

113TH CONGRESS  
1ST SESSION

# S. 1382

To require the Federal Government to expedite the sale of underutilized  
Federal real property.

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## IN THE SENATE OF THE UNITED STATES

JULY 29, 2013

Mr. CARPER (for himself, Mr. COBURN, Mr. PRYOR, Mr. BEGICH, Mr. TESTER, and Mr. PORTMAN) introduced the following bill; which was read twice and referred to the Committee on Environment and Public Works

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## A BILL

To require the Federal Government to expedite the sale  
of underutilized Federal real property.

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 “Federal Real Property  
5 Asset Management Reform Act of 2013”.

6 **SEC. 2. PURPOSE.**

7 The purpose of this Act is to increase the efficiency  
8 and effectiveness of the Federal Government in managing  
9 real property by—

1           (1) requiring agencies to maintain an up-to-  
2           date inventory of real property;

3           (2) establishing a Federal Real Property Coun-  
4           cil to develop guidance on and ensure the implemen-  
5           tation of strategies for better managing Federal real  
6           property; and

7           (3) authorizing a pilot program to expedite the  
8           disposal of surplus real property.

9   **SEC. 3. PROPERTY MANAGEMENT AND EXPEDITED DIS-**  
10                           **POSAL OF REAL PROPERTY.**

11           Chapter 5 of subtitle I of title 40, United States  
12           Code, is amended by adding at the end the following:

13   “SUBCHAPTER VII—PROPERTY MANAGEMENT  
14           AND EXPEDITED DISPOSAL OF REAL PROP-  
15           ERTY

16   “§ 621. **Definitions**

17           “In this subchapter:

18                   “(1) ADMINISTRATOR.—The term ‘Adminis-  
19                   trator’ means the Administrator of General Services.

20                   “(2) COUNCIL.—The term ‘Council’ means the  
21                   Federal Real Property Council established by section  
22                   623(a).

23                   “(3) DIRECTOR.—The term ‘Director’ means  
24                   the Director of the Office of Management and Budg-  
25                   et.

1           “(4) DISPOSAL.—The term ‘disposal’ means  
2 any action that constitutes the removal of any real  
3 property from the Federal inventory, including sale,  
4 deed, demolition, or exchange.

5           “(5) EXCESS PROPERTY.—The term ‘excess  
6 property’ means any real property under the control  
7 of a Federal agency that the head of the Federal  
8 agency determines is not required to meet the needs  
9 or responsibilities of the Federal agency.

10           “(6) FEDERAL AGENCY.—The term ‘Federal  
11 agency’ means—

12                   “(A) an executive department or inde-  
13 pendent establishment in the executive branch  
14 of the Government; or

15                   “(B) a wholly owned Government corpora-  
16 tion.

17           “(7) FIELD OFFICE.—The term ‘field office’  
18 means any office of a Federal agency that is not the  
19 headquarters office location for the Federal agency.

20           “(8) REAL PROPERTY.—

21                   “(A) IN GENERAL.—The term ‘real prop-  
22 erty’ means any Federal real property asset.

23                   “(B) INCLUSIONS.—The term ‘real prop-  
24 erty’ includes—

25                           “(i) public buildings; and

1           “(ii) occupied and improved grounds,  
2           leased space, or other physical structures  
3           under the custody and control of any Fed-  
4           eral agency.

5           “(C) EXCLUSIONS.—The term ‘real prop-  
6           erty’ does not include—

7           “(i) any military installation (as de-  
8           fined in section 2910 of the Defense Base  
9           Closure and Realignment Act of 1990 (10  
10          U.S.C. 2687 note; Public Law 101–510));

11          “(ii) any property that is excepted  
12          from the definition of the term ‘property’  
13          under section 102;

14          “(iii) Indian and native Eskimo prop-  
15          erty held in trust by the Federal Govern-  
16          ment as described in section  
17          3301(a)(5)(C)(iii);

18          “(iv) real property operated and main-  
19          tained by the Tennessee Valley Authority  
20          pursuant to the Tennessee Valley Author-  
21          ity Act of 1933 (16 U.S.C. 831 et seq.);

22          “(v) any real property the Director  
23          excludes for reasons of national security;

24          “(vi) any public lands (as defined in  
25          section 203 of the Public Lands Corps Act

1 of 1993 (16 U.S.C. 1722)) administered  
2 by—

3 “(I) the Secretary of the Interior,  
4 acting through—

5 “(aa) the Director of the  
6 Bureau of Land Management;

7 “(bb) the Director of the  
8 National Park Service;

9 “(cc) the Commissioner of  
10 Reclamation; or

11 “(dd) the Director of the  
12 United States Fish and Wildlife  
13 Service; or

14 “(II) the Secretary of Agri-  
15 culture, acting through the Chief of  
16 the Forest Service; or

17 “(vii) any property operated and  
18 maintained by the United States Postal  
19 Service.

20 “(9) SURPLUS PROPERTY.—The term ‘surplus  
21 property’ means excess real property that is not re-  
22 quired to meet the needs or responsibilities of any  
23 Federal agency.

24 “(10) UNDERUTILIZED PROPERTY.—The term  
25 ‘underutilized property’ means a portion or the en-

1       tirety of any real property, including any improve-  
2       ments, that is used—

3               “(A) irregularly or intermittently by the  
4               accountable Federal agency for program pur-  
5               poses of the Federal agency; or

6               “(B) for program purposes that can be  
7               satisfied only with a portion of the property.

8       **“§ 622. Duties of Federal agencies**

9       “Each Federal agency shall—

10              “(1) maintain adequate inventory controls and  
11              accountability systems for real property under the  
12              control of the Federal agency;

13              “(2) develop current and future workforce pro-  
14              jections so as to have the capacity to assess the  
15              needs of the Federal workforce regarding the use of  
16              real property;

17              “(3) continuously survey real property under  
18              the control of the Federal agency to identify excess  
19              property, underutilized property, and other real  
20              property suitable to be used for—

21                      “(A) colocation with other Federal agen-  
22                      cies; or

23                      “(B) consolidation with other facilities;

24              “(4) promptly report excess property and un-  
25              derutilized property to the Administrator;

1           “(5) establish goals that will lead the Federal  
2 agency to reduce excess property and underutilized  
3 property in the inventory of the Federal agency;

4           “(6) submit to the Council a report on all ex-  
5 cess property and underutilized property in the in-  
6 ventory of the Federal agency, including—

7                 “(A) whether underutilized property can be  
8 better utilized; and

9                 “(B) the extent to which the Federal agen-  
10 cy believes that the underutilized property  
11 serves the needs of the Federal agency to retain  
12 underutilized property;

13           “(7) adopt workplace practices, configurations,  
14 and management techniques that can achieve in-  
15 creased levels of productivity and decrease the need  
16 for real property assets;

17           “(8) assess leased space to identify space that  
18 is not fully used or occupied;

19           “(9) on an annual basis and subject to the  
20 guidance of the Council—

21                 “(A) conduct an inventory of real property  
22 under control of the Federal agency; and

23                 “(B) make an assessment of each real  
24 property, which shall include—

1           “(i) the age and condition of the prop-  
2           erty;

3           “(ii) the size of the property in square  
4           footage and acreage;

5           “(iii) the geographical location of the  
6           property, including an address and descrip-  
7           tion;

8           “(iv) the extent to which the property  
9           is being utilized;

10          “(v) the actual annual operating costs  
11          associated with the property;

12          “(vi) the total cost of capital expendi-  
13          tures associated with the property;

14          “(vii) sustainability metrics associated  
15          with the property;

16          “(viii) the number of Federal employ-  
17          ees and functions housed at the property;

18          “(ix) the extent to which the mission  
19          of the Federal agency is dependent on the  
20          property;

21          “(x) the estimated amount of capital  
22          expenditures projected to maintain and op-  
23          erate the property over each of the next 5  
24          years after the date of enactment of this  
25          subchapter; and



1                   “(xi) any additional information re-  
 2                   quired by the Administrator to carry out  
 3                   section 624; and

4                   “(10) provide to the Council and the Adminis-  
 5                   trator the information described in paragraph (9)(B)  
 6                   to be used for the establishment and maintenance of  
 7                   the database described in section 624.

8   **“§ 623. Establishment of a Federal Real Property**  
 9                   **Council**

10           “(a) ESTABLISHMENT.—There is established a Fed-  
 11           eral Real Property Council.

12           “(b) PURPOSE.—The purpose of the Council shall  
 13           be—

14                   “(1) to develop guidance and ensure implemen-  
 15                   tation of an efficient and effective real property  
 16                   management strategy;

17                   “(2) to identify opportunities for the Federal  
 18                   Government to better manage real property assets;  
 19                   and

20                   “(3) to reduce the costs of managing real prop-  
 21                   erty, including operations, maintenance, and secu-  
 22                   rity.

23           “(c) COMPOSITION.—

24                   “(1) IN GENERAL.—The Council shall be com-  
 25                   posed exclusively of—

1           “(A) the senior real property officers of  
2 each Federal agency;

3           “(B) the Deputy Director for Management  
4 of the Office of Management and Budget;

5           “(C) the Controller of the Office of Man-  
6 agement and Budget;

7           “(D) the Administrator; and

8           “(E) any other full-time or permanent  
9 part-time Federal officials or employees, as the  
10 Chairperson determines to be necessary.

11           “(2) CHAIRPERSON.—The Deputy Director for  
12 Management of the Office of Management and  
13 Budget shall serve as Chairperson of the Council.

14           “(3) EXECUTIVE DIRECTOR.—

15           “(A) IN GENERAL.—The Chairperson shall  
16 designate an Executive Director to assist in  
17 carrying out the duties of the Council.

18           “(B) QUALIFICATIONS; FULL-TIME.—The  
19 Executive Director shall—

20           “(i) be appointed from among individ-  
21 uals who have substantial experience in the  
22 areas of commercial real estate and devel-  
23 opment, real property management, and  
24 Federal operations and management; and

25           “(ii) serve full time.

1 “(d) MEETINGS.—

2 “(1) IN GENERAL.—The Council shall meet  
3 subject to the call of the Chairperson.

4 “(2) MINIMUM.—The Council shall meet not  
5 fewer than 4 times each year.

6 “(e) DUTIES.—The Council, in consultation with the  
7 Director and the Administrator, shall—

8 “(1) not later than 1 year after the date of en-  
9 actment of this subchapter, establish a real property  
10 management plan template, to be updated annually,  
11 which shall include performance measures, specific  
12 milestones, measurable savings, strategies, and gov-  
13 ernment-wide goals based on the goals established  
14 under section 622(5) to reduce surplus property or  
15 to achieve better utilization of underutilized prop-  
16 erty, and evaluation criteria to determine the effec-  
17 tiveness of real property management that are de-  
18 signed—

19 “(A) to enable Congress and heads of Fed-  
20 eral agencies to track progress in the achieve-  
21 ment of real property management objectives on  
22 a government-wide basis;

23 “(B) to improve the management of real  
24 property; and

1           “(C) to allow for comparison of the per-  
2           formance of Federal agencies against industry  
3           and other public sector agencies in terms of  
4           performance;

5           “(2) develop standard use rates consistent  
6           throughout each category of space and with non-  
7           governmental space use rates;

8           “(3) develop a strategy to reduce the reliance of  
9           Federal agencies on leased space for long-term needs  
10          if ownership would be less costly;

11          “(4) provide guidance on eliminating inefficien-  
12          cies in the Federal leasing process;

13          “(5) compile a list of real property assets that  
14          are field offices that are suitable for colocation with  
15          other real property assets; and

16          “(6) not later than 1 year after the date of en-  
17          actment of this subchapter and annually during the  
18          4-year period beginning on the date that is 1 year  
19          after the date of enactment of this subchapter and  
20          ending on the date that is 5 years after the date of  
21          enactment of this subchapter, the Council shall sub-  
22          mit to the Director a report that contains—

23                  “(A) a list of the remaining excess prop-  
24                  erty, surplus property, and underutilized prop-  
25                  erties of each Federal agency;

1           “(B) the progress of the Council toward  
2           developing guidance for Federal agencies to en-  
3           sure that the assessment required under section  
4           622(9)(B) is carried out in a uniform manner;  
5           and

6           “(C) the progress of Federal agencies to-  
7           ward achieving the goals established under sec-  
8           tion 622(5).

9           “(f) CONSULTATION.—In carrying out the duties de-  
10          scribed in subsection (e), the Council shall also consult  
11          with representatives of—

12                 “(1) State, local, tribal authorities, and affected  
13          communities; and

14                 “(2) appropriate private sector entities and  
15          nongovernmental organizations that have expertise  
16          in areas of—

17                         “(A) commercial real estate and develop-  
18          ment;

19                         “(B) government management and oper-  
20          ations;

21                         “(C) space planning;

22                         “(D) community development, including  
23          transportation and planning; and

24                         “(E) historic preservation.

1       “(g) COUNCIL RESOURCES.—The Director and the  
2 Administrator shall provide staffing, and administrative  
3 support for the Council, as appropriate.

4       **“§ 624. Federal real property inventory and database**

5       “(a) IN GENERAL.—Not later than 1 year after the  
6 date of enactment of this subchapter, the Administrator  
7 shall establish and maintain a single, comprehensive, and  
8 descriptive database of all real property under the custody  
9 and control of all Federal agencies.

10       “(b) CONTENTS.—The database shall include—

11               “(1) information provided to the Administrator  
12 under section 622(9)(B); and

13               “(2) a list of real property disposals completed,  
14 including—

15                       “(A) the date and disposal method used  
16 for each real property;

17                       “(B) the proceeds obtained from the dis-  
18 posal of each real property;

19                       “(C) the amount of time required to dis-  
20 pose of the real property, including the date on  
21 which the real property is designated as excess  
22 property;

23                       “(D) the date on which the property is  
24 designated as surplus property and the date on  
25 which the property is disposed; and

1           “(E) all costs associated with the disposal.

2           “(c) ACCESSIBILITY.—

3           “(1) COMMITTEES.—The database established  
4           under subsection (a) shall be made available on re-  
5           quest to the Committee on Homeland Security and  
6           Governmental Affairs and the Committee on Envi-  
7           ronment and Public Works of the Senate and the  
8           Committee on Oversight and Government Reform  
9           and the Committee on Transportation and Infra-  
10          structure of the House of Representatives.

11          “(2) GENERAL PUBLIC.—Not later than 3 years  
12          after the date of enactment of this subchapter and  
13          to the extent consistent with national security, the  
14          Administrator shall make the database established  
15          under subsection (a) accessible to the public at no  
16          cost through the website of the General Services Ad-  
17          ministration.

18       **“§ 625. Limitation on certain leasing authorities**

19          “(a) IN GENERAL.—Except as provided in subsection  
20          (b), not later than December 31 of each year following  
21          the date of enactment of this subchapter, a Federal agency  
22          with independent leasing authority shall submit to the  
23          Council a list of all leases, including operating leases, in  
24          effect on the date of enactment of this subchapter that  
25          includes—

1 “(1) the date on which each lease was executed;

2 “(2) the date on which each lease will expire;

3 “(3) a description of the size of the space;

4 “(4) the location of the property;

5 “(5) the tenant agency;

6 “(6) the total annual rental rate; and

7 “(7) the amount of the net present value of the  
8 total estimated legal obligations of the Federal Gov-  
9 ernment over the life of the contract.

10 “(b) EXCEPTION.—Subsection (a) shall not apply  
11 to—

12 “(1) the United States Postal Service;

13 “(2) the Department of Veterans Affairs; or

14 “(3) any other property the President excludes  
15 from subsection (a) for reasons of national security.

16 **“§ 626. Expedited disposal pilot program**

17 “(a) ESTABLISHMENT.—The Director shall establish  
18 a pilot program to dispose of, by sale, transfer, or other  
19 means of disposal, any surplus property.

20 “(1) PROPERTIES FOR EXPEDITED DISPOSAL.—

21 “(A) IN GENERAL.—On an annual basis,  
22 the Director may authorize the expedited dis-  
23 posal of not more than 200 surplus properties.

24 “(B) PRIORITY.—In determining which  
25 properties to dispose of, the Director shall give



1 priority to surplus properties that have the  
2 highest fair market value and the greatest po-  
3 tential for disposal.

4 “(C) COSTS ASSOCIATED WITH DIS-  
5 POSAL.—

6 “(i) IN GENERAL.—The Administrator  
7 may obligate an amount to pay any direct  
8 and indirect costs under section 572 re-  
9 lated to identifying and preparing prop-  
10 erties to be reported as excess property by  
11 a Federal agency.

12 “(ii) REIMBURSEMENT.—An amount  
13 obligated under clause (i) shall be paid  
14 from the proceeds of any sale of real prop-  
15 erty under this subsection.

16 “(iii) NET PROCEEDS.—Net proceeds  
17 shall be distributed under subsection (b).

18 “(D) MAXIMUM NET PROCEEDS.—Any real  
19 property authorized to be disposed of by sale of  
20 under subparagraph (A) shall disposed of in a  
21 manner that, as determined by the Adminis-  
22 trator in consultation with the head of the ap-  
23 plicable Federal agency, is structured and mar-  
24 keted to maximize the value to the Federal Gov-  
25 ernment.

1           “(E) MONETARY PROCEEDS REQUIRE-  
2           MENT.—Surplus property may be disposed of  
3           under this section only if disposal of the prop-  
4           erty will generate monetary proceeds to the  
5           Federal Government that—

6                   “(i) exceed the costs of disposal of the  
7                   property; and

8                   “(ii) are not less than 90 percent of  
9                   fair market value.

10           “(2) APPLICABILITY OF CERTAIN LAW.—Any  
11           expedited disposal of real property conducted under  
12           this section shall not be subject to—

13                   “(A) any section of An Act Authorizing the  
14                   Transfer of Certain Real Property for Wildlife,  
15                   or other Purposes (16 U.S.C. 667b);

16                   “(B) sections 107 and 317 of title 23;

17                   “(C) sections 545(b)(8), 550, 553, 554,  
18                   and 1304(b);

19                   “(D) section 501 of the McKinney-Vento  
20                   Homeless Assistance Act (42 U.S.C. 11411);

21                   “(E) section 47151 of title 49; or

22                   “(F) section 13(d) of the Surplus Property  
23                   Act of 1944 (50 U.S.C. App. 1622(d)).

24           “(3) EFFECT.—Except as provided in para-  
25           graph (2), nothing in this subchapter terminates or

1 in any way limits the authority of any Federal agen-  
2 cy under any other provision of law to dispose of  
3 real property.

4 “(b) USE OF PROCEEDS.—

5 “(1) IN GENERAL.—Of the proceeds received  
6 from the disposal of any real property under this  
7 subchapter—

8 “(A) not less than 80 percent shall be re-  
9 turned to the general fund of the Treasury for  
10 debt reduction;

11 “(B) the lesser of 18 percent or the share  
12 of proceeds otherwise authorized to be retained  
13 under law shall be retained by the Federal  
14 agency that has custody and is accountable for  
15 the real property, subject to paragraph (2);

16 “(C) not greater than 2 percent shall be  
17 made available to carry out section 627, subject  
18 to annual appropriations; and

19 “(D) any remaining share of the proceeds  
20 shall be returned to the general fund of the  
21 Treasury for Federal budget deficit reduction.

22 “(2) LIMITATION ON USE OF PROCEEDS.—Any  
23 proceeds retained by Federal agencies under this  
24 section shall be—

1           “(A) deposited into the appropriate real  
2           property account of the Federal agency that  
3           had custody and accountability for the real  
4           property, with the funds expended only as au-  
5           thorized in annual appropriations Acts;

6           “(B) used—

7                   “(i) by not later than 2 years after  
8                   the date of disposal of the real property;  
9                   and

10                   “(ii) only for activities relating to  
11                   Federal real property asset management  
12                   and disposal; and

13           “(C) if not used by the date described in  
14           subparagraph (B)(i), shall be deposited in the  
15           Treasury and used for Federal budget deficit  
16           reduction.

17           “(c) PUBLIC BENEFIT.—

18                   “(1) CONVEYANCE.—Except as provided in  
19                   paragraph (2), if a real property authorized to be  
20                   disposed of under subsection (a) has not been dis-  
21                   posed of by the date that is 2 years after the date  
22                   the property is listed for sale, the Director, in con-  
23                   sultation with the Administrator and the Secretary  
24                   of Housing and Urban Development, may consider a  
25                   request from the disposing Federal agency that the

1 real property be conveyed to State and local govern-  
2 ments or nonprofit organizations for various public  
3 purposes or uses as permitted by applicable law.

4 “(2) PREDOMINANT USE AND SIZE STAND-  
5 ARDS.—

6 “(A) IN GENERAL.—Any real property au-  
7 thorized to be disposed of under subsection (a)  
8 shall not be conveyed under paragraph (1) if—

9 “(i) the predominant use of the prop-  
10 erty is not for housing; and

11 “(ii)(I) the area of the property is not  
12 less than 25,000 square feet; or

13 “(II) the appraised fair market value  
14 of the property is greater than \$1,000,000.

15 “(B) APPRAISED FAIR MARKET VALUE.—

16 The appraised fair market value described in  
17 subparagraph (A)(ii)(II) shall be determined by  
18 the Federal agency with custody or control of  
19 the property, in consultation with the Adminis-  
20 trator and standard appraisal practice.

21 “(d) ENFORCEMENT.—

22 “(1) INCREASE IN SIZE OF INVENTORY.—Ex-  
23 cept as provided in paragraph (2), if a Federal agen-  
24 cy fails to make available for public sale the real  
25 property authorized to be disposed of under sub-

1 section (a) by the date that is 18 months after the  
2 date on which the authorization is made under sub-  
3 section (a), that Federal agency, except for specific  
4 exceptions promulgated by the Director, shall not in-  
5 crease the size of the civilian real property inventory,  
6 unless the square footage of the increase is offset,  
7 within an appropriate time as determined by the Di-  
8 rector, through consolidation, colocation, or disposal  
9 of another building space from the inventory of that  
10 Federal agency.

11 “(2) EXCEPTION.—Paragraph (1) shall not  
12 apply to a Federal agency that acquires any real  
13 property not under the administrative jurisdiction of  
14 the Federal Government, by sale or lease, until the  
15 Director submits a certification to Congress of the  
16 disposal of all of those surplus properties.

17 “(e) TERMINATION OF AUTHORITY.—The authority  
18 provided by this section terminates on the date that is 5  
19 years after the date of enactment of this subchapter.

20 **“§ 627. Homeless assistance grants**

21 “(a) DEFINITIONS.—In this section:

22 “(1) ELIGIBLE NONPROFIT ORGANIZATION.—  
23 The term ‘eligible nonprofit organization’ means a  
24 nonprofit organization that is a representative of the  
25 homeless.

1           “(2) HOMELESS.—The term ‘homeless’ has the  
2 meaning given the term in section 103 of the  
3 McKinney-Vento Homeless Assistance Act (42  
4 U.S.C. 11302), except that subsection (c) of that  
5 section shall not apply.

6           “(3) PERMANENT HOUSING.—The term ‘perma-  
7 nent housing’ has the meaning given the term sec-  
8 tion 401 of the McKinney-Vento Homeless Assist-  
9 ance Act (42 U.S.C. 11360).

10           “(4) PRIVATE NONPROFIT ORGANIZATION.—  
11 The term ‘private nonprofit organization’ has the  
12 meaning given the term in section 401 of the  
13 McKinney-Vento Homeless Assistance Act (42  
14 U.S.C. 11360).

15           “(5) REPRESENTATIVE OF THE HOMELESS.—  
16 The term ‘representative of the homeless’ has the  
17 meaning given the term in section 501(i) of the  
18 McKinney-Vento Homeless Assistance Act (42  
19 U.S.C. 11411(i)).

20           “(6) SECRETARY.—The term ‘Secretary’ means  
21 the Secretary of Housing and Urban Development.

22           “(7) TRANSITIONAL HOUSING.—The term  
23 ‘transitional housing’ has the meaning given the  
24 term in section 401 of the McKinney-Vento Home-  
25 less Assistance Act (42 U.S.C. 11360).

1 “(b) GRANT AUTHORITY.—

2 “(1) IN GENERAL.—To the extent amounts are  
3 made available under section 626(b)(1)(B) for use  
4 under this section, the Secretary shall make grants  
5 to eligible private nonprofit organizations through  
6 the continuum of care program established under  
7 subtitle C of title IV of the McKinney-Vento Home-  
8 less Assistance Act (42 U.S.C. 11381 et seq.), to  
9 purchase real property suitable for use to assist the  
10 homeless in accordance with subsection (c).

11 “(2) TERMS AND CONDITIONS.—Except as oth-  
12 erwise provided in this section, a grant under this  
13 section shall be subject to the same terms and condi-  
14 tions as a grant under the continuum of care pro-  
15 gram established under subtitle C of title IV of the  
16 McKinney-Vento Homeless Assistance Act (42  
17 U.S.C. 11381 et seq.).

18 “(c) USE OF PROPERTIES FOR HOUSING OR SHEL-  
19 TER FOR THE HOMELESS.—

20 “(1) ELIGIBLE USES.—An eligible private non-  
21 profit organization that receives a grant under sub-  
22 section (b) shall use the amounts received only to  
23 purchase or rehabilitate real property for use to pro-  
24 vide permanent housing, transitional housing, or  
25 temporary shelter to the homeless.



1           “(2) TERM OF USE.—The Secretary may not  
2           make a grant under subsection (b) to an eligible pri-  
3           vate nonprofit organization unless the eligible pri-  
4           vate nonprofit organization provides to the Secretary  
5           such assurances as the Secretary determines nec-  
6           essary to ensure that any real property purchased or  
7           rehabilitated using amounts received under the grant  
8           is used only for the uses described in paragraph (1)  
9           for a period of not less than 15 years.

10          “(d) PREFERENCE.—In awarding grants under sub-  
11          section (b), the Secretary shall give preference to eligible  
12          private nonprofit organizations that operate within areas  
13          in which Federal real property is being sold under the dis-  
14          posal program authorized under section 626.

15          “(e) REGULATIONS.—The Secretary may promulgate  
16          such regulations as are necessary to carry out this sec-  
17          tion.”.

18          **SEC. 4. REPORT OF THE COMPTROLLER GENERAL.**

19          (a) DRAFT.—Not later than 3 years after the date  
20          of enactment of this Act, the Comptroller General of the  
21          United States shall submit to Congress a draft report on  
22          the expedited disposal pilot program established by the  
23          amendments made by section 3.

24          (b) FINAL.—Not later than 5 years after the date  
25          of enactment of this Act, the Comptroller General of the

1 United States shall submit to Congress a final report on  
2 the expedited disposal pilot program established by the  
3 amendments made by section 3.

4 **SEC. 5. TECHNICAL AND CONFORMING AMENDMENT.**

5 The table of sections for chapter 5 of subtitle I of  
6 title 40, United States Code, is amended by inserting after  
7 the item relating to section 611 the following:

“SUBCHAPTER VII—PROPERTY MANAGEMENT AND EXPEDITED DISPOSAL OF  
REAL PROPERTY

“621. Definitions.

“622. Duties of Federal agencies.

“623. Establishment of a Federal Real Property Council.

“624. Federal real property inventory and database.

“625. Limitation on certain leasing authorities.

“626. Expedited disposal pilot program.

“627. Homeless assistance grants.”.

