

114TH CONGRESS
1ST SESSION

H. R. 4133

To amend the United States Housing Act of 1937 to ensure accountability
in the provision of public housing, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

NOVEMBER 30, 2015

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

A BILL

To amend the United States Housing Act of 1937 to ensure
accountability in the provision of public housing, 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 “Public Housing Ac-
5 countability Act of 2015”.

6 **SEC. 2. INCOME REVIEWS.**

7 Section 3(a) of the United States Housing Act of
8 1937 (42 U.S.C. 1437a(a)) is amended—

9 (1) in the first sentence of paragraph (1)—

1 (A) by striking “at the time of their initial
2 occupancy of such units.”; and

3 (B) by inserting a period after “low-income
4 families”;

5 (2) by amending the second sentence of para-
6 graph (1) to read as follows: “Reviews of family in-
7 come shall be made at the time of their initial occu-
8 pancy of such units, at least annually, and as re-
9 quired by paragraph (6)”;

10 (3) by adding at the end the following new
11 paragraph:

12 “(6) REVIEWS OF FAMILY INCOME.—Reviews of
13 family income for purposes of this section shall be
14 made at any time the income or deductions (under
15 subsection (b)(5)) of the family change by an
16 amount that is estimated to result in an increase of
17 10 percent or more in annual adjusted income, or
18 such other amount as the Secretary may by notice
19 establish, except that a public housing agency or
20 owner may elect not to conduct such review in the
21 last three months of a certification period.”.

1 **SEC. 3. AMENDMENTS TO OCCUPANCY BY OVER-INCOME**
2 **FAMILIES IN CERTAIN PUBLIC HOUSING.**

3 Paragraph (5) of section 3(a) of the United States
4 Housing Act of 1937 (42 U.S.C. 1437a(a)) is amended
5 to read as follows:

6 “(5) OCCUPANCY BY OVER-INCOME FAMILIES IN
7 CERTAIN PUBLIC HOUSING.—

8 “(A) NOTICE.—If a public housing agency
9 determines that a family residing in a dwelling
10 unit in public housing is an over-income family
11 because of an income review conducted under
12 this subsection, the public housing agency shall
13 notify such family of that determination.

14 “(B) TERMINATION OF TENANCY.—Within
15 30 days of receipt of a notice described in sub-
16 paragraph (A), an over-income family residing
17 in a dwelling unit in public housing—

18 “(i) may submit an appeal of deter-
19 mination that includes additional docu-
20 mentation that was not included during
21 the income review to confirm eligibility for
22 tenancy in public housing; or

23 “(ii) shall vacate the dwelling unit.

24 “(C) PHA APPEALS DETERMINATION.—A
25 public housing agency shall review an appeal
26 submitted under subparagraph (B)(i) and no-

1 tify the over-income family about the results of
2 an appeal within 30 days of receipt of the ap-
3 peal. If the public housing agency finds in such
4 review that the over-income family is ineligible
5 for tenancy in public housing, the family shall
6 vacate the dwelling unit within 30 days of re-
7 ceipt of the results of an appeal.

8 “(D) DEFINITION.—For purposes of this
9 paragraph, the term ‘over-income family’ means
10 an individual or family ineligible to reside in a
11 dwelling unit in public housing because such
12 family is not a low-income family at the time—

13 “(i) an annual income review is con-
14 ducted under paragraph (1); or

15 “(ii) a review is conducted pursuant
16 to paragraph (6).”.

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