



U.S. HOUSE COMMITTEE ON FINANCIAL SERVICES
– CHAIRWOMAN MAXINE WATERS –
H.R. 7301, THE EMERGENCY HOUSING PROTECTIONS AND
RELIEF ACT OF 2020
SECTION-BY-SECTION

Title I – Protecting Renters and Homeowners from Evictions and Foreclosures

Sec. 101. Emergency rental assistance.

- This section would authorize \$100 billion for an Emergency Rental Assistance program to help renters pay their rent and utility bills (including unpaid bills, pad rents in manufactured housing communities, and other services, such as case management and tenant-landlord mediation, to help them remain stably housed) during the COVID-19 pandemic, and help rental property owners of all sizes continue to cover their costs.
- Funds would be distributed by formula to HUD’s existing network of state, territory, city, and county ESG grantees. Grantees would have the flexibility to partner with other agencies and organizations, such as public housing agencies or nonprofit services providers to deliver services.
- To expedite assistance for renters, HUD would be required to allocate the first 50 percent of the funds within 7 days and obligate those funds in 30 days using HUD’s existing ESG formula. The remainder of the funds would be allocated within 45 days through a new HUD-developed formula reflecting the need for additional emergency rental assistance due to COVID-19.
- 40 percent of funding must be used to assist extremely low-income households (defined as at or below 30 percent of the area median income) and 70 percent to assist very low-income households (defined as at or below 50 percent of the area median income) (which includes extremely low income households). The remaining 30 percent of funds can be used to serve low-income households (defined as at or below 80 percent of the area median income).
- Income will be determined using only the household’s current income *on the date of application*, or, for the purposes of providing assistance to cover unpaid rent or utility bills, the income that was available at the time a household accrued any unpaid rent or utility payments. This means that even if a person’s income was higher prior to applying for assistance, if they have lost their job or substantially lost income, only their current income will be considered for the purposes of this program.
- *Endorsed by over 600 national, state, and local organizations.*

Sec. 102. Homeowner Assistance Fund.

- The Homeowner Assistance Fund would provide \$75 billion for 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. Designed to work alongside CARES Act mortgage forbearance relief and federal loss mitigation programs, the Homeowner Assistance Fund will prevent foreclosures by providing homeowners direct assistance with their mortgage payments, property taxes, property insurance, utilities, and other housing related costs.
- The funding would be administered similar to the Hardest Hit Fund (HHF), which was a homeowner relief program created in the aftermath of the 2008 crisis that was administered primarily through State Housing Finance Agencies. The funding would be allocated to states, territories, and tribes according to a formula devised by the Treasury Secretary based on unemployment figures. Housing Finance Agencies would be primarily responsible for administering the funding, but they would have flexibility to sub-grant to local CDFIs and local governmental entities that administer the Low Income Home

Energy Assistance Program (LIHEAP).

- The amount of funding provided is roughly based on the amount of funding provided for HHF, calibrated to be expanded to all states, territories, and tribes, and to account for significantly higher rates of unemployment today as compared to 2008.
- 60 percent of funding would be required to benefit low income homeowners, defined as at or below 80 percent of area median income (AMI). Income would be determined at the time of application for assistance, or in the case of funding to cover unpaid amounts, at the time that the unpaid amounts accrued. Both owner occupant homeowners and rental homeowners would be eligible for assistance.
- *Endorsed by: The National Community Stabilization Trust, the National Housing Law Project, Americans for Financial Reform, Center for Responsible Lending, Center for Community Progress, the National Association of Hispanic Real Estate Professionals, the National Reverse Mortgage Lenders Association, the National Urban League, the Community Home Lenders Association, the National League of Cities, the National Fair Housing Alliance, the National Housing Resource Center, the National Urban League, The National Association of Real Estate Brokers*

Sec. 103. Protecting renters and homeowners from evictions and foreclosures.

- The eviction moratorium would be extended to March 27, 2021 and it would be expanded to all renters.
- The foreclosure moratorium would be extended for 6 months from the enactment of this bill, and it would be expanded to all homeowners.
- Forbearance relief would be expanded to all homeowners, and protections would be put into place to ensure that no borrowers if forced to pay a lump sum at the end of a forbearance period.
- The deadline by which borrowers must request forbearance would be extended by 12 months from enactment.
- Multifamily forbearance relief would be expanded to all rental property owners
- *Endorsed by: National Consumer Law Center (on behalf of its low-income clients), the Center for Responsible Lending, the National Housing Law Project, the National Fair Housing Alliance, the National Community Stabilization Trust, Americans for Financial Reform, the Consumer Federation of America, the Center for Community Progress, the Center for New York City Neighborhoods, the National Rural Housing Coalition*

Sec. 104. 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.
- Mortgage servicers who access the facility would be required to demonstrate policies and procedures in place to comply with forbearance and post-forbearance requirements.
- Landlords who receive a loan through the Federal Reserve facility, for the duration of the loan, would be prohibited from evicting or initiating an eviction of a tenant solely for nonpayment of rent or other fees or charges, and charge any late fees, penalties or other charges to a tenant for late payment of rent. Additionally, large residential property owners who receive a loan through the facility would be prohibited from discriminating against individuals based on source of income during the duration of such loan.

Sec. 105. 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.
- *Endorsed by the Housing Assistance Council*

Sec. 106. 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. 107. 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. 108. 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.
- \$4 million will support fair housing activities conducted by existing grantees under the Fair Housing Organization Initiative through the Fair Housing Initiatives Program, as well as technology upgrades to scale-up online and by-phone services to victims of housing discrimination during COVID-19.
- \$10 million under the FHIP Education and Outreach Initiative will support previously funded grantees to conduct a national media campaign and local media, education, and outreach.
- *Endorsed by: The National Fair Housing Alliance, the Consortium for Citizens with Disabilities Housing Task Force, the National Urban League, the Asian Real Estate Association of America, The Arc of the United States, the Louisiana Fair Housing Action Center, the National Association of Realtors, National CAPACD, Fair Housing Advocates of Northern California, Connecticut Fair Housing Center, the Greater Houston Fair Housing Center, UnidosUS, the National Association of Real Estate Brokers, the National Housing Resource Center, the HOPE Fair Housing Center, the Appraisal Institute, Texas Housers, Americans for Financial Reform*

Sec. 109. 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.
- *Endorsed by: The National Urban League, the National Housing Resource Center, UnidosUS, National Community Stabilization Trust, Consumer Federation of America, Prosperity Now, Next Step Network.*

Title II – Protecting People Experiencing Homelessness

Sec. 201. 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.

- *Endorsed by the National Alliance to End Homelessness and the National Low Income Housing Coalition*

Sec. 202. 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.
- No later than 60 days after enactment of the bill, HUD would allocate 50 percent of the funds to PHAs based on a formula that considers the capability of PHAs to promptly use the emergency vouchers provided by this section, the need for emergency vouchers in the geographical area based on factors determined by the HUD secretary (including risk of coronavirus transmission, high rates of sheltered and unsheltered homelessness, and economic and housing market conditions). The remaining amount would be allocated using the formula developed in the first tranche of funding and the capability of PHAS to create and manage structured partnerships with service provides for the delivery of community based services.
- PHAs may not reissue a voucher provided under this section once a household utilizing a voucher no longer needs the assistance and exits the program. Upon turnover by the household, the voucher terminates.

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