

determined to repeal it. Reform put women in control of their health, and shame on those who put insurance companies back in charge.

HONORING THE CLOONEY FAMILY

(Mr. AL GREEN of Texas asked and was given permission to address the House for 1 minute and to revise and extend his remarks.)

Mr. AL GREEN of Texas. Mr. Speaker, I rise today to give a great expression of gratitude to the Clooney family. Mr. George Clooney and his father, Nick, were among the many who were arrested on Friday, March 16, protesting over at the Sudanese Embassy. I am saluting them, and am grateful to them because not only of what they did that day but of what Mr. Clooney did when he went into Sudan, at some considerable risk I might add, to secure evidence of what was taking place there and what is taking place.

Those who would like to see some of the evidence can go to www.enoughproject.org. You can actually see the video.

I believe what he and those others who were arrested have done merits having a flag flown over the Capitol. We will fly a flag over the Capitol in honor of those who participated in the protest movement.

ANNOUNCEMENT BY THE SPEAKER PRO TEMPORE

The SPEAKER pro tempore. Pursuant to clause 8 of rule XX, the Chair will postpone further proceedings today on the motion to suspend the rules on which a recorded vote or the yeas and nays are ordered, or on which the vote incurs objection under clause 6 of rule XX.

Any record vote on the postponed question will be taken later today.

EXCESS FEDERAL BUILDING AND PROPERTY DISPOSAL ACT OF 2012

Mr. CHAFFETZ. Mr. Speaker, I move to suspend the rules and pass the bill (H.R. 665) to establish a pilot program for the expedited disposal of Federal real property, as amended.

The Clerk read the title of the bill.

The text of the bill is as follows:

H.R. 665

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

SECTION 1. SHORT TITLE.

This Act may be cited as the “Excess Federal Building and Property Disposal Act of 2012”.

SEC. 2. FEDERAL REAL PROPERTY DISPOSAL PILOT PROGRAM.

(a) IN GENERAL.—Chapter 5 of subtitle I of title 40, United States Code, is amended by adding at the end the following new subchapter:

“SUBCHAPTER VII—EXPEDITED DISPOSAL OF REAL PROPERTY

“§ 621. Federal real property disposal pilot program

“(a) IN GENERAL.—The Administrator of General Services (in this subchapter referred

to as the ‘Administrator’), in consultation with the Director of the Office of Management and Budget (in this subchapter referred to as the ‘Director’), shall conduct a pilot program to be known as the ‘Federal Real Property Disposal Pilot Program’, under which the Administrator, in consultation with the Director, shall determine which 15 Federal Government real properties that are excess or surplus and have the highest fair market value and the greatest potential to sell and shall dispose of such properties in accordance with this subchapter and through an expedited disposal of real property.

“(b) DISPOSAL.—During the five-year period beginning on the date of the enactment of the Excess Federal Building and Property Disposal Act of 2012, the Administrator, in consultation with the Director, shall dispose of real property under the Federal Real Property Disposal Pilot Program through a public auction.

“(c) ADDING PROPERTIES TO THE PILOT PROGRAM.—Not later than 15 days after a property is disposed of under subsection (b), the Administrator, in consultation with the Director, shall designate an additional property, in accordance with subsection (a), to be disposed of under the Federal Real Property Disposal Pilot Program.

“(d) EXCEPTIONS.—The Administrator shall not include for purposes of the Federal Real Property Pilot Program any of the following types of property:

“(1) A parcel of real property, building, or other structure located on such real property that is to be closed or realigned under the Defense Base Closure and Realignment Act of 1990 (10 U.S.C. 2687 note).

“(2) Properties that are excluded for reasons of national security by the Director of the Office of Management and Budget.

“(3) Indian and Native Eskimo properties including—

“(A) any property within the limits of any Indian reservation to which the United States owns title; and

“(B) any property title which is held in trust by the United States for the benefit of any Indian tribe or individual or held by an Indian tribe or individual subject to restriction by the United States against alienation.

“(4) Properties operated and maintained by the Tennessee Valley Authority pursuant to the Tennessee Valley Authority Act of 1933 (16 U.S.C. 831 et seq.).

“(5) Postal properties owned by the United States Postal Service.

“(6) Properties used in connection with river, harbor, flood control, reclamation, or power projects.

“(7) Properties that the Administrator has determined are suitable for assignment to the Secretary of the Interior for transfer to a State, a political subdivision or instrumentality of a State, or a municipality for use as a public park or recreation area under section 550(e) of this title. In making such determination, the Administrator may consider the appraised value of the property and the highest and best use.

“(8) Properties used, as of the date of the enactment of this subchapter, in connection with Federal programs for recreational and conservation purposes, including research for such programs.

“(e) GAO REPORT.—Not later than 24 months after the date of the enactment of this subchapter, the Comptroller General of the United States shall submit to Congress and make publicly available a study of the effectiveness of the Federal Real Property Disposal Pilot Program.

“(f) TERMINATION.—The Federal Real Property Disposal Pilot Program shall terminate on the date that is five years after the date of the enactment of the Excess Federal Building and Property Disposal Act of 2012.

“§ 622. Selection of real properties

“The head of each executive agency shall recommend properties to the Director for disposal under the Federal Real Property Pilot Program. The Director, in consultation with the Administrator, shall then select properties for disposal under the pilot program and notify the recommending executive agency accordingly.

“§ 623. Expedited disposal requirements

“(a) EXPEDITED DISPOSAL OF REAL PROPERTY DEFINED.—For purposes of this subchapter, an ‘expedited disposal of real property’ is the sale of real property for cash that is conducted pursuant to the requirements of section 545(a) of this title.

“(b) FAIR MARKET VALUE REQUIREMENT.—Real property sold under the Federal Real Property Pilot Program may not be sold at less than the fair market value as determined by the Administrator, in consultation with the Director. Costs associated with disposal may not exceed the fair market value of the property unless the Director approves incurring such costs.

“(c) MONETARY PROCEEDS REQUIREMENT.—Real property shall be sold under the Federal Real Property Pilot Program only if the property will generate monetary proceeds to the Federal Government, as provided in subsection (b). A disposal of real property under the Federal Real Property Pilot Program may not include any exchange, trade, transfer, acquisition of like-kind property, or other non-cash transaction as part of the disposal.

“(d) RULE OF CONSTRUCTION.—Nothing in this subchapter shall be construed as terminating or in any way limiting authorities that are otherwise available to agencies under other provisions of law to dispose of Federal real property, except as provided in subsection (e).

“(e) EXEMPTION FROM CERTAIN REQUIREMENTS.—Any expedited disposal of a real property conducted under this subchapter shall not be subject to—

“(1) subchapter IV of this chapter;

“(2) sections 550 and 553 of this title;

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

“(4) any other provision of law authorizing the no-cost conveyance of real property owned by the Federal Government; or

“(5) any congressional notification requirement other than that in section 545 of this title.

“§ 624. Special rules for deposit and use of proceeds from expedited disposals

“The proceeds from an expedited disposal of real property under this subchapter shall be deposited into the General Fund of the Treasury. Two percent of such proceeds is authorized to be appropriated until expended to fund the grant program under section 625.

“§ 625. Homeless assistance grants

“(a) GRANT AUTHORITY.—To the extent amounts are made available pursuant to section 624 for use under this section, the Secretary of Housing and Urban Development shall make grants to eligible private nonprofit organizations under subsection (b) to purchase property suitable for use to assist the homeless as provided in subsection (c).

“(b) ELIGIBLE GRANTEEES.—To be eligible to receive a grant under subsection (a), a private nonprofit organization shall be a representative of the homeless, as such term is defined in section 501(i)(4) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11411(i)(4)).

“(c) USE OF PROPERTIES FOR HOUSING OR SHELTER FOR THE HOMELESS.—

“(1) ELIGIBLE USES.—A nonprofit organization that receives a grant under subsection (a) shall use the amounts received under

such grant only to acquire or rehabilitate real property for use to provide permanent housing (as such term is defined in section 401 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360)), transitional housing (as such term is defined in such section 401), or temporary shelter, for persons who are homeless.

“(2) TERM OF USE.—The Secretary of Housing and Urban Development may not make a grant under subsection (a) to a private nonprofit organization unless the organization provides the Secretary with such assurances as the Secretary determines necessary to ensure that any property acquired or rehabilitated using the amounts received under such grant is used only as provided in paragraph (1) of this subsection for a period of not fewer than 15 years.

“(d) PREFERENCE.—In awarding grants under subsection (a), the Secretary of Housing and Urban Development shall give preference for such grants to private nonprofit organizations that operate within areas in which Federal real property is being sold under the Federal Real Property Disposal Pilot Program under this subchapter.

“(e) NONPROFIT ORGANIZATION.—For purposes of this section, the following definitions shall apply:

“(1) HOMELESS.—The term ‘homeless’ has the meaning given such term in section 103 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302(a)), except that subsection (c) of such section shall not apply for purposes of this section.

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

“(f) REGULATIONS.—The Secretary of Housing and Urban Development may issue any regulations necessary to carry out this section.”.

(b) CLERICAL AMENDMENT.—The table of sections at the beginning of chapter 5 of subtitle I of title 40, United States Code, is amended by inserting after the item relating to section 611 the following:

“SUBCHAPTER VII—EXPEDITED DISPOSAL OF REAL PROPERTY

- “621. Federal real property disposal pilot program.
- “622. Selection of real properties.
- “623. Expedited disposal requirements.
- “624. Special rules for deposit and use of proceeds from expedited disposals.
- “625. Homeless assistance grants.”.

SEC. 3. DUTIES OF THE GENERAL SERVICES ADMINISTRATION AND EXECUTIVE AGENCIES.

(a) IN GENERAL.—Section 524 of title 40, United States Code, is amended to read as follows:

“§ 524. Duties of the General Services Administration and executive agencies

“(a) DUTIES OF THE GENERAL SERVICES ADMINISTRATION.—

“(1) GUIDANCE.—Not later than 6 months after the date of the enactment of this section, and when necessary thereafter, the Administrator of General Services shall issue guidance for the development and implementation of executive agency real property plans. Such guidance shall include recommendations on—

- “(A) how to identify excess properties;
- “(B) how to evaluate the costs and benefits associated with disposing of real property;
- “(C) how to prioritize disposal decisions based on agency missions and anticipated future need for holdings; and
- “(D) how best to dispose of those properties identified as excess to meet the needs of the agency.

“(2) ASSISTANCE.—The Administrator shall assist executive agencies in the identification and disposal of excess real property.

“(b) DUTIES OF EXECUTIVE AGENCIES.—

“(1) IN GENERAL.—Each executive agency shall—

- “(A) maintain adequate inventory controls and accountability systems for property under its control;
- “(B) continuously survey property under its control to identify excess property;
- “(C) promptly report excess property to the Administrator;
- “(D) perform the care and handling of excess property; and
- “(E) transfer or dispose of excess property as promptly as possible in accordance with authority delegated and regulations prescribed by the Administrator.

“(2) SPECIFIC REQUIREMENTS WITH RESPECT TO REAL PROPERTY.—With respect to real property, each executive agency shall—

- “(A) develop and implement a real property plan in order to identify properties to declare as excess using the guidance issued under subsection (a)(1);
- “(B) identify and categorize all real property owned, leased, or otherwise managed by the agency;
- “(C) establish adequate goals and incentives to reduce excess real property in such agency’s inventory; and
- “(D) when appropriate, use the authorities in section 572(a)(2)(B) of this title in order to identify and prepare real property to be reported as excess.

“(3) ADDITIONAL REQUIREMENTS.—Each executive agency, as far as practicable, shall—

- “(A) reassign property to another activity within the agency when the property is no longer required for the purposes of the appropriation used to make the purchase;
- “(B) transfer excess property under its control to other Federal agencies and to organizations specified in section 321(c)(2) of this title; and
- “(C) obtain excess properties from other Federal agencies to meet mission needs before acquiring non-Federal property.”.

(b) CLERICAL AMENDMENT.—The item relating to section 524 in the table of sections at the beginning of chapter 5 of such title is amended to read as follows:

“524. Duties of the General Services Administration and executive agencies.”.

(c) GSA REPORT.—

(1) IN GENERAL.—Not later than three years after the date of the enactment of this Act, the Administrator of General Services shall submit a report to the Committee on Oversight and Government Reform of the House of Representatives and the Committee on Homeland Security and Governmental Affairs of the Senate on the implementation of section 524, as amended by subsection (a), and each of the following:

- (A) The efforts of each executive agency to reduce such agency’s real property assets, based on data submitted from such agency.
- (B) For each excess and surplus real property facility/installation disposed of, an indication of—
 - (i) the date and method of disposal;
 - (ii) the proceeds obtained from the disposition of such property;
 - (iii) the amount of time required to fully dispose of excess and surplus real property under the custody and control of all executive agencies; and
 - (iv) the cost to dispose of surplus and excess real property under the custody and control of all executive agencies.

(2) DEFINITIONS.—The terms “excess property”, “executive agency”, and “surplus property” have the meanings given those terms in section 102 of title 40, United States Code.

SEC. 4. ENHANCED AUTHORITIES WITH REGARD TO PREPARING PROPERTIES TO BE REPORTED AS EXCESS.

Section 572(a)(2) of title 40, United States Code, is amended—

(1) by redesignating subparagraphs (B) and (C) as subparagraphs (C) and (D), respectively; and

(2) by inserting after subparagraph (A) the following new subparagraph:

“(B) ADDITIONAL AUTHORITY.—(i) From the fund described in paragraph (1), subject to clause (iv) of this subparagraph, the Administrator may obligate an amount to pay the direct and indirect costs related to identifying and preparing properties to be reported excess by another agency.

“(ii) The General Services Administration shall be reimbursed from the proceeds of the sale of such properties for such costs.

“(iii) Net proceeds shall be dispersed pursuant to section 571 of this title.

“(iv) The authority under clause (i) to obligate funds to prepare properties to be reported excess does not include the authority to convey such properties by use, sale, lease, exchange, or otherwise, including through leaseback arrangements or service agreements.

“(v) Nothing in this subparagraph is intended to affect subparagraph (D).”.

SEC. 5. ENHANCED AUTHORITIES WITH REGARD TO REVERTED REAL PROPERTY.

(a) AUTHORITY TO PAY EXPENSES RELATED TO REVERTED REAL PROPERTY.—Section 572(a)(2)(A) of title 40, United States Code, is amended by adding at the end the following:

“(iv) The direct and indirect costs associated with the reversion, custody, and disposal of reverted real property.”.

(b) REQUIREMENTS RELATED TO SALES OF REVERTED PROPERTY UNDER SECTION 550.—Section 550(b)(1) of title 40, United States Code, is amended—

(1) by inserting “(A)” after “(1) IN GENERAL.—”; and

(2) by adding at the end the following: “If the official, in consultation with the Administrator, recommends reversion of the property, the Administrator shall take control of such property, and, subject to subparagraph (B), sell it at or above appraised fair market value for cash and not by lease, exchange, leaseback arrangements, or service agreements.

“(B) Prior to sale, the Administrator shall make such property available to State and local governments and certain non-profit institutions or organizations pursuant to this section and sections 553 and 554 of this title.”.

(c) REQUIREMENTS RELATED TO SALES OF REVERTED PROPERTY UNDER SECTION 553.—Section 553(e) of title 40, United States Code, is amended—

(1) by inserting “(1)” after “THIS SECTION.—”; and

(2) by adding at the end the following: “If the Administrator determines that reversion of the property is necessary to enforce compliance with the terms of the conveyance, the Administrator shall take control of such property and, subject to paragraph (2), sell it at or above appraised fair market value for cash and not by lease, exchange, leaseback arrangements, or service agreements.

“(2) Prior to sale, the Administrator shall make such property available to State and local governments and certain non-profit institutions or organizations pursuant to this section and sections 550 and 554 of this title.”.

SEC. 6. AGENCY RETENTION OF PROCEEDS.

The text of section 571 of title 40, United States Code, is amended to read as follows:

“(a) PROCEEDS FROM TRANSFER OR SALE OF REAL PROPERTY.—

“(1) DEPOSIT OF NET PROCEEDS.—Net proceeds described in subsection (d) shall be deposited into the appropriate real property account of the agency that had custody and accountability for the real property at the time the real property is determined to be excess.

“(2) EXPENDITURE OF NET PROCEEDS.—The net proceeds deposited pursuant to paragraph (1) may only be expended as authorized in annual appropriations Acts, for activities described in sections 543 and 545 of this title, including paying costs incurred by the General Services Administration for any disposal-related activity authorized by this title.

“(3) DEFICIT REDUCTION.—Any net proceeds described in subsection (d) from the sale, lease, or other disposition of surplus real property that are not expended under paragraph (2) shall be used for deficit reduction.

“(b) EFFECT ON OTHER SECTIONS.—Nothing in this section is intended to affect section 572(b), 573, or 574 of this title.

“(c) DISPOSAL AGENCY FOR REVERTED PROPERTY.—For the purposes of this section, for any real property that reverts to the United States under sections 550 and 553 of this title, the General Services Administration, as the disposal agency, shall be treated as the agency with custody and accountability for the real property at the time the real property is determined to be excess.

“(d) NET PROCEEDS.—The net proceeds described in this subsection are proceeds under this chapter, less expenses of the transfer or disposition as provided in section 572(a) of this title, from a—

“(1) transfer of excess real property to a Federal agency for agency use; or

“(2) sale, lease, or other disposition of surplus real property.

“(e) PROCEEDS FROM TRANSFER OR SALE OF PERSONAL PROPERTY.—

“(1) IN GENERAL.—Except as otherwise provided in this subchapter, proceeds described in paragraph (2) shall be deposited in the Treasury as miscellaneous receipts.

“(2) PROCEEDS.—The proceeds described in this paragraph are proceeds under this chapter from—

“(A) a transfer of excess personal property to a Federal agency for agency use; or

“(B) a sale, lease, or other disposition of surplus personal property.

“(3) PAYMENT OF EXPENSES OF SALE BEFORE DEPOSIT.—Subject to regulations under this subtitle, the expenses of the sale of personal property may be paid from the proceeds of sale so that only the net proceeds are deposited in the Treasury. This paragraph applies whether proceeds are deposited as miscellaneous receipts or to the credit of an appropriation as authorized by law.”.

SEC. 7. FEDERAL REAL PROPERTY DATABASE.

(a) IN GENERAL.—Subchapter II of chapter 5 of title 40, United States Code, is amended by adding at the end the following new section:

“§ 530. Federal real property database

“(a) DATABASE REQUIRED.—Not later than one year after the date of the enactment of this section, the Administrator of General Services shall publish a single, comprehensive, and descriptive database of all Federal real property under the custody and control of all executive agencies, other than Federal real property excluded for reasons of national security, in accordance with subsection (b).

“(b) REQUIRED INFORMATION FOR DATABASE.—The Administrator shall collect from the head of each executive agency descriptive information, except for classified information, of the nature, use, and extent of the Federal real property of each such agency, including the following:

“(1) The geographic location of each Federal real property of each such agency, in-

cluding the address and description for each such property.

“(2) The total size of each Federal real property of each such agency, including square footage and acreage of each such property.

“(3) The relevance of each Federal real property to the agency’s mission.

“(4) The level of use of each Federal real property for each such agency, including whether such property is excess, surplus, underutilized, or unutilized.

“(5) The number of days each Federal real property is designated as excess, surplus, underutilized, or unutilized.

“(6) The annual operating costs of each Federal real property.

“(7) The replacement value of each Federal real property.

“(c) ACCESS TO DATABASE.—

“(1) FEDERAL AGENCIES.—The Administrator shall, in consultation with the Director of the Office of Management and Budget, make the database established and maintained under this section available to other Federal agencies.

“(2) PUBLIC ACCESS.—To the extent consistent with national security, the database shall be accessible by the public at no cost through the website of the General Services Administration.

“(d) TRANSPARENCY OF DATABASE.—To the extent practicable, the Administrator shall ensure that the database—

“(1) uses an open, machine-readable format;

“(2) permits users to search and sort Federal real property data; and

“(3) includes a means to download a large amount of Federal real property data and a selection of such data retrieved using a search.

“(e) APPLICABILITY.—Nothing in this section may be construed to require an agency to make available to the public information that is exempt from disclosure pursuant to section 552(b) of title 5.”.

(b) CLERICAL AMENDMENT.—The table of sections at the beginning of chapter 5 of title 40, United States Code, is amended by inserting after the item relating to section 529 the following new item:

“530. Federal real property database.”.

SEC. 8. SUSTAINABLE DISPOSAL OF PROPERTY.

(a) IN GENERAL.—Subchapter III of chapter 5 of title 40, United States Code, is amended by adding at the end the following new section:

“§ 560. Sustainable disposal of property

“The head of each Federal agency shall divert at least 50 percent of construction and demolition materials and debris by the end of fiscal year 2015.”.

(b) CLERICAL AMENDMENT.—The table of sections at the beginning of chapter 5 of title 40, United States Code, is amended by inserting after the item relating to section 559 the following new item:

“560. Sustainable disposal of property.”.

SEC. 9. STREAMLINING THE MCKINNEY-VENTO HOMELESS ASSISTANCE ACT.

Section 501 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11411) is amended—

(1) in subsection (a), by adding at the end the following new sentence: “Agencies shall not be required to submit information to the Secretary regarding properties located in an area for which the general public is denied access in the interest of national security.”;

(2) in subsection (c)(1)(A), by striking “in the Federal Register” and inserting the following: “on the website of the Department of Housing and Urban Development or the General Services Administration”; and

(3) in subsection (d)(3), by adding at the end the following new sentence: “If no such

review of the determination is requested within the 20-day period, such property will not be included in subsequent publications unless the landholding agency reclassifies the property as available and the Secretary subsequently determines the property is suitable.”.

The SPEAKER pro tempore. Pursuant to the rule, the gentleman from Utah (Mr. CHAFFETZ) and the gentleman from Illinois (Mr. QUIGLEY) each will control 20 minutes.

The Chair recognizes the gentleman from Utah.

GENERAL LEAVE

Mr. CHAFFETZ. Mr. Speaker, I ask unanimous consent that all Members may have 5 legislative days within which to revise and extend their remarks and include extraneous materials on the bill under consideration.

The SPEAKER pro tempore. Is there objection to the request of the gentleman from Utah?

There was no objection.

Mr. CHAFFETZ. Mr. Speaker, I yield myself such time as I may consume.

H.R. 665, the Excess Federal Building and Property Disposal Act of 2012, was favorably reported by voice vote by the Committee on Oversight and Government Reform in November of last year. I’m proud to be one of the sponsors of this bill. There are 39 cosponsors of this bill, and, in particular, I want to thank my colleague, the gentleman from Illinois (Mr. QUIGLEY) for his great and passionate work on this, Mr. CONNOLLY, and Ms. NORTON. There are a number of people on both sides of the aisle that have passionately worked on this issue.

I’m proud to report, Mr. Speaker, that this is very bipartisan in its nature. I also want to thank our chairman, Chairman ISSA, who was very instrumental in passing it out of committee to the floor, as well as Ranking Member CUMMINGS and certainly our majority leader, Mr. CANTOR, for allowing and encouraging this bill to come to the floor. So I appreciate the bipartisan nature.

These are the types of things that we should be doing as a body to make sure that we’re improving the process and streamlining the disposal of real property that happens in this country. Most are somewhat amazed to understand that our Federal Government has roughly 900,000 buildings and structures under its ownership. The GAO in 2011 estimated that the Federal Government holds 45,000 underutilized properties that cost nearly \$1.7 billion annually in order to operate. And, again, these are underutilized. In fact, more recently, OMB Controller Daniel Werfel testified before a Senate subcommittee that the government controls 14,000 excess and 76,000 underutilized buildings and structures. That’s going to happen when you consume and have so many Federal buildings. We have to make sure that we, as a government, are also streamlining and moving forward with the disposal of these properties when they become

something that is not as frequently used.

The Federal Government has accumulated excess properties because the disposal process is, in many ways, flawed. In 2003 and in 2011, the GAO designated Federal real property management as a high-risk area to the Federal Government. Thus, I think, as an independent group, going out, looking and assessing the situation, have come to the conclusion that we as the Federal Government believe this is a high-risk area that costs well over \$1 billion a year, is starting to approach \$2 billion a year and that it certainly is in need of some restructuring.

So the Excess Federal Building and Property Disposal Act would streamline the disposal of high-valued properties while also overhauling the existing disposal process. The bill creates a 5-year pilot program that would expedite the disposal of Federal properties with the goal of maximizing profit. Ninety-eight percent of the proceeds under the pilot would be directed to the United States Treasury General Fund, and 2 percent would be authorized for use by homeless assistance providers, as has been the history of this government in the past.

The bill also permanently streamlines the existing disposal process by reducing administrative overhead, creating new agency incentives, and requiring greater transparency and accountability from the federal agencies. Again, this bill is bipartisan; it will direct revenue to the United States Treasury; it reduces operating and maintenance budgets; and it's presented in a bipartisan way.

I would encourage all of my colleagues to support this bill. The nature and the approach that we're taking here, I think, is just good government. It's smarter, more streamlined, more efficient, and moves the ball in the right direction.

HOUSE OF REPRESENTATIVES, COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE,

Washington, DC, March 20, 2012.

Hon. DARRELL E. ISSA,
Chairman, Committee on Oversight and Government Reform, Rayburn House Office Building, Washington, DC.

DEAR MR. CHAIRMAN: I am writing with respect to the jurisdictional interest of the Committee on Transportation and Infrastructure in matters being considered in H.R. 665, the Excess Federal Building and Property Disposal Act of 2011, which was referred to the Committee on Oversight and Government Reform.

Our Committee recognizes the desire of the Committee on Oversight and Government Reform to move H.R. 665 expeditiously. Therefore, while we have a valid claim to jurisdiction over a number of provisions in the bill related to public buildings and improved grounds of the United States and waivers of certain no-cost conveyances, including those related to aviation and highways, I do not object to bringing the legislation to the floor without action by this Committee. This, of course, is conditional on our mutual understanding that nothing in this legislation or my decision to forego any referral waivers, reduces or otherwise affects the jurisdiction of

the Committee on Transportation and Infrastructure.

The Committee on Transportation and Infrastructure also asks that you support our request to be conferees on the provisions over which we have jurisdiction during any House-Senate conference. I would appreciate it if you would include a copy of this letter and of your response acknowledging our jurisdictional interest as part of the Congressional Record during consideration of the bill by the House.

Thank you for your cooperation in this matter.

Sincerely,

JOHN L. MICA,
Chairman.

HOUSE OF REPRESENTATIVES, COMMITTEE ON OVERSIGHT AND GOVERNMENT REFORM,

Washington, DC, March 20, 2012.

Hon. JOHN L. MICA,
Chairman, Committee on Transportation and Infrastructure, Rayburn House Office Building, Washington, DC.

DEAR CHAIRMAN MICA: Thank you for your letter of March 19, 2012, regarding H.R. 665, the Excess Federal Building and Property Disposal Act of 2011. Your assistance in expediting consideration of the bill is very much appreciated.

I agree that there are provisions in the bill that are of jurisdictional interest to the Committee on Transportation and Infrastructure and I agree that by foregoing a referral the Committee on Transportation and Infrastructure is not waiving its jurisdiction.

I would be pleased to support the representation of your Committee in any conference on H.R. 665 on matters within the jurisdiction of the Committee on Transportation and Infrastructure. And, as you have requested, I will include this exchange of letters in the Congressional Record. Thank you for your cooperation and your continued leadership and support in surface transportation matters.

Sincerely,

DARRELL ISSA,
Chairman.

I reserve the balance of my time.

Mr. QUIGLEY. Mr. Speaker, I yield myself such time as I may consume.

I want to thank the chairman of the full committee, Mr. ISSA, for his staunch support of this bill, and I also want to thank my good friend Mr. CHAFFETZ for working so closely with us to craft this bipartisan bill and in working to get it to the floor today. Finally, I want to thank the ranking member of the full committee, Mr. CUMMINGS, for working with me on this important bill.

There could not be a better time to move a measure like this one through the Congress. We are facing an unsustainable budget deficit, and we must get our fiscal house in order. One of the best ways to achieve much-needed reductions in spending is to create efficiencies and cut waste. This is exactly what this bipartisan measure accomplishes.

□ 1230

The Federal Government is the largest property owner in the world, with an inventory of over 900,000 buildings and structures and 41 million acres of land. Yet we waste billions of tax dollars each year in maintaining properties we no longer need.

The Federal Government currently maintains 14,000 buildings and structures deemed "excess" and over 76,000 properties identified as "underutilized." In fiscal year 2009, these underutilized buildings cost us \$1.7 billion to operate annually.

The GAO has continuously found that many properties are no longer relevant to their Agencies' missions and that Agencies could do a better job of identifying and disposing of unneeded properties. H.R. 665, as amended, will finally give Agencies the tools they need to quickly and efficiently dispose of unneeded Federal properties, resulting in huge savings to the government.

First, H.R. 665 creates a 5-year pilot program to expedite the sale of unused, high-value properties. The Office of Management and Budget, also with the General Services Administration, will work with Agencies to dispose of 15 high-value properties. This list of properties for disposal will be a rolling list, meaning, as properties are sold, additional properties will be added to the list for disposal. Ninety-eight percent of the proceeds from the sale of these high-valued properties will go straight to the Treasury for deficit reduction while 2 percent will be set aside for a grant to fund homeless assistance programs.

In addition to the 5-year pilot, H.R. 665, as amended, modernizes the existing property disposal process and removes barriers to disposal. H.R. 665 empowers GSA to provide agencies with much needed technical expertise to dispose of unused and unneeded properties.

The bill also allows all Agencies to use the proceeds generated from the sale of property, as authorized by Congress, to cover the costs of disposal. Currently, property disposal costs can be hugely expensive. Without the ability to use the proceeds of a sale to cover the costs of disposal, Agencies have little incentive to dispose of these properties. Any funds not used to prepare and dispose of property would be paid to the Treasury for debt reduction.

H.R. 665, as amended, will also provide unprecedented transparency and accountability to the Federal Government's property portfolio. The bill will require GSA to report to Congress annually on the number, value, and maintenance costs of all Federal property. This information will be made available to the public at no cost in an online database.

Finally, this bipartisan bill reforms our property disposal process without creating a new bureaucracy, and is at no cost to the Federal Government.

H.R. 665, as amended, passed unanimously through the Oversight and Government Reform Committee. I encourage my colleagues to support this commonsense bill designed to improve government efficiency and save the taxpayers billions.

Again, I want to thank Mr. CHAFFETZ for his good work on a bipartisan effort toward this extraordinary bill.

Mr. Speaker, I yield back the balance of my time.

Mr. CHAFFETZ. Mr. Speaker, I have no additional speakers. I just want to simply thank the gentleman from Illinois. He's truly one who will stand on principle and work on both sides of the aisle, and for that we're very grateful and appreciative. This is what we are supposed to be doing, working in a bipartisan way.

H.R. 665, as amended, is a good bill. It's good government, it's something we should do, and I would urge all of my colleagues to support it. I appreciate all the support from our leadership in making this point happen.

With that, Mr. Speaker, I yield back the balance of my time.

Mr. CUMMINGS. Mr. Speaker, I am in support of important legislation on Federal real property disposal. I believe that we have found a bipartisan solution to the deficiencies that currently exist in real property management in H.R. 665.

The Federal Government has costly and pressing problems disposing of its unneeded real property, which includes its public buildings and lands. As a result, the GAO has placed this issue on its "high risk" list. Unneeded and under-utilized buildings are languishing in the Federal inventory when their sale could generate much-needed revenue for the national treasury. Maintenance of these buildings costs the government nearly \$1.7 billion in fiscal year 2010 alone. In tough times like those we face today, this waste is simply unacceptable.

In this Congress, four separate pieces of legislation have been introduced to help solve the problem. H.R. 665 combines the best elements of these legislative proposals and creates a timely and workable method of disposing of excess Federal property while generating the highest possible financial returns.

The bill would establish a five-year pilot program to dispose of the 15 highest value unneeded Federal real properties.

The Federal Government will clearly gain from the disposal of these properties. Not only will the fair market value generate income, but we will realize significant savings by eliminating maintenance and operating costs.

I also support H.R. 665 because it will provide aid to organizations dedicated to helping those most vulnerable among us, the homeless. This legislation permits Congress to appropriate the equivalent of two (2) percent of the proceeds from the sale of these properties to fund grants to eligible organizations that serve the homeless. This requirement preserves our commitment to the goals of the McKinney Vento Homeless Assistance Act.

This bill will also expand transparency surrounding the disposal of Federal property. It requires that GSA report annually to Congress on the number, market value and deferred maintenance costs of all executive branch real property assets. The report would also include ongoing operating costs of surplus properties so that we are always aware of the expenses that empty, unused properties are incurring. The public will also be able to access information on all real Federal property through a database required to be established by GSA.

Agencies will also be allowed to retain the net proceeds from the disposition of real property, and use those funds to maintain, repair,

and dispose of their other properties. Net proceeds not used for such costs would be used for deficit reduction. This provision will incentivize agencies to move properties quickly through the disposal process and will keep revenues moving into the Treasury.

I am pleased that we have been able to produce a bipartisan solution to a problem that wastes taxpayer dollars maintaining unneeded Federal buildings. I support H.R. 665 as amended and I hope that we can get this legislation working for America as soon as possible.

Mr. STEARNS. Mr. Speaker, I rise today in strong support of H.R. 665, the Excess Federal Building and Property Disposal Act of 2011. This important bipartisan legislation will decrease the deficit by selling excess federal buildings and property by empowering the executive branch to more quickly dispose of excess federal property. This bill would also permanently modernize the existing disposal process through reductions in administrative overhead. This bill also requires greater accountability from those responsible for federal property disposal.

The federal government owns a staggering one-third of the United States and owns more real property than any other entity in America: 900,000 buildings and structures covering 3.38 billion square feet. According to a February 10, 2011 Government Accountability Office (GAO) report, 24 federal agencies identified 45,190 underutilized buildings that cost \$1.66 billion annually to operate. More recently, Office of Management and Budget Comptroller Daniel Werfel testified before a Senate Subcommittee that the government controls even more, with 14,000 excess buildings and structures and 76,000 underutilized properties. This large inventory of underutilized federal property is the product of a convoluted and inefficient disposal process.

H.R. 665 works to correct this by establishing a five-year pilot program, beginning on the date that the legislation is enacted, to dispose of excess federal property. The Director of the Office of Management and Budget and the Administrator of the General Services Administration (GSA) would identify, with input from federal agencies, the 15 excess properties with the highest market value. These properties will be disposed of through public auction, and after one property is sold, the GSA will have 15 days to identify another property to replace the auctioned property on the list for disposal. Ninety-eight percent of profits will be deposited into the Treasury and 2 percent will be directed toward the Department of Housing and Urban Development to provide grants for homeless assistance.

Selling off unused federal property would allow the federal government to focus our limited fiscal resources on maintaining the property the United States currently owns. I strongly urge my colleagues to support the Excess Federal Building and Property Disposal Act to begin prioritizing the public auction of unused federal property and reducing the nation's \$15 trillion national debt.

The SPEAKER pro tempore. The question is on the motion offered by the gentleman from Utah (Mr. CHAFFETZ) that the House suspend the rules and pass the bill, H.R. 665, as amended.

The question was taken.

The SPEAKER pro tempore. In the opinion of the Chair, two-thirds being in the affirmative, the ayes have it.

Mr. CHAFFETZ. Mr. Speaker, on that I demand the yeas and nays.

The yeas and nays were ordered.

The SPEAKER pro tempore. Pursuant to clause 8 of rule XX, further proceedings on this question will be postponed.

RECESS

The SPEAKER pro tempore. Pursuant to clause 12(a) of rule I, the Chair declares the House in recess subject to the call of the Chair.

Accordingly (at 12 o'clock and 34 minutes p.m.), the House stood in recess.

□ 1347

AFTER RECESS

The recess having expired, the House was called to order by the Speaker pro tempore (Mr. GINGREY of Georgia) at 1 o'clock and 47 minutes p.m.

PROVIDING FOR CONSIDERATION OF H.R. 2087, REMOVING RESTRICTIONS FOR ACCOMACK COUNTY LAND PARCEL

Mr. BISHOP of Utah. Mr. Speaker, by direction of the Committee on Rules, I call up House Resolution 587 and ask for its immediate consideration.

The Clerk read the resolution, as follows:

H. RES. 587

Resolved, That at any time after the adoption of this resolution the Speaker may, pursuant to clause 2(b) of rule XVIII, declare the House resolved into the Committee of the Whole House on the State of the Union for consideration of the bill (H.R. 2087) to remove restrictions from a parcel of land situated in the Atlantic District, Accomack County, Virginia. The first reading of the bill shall be dispensed with. All points of order against consideration of the bill are waived. General debate shall be confined to the bill and shall not exceed one hour equally divided and controlled by the chair and ranking minority member of the Committee on Natural Resources. After general debate the bill shall be considered for amendment under the five-minute rule. It shall be in order to consider as an original bill for the purpose of amendment under the five-minute rule the amendment in the nature of a substitute recommended by the Committee on Natural Resources now printed in the bill. The committee amendment in the nature of a substitute shall be considered as read. All points of order against the committee amendment in the nature of a substitute are waived. No amendment to the committee amendment in the nature of a substitute shall be in order except those received for printing in the portion of the Congressional Record designated for that purpose in clause 8 of rule XVIII in a daily issue dated March 19, 2012, and except pro forma amendments for the purpose of debate. Each amendment so received may be offered only by the Member who caused it to be printed or a designee and shall be considered as read if printed. At the conclusion of consideration of the bill for amendment the Committee shall rise and report the bill to the House with such amendments as may have been adopted. Any Member may demand a separate vote in the