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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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SENATE BILL

No. 921 Session of  
2024

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INTRODUCED BY LANGERHOLC, PHILLIPS-HILL, ROTHMAN, DiSANTO,  
MARTIN, VOGEL AND MASTRIANO, JULY 12, 2024

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REFERRED TO URBAN AFFAIRS AND HOUSING, JULY 12, 2024

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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," further providing for  
23 establishment of rentals and selection of tenants and for  
24 veteran preferences.

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

27 Section 1. Section 13 of the act of May 28, 1937 (P.L.955,  
28 No.265), referred to as the Housing Authorities Law, is amended  
29 to read:

1 Section 13. Establishment of Rentals and Selection of  
2 Tenants.--Subject to the preferences under section 13.2, an  
3 Authority may rent or lease dwelling accommodations only to  
4 persons of low income and at rentals within their financial  
5 reach. It may rent or lease to a tenant a dwelling consisting of  
6 the number of rooms (but no greater number) which it deems  
7 necessary to provide safe and sanitary accommodations to the  
8 proposed occupants thereof without overcrowding. It shall not  
9 accept any person as a tenant in any housing project if the  
10 person or persons, who would occupy the dwelling, have an  
11 aggregate annual income in excess of six times the annual rental  
12 of the quarters to be furnished such person or persons. In  
13 computing rental for the purpose of selecting tenants, there  
14 shall be included in the rental the average annual cost, as  
15 determined by the Authority, to the occupants of heat, water,  
16 electricity, gas, cooking range, and other necessary services or  
17 facilities, whether or not the charge for such services and  
18 facilities is in fact included in the rental. Notwithstanding  
19 any other provision of law, an Authority may not rent or lease  
20 dwelling accommodations to persons who are not citizens of the  
21 United States or any person who is present in this Commonwealth  
22 or the United States in violation of 8 U.S.C. Ch. 12 (relating  
23 to immigration and nationality). Every Authority shall file a  
24 schedule of its rental charges for dwelling accommodations with  
25 the State Planning Board.

26 Nothing contained in this or the preceding section shall be  
27 construed as limiting the power of an Authority to vest in an  
28 obligee the right, in the event of a default by the Authority,  
29 to take possession of a housing project, or cause the  
30 appointment of a receiver thereof, or acquire title thereto

1 through foreclosure proceedings, free from all the restrictions  
2 imposed by this or the preceding section.

3 Section 2. Section 13.2 of the act is amended by adding a  
4 subsection to read:

5 Section 13.2. Veteran Preferences.--\* \* \*

6 (b.1) The preference established by this section shall apply  
7 to all programs offered by the authority for which the recipient  
8 of the preference qualifies.

9 \* \* \*

10 Section 3. This act shall take effect immediately.