

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE RESOLUTION

No. 368 Session of 2024

INTRODUCED BY IRVIN, BENNINGHOFF, HEFFLEY, JOZWIAK, KUTZ, KUZMA,
R. MACKENZIE, MAJOR, E. NELSON AND STAATS, APRIL 3, 2024

REFERRED TO COMMITTEE ON APPROPRIATIONS, APRIL 3, 2024

A RESOLUTION

1 Urging the Auditor General to conduct an audit of the Whole-Home
2 Repairs Program.

3 WHEREAS, Act 1A of 2022 appropriated \$125,000,000 in Federal
4 State Fiscal Recovery Fund money from the COVID-19 Response
5 Restricted Account to the Department of Community and Economic
6 Development for disbursement to one home repair program in each
7 county to address home repair needs of residential homes and
8 buildings in each county; and

9 WHEREAS, As provided in Act 54 of 2022, the Whole-Home
10 Repairs Program is administered through these county programs to
11 allocate money to eligible homeowners who have applicable home
12 repair programs; and

13 WHEREAS, The Whole-Home Repairs Program has faced some
14 roadblocks, including contractor shortages, which has resulted
15 in county programs being unable to find contractors willing to
16 take on repair projects, thus causing significant delays for
17 homeowners to have the repair work done; and

18 WHEREAS, The money allocated to the Whole-Home Repairs

1 Program is subject to the prevailing wage, forcing many counties
2 to cap the money available well-below the amount authorized by
3 State law in order to allow the money to stretch further; and

4 WHEREAS, Some counties have excluded landlords and many
5 landlords are hesitant or unwilling to utilize the Whole-Home
6 Repairs Program due to the rent control provisions included in
7 the Whole-Home Repairs Program; and

8 WHEREAS, Some counties are also hesitant to take on the
9 administrative burden of tracking rents for extended periods of
10 time under Whole-Home Repairs Program; and

11 WHEREAS, Other counties have felt overwhelmed with the amount
12 of grant programs and funding they are responsible to manage
13 under the post-COVID stimulus programs and other assistance
14 programs and have opted not to utilize the Whole-Home Repairs
15 Program; and

16 WHEREAS, There are other more established programs that could
17 be capable of providing home repair solutions to the residents
18 of this Commonwealth, such as the Pennsylvania Housing
19 Affordability and Rehabilitation Enhancement Program (PHARE),
20 that could potentially be a better fit for additional State
21 funding; and

22 WHEREAS, Act 1A of 2023 appropriated \$50,000,000 of General
23 Fund money to the Department of Community and Economic
24 Development for the Whole-Home Repairs Program, but that
25 appropriation lapsed and the Whole-Home Repairs Program received
26 no additional funding for the 2023-2024 fiscal year; and

27 WHEREAS, A comprehensive audit of the Whole-Home Repairs
28 Program's utilization, successes and failures is necessary to
29 assess the health of the Whole-Home Repairs Program prior to the
30 additional allocation of State money, and adequate feedback from

1 each county and the Department of Community and Economic
2 Development is necessary to provide further clarity on the
3 impact of the Whole-Home Repairs Program; therefore be it

4 RESOLVED, That the House of Representatives urge the Auditor
5 General to conduct an audit of the Whole-Home Repairs Program;
6 and be it further

7 RESOLVED, That the House of Representatives urge the Auditor
8 General to submit a report on the audit's findings to all of the
9 following:

- 10 (1) The President pro tempore of the Senate.
- 11 (2) The Speaker of the House of Representatives.
- 12 (3) The Urban Affairs and Housing Committee of the
13 Senate.
- 14 (4) The Housing and Community Development Committee of
15 the House of Representatives.