
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1135 Session of
2014

INTRODUCED BY HUGHES, FERLO, KITCHEN, TEPLITZ, WASHINGTON,
BREWSTER, KASUNIC, FONTANA, ERICKSON, SMITH, VULAKOVICH,
BLAKE, WILEY, YUDICHAK, STACK, RAFFERTY, SCHWANK, GREENLEAF,
HUTCHINSON, SOLOBAY, COSTA AND FARNESE, JANUARY 13, 2014

REFERRED TO URBAN AFFAIRS AND HOUSING, JANUARY 13, 2014

AN ACT

1 Amending the act of May 28, 1937 (P.L.955, No.265), entitled, as
2 amended, "An act to promote public health, safety, morals,
3 and welfare by declaring the necessity of creating public
4 bodies, corporate and politic, to be known as housing
5 authorities to engage in slum clearance, and to undertake
6 projects, to provide dwelling accommodations for persons of
7 low income; providing for the organization of such housing
8 authorities; defining their powers and duties; providing for
9 the exercise of such powers, including the acquisition of
10 property by purchase, gift or eminent domain, the renting and
11 selling of property, and including borrowing money, issuing
12 bonds, and other obligations, and giving security therefor;
13 prescribing the remedies of obligees of housing authorities;
14 authorizing housing authorities to enter into agreements,
15 including agreements with the United States, the
16 Commonwealth, and political subdivisions and municipalities
17 thereof; defining the application of zoning, sanitary, and
18 building laws and regulations to projects built or maintained
19 by such housing authorities; exempting the property and
20 securities of such housing authorities from taxation; and
21 imposing duties and conferring powers upon the State Planning
22 Board, and certain other State officers and departments,"
23 further providing for establishment of rentals and selection
24 of tenants; and providing for veteran preferences.

25 The General Assembly of the Commonwealth of Pennsylvania
26 hereby enacts as follows:

27 Section 1. Section 13 of the act of May 28, 1937 (P.L.955,
28 No.265), referred to as the Housing Authorities Law, amended May

1 20, 1949 (P.L.1614, No.486), is amended to read:

2 Section 13. Establishment of Rentals and Selection of
3 Tenants.--[An] Subject to the preferences under section 13.2, an
4 Authority may rent or lease dwelling accommodations only to
5 persons of low income and at rentals within their financial
6 reach. It may rent or lease to a tenant a dwelling consisting of
7 the number of rooms (but no greater number) which it deems
8 necessary to provide safe and sanitary accommodations to the
9 proposed occupants thereof without overcrowding. It shall not
10 accept any person as a tenant in any housing project if the
11 person or persons, who would occupy the dwelling, have an
12 aggregate annual income in excess of six times the annual rental
13 of the quarters to be furnished such person or persons. In
14 computing rental for the purpose of selecting tenants, there
15 shall be included in the rental the average annual cost, as
16 determined by the Authority, to the occupants of heat, water,
17 electricity, gas, cooking range, and other necessary services or
18 facilities, whether or not the charge for such services and
19 facilities is in fact included in the rental. Every Authority
20 shall file a schedule of its rental charges for dwelling
21 accommodations with the State Planning Board.

22 Nothing contained in this or the preceding section shall be
23 construed as limiting the power of an Authority to vest in an
24 obligee the right, in the event of a default by the Authority,
25 to take possession of a housing project, or cause the
26 appointment of a receiver thereof, or acquire title thereto
27 through foreclosure proceedings, free from all the restrictions
28 imposed by this or the preceding section.

29 Section 2. The act is amended by adding a section to read:

30 Section 13.2. Veteran Preferences.--In selecting a tenant

1 under section 13, an authority shall give preference as follows:

2 (a) First preference shall be given to homeless veterans.

3 (b) Second preference shall be given to disabled veterans or
4 families of disabled veterans whose disabilities have been
5 determined by the United States Veterans Administration to be
6 service connected.

7 (c) Third preference shall be given to families of deceased
8 veterans and servicemen whose deaths have been determined by the
9 United States Veterans Administration to be service connected.

10 (d) Fourth preference shall be given to other veterans or
11 servicemen or families of other veterans or servicemen.

12 Section 3. This act shall take effect in 60 days.