

118TH CONGRESS  
1ST SESSION

# H. R. 6550

To require the Inspector General of the Department of Housing and Urban Development to provide a report to the Congress on the non-compliance of the New York City Housing Authority, and for other purposes.

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## IN THE HOUSE OF REPRESENTATIVES

DECEMBER 1, 2023

Mr. LAWLER introduced the following bill; which was referred to the Committee on Financial Services

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## A BILL

To require the Inspector General of the Department of Housing and Urban Development to provide a report to the Congress on the non-compliance of the New York City Housing Authority, 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 “Accountability for  
5        NYCHA Act of 2023”.

6        **SEC. 2. CONGRESSIONAL FINDINGS.**

7        The Congress finds that—

1           (1) the New York City Housing Authority (in  
2 this Act referred to as the “Authority”) is the larg-  
3 est housing authority in the United States, providing  
4 housing for over 520,000 residents in over 177,000  
5 apartments in the City of New York (in this Act re-  
6 ferred to as the “City”);

7           (2) the Authority is a public housing agency  
8 that receives Federal financial assistance from the  
9 Department of Housing and Urban Development (in  
10 this Act referred to as the “Department”) to admin-  
11 ister its public housing program;

12           (3) the Authority is required to, among other  
13 things, provide decent, safe, and sanitary housing  
14 for the public housing residents of the City and com-  
15 ply with Federal law protecting children from the  
16 hazards of lead poisoning;

17           (4) on June 11, 2018, the United States filed  
18 a complaint in the United States District Court for  
19 the Southern District of New York (in this Act re-  
20 ferred to as the “Complaint”); which set forth the  
21 findings of the United States investigation, alleging,  
22 among other things, that the Authority had—

23                   (A) routinely failed to comply with lead-  
24 based paint safety regulations;

1 (B) failed to provide decent, safe, and san-  
2 itary housing, including with respect to the pro-  
3 vision of heat and elevators and the control and  
4 treatment of mold and pests; and

5 (C) repeatedly misled the Department  
6 through false statements and deceptive prac-  
7 tices;

8 (5) in a Consent Decree executed June 11,  
9 2018, the Authority made admissions regarding,  
10 among other things, deficiencies in physical condi-  
11 tions with respect to lead, mold, heating, elevators  
12 and pests and made untrue statements to the De-  
13 partment regarding the conditions of the Authority's  
14 properties and practices with regard to Public Hous-  
15 ing Assessment System inspections;

16 (6) based on the Authority's misconduct as de-  
17 tailed in the Complaint, on January 31, 2019, the  
18 Secretary of Housing and Urban Development (in  
19 this Act referred to as the "Secretary") declared  
20 that the Authority is in substantial default within  
21 the meaning of section 6(j)(3)(A) of the United  
22 States Housing Act of 1937 (42 U.S.C.  
23 1437d(j)(3)(A));

24 (7) the Department did not take possession of  
25 the Authority or appoint a receiver, but instead en-

1       tered into a voluntary agreement between the Au-  
2       thority, the Department, and the City on January  
3       31, 2019, under which the Authority agreed to rem-  
4       edy noted deficiencies subject to the oversight of a  
5       Monitor appointed by the City;

6           (8) as of the date of the enactment of this Act,  
7       the Authority has still fully not complied with the  
8       agreement, including the remedying of deficiencies  
9       or compliance with its obligations under Federal law;

10          (9) the Department and the United States At-  
11       torney’s Office for the Southern District of New  
12       York have sought to extend the term of a Monitor  
13       over the Authority for an additional five years begin-  
14       ning in 2024;

15          (10) the residents of housing provided by the  
16       Authority should not be required to wait five addi-  
17       tional years for the Authority to provide decent,  
18       safe, and sanitary housing conditions, as is the  
19       Authority’s most basic and necessary function under  
20       the law; and

21          (11) the Congress believes that it must provide  
22       additional oversight over the Authority, the Depart-  
23       ment, the City, and the Monitor in order to compel  
24       the Authority to fix the appalling conditions and  
25       other issues that lead to a declaration of substantial

1 default under section 6(j)(3)(A) of the United States  
2 Housing Act of 1937.

3 **SEC. 3. INVESTIGATION AND REPORT TO CONGRESS.**

4 (a) INVESTIGATION.—The Inspector General of the  
5 Department of Housing and Urban Development shall  
6 conduct an investigation of the Authority, which shall in-  
7 clude at a minimum—

8 (1) determining the status of the New York  
9 City Housing Authority’s compliance with the agree-  
10 ment entered into between the Authority, the De-  
11 partment, and the City on January 31, 2019, includ-  
12 ing specific areas of deficiency and progress towards  
13 compliance;

14 (2) conducting a review of actions taken by the  
15 Monitor over the Authority pursuant to such Agree-  
16 ment, including any gaps in oversight by the Mon-  
17 itor;

18 (3) conducting a survey of the physical condi-  
19 tions of housing provided by the Authority for the  
20 City’s residents;

21 (4) conducting an examination of any waste,  
22 fraud, abuse and violations of Federal law com-  
23 mitted by employees or contractors of the Authority;  
24 and

1           (5) identifying other priority issues and areas,  
2           as deemed necessary and appropriate by the Inspec-  
3           tor General.

4           (b) REPORT.—Not later than the expiration of the  
5 180-day period beginning on the date of the enactment  
6 of this Act, the Inspector General shall provide to the  
7 Committee on Financial Services of the House of Rep-  
8 resentatives and the Committee on Banking, Housing, and  
9 Urban Affairs of the Senate a report setting forth the  
10 findings of its investigation, a summary of actions the De-  
11 partment may take to compel the Authority to remedy de-  
12 ficiencies, and any other recommendations of the Inspec-  
13 tor General.

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