.—

2 “(A) IN GENERAL.—The term ‘surplus  
3 property’ means excess real property that is not  
4 required to meet the needs or responsibilities of  
5 any Federal agency.

6 “(B) EXCLUSIONS.—The term ‘surplus  
7 property’ does not include—

8 “(i) any military installation (as de-  
9 fined in section 2910 of the Defense Base  
10 Closure and Realignment Act of 1990 (10  
11 U.S.C. 2687 note; Public Law 101–510));

12 “(ii) any property that is excepted  
13 from the definition of the term ‘property’  
14 under section 102;

15 “(iii) Indian and native Eskimo prop-  
16 erty held in trust by the Federal Govern-  
17 ment as described in section  
18 3301(a)(5)(C)(iii);

19 “(iv) real property operated and main-  
20 tained by the Tennessee Valley Authority  
21 pursuant to the Tennessee Valley Author-  
22 ity Act of 1933 (16 U.S.C. 831 et seq.);

23 “(v) any real property the Director  
24 excludes for reasons of national security;

1 “(vi) any public lands (as defined in  
2 section 203 of the Public Lands Corps Act  
3 of 1993 (16 U.S.C. 1722)) administered  
4 by—

5 “(I) the Secretary of the Interior,  
6 acting through—

7 “(aa) the Director of the  
8 Bureau of Land Management;

9 “(bb) the Director of the  
10 National Park Service;

11 “(cc) the Commissioner of  
12 Reclamation; or

13 “(dd) the Director of the  
14 United States Fish and Wildlife  
15 Service; or

16 “(II) the Secretary of Agri-  
17 culture, acting through the Chief of  
18 the Forest Service; or

19 “(vii) any property operated and  
20 maintained by the United States Postal  
21 Service.

22 “(10) UNDERUTILIZED PROPERTY.—The term  
23 ‘underutilized property’ means a portion or the en-  
24 tirety of any real property, including any improve-  
25 ments, that is used—

1                   “(A) irregularly or intermittently by the  
2                   accountable Federal agency for program pur-  
3                   poses of the Federal agency; or

4                   “(B) for program purposes that can be  
5                   satisfied only with a portion of the property.

6   **“§ 622. Duties of Federal agencies**

7           “Each Federal agency shall—

8                   “(1) maintain adequate inventory controls and  
9                   accountability systems for real property under the  
10                  control of the Federal agency;

11                  “(2) develop current and future workforce pro-  
12                  jections so as to have the capacity to assess the  
13                  needs of the Federal workforce regarding the use of  
14                  real property;

15                  “(3) continuously survey real property under  
16                  the control of the Federal agency to identify excess  
17                  property, underutilized property, and other real  
18                  property suitable to be used for—

19                          “(A) colocation with other Federal agen-  
20                          cies; or

21                          “(B) consolidation with other facilities;

22                          “(4) promptly report excess property and un-  
23                          derutilized property to the Administrator;

1           “(5) establish goals that will lead the Federal  
2           agency to reduce excess property and underutilized  
3           property in the inventory of the Federal agency;

4           “(6) submit to the Council a report on all ex-  
5           cess property and underutilized property in the in-  
6           ventory of the Federal agency, including—

7                   “(A) whether underutilized property can be  
8                   better utilized; and

9                   “(B) the extent to which the Federal agen-  
10                  cy believes that the underutilized property  
11                  serves the needs of the Federal agency to retain  
12                  underutilized property;

13           “(7) adopt workplace practices, configurations,  
14           and management techniques that can achieve in-  
15           creased levels of productivity and decrease the need  
16           for real property assets;

17           “(8) assess leased space to identify space that  
18           is not fully used or occupied;

19           “(9) on an annual basis and subject to the  
20           guidance of the Council—

21                   “(A) conduct an inventory of real property  
22                   under control of the Federal agency; and

23                   “(B) make an assessment of each real  
24                  property, which shall include—

1 “(i) the age and condition of the prop-  
2 erty;

3 “(ii) the size of the property in square  
4 footage and acreage;

5 “(iii) the geographical location of the  
6 property, including an address and descrip-  
7 tion;

8 “(iv) the extent to which the property  
9 is being utilized;

10 “(v) the actual annual operating costs  
11 associated with the property;

12 “(vi) the total cost of capital expendi-  
13 tures associated with the property;

14 “(vii) sustainability metrics associated  
15 with the property;

16 “(viii) the number of Federal employ-  
17 ees and functions housed at the property;

18 “(ix) the extent to which the mission  
19 of the Federal agency is dependent on the  
20 property;

21 “(x) the estimated amount of capital  
22 expenditures projected to maintain and op-  
23 erate the property over each of the next 5  
24 years after the date of enactment of this  
25 subchapter; and

1 “(xi) any additional information re-  
 2 quired by the Administrator to carry out  
 3 section 624; and

4 “(10) provide to the Council and the Adminis-  
 5 trator the information described in paragraph (9)(B)  
 6 to be used for the establishment and maintenance of  
 7 the database described in section 624.

8 **“§ 623. Colocation among United States Postal Serv-**  
 9 **ice properties**

10 “(a) IDENTIFICATION OF POSTAL PROPERTY.—Each  
 11 year, the Postmaster General may—

12 “(1) identify a list of postal properties with  
 13 space available for use by Federal agencies; and

14 “(2) submit the list to the Council.

15 “(b) SUBMISSION OF LIST OF POSTAL PROPERTIES  
 16 TO FEDERAL AGENCIES.—

17 “(1) IN GENERAL.—Not later than 30 days  
 18 after the completion of a list under subsection (a),  
 19 the Council shall provide the list to each Federal  
 20 agency.

21 “(2) REVIEW BY FEDERAL AGENCIES.—Not  
 22 later than 90 days after the receipt of the list sub-  
 23 mitted under paragraph (1), each Federal agency  
 24 shall—

25 “(A) review the list;

1                   “(B) identify real property assets under  
2                   the control of the Federal agency; and

3                   “(C) recommend colocations if appropriate.

4           “(c) TERMS OF COLOCATION.—On approval of the  
5 recommendations under subsection (b) by the Postmaster  
6 General and the applicable agency head, the Federal agen-  
7 cy or appropriate landholding entity may work with the  
8 Postmaster General to establish appropriate terms of a  
9 lease for each postal property.

10 **“§ 624. Establishment of a Federal Real Property**  
11 **Council**

12           “(a) ESTABLISHMENT.—There is established a Fed-  
13 eral Real Property Council.

14           “(b) PURPOSE.—The purpose of the Council shall  
15 be—

16                   “(1) to develop guidance and ensure implemen-  
17 tation of an efficient and effective real property  
18 management strategy;

19                   “(2) to identify opportunities for the Federal  
20 Government to better manage real property assets;  
21 and

22                   “(3) to reduce the costs of managing real prop-  
23 erty, including operations, maintenance, and secu-  
24 rity.

25           “(c) COMPOSITION.—

1           “(1) IN GENERAL.—The Council shall be com-  
2 posed exclusively of—

3           “(A) the senior real property officers of  
4 each Federal agency;

5           “(B) the Deputy Director for Management  
6 of the Office of Management and Budget;

7           “(C) the Controller of the Office of Man-  
8 agement and Budget;

9           “(D) the Administrator; and

10           “(E) any other full-time or permanent  
11 part-time Federal officials or employees, as the  
12 Chairperson determines to be necessary.

13           “(2) CHAIRPERSON.—The Deputy Director for  
14 Management of the Office of Management and  
15 Budget shall serve as Chairperson of the Council.

16           “(3) EXECUTIVE DIRECTOR.—

17           “(A) IN GENERAL.—The Chairperson shall  
18 designate an Executive Director to assist in  
19 carrying out the duties of the Council.

20           “(B) QUALIFICATIONS; FULL-TIME.—The  
21 Executive Director shall—

22           “(i) be appointed from among individ-  
23 uals who have substantial experience in the  
24 areas of commercial real estate and devel-

1                   opment, real property management, and  
 2                   Federal operations and management; and  
 3                   “(ii) serve full time.

4           “(d) MEETINGS.—

5                   “(1) IN GENERAL.—The Council shall meet  
 6                   subject to the call of the Chairperson.

7                   “(2) MINIMUM.—The Council shall meet not  
 8                   fewer than 4 times each year.

9           “(e) DUTIES.—The Council, in consultation with the  
 10           Director and the Administrator, shall—

11                   “(1) not later than 1 year after the date of en-  
 12                   actment of this subchapter, establish a real property  
 13                   management plan template, to be updated annually,  
 14                   which shall include performance measures, specific  
 15                   milestones, measurable savings, strategies, and gov-  
 16                   ernment-wide goals based on the goals established  
 17                   under section 622(5) to reduce surplus property or  
 18                   to achieve better utilization of underutilized prop-  
 19                   erty, and evaluation criteria to determine the effec-  
 20                   tiveness of real property management that are de-  
 21                   signed—

22                   “(A) to enable Congress and heads of Fed-  
 23                   eral agencies to track progress in the achieve-  
 24                   ment of real property management objectives on  
 25                   a government-wide basis;

1           “(B) to improve the management of real  
2           property; and

3           “(C) to allow for comparison of the per-  
4           formance of Federal agencies against industry  
5           and other public sector agencies in terms of  
6           performance;

7           “(2) develop standard use rates consistent  
8           throughout each category of space and with non-  
9           governmental space use rates;

10          “(3) develop a strategy to reduce the reliance of  
11          Federal agencies on leased space for long-term needs  
12          if ownership would be less costly;

13          “(4) provide guidance on eliminating inefficien-  
14          cies in the Federal leasing process;

15          “(5) compile a list of real property assets that  
16          are field offices that are suitable for colocation with  
17          other real property assets; and

18          “(6) not later than 1 year after the date of en-  
19          actment of this subchapter and annually during the  
20          4 year period beginning on the date that is 1 year  
21          after the date of enactment of this subchapter and  
22          ending on the date that is 5 years after the date of  
23          enactment of this subchapter, the Council shall sub-  
24          mit to the Director a report that contains—

1           “(A) a list of the remaining excess prop-  
2           erty, surplus property, and underutilized prop-  
3           erties of each Federal agency;

4           “(B) the progress of the Council toward  
5           developing guidance for Federal agencies to en-  
6           sure that the assessment required under section  
7           622(9)(B) is carried out in a uniform manner;  
8           and

9           “(C) the progress of Federal agencies to-  
10          ward achieving the goals established under sec-  
11          tion 622(5).

12          “(f) CONSULTATION.—In carrying out the duties de-  
13          scribed in subsection (e), the Council shall also consult  
14          with representatives of—

15               “(1) State, local, tribal authorities, and affected  
16          communities; and

17               “(2) appropriate private sector entities and  
18          nongovernmental organizations that have expertise  
19          in areas of—

20                   “(A) commercial real estate and develop-  
21          ment;

22                   “(B) government management and oper-  
23          ations;

24                   “(C) space planning;

1                   “(D) community development, including  
2                   transportation and planning; and

3                   “(E) historic preservation.

4           “(g) COUNCIL RESOURCES.—The Director and the  
5 Administrator shall provide staffing, and administrative  
6 support for the Council, as appropriate.

7   **“§ 625. Federal real property inventory and database**

8           “(a) IN GENERAL.—Not later than 1 year after the  
9 date of enactment of this subchapter, the Administrator  
10 shall establish and maintain a single, comprehensive, and  
11 descriptive database of all real property under the custody  
12 and control of all Federal agencies.

13          “(b) CONTENTS.—The database shall include—

14               “(1) information provided to the Administrator  
15               under section 622(9)(B); and

16               “(2) a list of real property disposals completed,  
17               including—

18                       “(A) the date and disposal method used  
19                       for each real property;

20                       “(B) the proceeds obtained from the dis-  
21                       posal of each real property;

22                       “(C) the amount of time required to dis-  
23                       pose of the real property, including the date on  
24                       which the real property is designated as excess  
25                       property;

1           “(D) the date on which the property is  
 2           designated as surplus property and the date on  
 3           which the property is disposed; and

4           “(E) all costs associated with the disposal.

5           “(c) ACCESSIBILITY.—

6           “(1) COMMITTEES.—The database established  
 7           under subsection (a) shall be made available on re-  
 8           quest to the Committee on Homeland Security and  
 9           Governmental Affairs and the Committee on Envi-  
 10          ronment and Public Works of the Senate and the  
 11          Committee on Oversight and Government Reform  
 12          and the Committee on Transportation and Infra-  
 13          structure of the House of Representatives.

14          “(2) GENERAL PUBLIC.—Not later than 3 years  
 15          after the date of enactment of this subchapter and  
 16          to the extent consistent with national security, the  
 17          Administrator shall make the database established  
 18          under subsection (a) accessible to the public at no  
 19          cost through the website of the General Services Ad-  
 20          ministration.

21       **“§ 626. Limitation on certain leasing authorities**

22          “(a) IN GENERAL.—Except as provided in subsection  
 23       (b), not later than December 31 of each year following  
 24       the date of enactment of this subchapter, a Federal agency  
 25       with independent leasing authority shall submit to the

1 Council a list of all leases, including operating leases, in  
 2 effect on the date of enactment of this subchapter that  
 3 includes—

4 “(1) the date on which each lease was executed;

5 “(2) the date on which ease lease will expire;

6 “(3) a description of the size of the space;

7 “(4) the location of the property;

8 “(5) the tenant agency;

9 “(6) the total annual rental rate; and

10 “(7) the amount of the net present value of the  
 11 total estimated legal obligations of the Federal Gov-  
 12 ernment over the life of the contract.

13 “(b) EXCEPTION.—Subsection (a) shall not apply  
 14 to—

15 “(1) the United States Postal Service;

16 “(2) the Department of Veterans Affairs; or

17 “(3) any other property the President excludes  
 18 from subsection (a) for reasons of national security.

19 **“§ 627. Expedited disposal pilot program**

20 “(a) ESTABLISHMENT.—The Director shall establish  
 21 a pilot program to dispose of, by sale, transfer, or other  
 22 means of disposal, any surplus property.

23 “(1) PROPERTIES FOR EXPEDITED DISPOSAL.—

1           “(A) IN GENERAL.—On an annual basis,  
2           the Director may authorize the expedited dis-  
3           posal of not more than 200 surplus properties.

4           “(B) PRIORITY.—In determining which  
5           properties to dispose of, the Director shall give  
6           priority to surplus properties that have the  
7           highest fair market value and the greatest po-  
8           tential for disposal.

9           “(C) COSTS ASSOCIATED WITH DIS-  
10          POSAL.—

11           “(i) IN GENERAL.—The Administrator  
12           may obligate an amount to pay any direct  
13           and indirect costs under section 572 re-  
14           lated to identifying and preparing prop-  
15           erties to be reported as excess property by  
16           a Federal agency.

17           “(ii) REIMBURSEMENT.—An amount  
18           obligated under clause (i) shall be paid  
19           from the proceeds of any sale of real prop-  
20           erty under this subsection.

21           “(iii) NET PROCEEDS.—Net proceeds  
22           shall be distributed under subsection (b).

23           “(D) MAXIMUM NET PROCEEDS.—Any real  
24           property authorized to be disposed of by sale of  
25           under subparagraph (A) shall disposed of in a

manner that, as determined by the Administrator in consultation with the head of the applicable Federal agency, is structured and marketed to maximize the value to the Federal Government.

“(E) MONETARY PROCEEDS REQUIREMENT.—Surplus property may be disposed of under this section only if disposal of the property will generate monetary proceeds to the Federal Government that—

“(i) exceed the costs of disposal of the property; and

“(ii) are not less than 90 percent of fair market value.

“(2) APPLICABILITY OF CERTAIN LAW.—Any expedited disposal of real property conducted under this section shall not be subject to—

“(A) any section of An Act Authorizing the Transfer of Certain Real Property for Wildlife, or other Purposes (16 U.S.C. 667b);

“(B) sections 107 and 317 of title 23;

“(C) sections 545(b)(8), 550, 553, 554, and 1304(b);

“(D) section 501 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11411);

1 “(E) section 47151 of title 49; or

2 “(F) section 13(d) of the Surplus Property  
3 Act of 1944 (50 U.S.C. App. 1622(d)).

4 “(3) EFFECT.—Except as provided in para-  
5 graph (2), nothing in this subchapter terminates or  
6 in any way limits the authority of any Federal agen-  
7 cy under any other provision of law to dispose of  
8 real property.

9 “(b) USE OF PROCEEDS.—

10 “(1) IN GENERAL.—Of the proceeds received  
11 from the disposal of any real property under this  
12 subchapter—

13 “(A) not less than 80 percent shall be re-  
14 turned to the general fund of the Treasury for  
15 debt reduction;

16 “(B) the lesser of 18 percent or the share  
17 of proceeds otherwise authorized to be retained  
18 under law shall be retained by the Federal  
19 agency that has custody and is accountable for  
20 the real property, subject to paragraph (2);

21 “(C) not greater than 2 percent shall be  
22 made available to carry out section 627, subject  
23 to annual appropriations; and

1           “(D) any remaining share of the proceeds  
2           shall be returned to the general fund of the  
3           Treasury for Federal budget deficit reduction.

4           “(2) LIMITATION ON USE OF PROCEEDS.—Any  
5           proceeds retained by Federal agencies under this  
6           section shall be—

7           “(A) deposited into the appropriate real  
8           property account of the Federal agency that  
9           had custody and accountability for the real  
10          property, with the funds expended only as au-  
11          thorized in annual appropriations Acts;

12          “(B) used—

13               “(i) by not later than 2 years after  
14               the date of disposal of the real property;  
15               and

16               “(ii) only for activities relating to  
17               Federal real property asset management  
18               and disposal; and

19          “(C) if not used by the date described in  
20          subparagraph (B)(i), shall be deposited in the  
21          Treasury and used for Federal budget deficit  
22          reduction.

23          “(c) PUBLIC BENEFIT.—

24               “(1) CONVEYANCE.—Except as provided in  
25          paragraph (2), if a real property authorized to be

1 disposed of under subsection (a) has not been dis-  
 2 posed of by the date that is 2 years after the date  
 3 the property is listed for sale, the Director, in con-  
 4 sultation with the Administrator and the Secretary  
 5 of Housing and Urban Development, may consider a  
 6 request from the disposing Federal agency that the  
 7 real property be conveyed to State and local govern-  
 8 ments or nonprofit organizations for various public  
 9 purposes or uses as permitted by applicable law.

10 “(2) PREDOMINANT USE AND SIZE STAND-  
 11 ARDS.—

12 “(A) IN GENERAL.—Any real property au-  
 13 thorized to be disposed of under subsection (a)  
 14 shall not be conveyed under paragraph (1) if—

15 “(i) the predominant use of the prop-  
 16 erty is not for housing; and

17 “(ii)(I) the area of the property is not  
 18 less than 25,000 square feet; or

19 “(II) the appraised fair market value  
 20 of the property is greater than \$1,000,000.

21 “(B) APPRAISED FAIR MARKET VALUE.—  
 22 The appraised fair market value described in  
 23 subparagraph (A)(ii)(II) shall be determined by  
 24 the Federal agency with custody or control of

1           the property, in consultation with the Adminis-  
2           trator and standard appraisal practice.

3           “(d) ENFORCEMENT.—

4           “(1) INCREASE IN SIZE OF INVENTORY.—Ex-  
5           cept as provided in paragraph (2), if a Federal agen-  
6           cy fails to make available for public sale the real  
7           property authorized to be disposed of under sub-  
8           section (a) by the date that is 18 months after the  
9           date on which the authorization is made under sub-  
10          section (a), that Federal agency, except for specific  
11          exceptions promulgated by the Director, shall not in-  
12          crease the size of the civilian real property inventory,  
13          unless the square footage of the increase is offset,  
14          within an appropriate time as determined by the Di-  
15          rector, through consolidation, colocation, or disposal  
16          of another building space from the inventory of that  
17          Federal agency.

18          “(2) EXCEPTION.—Paragraph (1) shall not  
19          apply to a Federal agency that acquires any real  
20          property not under the administrative jurisdiction of  
21          the Federal Government, by sale or lease, until the  
22          Director submits a certification to Congress of the  
23          disposal of all of those surplus properties.

1       “(e) TERMINATION OF AUTHORITY.—The authority  
 2 provided by this section terminates on the date that is 5  
 3 years after the date of enactment of this subchapter.

4   **“§ 628. Homeless assistance grants**

5       “(a) DEFINITIONS.—In this section:

6           “(1) ELIGIBLE NONPROFIT ORGANIZATION.—  
 7       The term ‘eligible nonprofit organization’ means a  
 8 nonprofit organization that is a representative of the  
 9 homeless.

10          “(2) HOMELESS.—The term ‘homeless’ has the  
 11 meaning given the term in section 103 of the  
 12 McKinney-Vento Homeless Assistance Act (42  
 13 U.S.C. 11302), except that subsection (c) of that  
 14 section shall not apply.

15          “(3) PERMANENT HOUSING.—The term ‘perma-  
 16 nent housing’ has the meaning given the term sec-  
 17 tion 401 of the McKinney-Vento Homeless Assist-  
 18 ance Act (42 U.S.C. 11360).

19          “(4) PRIVATE NONPROFIT ORGANIZATION.—  
 20 The term ‘private nonprofit organization’ has the  
 21 meaning given the term in section 401 of the  
 22 McKinney-Vento Homeless Assistance Act (42  
 23 U.S.C. 11360).

24          “(5) REPRESENTATIVE OF THE HOMELESS.—  
 25 The term ‘representative of the homeless’ has the

1 meaning given the term in section 501(i) of the  
2 McKinney-Vento Homeless Assistance Act (42  
3 U.S.C. 11411(i)).

4 “(6) SECRETARY.—The term ‘Secretary’ means  
5 the Secretary of Housing and Urban Development.

6 “(7) TRANSITIONAL HOUSING.—The term  
7 ‘transitional housing’ has the meaning given the  
8 term in section 401 of the McKinney-Vento Home-  
9 less Assistance Act (42 U.S.C. 11360).

10 “(b) GRANT AUTHORITY.—

11 “(1) IN GENERAL.—To the extent amounts are  
12 made available under section 626(b)(1)(B) for use  
13 under this section, the Secretary shall make grants  
14 to eligible private nonprofit organizations through  
15 the continuum of care program established under  
16 subtitle C of title IV of the McKinney-Vento Home-  
17 less Assistance Act (42 U.S.C. 11381 et seq.), to  
18 purchase real property suitable for use to assist the  
19 homeless in accordance with subsection (c).

20 “(2) TERMS AND CONDITIONS.—Except as oth-  
21 erwise provided in this section, a grant under this  
22 section shall be subject to the same terms and condi-  
23 tions as a grant under the continuum of care pro-  
24 gram established under subtitle C of title IV of the

1 McKinney-Vento Homeless Assistance Act (42  
2 U.S.C. 11381 et seq.).

3 “(c) USE OF PROPERTIES FOR HOUSING OR SHEL-  
4 TER FOR THE HOMELESS.—

5 “(1) ELIGIBLE USES.—An eligible private non-  
6 profit organization that receives a grant under sub-  
7 section (b) shall use the amounts received only to  
8 purchase or rehabilitate real property for use to pro-  
9 vide permanent housing, transitional housing, or  
10 temporary shelter to the homeless.

11 “(2) TERM OF USE.—The Secretary may not  
12 make a grant under subsection (b) to an eligible pri-  
13 vate nonprofit organization unless the eligible pri-  
14 vate nonprofit organization provides to the Secretary  
15 such assurances as the Secretary determines nec-  
16 essary to ensure that any real property purchased or  
17 rehabilitated using amounts received under the grant  
18 is used only for the uses described in paragraph (1)  
19 for a period of not less than 15 years.

20 “(d) PREFERENCE.—In awarding grants under sub-  
21 section (b), the Secretary shall give preference to eligible  
22 private nonprofit organizations that operate within areas  
23 in which Federal real property is being sold under the dis-  
24 posal program authorized under section 626.

1       “(e) REGULATIONS.—The Secretary may promulgate  
 2 such regulations as are necessary to carry out this sec-  
 3 tion.”.

4   **SEC. 4. REPORT OF THE COMPTROLLER GENERAL.**

5       (a) DRAFT.—Not later than 3 years after the date  
 6 of enactment of this Act, the Comptroller General of the  
 7 United States shall submit to Congress a draft report on  
 8 the expedited disposal pilot program established by the  
 9 amendments made by section 3.

10      (b) FINAL.—Not later than 5 years after the date  
 11 of enactment of this Act, the Comptroller General of the  
 12 United States shall submit to Congress a final report on  
 13 the expedited disposal pilot program established by the  
 14 amendments made by section 3.

15   **SEC. 5. TECHNICAL AND CONFORMING AMENDMENT.**

16      The table of sections for chapter 5 of subtitle I of  
 17 title 40, United States Code, is amended by inserting after  
 18 the item relating to section 611 the following:

“SUBCHAPTER VII—PROPERTY MANAGEMENT AND EXPEDITED DISPOSAL OF  
 REAL PROPERTY

“621. Definitions.

“622. Duties of Federal agencies.

“623. Colocation among United States Postal Service properties.

“624. Establishment of a Federal Real Property Council.

“625. Federal real property inventory and database.

“626. Limitation on certain leasing authorities.

“627. Expedited disposal pilot program.

“628. Homeless assistance grants.”.

Calendar No. 249

113<sup>TH</sup> CONGRESS  
1<sup>ST</sup> Session

**S. 1398**

[Report No. 113-122]

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**A BILL**

To require the Federal Government to expedite the sale of underutilized Federal real property.

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NOVEMBER 19, 2013  
Reported without amendment