

110TH CONGRESS  
2D SESSION

# H. R. 6803

To improve inspections of public housing and federally assisted multifamily housing conducted by the Real Estate Assessment Center of the Department of Housing and Urban Development.

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## IN THE HOUSE OF REPRESENTATIVES

AUGUST 1, 2008

Ms. CLARKE introduced the following bill; which was referred to the  
Committee on Financial Services

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## A BILL

To improve inspections of public housing and federally assisted multifamily housing conducted by the Real Estate Assessment Center of the Department of Housing and Urban Development.

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 “Real Estate Assess-  
5       ment Center Inspection Improvement Act of 2008”.

6       **SEC. 2. IMPROVEMENT OF INSPECTIONS.**

7       The Secretary of Housing and Urban Development,  
8       in consultation with public housing agencies and owners

1 of federally assisted multifamily housing, shall take such  
2 actions as may be necessary to improve the activities of  
3 the Real Estate Assessment Center of the Department of  
4 Housing and Urban Development for physical assessment  
5 and inspection of public housing and federally assisted  
6 multifamily housing, including developing a detailed proc-  
7 ess to improve planning and preparation for inspections  
8 of such housing, as follows:

9           (1) ADVANCE NOTICE OF OFFLINE UNITS.—The  
10       Secretary shall require, and provide for, public hous-  
11       ing agencies and owners of federally assisted multi-  
12       family housing to inform the Real Estate Assess-  
13       ment Center an adequate period of time in advance  
14       of an inspection regarding any dwelling units that  
15       will be offline during the inspection due to unit re-  
16       pairs, rehabilitation, or damage due to natural disas-  
17       ters.

18           (2) SCHEDULING INSPECTIONS.—The Secretary  
19       shall require the Real Estate Assessment Center, in  
20       scheduling inspections of public housing and feder-  
21       ally assisted multifamily housing—

22           (A) to consult with the public housing  
23       agency or owner of the housing, as applicable,  
24       to determine a mutually agreeable date for the

1 inspection that is consistent with the schedule  
2 of the agency or owner; and

3 (B) in the case of public housing agencies  
4 designated pursuant to section 6(j) of the  
5 United States Housing Act of 1937 (42 U.S.C.  
6 1437d(j)) as high-performing agencies, to  
7 schedule regular inspections every three years.

8 (3) SELECTION OF INSPECTORS.—The Sec-  
9 retary shall provide that a Real Estate Assessment  
10 Center inspection of public housing or federally as-  
11 sisted multifamily housing shall be conducted by an  
12 inspector who is selected by the public housing agen-  
13 cy or owner of the housing, as applicable, from a list  
14 of qualified, participating inspectors developed and  
15 provided by the Secretary.

16 (4) INSPECTIONS.—The Secretary shall provide  
17 that in carrying out any inspection and assessment  
18 of public housing or federally assisted multifamily  
19 housing, the Real Estate Assessment Center shall—

20 (A) identify, but not score deficiencies on  
21 items not owned or controlled by the public  
22 housing agency, including neighbors' fences,  
23 tenants' extra appliances, and municipal side-  
24 walks and streets; and

25 (B) require that—

1 (i) any assessment shall factor the im-  
2 pact, with respect to a public housing  
3 agency, of any chronic under-funding of  
4 the Public Housing Operating Fund and  
5 the Public Housing Capital Fund and any  
6 detrimental effects that successive years of  
7 under-funding have had the agency's abil-  
8 ity to adequately maintain the physical  
9 condition of public housing; and

10 (ii) any final Real Estate Assessment  
11 Center score is prorated to reflects such  
12 under-funding.

13 (5) RE-INSPECTIONS.—The Secretary shall pro-  
14 vide that any public housing agency having a prop-  
15 erty that fails a Real Estate Assessment Center  
16 physical inspection may request a re-inspection so  
17 that deficiencies can be cured before establishment  
18 of a final Real Estate Assessment Center score.

19 (6) TRAINING.—The Secretary shall make the  
20 three-day Real Estate Assessment Center physical  
21 inspection training for non-inspectors, held in Wash-  
22 ington, DC, available to personnel of all public hous-  
23 ing agencies throughout the Nation, by use of the  
24 World Wide Web or other electronic means.

1           (7) ADVISORY COMMITTEE.—The Secretary  
2       shall convene an advisory committee (within the  
3       meaning given such term in the Federal Advisory  
4       Committee Act (5 U.S.C. App.) to review and make  
5       recommendations for revising, as necessary, the Real  
6       Estate Assessment Center scoring system.

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