

117TH CONGRESS 1ST SESSION H.R. 1725

To provide emergency assistance for renters to respond to the COVID—19 pandemic, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

March 9, 2021

Ms. Waters introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To provide emergency assistance for renters to respond to the COVID-19 pandemic, and for other purposes.

- 1 Be it enacted by the Senate and House of Representa-
- 2 tives of the United States of America in Congress assembled,
- 3 SECTION 1. SHORT TITLE.
- 4 This Act may be cited as the "Emergency Assistance
- 5 for Renters Act of 2021".
- 6 SEC. 2. EMERGENCY RENTAL ASSISTANCE.
- 7 (a) Funding.—
- 8 (1) APPROPRIATION.—In addition to amounts
- 9 otherwise available, there is appropriated to the Sec-
- 10 retary of the Treasury for fiscal year 2021, out of

1	any money in the Treasury not otherwise appro-
2	priated, \$21,550,000,000, to remain available until
3	September 30, 2027, for making payments to eligi-
4	ble grantees under this section.
5	(2) Reservation of funds.—Of the amount
6	appropriated under paragraph (1), the Secretary
7	shall reserve—
8	(A) \$305,000,000 for making payments
9	under this section to the Commonwealth of
10	Puerto Rico, the United States Virgin Islands,
11	Guam, the Commonwealth of the Northern
12	Mariana Islands, and American Samoa;
13	(B) \$30,000,000 for costs of the Secretary
14	for the administration of emergency rental as-
15	sistance programs and technical assistance to
16	recipients of any grants made by the Secretary
17	to provide financial and other assistance to
18	renters;
19	(C) \$3,000,000 for administrative expenses
20	of the Inspector General relating to oversight of
21	funds provided in this section; and
22	(D) \$2,500,000,000 for payments to high
23	need grantees as provided in this section.
24	(b) Allocation of Funds to Eligible Grant-
25	EES.—

(1) ALLOCATION FOR STATES AND UNITS OF
LOCAL GOVERNMENT.—
(A) In General.—The amount appro-
priated under paragraph (1) of subsection (a)
that remains after the application of paragraph
(2) of such subsection shall be allocated to eligi-
ble grantees described in subparagraphs (A)
and (B) of subsection (f)(1) in the same man-
ner as the amount appropriated under section
501 of subtitle A of title V of division N of the
Consolidated Appropriations Act, 2021 (Public
Law 116–260) is allocated to States and units
of local government under subsection (b)(1) of
such section, except that section 501(b) of such
subtitle A shall be applied—
(i) without regard to clause (i) of
paragraph (1)(A);
(ii) by deeming the amount appro-
priated under paragraph (1) of subsection
(a) of this Act that remains after the ap-
plication of paragraph (2) of such sub-
section to be the amount deemed to apply
for purposes of applying clause (ii) of sec-
tion 501(b)(1)(A) of such subtitle A;

1	(iii) by substituting "\$152,000,000"
2	for "\$200,000,000" each place such term
3	appears;
4	(iv) in subclause (I) of such section
5	501(b)(1)(A)(v), by substituting "under
6	section 2 of the Emergency Assistance for
7	Renters Act of 2021" for "under section
8	501 of subtitle A of title V of division N
9	of the Consolidated Appropriations Act,
10	2021"; and
11	(v) in subclause (II) of such section
12	501(b)(1)(A)(v), by substituting "local
13	government elects to receive funds from
14	the Secretary under section 2 of the Emer-
15	gency Assistance for Renters Act of 2021
16	and will use the funds in a manner con-
17	sistent with such section" for "local gov-
18	ernment elects to receive funds from the
19	Secretary under section 501 of subtitle A
20	of title V of division N of the Consolidated
21	Appropriations Act, 2021 and will use the
22	funds in a manner consistent with such
23	section".
24	(B) Pro rata adjustment.—The Sec-
25	retary shall make pro rata adjustments in the

amounts of the allocations determined under subparagraph (A) of this paragraph for entities described in such subparagraph as necessary to ensure that the total amount of allocations made pursuant to such subparagraph does not exceed the remainder appropriated amount described in such subparagraph.

- (2) Allocations for territories.—The amount reserved under subsection (a)(2)(A) shall be allocated to eligible grantees described in subsection (f)(1)(C) in the same manner as the amount appropriated under section 501(a)(2)(A) of subtitle A of title V of division N of the Consolidated Appropriations Act, 2021 (Public Law 116–260) is allocated under section 501(b)(3) of such subtitle A to eligible grantees described under subparagraph (C) of such section 501(b)(3), except that section 501(b)(3) of such subtitle A shall be applied—
 - (A) in subparagraph (A), by inserting "of section 2 of the Emergency Assistance for Renters Act of 2021" after "the amount reserved under subsection (a)(2)(A)"; and
- (B) in clause (i) of subparagraph (B), by substituting "the amount equal to 0.3 percent of the amount appropriated under subsection

- 1 (a)(1)" with "the amount equal to 0.3 percent 2 of the amount appropriated under subsection 3 (a)(1) of section 2 of the Emergency Assistance 4 for Renters Act of 2021".
 - shall allocate funds reserved under subsection (a)(2)(D) to eligible grantees with a high need for assistance under this section, with the number of very low-income renter households paying more than 50 percent of income on rent or living in substandard or overcrowded conditions, rental market costs, and change in employment since February 2020 used as the factors for allocating funds.

(c) PAYMENT SCHEDULE.—

- (1) IN GENERAL.—The Secretary shall pay all eligible grantees not less than 40 percent of each such eligible grantee's total allocation provided under subsection (b) within 60 days of enactment of this Act.
- (2) Subsequent payments.—The Secretary shall pay to eligible grantees additional amounts in tranches up to the full amount of each such eligible grantee's total allocation in accordance with a procedure established by the Secretary, provided that any such procedure established by the Secretary shall re-

1	quire that an eligible grantee must have obligated
2	not less than 75 percent of the funds already dis-
3	bursed by the Secretary pursuant to this section
4	prior to disbursement of additional amounts.
5	(d) Use of Funds.—
6	(1) In general.—An eligible grantee shall
7	only use the funds provided from payments made
8	under this section as follows:
9	(A) FINANCIAL ASSISTANCE.—
10	(i) In general.—Subject to clause
11	(ii) of this subparagraph, funds received by
12	an eligible grantee from payments made
13	under this section shall be used to provide
14	financial assistance to eligible households,
15	not to exceed 18 months, including the
16	payment of—
17	(I) rent;
18	(II) rental arrears;
19	(III) utilities and home energy
20	costs;
21	(IV) utilities and home energy
22	costs arrears; and
23	(V) other expenses related to
24	housing, as defined by the Secretary.

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1	(ii) Limitation.—The aggregate
2	amount of financial assistance an eligible
3	household may receive under this section,
4	when combined with financial assistance
5	provided under section 501 of subtitle A of
6	title V of division N of the Consolidated
7	Appropriations Act, 2021 (Public Law
8	116–260), shall not exceed 18 months.
9	(B) Housing stability services.—Not
10	more than 10 percent of funds received by an
11	eligible grantee from payments made under this
12	section may be used to provide case manage-

households stably housed.

(C) Administrative costs.—Not more than 15 percent of the total amount paid to an eligible grantee under this section may be used for administrative costs attributable to providing financial assistance, housing stability services, and other affordable rental housing and eviction prevention activities, including for data collection and reporting requirements related to such funds.

ment and other services intended to help keep

(D) OTHER AFFORDABLE RENTAL HOUS-ING AND EVICTION PREVENTION ACTIVITIES.—

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An eligible grantee may use any funds from payments made under this section that are unobligated on October 1, 2022, for purposes in addition to those specified in this paragraph, provided that—

- (i) such other purposes are affordable rental housing and eviction prevention purposes, as defined by the Secretary, serving very low-income families (as such term is defined in section 3(b) of the United States Housing Act of 1937 (42 U.S.C. 1437a(b))); and
- (ii) prior to obligating any funds for such purposes, the eligible grantee has obligated not less than 75 percent of the total funds allocated to such eligible grantee in accordance with this section.
- (2) DISTRIBUTION OF ASSISTANCE.—Amounts appropriated under subsection (a)(1) of this section shall be subject to the same terms and conditions that apply under paragraph (4) of section 501(c) of subtitle A of title V of division N of the Consolidated Appropriations Act, 2021 (Public Law 116–260) to amounts appropriated under subsection (a)(1) of such section 501.

(e) REALLOCATION OF FUNDS.—

- (1) IN GENERAL.—Beginning March 31, 2022, the Secretary shall reallocate funds allocated to eligible grantees in accordance with subsection (b) but not yet paid in accordance with subsection (c)(2) according to a procedure established by the Secretary.
- (2) ELIGIBILITY FOR REALLOCATED FUNDS.—
 The Secretary shall require an eligible grantee to have obligated 50 percent of the total amount of funds allocated to such eligible grantee under subsection (b) to be eligible to receive funds reallocated under paragraph (1) of this subsection.
- (3) Payment of RealLocated funds by the Secretary shall pay to each eligible grantee eligible for a payment of reallocated funds described in paragraph (2) of this subsection the amount allocated to such eligible grantee in accordance with the procedure established by the Secretary in accordance with paragraph (1) of this subsection.
- (4) USE OF REALLOCATED FUNDS.—Eligible grantees may use any funds received in accordance with this subsection only for purposes specified in paragraph (1) of subsection (d).
- 25 (f) Definitions.—In this section:

1	(1) ELIGIBLE GRANTEE.—The term "eligible
2	grantee" means any of the following:
3	(A) The 50 States of the United States
4	and the District of Columbia.
5	(B) A unit of local government (as defined
6	in paragraph (5)).
7	(C) The Commonwealth of Puerto Rico,
8	the United States Virgin Islands, Guam, the
9	Commonwealth of the Northern Mariana Is-
10	lands, and American Samoa.
11	(2) ELIGIBLE HOUSEHOLD.—The term "eligible
12	household" means a household of 1 or more individ-
13	uals who are obligated to pay rent on a residential
14	dwelling and with respect to which the eligible grant-
15	ee involved determines that—
16	(A) 1 or more individuals within the house-
17	hold has—
18	(i) qualified for unemployment bene-
19	fits; or
20	(ii) experienced a reduction in house-
21	hold income, incurred significant costs, or
22	experienced other financial hardship during
23	or due, directly or indirectly, to the
24	coronavirus pandemie;

1 (B) 1 or more individuals within the 2 household can demonstrate a risk of experi-3 encing homelessness or housing instability; and 4 (C) the household is a low-income family 5 (as such term is defined in section 3(b) of the 6 United States Housing Act of 1937 (42 U.S.C. 7 1437a(b)). (3) Inspector general.—The term "Inspec-8 9 tor General" means the Inspector General of the De-10 partment of the Treasury. 11 (4) Secretary.—The term "Secretary" means 12 the Secretary of the Treasury. 13 (5) Unit of local government.—The term 14 "unit of local government" has the meaning given 15 such term in section 501 of subtitle A of title V of 16 division N of the Consolidated Appropriations Act, 17 2021 (Public Law 116–260). 18 (g) AVAILABILITY.—Funds provided to an eligible 19 grantee under a payment made under this section shall remain available through September 30, 2025. 20 21 (h) Extension of Availability Under Program 22 FOR EXISTING FUNDING.—Paragraph (1) of section 23 501(e) of subtitle A of title V of division N of the Consoli-

dated Appropriations Act, 2021 (Public Law 116–260) is

- 1 amended by striking "December 31, 2021" and inserting
- 2 "September 30, 2022".

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