

116TH CONGRESS  
2D SESSION

# H. R. 6374

To suspend requirements that tenants of assisted housing make contributions toward rent during the public health emergency relating to coronavirus, and for other purposes.

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## IN THE HOUSE OF REPRESENTATIVES

MARCH 23, 2020

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

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## A BILL

To suspend requirements that tenants of assisted housing make contributions toward rent during the public health emergency relating to coronavirus, 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 “Ensuring Affordable  
5 Housing Security During the Coronavirus Emergency Act  
6 of 2020”.

1 **SEC. 2. SUSPENSION OF REQUIREMENTS REGARDING TEN-**  
2 **ANT CONTRIBUTION TOWARD RENT.**

3 (a) SUSPENSION.—Notwithstanding any other provi-  
4 sion of law, the obligation of each tenant household of a  
5 dwelling unit in assisted housing to pay any contribution  
6 toward rent for occupancy in such dwelling unit shall be  
7 suspended with respect to such occupancy during the pe-  
8 riod beginning on the date of the enactment of this Act  
9 and ending 6 months after the date of the termination  
10 by the Federal Emergency Management Agency of the  
11 emergency declared on March 13, 2020, by the President  
12 under the Robert T. Stafford Disaster Relief and Emer-  
13 gency Assistance Act (42 U.S.C. 4121 et seq.) relating  
14 to the Coronavirus Disease 2019 (COVID-19) pandemic.

15 (b) FEDERAL REIMBURSEMENT PAYMENTS.—To the  
16 extent that amounts are made available pursuant to sub-  
17 section (e) for reimbursements under this subsection, the  
18 Secretary of Housing and Urban Development or the Sec-  
19 retary of Agriculture, as appropriate, shall—

20 (1) provide owners of assisted housing and pub-  
21 lic housing agencies for any amounts in rent not re-  
22 ceived as a result of subsection (a), plus the amount  
23 of any increases in costs of administering and main-  
24 taining such housing to the extent only that such in-  
25 creases result from the public health emergency re-

1        relating to Coronavirus Disease 2019 (COVID-19);  
2        and

3            (2) in the case of public housing agencies pro-  
4        viding assistance under section 8(o) of the United  
5        States Housing Act of 1937 (42 U.S.C. 1437f(o)),  
6        reimburse such agencies in an amount sufficient to  
7        cover any increase in housing assistance payments  
8        resulting from the suspension of tenant rent pay-  
9        ments pursuant to subsection (a), plus the amount  
10       of any increases in the cost of administering such  
11       assistance to the extent only that such increases re-  
12       sult from the public health emergency relating to  
13       Coronavirus Disease 2019 (COVID-19).

14       (c) PROHIBITIONS.—

15            (1) ON FINES.—No tenant or tenant household  
16        may be charged a fine or fee for nonpayment of rent  
17        in accordance with subsection (a) and such non-  
18        payment of rent shall not be grounds for any termi-  
19        nation of tenancy or eviction.

20            (2) ON DEBT.—No tenant or tenant household  
21        may be treated as accruing any debt by reason of  
22        suspension of contribution of rent under subsection  
23        (a).

24            (3) ON REPAYMENT.—No tenant or tenant  
25        household may be held liable for repayment of any

1 amount of rent contribution suspended under sub-  
2 section (a).

3 (4) ON CREDIT SCORES.—The nonpayment of  
4 rent by a tenant or tenant household shall not be re-  
5 ported to a consumer reporting agency nor shall  
6 such nonpayment adversely affect a tenant or mem-  
7 ber of a tenant household’s credit score.

8 (d) ASSISTED HOUSING.—For purposes of this sec-  
9 tion, the term “assisted housing” means housing or a  
10 dwelling unit assisted under—

11 (1) section 213, 220, 221(d)(3), 221(d)(4),  
12 223(e), 231, or 236 of the National Housing Act  
13 (12 U.S.C. 1715l(d)(3), (d)(4), or 1715z–1);

14 (2) section 101 of the Housing and Urban De-  
15 velopment Act of 1965 (12 U.S.C. 1701s);

16 (3) section 202 of the Housing Act of 1959 (12  
17 U.S.C. 1701q);

18 (4) section 811 of the Cranston-Gonzales Na-  
19 tional Affordable Housing Act (42 U.S.C. 8013);

20 (5) title II of the Cranston-Gonzalez National  
21 Affordable Housing Act (42 U.S.C. 12701 et seq.);

22 (6) subtitle D of title VIII of the Cranston-Gon-  
23 zalez National Affordable Housing Act (42 U.S.C.  
24 12901 et seq.);

1           (7) title I of the Housing and Community De-  
2       velopment Act of 1974 (42 U.S.C. 5301 et seq.);

3           (8) section 8 of the United States Housing Act  
4       of 1937 (42 U.S.C. 1437f);

5           (9) the public housing program under title I of  
6       the United States Housing Act of 1937 (42 U.S.C.  
7       1437 et seq.); or

8           (10) section 514, 515, 516, 521(a)(2), 538, or  
9       542 of the Housing Act of 1949 (42 U.S.C. 1484,  
10      1485, 1486, 1490a(a)(2), 1490p–2, 1490r).

11       (e) AUTHORIZATION OF APPROPRIATIONS.—There is  
12   authorized to be appropriated such sums as may be nec-  
13   essary to make payments under subsection (b) to all own-  
14   ers of assisted housing and public housing agencies.

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