

117TH CONGRESS
2D SESSION

S. 4563

To direct the Secretary of Defense and Secretary of Housing and Urban Development to take certain actions regarding the housing shortage for members of the Armed Forces.

IN THE SENATE OF THE UNITED STATES

JULY 20, 2022

Mr. WARNOCK (for himself and Mr. BOOKER) introduced the following bill;
which was read twice and referred to the Committee on Armed Services

A BILL

To direct the Secretary of Defense and Secretary of Housing and Urban Development to take certain actions regarding the housing shortage for members of the Armed Forces.

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 “Building More Hous-
5 ing for Servicemembers Act”.

1 **SEC. 2. RESPONSES TO THE HOUSING SHORTAGE FOR**
2 **MEMBERS OF THE ARMED FORCES.**

3 (a) REPORT ON HOUSING SHORTAGE FOR MEMBERS
4 OF THE ARMED FORCES.—

5 (1) IN GENERAL.—Not later than one year
6 after the date of the enactment of this Act, the Sec-
7 retary of Defense shall submit to the Committee on
8 Armed Services of the Senate and the Committee on
9 Armed Services of the House of Representatives a
10 report on the housing shortage for members of the
11 Armed Forces.

12 (2) ELEMENTS.—The report required under
13 subsection (a) shall include the following elements:

14 (A) The determination of the Secretary re-
15 garding the feasibility of acquiring real property
16 near military installations that face housing
17 shortages to be used for the development of
18 privatized housing.

19 (B) The determination of the Secretary re-
20 garding the need for an officer or civilian em-
21 ployee of the Department of Defense to serve,
22 at each military installation, as a housing man-
23 ager.

24 (b) GUIDANCE TO LANDLORDS OF PRIVATIZED
25 HOUSING.—Not later than one year after the date of the
26 enactment of this Act, the Secretary of Defense shall pre-

1 scribe guidance for eligible entities and landlords regard-
2 ing acceptable housing standards for privatized housing.

3 (c) PILOT AND GRANT PROGRAMS.—

4 (1) PILOT PROGRAM ON USING RENTAL PART-
5 NERSHIP PROGRAMS OF THE ARMED FORCES TO AS-
6 SURE TENANTS FOR DEVELOPERS OF PRIVATIZED
7 HOUSING.—

8 (A) IN GENERAL.—Not later than 180
9 days after the date of the enactment of this
10 Act, the Secretary of Defense shall establish a
11 pilot program to assess the feasibility of using
12 the rental partnership programs of the Armed
13 Forces to assure tenants for eligible entities to
14 secure financing to construct privatized hous-
15 ing.

16 (B) LOCATIONS.—The Secretary shall op-
17 erate the pilot program under subparagraph
18 (A) in not more than 10 military housing areas
19 that each have a rental vacancy rate of less
20 than seven percent.

21 (C) TERM.—The pilot program under sub-
22 paragraph (A) shall terminate on the date that
23 is five years after the Secretary establishes the
24 pilot program.

1 (D) REPORT.—Not later than 90 days
2 after the termination of the pilot program
3 under subparagraph (A), the Secretary shall
4 submit to Congress a report on the results of
5 the pilot program.

6 (2) JOINT PILOT PROGRAM ON FINANCIAL IN-
7 CENTIVES FOR DEVELOPERS OF PRIVATIZED HOUS-
8 ING.—

9 (A) IN GENERAL.—Not later than 180
10 days after the date of the enactment of this
11 Act, the Secretary of Defense, in coordination
12 with the Secretary of Housing and Urban De-
13 velopment, shall develop a pilot program to pro-
14 vide financial incentives to eligible entities to
15 build privatized housing or to purchase or lease
16 existing facilities to house members of the
17 Armed Forces and their dependents and to
18 house low-income individuals and families, as
19 determined by the Secretary of Housing and
20 Urban Development.

21 (B) ELIGIBLE PROJECTS.—

22 (i) IN GENERAL.—In order to be eligi-
23 ble for an incentive under the pilot pro-
24 gram under subparagraph (A), proposed
25 privatized housing shall ensure that a per-

1 centage of such housing is reserved for
2 members of the Armed Forces and depend-
3 ents of such members.

4 (ii) PERCENTAGE.—The percentage
5 under clause (i) shall vary proportionately
6 to the value of the incentive provided
7 under subparagraph (A).

8 (C) LOCATIONS.—The Secretary of De-
9 fense and the Secretary of Housing and Urban
10 Development shall operate the pilot program
11 under subparagraph (A) in areas that have the
12 longest wait times for on-base housing.

13 (D) PRIORITY.—In selecting eligible enti-
14 ties under the pilot program under subpara-
15 graph (A), the Secretary of Defense and the
16 Secretary of Housing and Urban Development
17 shall give priority to entry-level housing and
18 projects with greater density.

19 (E) TERM.—The pilot program under sub-
20 paragraph (A) shall terminate on the date that
21 is five years after the Secretary of Defense es-
22 tablishes the pilot program.

23 (F) REPORT.—Not later than 90 days
24 after the termination of the pilot program, the
25 Secretary of Defense and the Secretary of

1 Housing and Urban Development shall submit
2 to Congress a report on the results of the pilot
3 program.

4 (3) JOINT GRANT PROGRAM.—

5 (A) IN GENERAL.—The Secretary of De-
6 fense and Secretary of Housing and Urban De-
7 velopment may jointly operate a grant program
8 through the Office of Local Defense Community
9 Cooperation of the Department of Defense to
10 build housing for members of the Armed Forces
11 and their dependents and for low-income indi-
12 viduals and families.

13 (B) TREATMENT OF HOUSEHOLD INCOME
14 LIMITS.—Household income limits for entities
15 eligible to receive a grant under subparagraph
16 (A) shall not differ based on whether a house-
17 hold includes a member of the Armed Forces.

18 (d) DEFINITIONS.—In this section:

19 (1) ELIGIBLE ENTITY; LANDLORD.—The terms
20 “eligible entity” and “landlord” have the meanings
21 given such terms in section 2871 of title 10, United
22 States Code.

1 (2) PRIVATIZED HOUSING.—The term
2 “privatized housing” means housing under sub-
3 chapter IV of chapter 169 of such title.

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