

Military Housing Oversight and Service Member Protection Act

Senator Elizabeth Warren & Congresswoman Sara Jacobs

Over the past several years, [military families](#) have come forward to expose the [terrible conditions](#) of privatized military housing—including toxic mold, rodent infestations, and lead-based paint—and raised the serious difficulties they have faced trying to get help with these conditions.

Our nation's service members and their families deserve better. The *Military Housing Oversight and Service Member Protection Act* comprehensively reforms our privatized military housing system by increasing oversight, requiring further transparency, establishing tenant protections, providing appropriate medical care, and strengthening ethics requirements. Specifically, the bill:

Increases Oversight

- Requires the Secretary of Defense to establish formal written guidance for entering into and renewing all housing contracts and further requires the Secretary to rescind the contract if the provider does not take steps to correct the breach.
- Requires the Secretary of Defense, in the event that a contract is rescinded, to adopt a formal written contingency plan for the management of the relevant housing units.
- Requires each base or installation to have a housing office staffed by employees of the military department, some of whom must be independent housing inspectors; and that this housing office should establish a regular inspection regime to ensure that all houses are safe, clean, and adequate and meet all Federal, state, and local laws and standards of habitability.

Requires Transparency

- Requires housing providers to publish an annual financial statement (equivalent to a 10-K) for the entire company and for each contract the provider has with the Department of Defense (DOD).

Establishes Tenant Protections

- Forbids landlords from closing maintenance requests in the work order system until an independent inspector has approved the work.
- Codifies that all Federal, State, and local housing protections that apply to those who live in the communities that surround the base or installation regarding habitability and eviction also apply to service members in privatized on-base housing.

Provides Medical Care

- Directs DOD to establish guidance, in consultation with appropriate scientific agencies, for all military treatment facilities to begin screening for health conditions resulting from unsafe housing units.
- Directs DOD to establish a health registry for all service members and families to screen and track for medical conditions acquired as a result of unsafe housing.
- Directs DOD to establish presumptions of service-connected disability for illnesses or conditions associated with residing in privatized military housing consistent with the processes established in the PACT Act.
- Provides for healthcare coverage for all dependents who develop environmentally-caused medical conditions associated with residing in privatized military housing.

Strengthens Ethics

- Prohibits all DOD officials at or above the rank of Senior Executive Service or O-6 from owning any investments in an entity owned or controlled by a privatized housing provider (mutual funds excluded).
- Prohibits any Member of the House or Senate Armed Services Committees from owning any investments in an entity owned or controlled by a privatized housing provider (mutual funds excluded).