



U.S. HOUSE COMMITTEE ON FINANCIAL SERVICES
– CHAIRWOMAN MAXINE WATERS –
THE HEROES ACT
DIVISION K: THE COVID–19 HOUSING, ECONOMIC RECOVERY AND
OVERSIGHT ACT OF 2020
SECTION-BY-SECTION

Sec. 110001. Short title; table of contents.

- Establishes the short title of the bill and provides a table of contents.

TITLE I—PROVIDING MEDICAL EQUIPMENT FOR FIRST RESPONDERS AND ESSENTIAL WORKERS

Sec. 110101. COVID–19 Emergency Medical Supplies Enhancement.

- This section would expand the use and oversight of Defense Production Act (DPA) authorities to: increase the production and supply of critical medical supplies and equipment, such as diagnostic tests and personal protection equipment; focus efforts on supply chain mobilization; decrease the disruption of critical deliveries to state and local governments; and require assessments for both immediate and longer term needs and plans to meet those needs, as well as requiring longer-term planning to ensure that the United States is better prepared for future pandemics.

TITLE II—PROTECTING RENTERS AND HOMEOWNERS FROM EVICTIONS AND FORECLOSURES

Sec. 110201. Emergency rental assistance.

- This section would authorize \$100 billion for an Emergency Rental Assistance program that would allocate funding to states, territories, counties, and cities to help renters pay their rent and utility bills during the COVID-19 pandemic, and help rental property owners of all sizes continue to cover their costs.

Sec. 110202. Homeowner Assistance Fund.

- This section provides \$75 billion to states, territories, and tribes to address the ongoing needs of homeowners struggling to afford their housing due directly or indirectly to the impacts of the COVID-19 pandemic by providing direct assistance for mortgage payments, property taxes, property insurance, utilities, and other housing related costs.

Sec. 110203. Protecting renters and homeowners from evictions and foreclosures.

- This section extends and expands the eviction moratorium and foreclosure moratorium in the CARES Act to include all renters and homeowners, improves the forbearance provided under the CARES Act, and specifies the loan modifications and loss mitigation that should be available to homeowners following a moratorium to prevent any homeowner from facing a lump sum payment that they cannot afford.

- Sec. 110204. Liquidity for mortgage servicers and residential rental property owners.
- This section would require the Federal Reserve facility established by Section 4003 of the CARES Act to be implemented for the benefit of mortgage servicers and residential rental property owners, contingent on compliance with certain reporting requirements and protections for borrowers and renters.
- Sec. 110205. Rural rental assistance.
- This section would authorize \$309 million in supplemental funding for USDA’s rental assistance programs, including \$25 million for rural housing vouchers, to absorb reductions in tenant rent contributions and to provide rental assistance to unassisted households living in USDA subsidized properties who are struggling to pay rent during the COVID-19 pandemic.
- Sec. 110206. Funding for public housing and tenant-based rental assistance.
- This section would authorize \$2 billion for the public housing operating fund and \$3 billion for the Housing Choice Voucher program, including \$500 million for administrative fees, to help public housing authorities (PHAs) absorb reductions in tenant rent contributions and mitigate other costs associated with the COVID-19 pandemic.
- Sec. 110207. Supplemental funding for supportive housing for the elderly, supportive housing for persons with disabilities, supportive housing for persons with aids, and project-based section 8 rental assistance.
- This section would authorize \$500 million in funding for the HUD Section 202 Supportive Housing for the Elderly program to ensure sufficient staffing, services, and other resources for 3,500 senior and disabled resident communities during the COVID-19 pandemic. This section would also authorize \$200 million in funding for the HUD Section 811 Supportive Housing for Persons with Disabilities program, \$15 million for the Housing Opportunities for People with AIDS program (HOPWA), and \$750 million for Project-Based Section 8 rental assistance.
- Sec. 110208. Fair Housing.
- This section authorizes \$14 million to ensure individuals are protected from housing-related hate crimes and increasing forms of housing discrimination from Coronavirus-motivated bias through adequate and accessible housing discrimination complaint intake, investigations, and public education of housing rights.
- Sec. 110209. Funding for housing counseling services.
- This section would authorize \$100 million in funding to support housing counseling services that help homeowners, renters, and people experiencing or at-risk of homelessness navigate their housing options and rights, including protections and resources provided through COVID-19 relief legislation.

TITLE III—PROTECTING PEOPLE EXPERIENCING HOMELESSNESS

- Sec. 110301. Homeless assistance funding.
- This section would authorize \$11.5 billion for the Emergency Solutions Grants program to enable state and local governments to finance housing and health related services for the hundreds of thousands of people currently experiencing homelessness.
- Sec. 110302. Emergency rental assistance voucher program.
- This section would authorize \$1 billion for Housing Choice Vouchers targeted to people experiencing or at risk of homelessness and survivors of domestic violence.

TITLE IV—SUSPENDING NEGATIVE CREDIT REPORTING AND STRENGTHENING CONSUMER PROTECTIONS

Sec. 110401. Reporting of information during major disasters.

- This section would suspend negative consumer credit reporting during the COVID-19 pandemic and other declared major disasters plus 120 days. Credit score furnishers would be prohibited from implementing new credit scoring models that would lower existing consumer credit scores during the COVID-19 pandemic or during other major disaster periods. This section also permanently bans the reporting of medical debt arising out of COVID-19 treatments.

Sec. 110402. Restrictions on collections of consumer debt during a national disaster or emergency.

- This legislation provides a temporary moratorium on consumer debt collection during this COVID-19 crisis, and for 120 days thereafter, except for mortgage loans covered by Sections 4022 and 4023 of the CARES Act.

Sec. 110403. Repayment period and forbearance for consumers.

- This section ensures reasonable forbearance and repayment options for consumers when payments resume following the moratorium provided by Section 402, including simply maintaining the same payment schedule by extending the maturity by the same period of time that payments were suspended under Section 402.

Sec. 110404. Credit facility.

- This section provides creditors access to a Federal Reserve facility to receive a low-interest, long-term loan where payments would be deferred until a borrower resumes making payments to the creditor pursuant to the debt collection moratorium and forbearance provided in this title.

TITLE V—FORGIVING STUDENT LOAN DEBT AND PROTECTING STUDENT BORROWERS

Sec. 110501. Payments for private education loan borrowers as a result of the COVID-19 national emergency.

- This section extends existing CARES Act student loan payment and consumer protections, such as debt collection prohibitions, to private student loan borrowers. This section also provides up to \$10,000 in debt relief to economically distressed private student loan borrowers, with the Treasury Department making monthly payments on behalf of these borrower up to \$10,000 until September 2021.

Sec. 110502. Additional protections for private student loan borrowers.

- As Treasury will be making payments on behalf of economically distressed private borrowers under Section 501, this section requires private student loan servicing companies that receive funds to offer income driven repayment plans, and payments or forbearance under this title in a manner that will not impact applicable State statutes of limitation. Furthermore, this section instructs Treasury to apply any unused portion of the up to \$10,000 forgiveness amount to any remaining outstanding private loan balance when borrower payments resume.

TITLE VI—STANDING UP FOR SMALL BUSINESSES, MINORITY-OWNED BUSINESSES, AND NON-PROFITS

- Sec. 110601. Restrictions on collections of small business and nonprofit debt during a national disaster or emergency.
- This legislation provides a temporary moratorium on small business and nonprofit debt collection during this COVID-19 crisis, and for 120 days thereafter, except for mortgage loans covered by Sections 4022 and 4023 of the CARES Act.
- Sec. 110602. Repayment period and forbearance for small businesses and non-profit organizations.
- This section ensures reasonable forbearance and repayment options for small businesses and non-profit organizations when payments resume following the debt collection moratorium provided by Section 110601.
- Sec. 110603. Credit facility.
- This section provides creditors access to a Federal Reserve facility to receive a low-interest, long-term loan where payments would be deferred until a borrower resumes making payments to the creditor pursuant to the debt collection moratorium and forbearance provided under sections 110601 and 110602.
- Sec. 110604. Main Street Lending Program requirements.
- This section mandates that the Federal Reserve’s Main Street Lending Program (MSLP), which was established utilizing CARES Act funds and is backstopped by the Treasury Department, include non-profit organizations and public universities as eligible borrowers, and stipulates that the Federal Reserve immediately offer a low-cost loan option tailored to the unique needs of non-profit organizations with deferred payments without interest accruing. The loan may be forgiven solely for non-profits predominantly serving low-income communities. Furthermore, this section excludes certain 501(c)4 organizations that make campaign contributions to be eligible for a MSLP loan.
- Sec. 110605. Options for small businesses and non-profits under the Main Street Lending Program.
- This section mandates that the Federal Reserve, through the Main Street Lending Program, shall provide at least one low-cost loan option that small businesses, small non-profits, and small public universities are eligible for that does not have a minimum loan size, overriding the current \$500,000 minimum loan size to participate in the program. This option would also allow for deferred payments without interest accruing, and the loan may be forgiven solely for small non-profits predominantly serving low-income communities.
- Sec. 110606. SAFE Banking.
- This section would allow cannabis-related legitimate businesses, that in many states have remained open during the COVID-19 pandemic as essential services, along with their service providers, to access banking services and products, as well as insurance. This section also requires reports to Congress on access to financial services and barriers to marketplace entry for potential and existing minority-owned cannabis-related legitimate businesses.

TITLE VII—EMPOWERING COMMUNITY FINANCIAL INSTITUTIONS

- Sec. 110701. Community Development Financial Institutions Fund.
- This section authorizes an emergency appropriation of \$2 billion to the Community Development Financial Institutions (CDFI) Fund, of which \$800 million would be set aside for minority-owned lenders, including minority depository institutions (MDIs), to support small businesses, minority-owned businesses, and underserved communities.

Sec. 110702. Ensuring diversity in community banking

- This section strengthens MDIs, CDFIs, and newly designated “impact banks” that predominantly serve low-income communities through partnerships, technical assistance, and Federal deposits.

TITLE VIII—PROVIDING ASSISTANCE FOR STATE, TERRITORY, TRIBAL, AND LOCAL GOVERNMENTS

Sec. 110801. Emergency relief for State, territorial, Tribal, and local governments.

- This section expands the Federal Reserve’s assistance to local governments by allowing U.S. territories, as well as a greater number of cities and counties, to be eligible issuers in the Federal Reserve’s municipal liquidity facility, extending the maturity date for bonds purchased by the facility.

Sec. 110802. Community development block grants.

- This section would authorize \$5 billion in Community Development Block Grant funding to provide states and local governments with additional flexible resources to mitigate and address the health and economic impacts of COVID-19.

TITLE IX—PROVIDING OVERSIGHT AND PROTECTING TAXPAYERS

Sec. 110901. Mandatory Reports to Congress.

- This section would amend the CARES Act by requiring the Treasury Secretary to provide the same reports to Congress for its programs that the Federal Reserve submits for Federal Reserve programs under Section 13(3)(C) of the Federal Reserve Act and to submit to Congress and the Special Inspector General for Pandemic Recovery monthly summaries of Treasury’s CARES Act and related activities.

Sec. 110902. Discretionary reports to Congress.

- This section would amend the CARES Act by authorizing the Congressional Oversight Commission to share additional information with the Financial Services Committee beyond the existing specifications listed under “Regular Reports” (Section 4020(b)(2)).

Sec. 110903. Definition of appropriate congressional committees.

- This section would amend the CARES Act by adding the Financial Services Committee to the list of appropriate congressional committees that receive reports from (1) the Pandemic Response Accountability Committee and (2) the GAO.

Sec. 110904. Reporting by inspectors general.

- This section would (1) require inspectors general at certain federal agencies to include in their semiannual reports information about their respective agencies’ COVID-related rulemaking, supervisory, and oversight activities and (2) in addition to reporting such information in their semiannual report, Inspectors General must also provide such information to the Special Inspector General for Pandemic Recovery, the Pandemic Response Accountability Committee, and the Congressional Oversight Commission.