

117TH CONGRESS  
1ST SESSION

# H. R. 1724

To provide emergency rental assistance vouchers to respond to the COVID–19 pandemic, and for other purposes.

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## IN THE HOUSE OF REPRESENTATIVES

MARCH 9, 2021

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

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## A BILL

To provide emergency rental assistance vouchers 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 Housing  
5       Voucher Act of 2021”.

6       **SEC. 2. EMERGENCY RENTAL ASSISTANCE VOUCHER PRO-**  
7       **GRAM.**

8       (a) APPROPRIATION.—In addition to amounts other-  
9       wise made available, out of any money in the Treasury  
10      not otherwise appropriated, there is appropriated for an

1 additional amount to the Secretary of Housing and Urban  
2 Development (in this section referred to as the “Sec-  
3 retary”), \$5,000,000,000 for fiscal year 2021, to remain  
4 available through fiscal year 2030, for—

5 (1) incremental emergency vouchers under sub-  
6 section (b);

7 (2) renewals of the vouchers under subsection  
8 (b);

9 (3) fees for the costs of administering vouchers  
10 under subsection (b) and other eligible expenses de-  
11 fined by notice to prevent, prepare, and respond to  
12 coronavirus to facilitate the leasing of the emergency  
13 vouchers, such as security deposit assistance and  
14 other costs related to retention and support of par-  
15 ticipating owners; and;

16 (4) adjustments in the calendar year 2021 sec-  
17 tion 8 renewal funding allocation, including main-  
18 stream vouchers, for public housing agencies that ex-  
19 perience a significant increase in voucher per-unit  
20 costs due to extraordinary circumstances or that, de-  
21 spite taking reasonable cost savings measures, would  
22 otherwise be required to terminate rental assistance  
23 for families as a result of insufficient funding.

24 (b) EMERGENCY VOUCHERS.—

1           (1) IN GENERAL.—The Secretary shall provide  
2           emergency rental assistance vouchers under sub-  
3           section (a), which shall be tenant-based rental assist-  
4           ance under section 8(o) of the United States Hous-  
5           ing Act of 1937 (42 U.S.C. 1437f(o)).

6           (2) QUALIFYING INDIVIDUALS OR FAMILIES DE-  
7           FINED.—For the purposes of this section, qualifying  
8           individuals or families are those who are—

9                   (A) homeless (as such term is defined in  
10                  section 103(a) of the McKinney-Vento Home-  
11                  less Assistance Act (42 U.S.C. 11302(a));

12                  (B) at risk of homelessness (as such term  
13                  is defined in section 401(1) of the McKinney-  
14                  Vento Homeless Assistance Act (42 U.S.C.  
15                  11360(1)));

16                  (C) fleeing, or attempting to flee, domestic  
17                  violence, dating violence, sexual assault, stalk-  
18                  ing, or human trafficking; or

19                  (D) recently homeless, as determined by  
20                  the Secretary, and for whom providing rental  
21                  assistance will prevent the family's homeless-  
22                  ness or having high risk of housing instability.

23           (3) ALLOCATION.—Public housing agencies  
24           shall be notified of the number of emergency vouch-  
25           ers allocated to the agency not later than 60 days

1 after the date of the enactment of this Act, in ac-  
2 cordance with a formula that includes public housing  
3 agency capacity and ensures geographic diversity, in-  
4 cluding with respect to rural areas, among public  
5 housing agencies administering the Housing Choice  
6 Voucher program.

7 (4) TERMS AND CONDITIONS.—

8 (A) ELECTION TO ADMINISTER.—The Sec-  
9 retary shall establish a procedure for public  
10 housing agencies to accept or decline the emer-  
11 gency vouchers allocated to the agency in ac-  
12 cordance with the formula under subparagraph  
13 (3).

14 (B) FAILURE TO USE VOUCHERS PROMPT-  
15 LY.—If a public housing agency fails to lease  
16 its authorized vouchers under subsection (b) on  
17 behalf of eligible families within a reasonable  
18 period of time, the Secretary may revoke and  
19 redistribute any unleased vouchers and associ-  
20 ated funds, including administrative fees and  
21 costs referred to in subsection (a)(3), to other  
22 public housing agencies according to the for-  
23 mula under paragraph (3).

24 (5) WAIVERS AND ALTERNATIVE REQUIRE-  
25 MENTS.—Any provision of any statute or regulation

1       used to administer the amounts made available  
2       under this section (except for requirements related  
3       to fair housing, nondiscrimination, labor standards,  
4       and the environment), shall be waived upon a find-  
5       ing that any such waivers or alternative require-  
6       ments are necessary to expedite or facilitate the use  
7       of amounts made available in this section.

8               (6) TERMINATION OF VOUCHERS UPON TURN-  
9       OVER.—After September 30, 2023, a public housing  
10       agency may not reissue any vouchers made available  
11       under this section when assistance for the family as-  
12       sisted ends.

13       (c) TECHNICAL ASSISTANCE AND OTHER COSTS.—  
14       The Secretary may use not more \$20,000,000 of the  
15       amounts made available under this section for the costs  
16       to the Secretary of administering and overseeing the im-  
17       plementation of this section and the Housing Choice  
18       Voucher program generally, including information tech-  
19       nology, financial reporting, and other costs. Of the  
20       amounts set aside under this subsection, the Secretary  
21       may use not more than \$10,000,000, without competition,  
22       to make new awards or increase prior awards to existing  
23       technical assistance providers to provide an immediate in-  
24       crease in capacity building and technical assistance to  
25       public housing agencies.

1       (d) IMPLEMENTATION.—The provisions of this sec-  
2   tion may be implemented by notice.

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