

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.

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IN THE SENATE OF THE UNITED STATES

Ms. WARREN (for herself, Mrs. SHAHEEN, and Ms. HIRONO) introduced the following bill; which was read twice and referred to the Committee on

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**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 and regulatory improve-  
21 ments to policies for privatized military housing, in-  
22 cluding the Military Housing Privatization Initiative  
23 Tenant Bill of Rights developed under section 2890  
24 of this title and the complaint database established  
25 under section 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, providers of such  
8           accommodations and other support services, and tar-  
9           geted beneficiaries of such accommodations and  
10          other support services.

11          “(e) PUBLIC REPORTING.—

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

22                 “(2) MINUTES.—

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

1                   “(i) a record of the individuals  
2                   present;

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

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

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

11                  “(f) ANNUAL REPORTS.—

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

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

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

1           “(B) A description of activities of the  
2 Council during the preceding fiscal year, includ-  
3 ing—

4                   “(i) analyses of complaints of tenants  
5 of housing units;

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

10                   “(iii) assessments of dispute resolu-  
11 tion processes;

12                   “(iv) assessments of overall customer  
13 service for tenants;

14                   “(v) assessments of results of housing  
15 inspections conducted with and without no-  
16 tice; and

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

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

1           “(3) PUBLIC AVAILABILITY.—Each report  
2 under this subsection shall be made available in a  
3 publicly accessible format on a website of the De-  
4 partment of Defense.

5           “(g) DEFINITIONS.—In this section:

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

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

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

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