

116TH CONGRESS
1ST SESSION

H. R. 5455

To require sales and leases of assets of public housing projects to financially benefit the residents of such public housing project and the budget of the public housing agency that owns such public housing project, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

DECEMBER 17, 2019

Mrs. CAROLYN B. MALONEY of New York introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To require sales and leases of assets of public housing projects to financially benefit the residents of such public housing project and the budget of the public housing agency that owns such public housing project, 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 Resi-
5 dents Protection Act of 2019”.

1 **SEC. 2. PUBLIC HOUSING AGENCY SALE OR LEASE OF PHA**
2 **ASSETS.**

3 (a) IN GENERAL.—Section 9 of the United States
4 Housing Act of 1937 (42 U.S.C. 1437g) is amended by
5 adding at the end the following:

6 “(p) SALE OR LEASE OF ASSETS.—If a public hous-
7 ing agency sells or leases any asset (including roof space
8 or parking) of a public housing project owned by such pub-
9 lic housing agency, such public housing agency shall—

10 “(1) ensure that such sale or lease financially
11 benefits, as determined by a cost-benefit analysis
12 that is conducted using generally accepted account-
13 ing standards and is made publicly available—

14 “(A) the residents of such public housing
15 project; and

16 “(B) the budget of the public housing
17 agency;

18 “(2) if the buyer or lessee of such asset intends
19 to derive a product or services from such asset, re-
20 quire the buyer or lessee of such asset to first offer
21 such product or service derived from such asset to
22 the residents of the public housing project, and pro-
23 vide the product or services to those residents who
24 accept the offer before offering the product or serv-
25 ice to non-residents;

1 “(3) make available publicly, not later than 30
2 days before such sale or lease, information sufficient
3 to demonstrate compliance with paragraphs (1) and
4 (2) of this subsection; and

5 “(4) not later than 1 year after the sale or
6 lease, submit to the Secretary a report that de-
7 scribes how the sale or lease complies with this sub-
8 section.”.

9 (b) PHA ANNUAL PLAN.—Section 5A(d) of the
10 United States Housing Act of 1937 (42 U.S.C. 1437c–
11 1(d)) is amended—

12 (1) by redesignating paragraph (19) as para-
13 graph (20); and

14 (2) by inserting after paragraph (18) the fol-
15 lowing:

16 “(19) SALE OR LEASE OF ASSETS.—With re-
17 gard to any assets of any public housing project
18 owned by the public housing agency that the public
19 housing agency intends to sell or lease in the upcom-
20 ing year—

21 “(A) a description of the asset;

22 “(B) a description of the proposed terms
23 of the sale or lease, if possible; and

24 “(C) a description of how the lease or sale
25 will comply with section 9(p), including how

1 such sale or lease financially benefits, as deter-
2 mined by a cost-benefit analysis that is con-
3 ducted using generally accepted accounting
4 standards, the residents of the public housing
5 project and the budget of the public housing
6 agency.”.

7 (c) RULE OF CONSTRUCTION.—This section and the
8 amendments made by this section may not be construed
9 to authorize or encourage the sale or lease of any public
10 housing asset.

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