

116TH CONGRESS  
1ST SESSION

**S.** \_\_\_\_\_

To authorize additional monies to the Public Housing Capital Fund of the Department of Housing and Urban Development, and for other purposes.

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IN THE SENATE OF THE UNITED STATES

Ms. WARREN introduced the following bill; which was read twice and referred to the Committee on \_\_\_\_\_

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**A BILL**

To authorize additional monies to the Public Housing Capital Fund of the Department of Housing and Urban Development, 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 Emer-  
5 gency Response Act”.

6 **SEC. 2. FINDINGS.**

7        The Congress finds the following:

8            (1) Housing is a foundational determinant of  
9 health and has been recognized as such since the  
10 early days of public health.

1           (2) Poor housing conditions contribute to a  
2           broad range of infectious diseases, chronic diseases,  
3           injuries, childhood development complications, nutri-  
4           tion issues, and mental health challenges.

5           (3) The United States Housing Act of 1937 (42  
6           U.S.C. 1437 et seq.) charges the Department of  
7           Housing and Urban Development (referred to in this  
8           section as “HUD”) with providing residents with a  
9           decent, safe, and affordable place to live, including  
10          those that live in public housing.

11          (4) While public housing is a federally created  
12          program overseen by HUD, the properties are owned  
13          and managed at the local level by quasi-govern-  
14          mental public housing authorities under contract  
15          with the Federal Government.

16          (5) Thus, the public housing program is gov-  
17          erned in part by Federal rules and regulations and  
18          in part by policies enacted at the local level.

19          (6) Passage of the United States Housing Act  
20          of 1937 (42 U.S.C. 1437 et seq.) sought to address  
21          the needs of low-income people through public hous-  
22          ing. At the time of passage of such Act, the Nation’s  
23          housing stock was of very poor quality. Public hous-  
24          ing was a significant improvement for those who had  
25          access to it.

1           (7) However, over the years, the living condi-  
2           tions in public housing began to deteriorate as the  
3           operational needs of the units and costs necessary to  
4           remedy major capital deficiencies began to outpace  
5           the level of funding provided by the Federal Govern-  
6           ment and the residents' rent contributions.

7           (8) By 1990, no significant investment in hous-  
8           ing affordable to the lowest-income individuals had  
9           been made by the Federal Government in more than  
10          30 years.

11          (9) In 1998, the enactment of the Quality  
12          Housing and Work Responsibility Act of 1998 (Pub-  
13          lic Law 105–276; 112 Stat. 2518) prohibited public  
14          housing authorities from using any Federal capital  
15          funding or operating funding to develop net new  
16          housing.

17          (10) More than a decade after the enactment of  
18          the Quality Housing and Work Responsibility Act of  
19          1998 (Public Law 105–276; 112 Stat. 2518), the  
20          number of public housing units nationally began to  
21          steadily decline, as more units were torn down than  
22          rebuilt.

23          (11) With the exception of an infusion of fund-  
24          ing from the economic stimulus legislation in 2009—  
25          the American Recovery and Reinvestment Act (Pub-

1       lic Law 111–5; 123 Stat. 115)—Federal capital  
2       funding has remained relatively level for more than  
3       a decade, despite an increasing backlog in unmet  
4       capital needs.

5           (12) Today, there are approximately 1,200,000  
6       units of public housing across the country receiving  
7       Federal funding. The Nation’s largest public housing  
8       authority, the New York City Public Housing Au-  
9       thority, houses approximately 380,000 residents in  
10      316 developments across New York City.

11          (13) As of April 2019, the national public hous-  
12      ing capital repair backlog stood at more than  
13      \$70,000,000,000.

14          (14) In his Budget Request for fiscal year 2020  
15      for the Department of Housing and Urban Develop-  
16      ment, President Donald Trump requested \$0 for the  
17      Department’s Public Housing Capital Fund, which  
18      continues to be the primary source of funding public  
19      housing authorities rely on to address necessary in-  
20      frastructure upgrades and repairs.

21          (15) Federal disinvestment in public housing  
22      has forced many residents to live in accelerating sub-  
23      standard living. For example, the New York City  
24      Housing Authority has a capital repair backlog of  
25      approximately \$32,000,000,000. New York City

1       Housing Authority residents suffer from a consistent  
2       lack of hot water, insufficient heat during the winter  
3       months, rodent and insect infestations, broken ele-  
4       vators, and widespread and recurring lead and mold  
5       problems.

6               (16) Substandard housing conditions, such as  
7       poor ventilation, pest infestations, and water leaks,  
8       are directly associated with the development and ex-  
9       acerbation of respiratory diseases like asthma.

10              (17) The Centers for Disease Control and Pre-  
11       vention has made clear that no level of lead poi-  
12       soning is safe. Lead poisoning can result in irrevers-  
13       ible brain damage and affects every major bodily  
14       system. At high levels, lead poisoning can cause ane-  
15       mia, multi-organ damage, seizures, coma, and death  
16       in children. Even with the lowest levels of lead expo-  
17       sure, children experience physical, cognitive, and  
18       neurobehavioral impairment as well as lower IQ lev-  
19       els, lower class standing in high school, greater ab-  
20       senteeism, lower vocabulary and grammatical rea-  
21       soning scores, and poorer hand-eye coordination re-  
22       lative to other children.

23              (18) Exposure to cold indoor temperatures is  
24       associated with increased risk of cardiovascular dis-  
25       ease.

1           (19) Due to its aging infrastructure, the living  
2           conditions in public housing are causing severe  
3           health consequences for public housing residents  
4           throughout the Nation, including asthma, res-  
5           piratory illness, and elevated blood lead levels.

6           (20) This is a fixable public health crisis. Fed-  
7           eral disinvestment in public housing has con-  
8           sequences and aging infrastructure is, in many  
9           cases, the root cause of many of these health issues  
10          for residents.

11          (21) For example, one leading study found that  
12          children living in public housing have higher odds of  
13          asthma than children living in all types of private  
14          housing, even after adjusting for individual risk fac-  
15          tors such as minority ethnicity and race, living in a  
16          low-income household, and living in a low-income  
17          community.

18          (22) Therefore, it is necessary to reinvest in  
19          public housing, provide the money needed to fulfill  
20          outstanding capital needs, and to again ensure that  
21          all Americans have a decent home and suitable living  
22          environment, as is HUD's charge.

23 **SEC. 3. AUTHORIZATION OF APPROPRIATIONS.**

24          There is authorized to be appropriated for assistance  
25          from the Public Housing Capital Fund under section 9(d)

1 of the United States Housing Act of 1937 (42 U.S.C.  
2 1437g(d)) \$70,000,000,000, which amount shall remain  
3 available until expended and, notwithstanding subsections  
4 (c)(1) and (d)(2) of such section 9, shall be allocated to  
5 public housing agencies based upon the extent of such  
6 agencies' capital need, as determined according to the  
7 agencies' most recent Physical Needs Assessment.