

119TH CONGRESS
1ST SESSION

H. R. 4359

To establish a grant program to provide amounts to public housing agencies to install automatic sprinkler systems in public housing, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

JULY 10, 2025

Mrs. WATSON COLEMAN (for herself and Mr. RUTHERFORD) introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To establish a grant program to provide amounts to public housing agencies to install automatic sprinkler systems in public housing, 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 Fire
5 Safety Act”.

6 **SEC. 2. DEFINITIONS.**

7 In this Act—

8 (1) the term “automatic sprinkler system” has
9 the meaning given the term in section 31(a) of the

1 Federal Fire Prevention and Control Act of 1974
 2 (15 U.S.C. 2227(a));

3 (2) the term “Capital Fund” means the Capital
 4 Fund established under section 9(d) of the United
 5 States Housing Act of 1937 (42 U.S.C. 1437g(d));

6 (3) the term “exempted public housing project”
 7 means a public housing project that—

8 (A) is not a newly constructed multifamily
 9 property, as defined in section 31(c)(2)(A)(ii) of
 10 the Federal Fire Prevention and Control Act of
 11 1974 (15 U.S.C. 2227(c)(2)(A)(ii)); and

12 (B) is not subject to the requirements
 13 under section 31(c) of the Federal Fire Preven-
 14 tion and Control Act of 1974 (15 U.S.C.
 15 2227(c));

16 (4) the terms “public housing” and “public
 17 housing agency” have the meanings given those
 18 terms in section 3(b) of the United States Housing
 19 Act of 1937 (42 U.S.C. 1437a(b)); and

20 (5) the term “Secretary” means the Secretary
 21 of Housing and Urban Development.

22 **SEC. 3. INSPECTIONS OF PUBLIC HOUSING.**

23 (a) IN GENERAL.—With respect to inspections of
 24 public housing conducted by the Secretary, including
 25 through the Real Estate Assessment Center, the Secretary

1 shall report on the presence or absence of automatic sprin-
2 kler systems in public housing.

3 (b) REPORT.—Not later than 3 years after the date
4 of enactment of this Act, the Secretary shall, based on
5 inspections of public housing conducted during the 3-year
6 period beginning on the date of enactment of this Act, sub-
7 mit to Congress a report on the presence or absence of
8 automatic sprinkler systems in public housing, in par-
9 ticular in exempted public housing projects, which shall
10 include recommendations to improve fire safety in exempt-
11 ed public housing projects.

12 (c) RULE OF CONSTRUCTION.—Nothing in this sec-
13 tion shall be construed to require a public housing agency
14 to install an automatic sprinkler system in an exempted
15 public housing project.

16 **SEC. 4. GRANT PROGRAM TO RETROFIT PUBLIC HOUSING**
17 **WITH AUTOMATIC SPRINKLER SYSTEMS.**

18 (a) ESTABLISHMENT.—The Secretary shall establish
19 a competitive grant program under which the Secretary
20 shall award grants to public housing agencies to install
21 automatic sprinkler systems in exempted public housing
22 projects.

23 (b) LIMITATION.—A public housing agency may not
24 use amounts received under this section to install auto-
25 matic sprinkler systems in a rebuilt multifamily property,

1 as defined in section 31(c)(2)(B)(iii) of the Federal Fire
2 Prevention and Control Act of 1974 (15 U.S.C.
3 2227(c)(2)(B)(iii)).

4 (c) AUTHORIZATION OF APPROPRIATIONS.—In addi-
5 tion to amounts appropriated to the Capital Fund under
6 any other provision of law, there is authorized to be appro-
7 priated to the Capital Fund \$25,000,000 for each of fiscal
8 years 2025 through 2034 to carry out this section.

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