

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1282 Session of  
2024

INTRODUCED BY MILLER, COSTA, FONTANA AND KEARNEY, JULY 12, 2024

REFERRED TO URBAN AFFAIRS AND HOUSING, JULY 12, 2024

AN ACT

1 Amending the act of May 28, 1937 (P.L.955, No.265), entitled "An  
2 act to promote public health, safety, morals, and welfare by  
3 declaring the necessity of creating public bodies, corporate  
4 and politic, to be known as housing authorities to engage in  
5 slum clearance, and to undertake projects, to provide  
6 dwelling accommodations for persons of low income; providing  
7 for the organization of such housing authorities; defining  
8 their powers and duties; providing for the exercise of such  
9 powers, including the acquisition of property by purchase,  
10 gift or eminent domain, the renting and selling of property,  
11 and including borrowing money, issuing bonds, and other  
12 obligations, and giving security therefor; prescribing the  
13 remedies of obligees of housing authorities; authorizing  
14 housing authorities to enter into agreements, including  
15 agreements with the United States, the Commonwealth, and  
16 political subdivisions and municipalities thereof; defining  
17 the application of zoning, sanitary, and building laws and  
18 regulations to projects built or maintained by such housing  
19 authorities; exempting the property and securities of such  
20 housing authorities from taxation; and imposing duties and  
21 conferring powers upon the State Planning Board, and certain  
22 other State officers and departments," providing for training  
23 requirement for members of authority.

24 The General Assembly of the Commonwealth of Pennsylvania  
25 hereby enacts as follows:

26 Section 1. The act of May 28, 1937 (P.L.955, No.265),  
27 referred to as the Housing Authorities Law, is amended by adding  
28 a section to read:

29 Section 6.1. Training Requirement for Members of

1 Authority.--(a) The Department of Community and Economic  
2 Development shall establish and implement a mandatory training  
3 program for members of housing authorities. The training program  
4 shall be developed by the Department of Community and Economic  
5 Development in consultation with representatives of housing  
6 authorities, municipal officials, public housing residents,  
7 housing industry professional organizations or a Statewide  
8 housing association and relevant Federal and State agencies.

9 (b) Each newly appointed member shall satisfactorily  
10 complete the training program no later than one hundred eighty  
11 (180) days following the beginning of the term of office of the  
12 member.

13 (c) An individual serving as a member of an authority on the  
14 effective date of this section shall satisfactorily complete the  
15 training program within one hundred eighty (180) days of the  
16 effective date of this section.

17 (d) Following an initial or subsequent reappointment to an  
18 authority, a member shall complete the training program within  
19 one hundred eighty (180) days of the member's reappointment.

20 (e) An authority may remove a member who does not complete  
21 the training program.

22 (f) The course curriculum for the training program shall  
23 consist of a minimum of eight (8) hours of instruction delivered  
24 either in person, online, virtually or remotely, and shall  
25 include, at a minimum, information modules that encompass the  
26 following topics or areas:

27 (1) Fair housing fundamentals and protections, reasonable  
28 accommodations and prevention of hate, harassment and  
29 discriminatory practices.

30 (2) Fiscal management, budgeting and capital planning.

1 (3) Board governance best practices and fiduciary  
2 responsibilities.

3 (4) Best practices relating to building code compliance,  
4 including the general inspection, maintenance and repair of  
5 housing units.

6 (5) Strategies for crime prevention and drug elimination.

7 (6) Ethics and open meetings, including the requirements  
8 under 65 Pa.C.S. Chs. 7 (relating to open meetings) and 11  
9 (relating to ethics standards and financial disclosure).

10 (7) The act of February 14, 2008 (P.L.6, No.3), known as the  
11 Right-to-Know Law.

12 (8) Any other topic deemed appropriate by the Department of  
13 Community and Economic Development to enable a member of an  
14 authority to serve effectively.

15 (g) The training program shall be made available by the  
16 Department of Community and Economic Development at no cost to  
17 an authority or its members.

18 (h) The Department of Community and Economic Development  
19 shall use money appropriated by the General Assembly for the  
20 purpose of underwriting the cost of providing and administering  
21 the training program.

22 (i) The Department of Community and Economic Development may  
23 partner or contract with a third-party entity to develop and to  
24 deliver the training program.

25 (j) The Department of Community and Economic Development may  
26 approve alternative training programs that fulfill the  
27 requirements of this section which may be provided by an  
28 authority to its members at the authority's own expense.

29 (k) Nothing in this section shall be construed to prohibit  
30 an authority from offering additional training programs or other

1 learning activities in addition to the training program. The  
2 costs of any additional training programs or other learning  
3 activities may not be paid by the Department of Community and  
4 Economic Development.

5 Section 2. This act shall take effect in 180 days.