
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2162 Session of
2024

INTRODUCED BY POWELL, LABS, SANCHEZ, PROBST, BULLOCK, HILL-
EVANS, KINKEAD, CEPEDA-FREYTIZ, KINSEY, DALEY, BOYD,
SCHLOSSBERG, CERRATO, FLEMING, KRAJEWSKI, SCOTT, MIHALEK,
ROZZI, SHUSTERMAN, FRANKEL, KAZEEM, T. DAVIS, BOROWSKI,
STEELE, PASHINSKI, GREEN AND KIM, MARCH 27, 2024

REFERRED TO COMMITTEE ON JUDICIARY, MARCH 27, 2024

AN ACT

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

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

26 Section 1. Section 13.3(a), (c)(4), (e)(4), (f) introductory
27 paragraph, (2), (3) and (4), (g), (h), (i) and (n) of the act of

1 May 28, 1937 (P.L.955, No.265), known as the Housing Authorities
2 Law, are amended to read:

3 Section 13.3. Relocation.--(a) [A tenant who] If a tenant
4 or an affiliated individual is a victim [of domestic or sexual
5 violence], the tenant may request relocation under this section
6 if the tenant expressly requests an emergency transfer and:

7 (1) the tenant or an affiliated individual [experienced
8 domestic or sexual violence] became a victim on or near the
9 premises within [ninety (90)] one hundred eighty (180) calendar
10 days of the request; or

11 (2) the tenant reasonably believes that the tenant or an
12 affiliated individual is threatened with imminent harm [of
13 domestic or sexual violence] if the tenant or affiliated
14 individual remains on the premises.

15 * * *

16 (c) A tenant seeking relocation may submit to an authority a
17 request for any of the following:

18 * * *

19 (4) Assistance with contacting local organizations offering
20 assistance to victims [of domestic or sexual violence].

21 * * *

22 (e) If an authority finds that the tenant qualifies for
23 relocation or related assistance under this section, the
24 authority shall take any of the following steps, subject to
25 availability:

26 * * *

27 (4) assist the tenant with contacting local organizations
28 offering assistance to victims [of domestic or sexual violence].

29 (f) A tenant may establish sufficient proof [of domestic or
30 sexual violence] that the tenant or affiliated individual is a

1 victim to qualify for relocation under this section through any
2 of the following:

3 * * *

4 (2) Police reports, medical records or court documents
5 relating to the tenant's or an affiliated individual's
6 victimization [as a result of domestic or sexual violence].

7 (3) A certification of [abuse] victimization as provided in
8 subsection (g).

9 (4) Any other evidence of the conviction or other
10 adjudication of guilt [for domestic or sexual violence committed
11 against] for the act or acts of which the tenant or an
12 affiliated individual is a victim.

13 (g) If an authority receives no conflicting information
14 regarding [domestic or sexual violence] the tenant or affiliated
15 individual's status as a victim, an authority may request a
16 tenant seeking relocation under this section to submit a
17 certification to the authority that includes the following:

18 (1) The tenant's name.

19 (2) The address of the tenant's dwelling unit.

20 (3) A statement that the tenant or an affiliated individual
21 is a victim [of domestic or sexual violence].

22 (4) A statement of the incident [of domestic or sexual
23 violence] in which the tenant or affiliated individual is a
24 victim.

25 (5) If known and safe to provide, the name of the
26 perpetrator who committed the [domestic or sexual violence] act
27 of which the tenant or affiliated individual is a victim.

28 (6) The proposed date for the termination of the lease or
29 the release of the tenant from the lease.

30 (h) If an authority receives conflicting information

1 regarding [domestic or sexual violence] the tenant or affiliated
2 individual's status as a victim, an authority may request a
3 written verification signed by an attesting third party that
4 includes the following:

5 (1) The tenant's name.

6 (2) The address of the tenant's dwelling unit.

7 (3) The approximate dates during which the [domestic or
8 sexual violence] qualifying act occurred, including the most
9 recent date.

10 (4) The name, address and telephone number of the attesting
11 third party. The authority may waive the inclusion of any part
12 of this information it determines would unreasonably risk the
13 safety of the tenant or an affiliated individual.

14 (5) The capacity in which the attesting third party received
15 the information regarding the [domestic or sexual violence]
16 tenant or affiliated individual's victimization.

17 (6) A statement that the attesting third party:

18 (i) has been advised by the tenant or an affiliated
19 individual that the tenant or an affiliated individual is a
20 victim [of domestic or sexual violence];

21 (ii) considers the tenant's certification to be credible;

22 (iii) understands that the verification may be used as the
23 basis for releasing the tenant from a lease; and

24 (iv) understands that the statement may be used in court in
25 proceedings related to this section.

26 (i) If the [domestic or sexual violence] qualifying act of
27 which the tenant or affiliated individual was a victim did not
28 occur on the premises within [ninety (90)] one hundred eighty
29 (180) calendar days of the date of the request for relocation,
30 documentation under this section submitted by a tenant must

1 include a statement that the tenant reasonably believes the
2 tenant or an affiliated individual is threatened with imminent
3 harm from further [domestic or sexual] violence if not relocated
4 from the current dwelling unit.

5 * * *

6 (n) As used in this section, the following words and phrases
7 shall have the meanings given to them in this subsection:

8 "Affiliated individual." As defined by 34 U.S.C. § 12491(a)

9 (1) (relating to housing protections for victims of domestic
10 violence, dating violence, sexual assault, and stalking).

11 "Attesting third party." Any of the following:

12 (1) A law enforcement official.

13 (2) A licensed health care professional.

14 (3) A victim advocate [as defined by 34 U.S.C. § 12291(a)
15 (41) (relating to definitions and grant provisions)].

16 (4) A victim assistant as defined by 34 U.S.C. § 12291(a)

17 (42).

18 (5) A victim service provider [as defined by 34 U.S.C. §
19 12291(a) (43) or a provider of victim services as defined by 34
20 U.S.C. § 12291(a) (44)].

21 (6) A licensed social worker.

22 "Completed request." A request including or supplemented
23 with information which the authority requires to determine the
24 tenant's eligibility for relocation assistance under this
25 section.

26 "Domestic or sexual violence." Any of the following:

27 (1) Conduct against a family or household member that
28 constitutes an offense under any of the following:

29 (i) 18 Pa.C.S. § 2504 (relating to involuntary
30 manslaughter).

- 1 (ii) 18 Pa.C.S. § 2701 (relating to simple assault).
- 2 (iii) 18 Pa.C.S. § 2702(a)(3), (4) or (5) (relating to
3 aggravated assault).
- 4 (iv) 18 Pa.C.S. § 2705 (relating to recklessly endangering
5 another person).
- 6 (v) 18 Pa.C.S. § 2706 (relating to terroristic threats).
- 7 (vi) 18 Pa.C.S. § 2709.1 (relating to stalking).
- 8 (vii) 18 Pa.C.S. § 3124.1 (relating to sexual assault).

9 For the purpose of this paragraph, the term "family or household
10 member" shall have the same meaning as in 23 Pa.C.S. § 6102
11 (relating to definitions).

12 (2) Conduct that constitutes abuse as defined in 23 Pa.C.S.
13 § 6102.

14 (3) Conduct that constitutes sexual violence as defined in
15 42 Pa.C.S. § 62A03 (relating to definitions).

16 (4) Dating violence, as defined in section 1553(f) of the
17 act of March 10, 1949 (P.L.30, No.14), known as the "Public
18 School Code of 1949."

19 "Premises." A dwelling and the structure of which it is a
20 part. The term includes the exterior or interior areas:

21 (1) associated with the structure that are excluded from the
22 dwelling unit, including the fixtures, facilities and
23 appurtenances; and

24 (2) held out for the use of tenants generally or the use of
25 which is promised to the tenants.

26 "Victim." Any of the following:

27 (1) An individual against whom an act of domestic violence,
28 sexual violence or stalking was committed or attempted.

29 (2) An individual against whom a crime as defined in section
30 103 of the act of November 24, 1998 (P.L.882, No.111), known as

1 the Crime Victims Act, was committed or attempted, if the crime
2 directly resulted in the individual's physical injury, directly
3 resulted in the individual's mental injury where there was a
4 reasonably perceived or actual threat of physical injury or
5 directly resulted in the individual's death, and regardless of
6 whether a responsible party was arrested or adjudicated for the
7 commission of the crime.

8 (3) An individual who is an intervenor, as defined in
9 section 103 of the Crime Victims Act, in an act or crime
10 described in paragraph (1) or (2).

11 (4) An individual who was physically present at the scene of
12 an act or crime described in paragraph (1) or (2) and witnessed
13 the act or crime, and who as a direct result:

14 (i) suffers physical or mental injury; or

15 (ii) reasonably believes that the individual is under threat
16 of physical harm.

17 "Victim advocate." An individual, whether paid or serving as
18 a volunteer, who provides services to victims under the auspices
19 or supervision of a victim service provider or a court or a law
20 enforcement or prosecution agency.

21 "Victim service provider." An agency or organization
22 providing services to victims. The term includes a rape crisis
23 center, domestic violence shelter, faith-based organization or
24 agency or organization with a documented history of providing
25 services to victims.

26 Section 2. This act shall take effect in 60 days.