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(Original Signature of Member)

116TH CONGRESS
2D SESSION

H. R.

To make additional reforms to improve the management and condition of privatized military housing, to expand reforms to include Government-owned and Government-controlled military family housing, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

Ms. KENDRA S. HORN of Oklahoma introduced the following bill; which was referred to the Committee on _____

A BILL

To make additional reforms to improve the management and condition of privatized military housing, to expand reforms to include Government-owned and Government-controlled military family 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 Over-
5 sight, Maintenance, and Enhancement for
6 Servicemembers Act” or “Military HOMES Act”.

1 **SEC. 2. PROMULGATION OF GUIDANCE TO FACILITATE RE-**
2 **TURN OF MILITARY FAMILIES DISPLACED**
3 **FROM PRIVATIZED MILITARY HOUSING.**

4 (a) **GUIDANCE REQUIRED.**—The Secretary of De-
5 fense shall promulgate guidance for commanders of mili-
6 tary installations and installation housing management of-
7 fices to facilitate and manage the return of tenants who
8 are displaced from privatized military housing—

9 (1) as a result of an environmental hazard or
10 other damage adversely affecting the habitability of
11 the privatized military housing; or

12 (2) during remediation or repair activities in re-
13 sponse to the hazard or damages.

14 (b) **AVAILABILITY OF REIMBURSEMENT.**—As part of
15 the guidance, the Secretary of Defense shall identify situa-
16 tions in which a tenant of privatized military housing
17 should be reimbursed for losses to personal property of
18 the tenant that are not covered by insurance and are in-
19 curred by the tenant in the situations described in sub-
20 section (a).

21 (c) **CONSULTATION.**—The Secretary of Defense shall
22 promulgate the guidance in consultation with the Secre-
23 taries of the military departments, the Chief Housing Offi-
24 cer, landlords, and other interested persons.

25 (d) **IMPLEMENTATION.**—The Secretaries of the mili-
26 tary departments shall be responsible for ensuring the im-

1 plementation of the guidance at military installations
2 under the jurisdiction of the Secretary concerned.

3 (e) DEFINITIONS.—In this section, the terms “land-
4 lord”, “privatized military housing”, and “tenant” have
5 the meanings given those terms in section 3001(a) of the
6 Military Construction Authorization Act for Fiscal Year
7 2020 (division B of Public Law 116–92; 133 Stat. 1916;
8 10 U.S.C. 2821 note).

9 **SEC. 3. PROMULGATION OF GUIDANCE ON MOLD MITIGA-**
10 **TION IN PRIVATIZED MILITARY HOUSING.**

11 (a) GUIDANCE REQUIRED.—The Secretary of De-
12 fense shall establish a working group to promulgate guid-
13 ance regarding best practices for mold mitigation in
14 privatized military housing and for making the determina-
15 tion regarding when the presence of mold in a unit of
16 home privatized military housing is an emergency situa-
17 tion requiring the relocation of the residents of the unit.

18 (b) MEMBERS.—The working groups shall include
19 the Surgeon Generals of the Armed Forces and such other
20 subject-matter experts as the Secretary considers appro-
21 priate.

1 **SEC. 4. EXPANSION OF UNIFORM CODE OF BASIC STAND-**
2 **ARDS FOR PRIVATIZED MILITARY HOUSING**
3 **AND HAZARD AND HABITABILITY INSPEC-**
4 **TION AND ASSESSMENT REQUIREMENTS TO**
5 **GOVERNMENT-OWNED AND GOVERNMENT-**
6 **CONTROLLED MILITARY FAMILY HOUSING.**

7 (a) UNIFORM CODE OF BASIC STANDARDS FOR MILI-
8 TARY HOUSING.—The Secretary of Defense shall expand
9 the uniform code of basic housing standards for safety,
10 comfort, and habitability for privatized military housing
11 established pursuant to section 3051(a) of the Military
12 Construction Authorization Act for Fiscal Year 2020 (di-
13 vision B of Public Law 116–92; 133 Stat. 1941; 10 U.S.C.
14 2871 note) to include Government-owned and Govern-
15 ment-controlled military family housing located inside or
16 outside the United States and occupied by members of the
17 Armed Forces.

18 (b) INSPECTION AND ASSESSMENT PLAN.—The Sec-
19 retary of Defense shall expand the Department of Defense
20 housing inspection and assessment plan prepared pursu-
21 ant to section 3051(b) of the Military Construction Au-
22 thorization Act for Fiscal Year 2020 (division B of Public
23 Law 116–92; 133 Stat. 1941; 10 U.S.C. 2871 note) to
24 include Government-owned and Government-controlled
25 military family housing located inside or outside the
26 United States and occupied by members of the Armed

1 Forces and commence inspections and assessments of such
2 military family housing pursuant to the plan.

3 **SEC. 5. ESTABLISHMENT OF EXCEPTIONAL FAMILY MEM-**
4 **BER PROGRAM HOUSING LIAISON.**

5 (a) ESTABLISHMENT.—Not later than September 30,
6 2021, each Secretary of a military department shall ap-
7 point at least one Exceptional Family Member Program
8 housing liaison for that military department.

9 (b) DUTIES.—The duties of a Exceptional Family
10 Member Program housing liaison are to assist military
11 families enrolled in that Program, and who are
12 disproportionately housed in facilities under the Military
13 Housing Privatization Initiative, in obtaining cost-effective
14 services needed by such families.

15 **SEC. 6. DEPARTMENT OF DEFENSE REPORT ON CRITERIA**
16 **AND METRICS USED TO EVALUATE PERFORM-**
17 **ANCE OF LANDLORDS OF PRIVATIZED MILI-**
18 **TARY HOUSING THAT RECEIVE INCENTIVE**
19 **FEEES.**

20 (a) REPORT REQUIRED.—Not later than 180 days
21 after the date of the enactment of this Act, the Secretary
22 of Defense shall submit to the Committees on Armed Serv-
23 ices of the Senate and the House of Representatives a re-
24 port—

1 to the Committees on Armed Services of the Senate and
2 the House of Representatives a report on the progress
3 made by the Department of Defense in implementing the
4 recommendations contained in the report of the Com-
5 troller General regarding military housing entitled “DOD
6 Needs to Strengthen Oversight and Clarify Its Role in the
7 Management of Privatized Housing” and dated March
8 2020 (GAO-20-281).