H. R. 

To authorize security deposit and moving costs assistance for low-income households, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

Ms. Lee of California introduced the following bill; which was referred to the Committee on ____________________

A BILL

To authorize security deposit and moving costs assistance for low-income households, and for other purposes.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

SECTION 1. SHORT TITLE.

This Act may be cited as the “Delivering Essential Protection, Opportunity, and Security for Tenants Act” or “DEPOSIT Act”.

SEC. 2. RENTAL SECURITY DEPOSIT AND MOVING COST ASSISTANCE FOR HOUSING CHOICE VOUCHER HOLDERS.

Section 8(q) of the United States Housing Act of 1937 (42 U.S.C. 1437f(q)) is amended by adding at the end the following new paragraph:

“(6) SUPPLEMENTS FOR SECURITY DEPOSIT AND MOVING COST ASSISTANCE.—

“(A) SECURITY DEPOSITS.—The Secretary shall, to the extent amounts are provided in advance in appropriations Acts for assistance under this subparagraph, provide supplemental fees under this subsection to public housing agencies for the costs of providing, on behalf of families assisted under subsection (o), assistance to cover the costs of a reasonable security deposit for the assisted dwelling unit of such family. The agency shall require the owner to return any unused amounts of security deposit assistance upon the termination of such family’s tenancy and may make such returned amounts available only for assistance under this subparagraph.

“(B) MOVING COSTS.—The Secretary may provide supplemental fees under this subsection to public housing agencies for the costs of pro-
viding, on behalf of families assisted under sub-
section (o), assistance to cover the reasonable
costs of moving into a new assisted dwelling
unit.

“(C) AUTHORIZATION OF APPROPRIA-
TIONS.—There is authorized to be appropriated
to the Secretary such sums as may be necessary
for assistance under subparagraphs (A) and
(B).”.

SEC. 3. RENTAL SECURITY DEPOSIT ASSISTANCE UNDER
HOME PROGRAM.

(a) ELIGIBLE USE.—Section 212(a) of the Cranston-
Gonzalez National Affordable Housing Act (42 U.S.C.
12742(a)) is amended by inserting after paragraph (3) the
following new paragraph:

“(4) SECURITY DEPOSIT ASSISTANCE.—A par-
ticipating jurisdiction may use funds provided under
this subtitle to provide loans or grants to very low-
and low-income families for security deposits for
rental of dwelling units, regardless of whether such
family is provided tenant-based rental assistance
pursuant to paragraph (3). The jurisdiction shall re-
quire the owner to return any unused amounts of se-
curity deposit assistance upon the termination of
such family’s tenancy and may use such returned amounts only for assistance under this paragraph.”.

(b) AUTHORIZATION OF APPROPRIATIONS.—There is authorized to be appropriated to the Secretary of Housing and Urban Development such sums as may be necessary for assistance under subtitle A of title II of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12741 et seq.), to be made available only for providing security deposit assistance under paragraph (4) of section 212(a) of such Act (as added by the amendment made by subsection (a) of this section).

SEC. 4. STUDY ON ALTERNATIVES TO SECURITY DEPOSITS.

(a) STUDY.—The Secretary of Housing and Urban Development shall conduct a study to identify and analyze—

(1) alternatives to rental housing security deposits, including products that require a tenant of a dwelling unit to pay a monthly insurance premium to cover costs of repairing damage to the dwelling unit; and

(2) the impact that such alternatives have on the rental housing market and tenants, including how such alternatives affect tenants based on tenant race, income, age, sex, disability, and other demographic characteristics.
(b) REPORT.—Not later than the expiration of the 180-day period beginning on the date of the enactment of this Act, the Secretary shall submit to Congress a report setting forth the findings and conclusions of the study.