

118TH CONGRESS
1ST SESSION

S. 581

To provide standards for physical condition and management of housing receiving assistance payments under section 8 of the United States Housing Act of 1937.

IN THE SENATE OF THE UNITED STATES

MARCH 1, 2023

Mr. RUBIO introduced the following bill; which was read twice and referred to the Committee on Banking, Housing, and Urban Affairs

A BILL

To provide standards for physical condition and management of housing receiving assistance payments under section 8 of the United States Housing Act of 1937.

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 “Housing Accountability
5 Act of 2023”.

1 **SEC. 2. STANDARDS FOR PHYSICAL CONDITION AND MAN-**
2 **AGEMENT OF HOUSING RECEIVING ASSIST-**
3 **ANCE PAYMENTS.**

4 Section 8 of the United States Housing Act of 1937
5 (42 U.S.C. 1437f) is amended by inserting after sub-
6 section (v) the following:

7 “(w) STANDARDS FOR PHYSICAL CONDITION AND
8 MANAGEMENT OF HOUSING RECEIVING ASSISTANCE PAY-
9 MENTS.—

10 “(1) STANDARDS FOR PHYSICAL CONDITION
11 AND MANAGEMENT OF HOUSING.—Any entity receiv-
12 ing assistance payments under this section shall
13 maintain decent, safe, and sanitary conditions, as
14 determined by the Secretary, for any structure cov-
15 ered under a housing assistance payment contract.

16 “(2) SURVEY OF TENANTS.—The Secretary
17 shall develop a process by which a Performance-
18 Based Contract Administrator shall, on a semi-
19 annual basis, conduct a survey of the tenants of
20 each structure covered under a housing assistance
21 payment contract for the purpose of identifying con-
22 sistent or persistent problems with the physical con-
23 dition of the structure or performance of the man-
24 ager of the structure.

25 “(3) REMEDIATION.—A structure covered
26 under a housing assistance payment contract shall

1 be referred to the Secretary for remediation if a Per-
 2 formance-Based Contract Administrator identifies a
 3 consistent or persistent problem with the structure
 4 or the management of the structure based on—

5 “(A) a survey conducted under paragraph
 6 (2); or

7 “(B) any other observation made by the
 8 Performance-Based Contract Administrator
 9 during the normal course of business.

10 “(4) PENALTY FOR FAILURE TO UPHOLD
 11 STANDARDS.—

12 “(A) IN GENERAL.—The Secretary may
 13 impose a penalty on any owner of a structure
 14 covered under a housing assistance payment
 15 contract if the Secretary finds that the struc-
 16 ture or manager of the structure—

17 “(i) did not satisfactorily meet the re-
 18 quirements under paragraph (1); or

19 “(ii) is repeatedly referred to the Sec-
 20 retary for remediation by a Performance-
 21 Based Contract Administrator through the
 22 process established under paragraph (3).

23 “(B) AMOUNT.—A penalty imposed under
 24 subparagraph (A) shall be in an amount equal
 25 to not less than 1 percent of the annual budget

1 authority the owner is allocated under a hous-
2 ing assistance payment contract.

3 “(C) USE OF AMOUNTS.—Any amounts
4 collected under this paragraph shall be used
5 solely for the purpose of supporting safe and
6 sanitary conditions at applicable structures or
7 for tenant relocation, as designated by the Sec-
8 retary, with priority given to the tenants of the
9 structure that led to the penalty.

10 “(5) APPLICABILITY.—This subsection shall not
11 apply to any property assisted under subsection
12 (o).”.

13 **SEC. 3. ISSUANCE OF REPORT.**

14 Not later than 1 year after the date of enactment
15 of this Act, the Secretary of Housing and Urban Develop-
16 ment shall submit to Congress a report that—

17 (1) examines the adequacy of capital reserves
18 for each structure covered under a housing assist-
19 ance payment contract under section 8 of the United
20 States Housing Act of 1937 (42 U.S.C. 1437f);

21 (2) examines the use of funds derived from a
22 housing assistance payment contract for purposes
23 unrelated to the maintenance and capitalization of
24 the structure covered under the contract; and

1 (3) includes any administrative or legislative
2 recommendations to further improve the living con-
3 ditions at those structures.

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