

118TH CONGRESS
1ST SESSION

S. _____

To amend title 10, United States Code, to create a Department of Defense Military Housing Readiness Council to enhance oversight and accountability for deficiencies in military housing, and for other purposes.

IN THE SENATE OF THE UNITED STATES

Ms. WARREN introduced the following bill; which was read twice and referred to the Committee on _____

A BILL

To amend title 10, United States Code, to create a Department of Defense Military Housing Readiness Council to enhance oversight and accountability for deficiencies in military housing, 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 “Military Housing
5 Readiness Council Act”.

1 **SEC. 2. DEPARTMENT OF DEFENSE MILITARY HOUSING**
2 **READINESS COUNCIL.**

3 (a) IN GENERAL.—Subchapter I of chapter 88 of title
4 10, United States Code, is amended by inserting after sec-
5 tion 1781c the following new section:

6 **“§ 1781d. Department of Defense Military Housing**
7 **Readiness Council**

8 “(a) IN GENERAL.—There is in the Department of
9 Defense the Department of Defense Military Housing
10 Readiness Council (in this section referred to as the
11 ‘Council’).

12 “(b) MEMBERS.—

13 “(1) IN GENERAL.—The Council shall be com-
14 posed of the following members:

15 “(A) The Assistant Secretary of Defense
16 for Energy, Installations, and Environment,
17 who shall serve as chair of the Council and who
18 may designate a representative to chair the
19 Council in the absence of the Assistant Sec-
20 retary.

21 “(B) One representative of each of the
22 Army, Navy, Air Force, Marine Corps, and
23 Space Force, each of whom shall be a member
24 of the armed force to be represented and not
25 fewer than two of which shall be from an en-
26 listed component.

1 “(C) One spouse of a member of each of
2 the Army, Navy, Air Force, Marine Corps, and
3 Space Force on active duty, not fewer than two
4 of which shall be the spouse of an enlisted
5 member.

6 “(D) One professional from each of the fol-
7 lowing fields, each of whom shall possess exper-
8 tise in State and Federal housing standards in
9 their respective field:

10 “(i) Plumbing.

11 “(ii) Electrical.

12 “(iii) Heating, ventilation, and air
13 conditioning (HVAC).

14 “(iv) Certified home inspection.

15 “(v) Roofing.

16 “(vi) Structural engineering.

17 “(vii) Window fall prevention and
18 safety.

19 “(E) Two representatives of organizations
20 that advocate on behalf of military families with
21 respect to military housing.

22 “(F) One individual appointed by the Sec-
23 retary of Defense among representatives of the
24 International Code Council.

1 “(G) One individual appointed by the Sec-
2 retary of Defense among representatives of the
3 Institute of Inspection Cleaning and Restora-
4 tion Certification.

5 “(H) One individual appointed by the Sec-
6 retary of Defense among representatives of a
7 voluntary consensus standards body that devel-
8 ops construction standards (such as building,
9 plumbing, mechanical, or electrical).

10 “(I) One individual appointed by the Sec-
11 retary of Defense among representatives of a
12 voluntary consensus standards body that devel-
13 ops personnel certification standards for build-
14 ing maintenance or restoration.

15 “(J) One individual appointed by the Chair
16 of the Committee on Armed Services of the
17 Senate who is not described in subparagraph
18 (B), (C), or (D) and is not a representative of
19 an organization specified in subparagraph (E),
20 (F), (G), (H), or (I).

21 “(K) One individual appointed by the
22 Ranking Member of the Committee on Armed
23 Services of the Senate who is not described in
24 subparagraph (B), (C), or (D) and is not a rep-

1 representative of an organization specified in sub-
2 paragraph (E), (F), (G), (H), or (I).

3 “(L) One individual appointed by the
4 Chair of the Committee on Armed Services of
5 the House of Representatives who is not de-
6 scribed in subparagraph (B), (C), or (D) and is
7 not a representative of an organization specified
8 in subparagraph (E), (F), (G), (H), or (I).

9 “(M) One individual appointed by the
10 Ranking Member of the Committee on Armed
11 Services of the House of Representatives who is
12 not described in subparagraph (B), (C), or (D)
13 and is not a representative of an organization
14 specified in subparagraph (E), (F), (G), (H), or
15 (I).

16 “(2) TERMS.—The term on the Council of the
17 members specified under subparagraphs (B) through
18 (M) of paragraph (1) shall be two years and may be
19 renewed by the Secretary of Defense.

20 “(3) ATTENDANCE BY LANDLORDS.—The chair
21 of the Council shall extend an invitation to each
22 landlord for one representative of each landlord to
23 attend such meetings of the Council as the chair
24 considers appropriate.

1 “(4) ADDITIONAL REQUIREMENTS FOR CERTAIN
2 MEMBERS.—Each member appointed under para-
3 graph (1)(D) may not be affiliated with—

4 “(A) any organization that provides
5 privatized military housing; or

6 “(B) the Department of Defense.

7 “(c) MEETINGS.—The Council shall meet two times
8 each year.

9 “(d) DUTIES.—The duties of the Council shall in-
10 clude the following:

11 “(1) To review and make recommendations to
12 the Secretary of Defense regarding policies for
13 privatized military housing, including inspections
14 practices, resident surveys, landlord payment of
15 medical bills for residents of housing units that have
16 not maintained minimum standards of habitability,
17 and access to maintenance work order systems.

18 “(2) To monitor compliance by the Department
19 of Defense with and effective implementation by the
20 Department of statutory improvements to policies
21 for privatized military housing, including the Mili-
22 tary Housing Privatization Initiative Tenant Bill of
23 Rights developed under section 2890 of this title and
24 the complaint database established under section
25 2894a of this title.

1 “(3) To make recommendations to the Sec-
2 retary of Defense to improve collaboration, aware-
3 ness, and promotion of accurate and timely informa-
4 tion about privatized military housing, accommoda-
5 tions available through the Exceptional Family
6 Member Program of the Department, and other sup-
7 port services among policymakers, service providers,
8 and targeted beneficiaries.

9 “(e) PUBLIC REPORTING.—

10 “(1) AVAILABILITY OF DOCUMENTS.—Subject
11 to section 552 of title 5 (commonly known as the
12 ‘Freedom of Information Act’), the records, reports,
13 transcripts, minutes, appendices, working papers,
14 drafts, studies, agenda, and other documents made
15 available to or prepared for or by the Council shall
16 be available for public inspection and copying at a
17 single location in a publicly accessible format on a
18 website of the Department of Defense until the
19 Council ceases to exist.

20 “(2) MINUTES.—

21 “(A) IN GENERAL.—Detailed minutes of
22 each meeting of the Council shall be kept and
23 shall contain—

24 “(i) a record of the individuals
25 present;

1 “(ii) a complete and accurate descrip-
2 tion of matters discussed and conclusions
3 reached; and

4 “(iii) copies of all reports received,
5 issued, or approved by the Council.

6 “(B) CERTIFICATION.—The chair of the
7 Council shall certify the accuracy of the min-
8 utes of each meeting of the Council.

9 “(f) ANNUAL REPORTS.—

10 “(1) IN GENERAL.—Not later than March 1
11 each year, the Council shall submit to the Secretary
12 of Defense and the congressional defense committees
13 a report on privatized military housing readiness.

14 “(2) ELEMENTS.—Each report under this sub-
15 section shall include the following:

16 “(A) An assessment of the adequacy and
17 effectiveness of the provision of privatized mili-
18 tary housing and the activities of the Depart-
19 ment of Defense in meeting the needs of mili-
20 tary families relating to housing during the pre-
21 ceding fiscal year.

22 “(B) A description of activities of the
23 Council during the preceding fiscal year, includ-
24 ing—

1 “(i) analyses of complaints of tenants
2 of housing units;

3 “(ii) data received by the Council on
4 maintenance response time and completion
5 of maintenance requests relating to hous-
6 ing units;

7 “(iii) assessments of dispute resolu-
8 tion processes;

9 “(iv) assessments of overall customer
10 service for tenants;

11 “(v) assessments of results of housing
12 inspections conducted with and without no-
13 tice; and

14 “(vi) any survey results conducted on
15 behalf of or received by the Council.

16 “(C) Recommendations on actions to be
17 taken to improve the capability of the provision
18 of privatized military housing and the activities
19 of the Department of Defense to meet the needs
20 and requirements of military families relating to
21 housing, including actions relating to the alloca-
22 tion of funding and other resources.

23 “(3) PUBLIC AVAILABILITY.—Each report
24 under this subsection shall be made available in a

1 publicly accessible format on a website of the De-
2 partment of Defense.

3 “(g) DEFINITIONS.—In this section:

4 “(1) LANDLORD.—The term ‘landlord’ has the
5 meaning given that term in section 2871 of this
6 title.

7 “(2) PRIVATIZED MILITARY HOUSING.—The
8 term ‘privatized military housing’ means housing
9 provided under subchapter IV of chapter 169 of this
10 title.”.

11 (b) CLERICAL AMENDMENT.—The table of sections
12 at the beginning of such subchapter is amended by insert-
13 ing after the item relating to section 1781c the following
14 new item:

“1781d. Department of Defense Military Housing Readiness Council.”.