

119TH CONGRESS  
2D SESSION

# H. R. 7108

To improve public housing agency accountability.

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IN THE HOUSE OF REPRESENTATIVES

JANUARY 15, 2026

Mr. LAWLER introduced the following bill; which was referred to the  
Committee on Financial Services

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## A BILL

To improve public housing agency accountability.

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 “Improving Public  
5 Housing Agency Accountability Act”.

6 **SEC. 2. NOTICE AND REVIEW OF RECEIVERS OR FEDERAL**  
7 **MONITORS OF PUBLIC HOUSING AGENCIES.**

8 (a) IN GENERAL.—The Secretary shall require each  
9 covered public housing agency to provide a notice each  
10 year to the Secretary that—

11 (1) indicates whether a receiver or Federal  
12 monitor remains appointed for the covered public

1 housing agency as of October 1 of the calendar year  
2 to which such notice relates;

3 (2) provides the date on which the receiver or  
4 Federal monitor was first appointed and the pro-  
5 jected date, if known, the appointment of the re-  
6 ceiver or Federal monitor will be terminated; and

7 (3) identifies the current receiver or Federal  
8 monitor appointed to oversee the public housing  
9 agency.

10 (b) INSPECTOR GENERAL REVIEW.—Not later than  
11 180 days after receiving a written request from the Com-  
12 mittee on Financial Services of the House of Representa-  
13 tives or the Committee on Banking, Housing, and Urban  
14 Affairs of the Senate, the Inspector General shall provide  
15 to the requesting committee an analysis of—

16 (1) the status of any covered public housing  
17 agency's compliance with any agreements entered  
18 into between the covered public housing agency and  
19 the Department of Housing and Urban Develop-  
20 ment, including specific areas of deficiency and  
21 progress toward compliance;

22 (2) a review of actions taken by the receiver or  
23 Federal monitor appointed to oversee a covered pub-  
24 lic housing agency and any private sector housing  
25 development partners pursuant to such agreement,

1 including any gaps in oversight by the receiver or  
2 Federal monitor;

3 (3) an assessment of the physical conditions of  
4 housing provided by the covered public housing  
5 agency, including the status of the covered public  
6 housing agency's compliance with relevant health  
7 and safety requirements;

8 (4) an examination of any allegations of waste,  
9 fraud, abuse or violations of Federal law committed  
10 by employees or contractors of the covered public  
11 housing agency;

12 (5) any additional pertinent information, as de-  
13 termined necessary and appropriate by the Inspector  
14 General; and

15 (6) any recommendations of the Inspector Gen-  
16 eral that relate to how to improve the compliance of  
17 the covered public housing agency with any agree-  
18 ments entered into with the Department of Housing  
19 and Urban Development or enhance the oversight of  
20 the receiver or Federal monitor over such covered  
21 public housing agency.

22 (c) DEFINITIONS.—In this section:

23 (1) COVERED PUBLIC HOUSING AGENCY.—The  
24 term “covered public housing agency” means a pub-  
25 lic housing agency (as such term is defined in sec-

1       tion 3(b) of the United States Housing Act of 1937  
2       (42 U.S.C. 1437a(b))) for which an administrative  
3       or judicial receiver or Federal monitor was ap-  
4       pointed.

5               (2) INSPECTOR GENERAL.—The term “Inspec-  
6       tor General” means the Inspector General of the De-  
7       partment of Housing and Urban Development.

8               (3) SECRETARY.—The term “Secretary” means  
9       the Secretary of Housing and Urban Development.

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