

115TH CONGRESS } HOUSE OF REPRESENTATIVES { REPORT  
2d Session } 115-750

DEPARTMENTS OF TRANSPORTATION, AND HOUSING AND  
URBAN DEVELOPMENT, AND RELATED AGENCIES AP-  
PROPRIATIONS BILL, 2019

JUNE 12, 2018.—Committed to the Committee of the Whole House on the State of  
the Union and ordered to be printed

Mr. DIAZ-BALART, from the Committee on Appropriations,  
submitted the following

R E P O R T

together with

MINORITY VIEWS

[To accompany H.R. 6072]

The Committee on Appropriations submits the following report in  
explanation of the accompanying bill making appropriations for the  
Departments of Transportation, Housing and Urban Development,  
and related agencies for the fiscal year ending September 30, 2019.

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PROGRAM, PROJECT, AND ACTIVITY

During fiscal year 2019, for the purposes of the Balanced Budget  
and Emergency Deficit Control Act of 1985 (Public Law 99-177), as  
amended, with respect to appropriations contained in the accom-  
panying bill, the terms program, project, and activity (PPA) shall  
mean any item for which a dollar amount is contained in appro-

calls into question the effectiveness of HUD oversight, and the Real Estate Assessment Center's (REAC) inspections of HUD-assisted housing. The Committee encourages the Department to work with the Congress on enforcement actions, including civil monetary penalties, that HUD can take to ensure PHAs and landlords maintain the physical quality of HUD-assisted units. Similarly, while the Committee is supportive of efforts to quickly issue tenant-protection vouchers, the issuance of these vouchers is a tacit acknowledgement that the Department has failed to ensure units are maintained as decent, safe and sanitary. Additionally, failure to maintain the physical condition of HUD-assisted properties results in a loss of critical affordable housing and tenant protection vouchers are of questionable value to families that encounter a lack of affordable housing in their communities. The Committee directs the Department to solicit comments from stakeholders, including tenants, to identify ways the Department can improve its inspection protocols and oversight. The Committee will continue to closely monitor the Department's efforts and progress and directs the Department to submit to the House and Senate Committees on Appropriations within 60 days of enactment of this Act a report identifying how HUD is improving the inspection process and related protocols, including quality assurance of inspections, identified actions yet to be implemented, the status of actions undertaken, and a timeline for completion of all actions.

*Lead assessments in federally-assisted housing.*—The Committee continues to believe that, given the significant impact lead exposure can have on children and their development, there continues to be a need for lead inspection standards within federally assisted housing, including public housing and the housing choice voucher program. The Committee believes that the Department has the statutory authority necessary to require stringent inspections when checking homes for lead paint. Visual lead inspections have proven at times insufficient and more rigorous standards such as requiring risk assessments prior to a family moving into a home should be considered where appropriate to ensure that children living in federally-assisted homes are protected from lead poisoning.

*Operating fund adjustment factors.*—The Committee is concerned that the Department's current methodology for calculating formula income and utility expenses for PHAs does not accurately reflect the reality that many experience locally. This is especially true for those PHAs that serve large elderly or disabled populations, or operate on a utility that is of higher cost than other parts of the country. The Committee appreciates that the Department takes seriously concerns raised by PHAs and is reviewing its data and evaluating alternative approaches. The Committee directs the Department to report to the House and Senate Committees on Appropriations within 60 days of enactment of this Act on alternative methodologies for calculating PHA formula income for purposes of Operating Fund eligibility.