

116TH CONGRESS
2D SESSION

H. R. 6326

To provide additional waivers and authorities to HUD and USDA to respond to the COVID-19 emergency, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

MARCH 23, 2020

Mr. CLEAVER introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To provide additional waivers and authorities to HUD and USDA to respond to the COVID-19 emergency, 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 “COVID-19 Emergency
5 Housing Relief Act of 2020”.

6 **SEC. 2. DEFINITION OF COVID-19 EMERGENCY PERIOD.**

7 For purposes of this Act, the term “COVID-19 emer-
8 gency period” means the period that begins upon the date
9 of the enactment of this Act and ends upon the date of
10 the termination by the Federal Emergency Management

1 Agency of the emergency declared on March 13, 2020, by
2 the President under the Robert T. Stafford Disaster Relief
3 and Emergency Assistance Act (42 U.S.C. 4121 et seq.)
4 relating to the Coronavirus Disease 2019 (COVID-19)
5 pandemic.

6 **SEC. 3. SUSPENSION OF COMMUNITY SERVICE, WORK,**
7 **PRESENCE IN UNIT, AND MINIMUM RENT RE-**
8 **QUIREMENTS AND TIME LIMITS ON ASSIST-**
9 **ANCE.**

10 (a) SUSPENSION.—Notwithstanding any other provi-
11 sion of law, during the COVID-19 emergency period, the
12 following provisions of law and requirements shall not
13 apply:

14 (1) Section 12(c) of the United States Housing
15 Act of 1937 (42 U.S.C. 1437j(c); relating to com-
16 munity service).

17 (2) Any work requirement or time limitation on
18 assistance established by a public housing agency
19 participating in the Moving to Work demonstration
20 program authorized under section 204 of the De-
21 partments of Veterans Affairs and Housing and
22 Urban Development and Independent Agencies Ap-
23 propriations Act, 1996 (Public Law 104–134; 110
24 Stat. 1321).

1 (3) Paragraph (3) of section 3(a) of the United
2 States Housing Act of 1937 (42 U.S.C. 1437a(a)(3);
3 relating to minimum rental amount).

4 (4) Section 982.312 of the regulations of the
5 Secretary of Housing and Urban Development (24
6 C.F.R. 982.312; relating to absence from unit).

7 (b) PROHIBITION.—No penalty may be imposed nor
8 any adverse action taken for failure on the part of any
9 tenant of public housing or a dwelling unit assisted under
10 section 8 of the United States Housing Act of 1937 (42
11 U.S.C. 1437f) to comply with the laws and requirements
12 specified in subsection (a) during the period specified in
13 subsection (a).

14 **SEC. 4. HOUSING CHOICE VOUCHERS.**

15 (a) SECTION 8 VOUCHERS.—Notwithstanding any
16 other provision of law, the Secretary of Housing and
17 Urban Development shall provide that—

18 (1) during the COVID-19 emergency period, a
19 public housing agency may not terminate the avail-
20 ability to an eligible household of a housing choice
21 voucher under section 8(o) of the United States
22 Housing Act of 1937 (42 U.S.C. 1437f(o)) for fail-
23 ure to enter into a lease for an assisted dwelling
24 unit;

1 (2) in the case of any eligible household on
2 whose behalf such a housing choice voucher has been
3 made available, if as of the termination of the
4 COVID-19 emergency period such availability has
5 not terminated (including by reason of paragraph
6 (1) of this subsection) and such voucher has not
7 been used to enter into a lease for an assisted dwell-
8 ing unit, the public housing agency making such
9 voucher available may not terminate such availability
10 until the expiration of the 60-day period beginning
11 upon the termination of the COVID-19 emergency
12 period; and

13 (3) during the COVID-19 emergency period,
14 clause (i) of section 8(o)(8)(A) of the United States
15 Housing Act of 1937 (42 U.S.C. 1437f(o)(8)(A)(i);
16 relating to initial inspection of dwelling units) shall
17 not apply, except that in any case in which an in-
18 spection of a dwelling unit for which a housing as-
19 sistance payment is established is not conducted be-
20 fore an assistance payment is made for such dwell-
21 ing unit—

22 (A) such clause shall be applied by sub-
23 stituting “the expiration of the 90-day period
24 beginning on the termination of the COVID-19
25 emergency period (as such term is defined in

1 section 2 of the _____ Act of 2020)”
2 for “any assistance payment is made”; and
3 (B) the public housing agency shall inform
4 the tenant household and the owner of such
5 dwelling unit of the inspection requirement ap-
6 plicable to such dwelling unit pursuant to sub-
7 paragraph (A).

8 (b) RURAL HOUSING VOUCHERS.—Notwithstanding
9 any other provision of law, the Secretary of Agriculture
10 shall provide that the same restrictions and requirements
11 applicable under subsection (a) of this section to voucher
12 assistance under section 8(o) of the United States Hous-
13 ing Act of 1937 shall apply with respect to voucher assist-
14 ance under section 542 of the Housing Act of 1949 (42
15 U.S.C. 1490r). In applying such restrictions and require-
16 ments, the Secretary may take into consideration and pro-
17 vide for any differences between such programs while en-
18 suring that the program under such section 542 is carried
19 out in accordance with the purposes of such restrictions
20 and requirements.

21 **SEC. 5. SUSPENSION OF INCOME REVIEWS.**

22 During the COVID-19 emergency period, the Sec-
23 retary of Housing and Urban Development and the Sec-
24 retary of Agriculture shall waive any requirements under
25 law or regulation requiring review of the income of an indi-

1 vidual or household for purposes of assistance under a
2 housing assistance program administered by such Sec-
3 retary, except—

4 (1) in the case of review of income upon the ini-
5 tial provision of housing assistance; or

6 (2) if such review is requested by an individual
7 or household due to a loss of income.

8 **SEC. 6. AUTHORITY TO SUSPEND OR DELAY DEADLINES.**

9 During the COVID-19 emergency period, the Sec-
10 retary of Housing and Urban Development and the Sec-
11 retary of Agriculture may suspend or delay any deadline
12 relating to public housing agencies or owners of housing
13 assisted under a program administered by such Secretary,
14 except any deadline relating to responding to exigent con-
15 ditions related to health and safety or emergency physical
16 conditions.

17 **SEC. 7. SUSPENSION OF ASSISTED HOUSING SCORING AC-**
18 **TIVITIES.**

19 The Secretary of Housing and Urban Development
20 shall suspend scoring under the Section 8 Management
21 Assessment Program and the Public Housing Assessment
22 System during the period beginning upon the date of the
23 enactment of this Act and ending upon expiration of the
24 90-day period that begins upon the termination of the
25 COVID-19 emergency period.

1 **SEC. 8. REQUIREMENTS REGARDING RESIDUAL RECEIPTS**
2 **AND RESERVE FUNDS.**

3 (a) **SUSPENSION OF REQUIREMENT TO SUBMIT RE-**
4 **SIDUAL RECEIPTS TO HUD.**—During the COVID-19
5 emergency period, any requirements for owners of feder-
6 ally assisted multifamily housing to remit residual receipts
7 to the Secretary of Housing and Urban Development shall
8 not apply.

9 (b) **ELIGIBLE USES OF RESERVE FUNDS.**—During
10 the COVID-19 emergency period, any costs of an owner
11 of federally assisted multifamily housing for items, activi-
12 ties, and services related to responding to coronavirus or
13 COVID-19 shall be considered eligible uses for the reserve
14 fund for replacements for such housing.

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