AMENDMENT IN THE NATURE OF A SUBSTITUTE
TO H.R. 8476
OFFERED BY MS. OCASIO-CORTEZ OF NEW YORK

Strike all after the enacting clause and insert the following:

SECTION 1. SHORT TITLE.

This Act may be cited as the “Housing Inspections Accountability Act of 2022”.

SEC. 2. ANNUAL REPORTS AND DATABASE REGARDING FAILED INSPECTIONS.

(a) Reports.—

(1) Contents.—Not later than the expiration of the 12-month period beginning on the date of the enactment of this Act and annually thereafter, the Secretary of Housing and Urban Development and the Secretary of Agriculture shall jointly submit to the Committee on Financial Services of the House of Representatives and the Committee on Banking, Housing, and Urban Affairs of the Senate a report—

(A) identifying—

(i) all inspections of covered properties (as such term is defined in sub-
section (d)) conducted during the preceding 12 months that resulted in a failing score for the property;

(ii) the program under which such property was assisted at the time of the inspection;

(iii) the defects and violations identified by the inspection and the status of remediation with respect to such defects and violations;

(iv) the number of households in such properties on waiting lists to be moved to a different unit, the reasons they need a different unit, the duration that they have been on such a waiting list; and

(v) the number of covered properties with a failing score that have requested an appeal and the share of covered properties that were granted an appeal; and

(B) including such other information that either such Secretary considers relevant.

(2) REQUIREMENTS.—Each Secretary identified in paragraph (1) shall make the reports submitted pursuant to such paragraph publicly available online.
and shall ensure that the reports do not include any personally identifiable information.

(b) DATABASE.—

(1) IN GENERAL.—Not later than the expiration of the 12-month period beginning on the date of the enactment of this Act, the Secretaries identified in subsection (a)(1) shall, by regulations issued jointly by such Secretaries, develop and make publicly available online a searchable database that enables the public to search, find, and download data regarding the inspection status and scores of individual housing projects provided rental assistance under a rental assistance program administered by either such Secretary, information regarding defects identified in individual housing projects, information regarding whether such defects have been resolved, and any other information such Secretaries consider appropriate.

(2) UPDATING.—The Secretaries identified in subsection (a)(1) shall—

(A) update the information in the database developed pursuant to paragraph (1) regularly to reflect current information regarding the status and inspection scores for individual housing projects; and
(B) ensure that the database is updated
with any newly determined score for a project
not later than 30 days after such score is deter-
mined.

(3) PRIVACY PROTECTION.—The database de-
veloped pursuant to paragraph (1) shall not make
available any personally identifiable information.

(4) AUTHORIZATION OF APPROPRIATIONS.—
There is authorized to be appropriated such sums as
may be necessary for the establishment, mainte-
nance, and updating of the database under this sub-
section.

(c) SYSTEMS EVALUATION.—

(1) EVALUATION.—The Secretaries identified in
subsection (a)(1) shall jointly carry out an evalua-
tion of the existing procedures and systems involved
with physical inspections and management of cov-
ered properties.

(2) REPORT.—Not later than the expiration of
the 12-month period beginning on the date of the
enactment of this Act, the Secretaries identified in
subsection (a)(1) shall submit a report to the Con-
gress regarding such evaluation, which shall identify
and describe improvements to such procedures and
systems to improve property outcomes and reduce
compliance burdens for owners of covered properties and staff of the Department of Housing and Urban Development.

(d) COVERED PROPERTY.—For purposes of this section, the term “covered property” means any housing project that is provided rental assistance under a rental assistance program administered by the Secretary of Housing and Urban Development or the Secretary of Agriculture.