

118TH CONGRESS  
1ST SESSION

# S. 1814

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

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IN THE SENATE OF THE UNITED STATES

JUNE 6, 2023

Mr. HEINRICH (for himself, Mr. LUJÁN, Mr. WELCH, and Mr. PADILLA) introduced the following bill; which was read twice and referred to the Committee on Banking, Housing, and Urban Affairs

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## A BILL

To authorize security deposit and moving costs assistance for low-income households, 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 “Delivering Essential  
5 Protection, Opportunity, and Security for Tenants Act”  
6 or the “DEPOSIT Act”.

1 **SEC. 2. RENTAL SECURITY DEPOSIT AND MOVING COST AS-**  
 2 **SISTANCE FOR HOUSING CHOICE VOUCHER**  
 3 **HOLDERS.**

4 Section 8(q) of the United States Housing Act of  
 5 1937 (42 U.S.C. 1437f(q)) is amended by adding at the  
 6 end the following:

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

9 “(A) SECURITY DEPOSITS.—

10 “(i) IN GENERAL.—The Secretary  
 11 shall, to the extent amounts are provided  
 12 in advance in appropriations Acts for as-  
 13 sistance under this subparagraph, provide  
 14 supplemental fees under this subsection to  
 15 public housing agencies for the costs of  
 16 providing, on behalf of families assisted  
 17 under subsection (o), assistance to cover  
 18 the costs of a reasonable security deposit  
 19 for the assisted dwelling unit of the family.

20 “(ii) REQUIREMENT.—Each public  
 21 housing agency that receives supplemental  
 22 fees under clause (i)—

23 “(I) shall require the owner of a  
 24 dwelling unit for which security de-  
 25 posit assistance is provided under that  
 26 clause to return any unused amounts

1 of security deposit assistance upon the  
 2 termination of the family's tenancy;  
 3 and

4 “(II) may make such returned  
 5 amounts available only for assistance  
 6 under this subparagraph.

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

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

19 **SEC. 3. RENTAL SECURITY DEPOSIT ASSISTANCE UNDER**  
 20 **HOME PROGRAM.**

21 (a) ELIGIBLE USE.—Section 212(a) of the Cranston-  
 22 Gonzalez National Affordable Housing Act (42 U.S.C.  
 23 12742(a)) is amended by inserting after paragraph (3) the  
 24 following new paragraph:

25 “(4) SECURITY DEPOSIT ASSISTANCE.—

1           “(A) IN GENERAL.—A participating juris-  
2           diction may use funds provided under this sub-  
3           title to provide loans or grants to very low- and  
4           low-income families for security deposits for  
5           rental of dwelling units, regardless of whether  
6           the family is provided tenant-based rental as-  
7           sistance pursuant to paragraph (3).

8           “(B) REQUIREMENT.—Each participating  
9           jurisdiction that provides loans or grants under  
10          subparagraph (A)—

11                 “(i) shall require the owner of the  
12                 dwelling unit for which security deposit as-  
13                 sistance is provided under that subpara-  
14                 graph to return any unused amounts of se-  
15                 curity deposit assistance upon the termi-  
16                 nation of the family’s tenancy; and

17                 “(ii) may use such returned amounts  
18                 only for assistance under this paragraph.”.

19          (b) AUTHORIZATION OF APPROPRIATIONS.—There is  
20          authorized to be appropriated to the Secretary of Housing  
21          and Urban Development such sums as may be necessary  
22          for assistance under subtitle A of title II of the Cranston-  
23          Gonzalez National Affordable Housing Act (42 U.S.C.  
24          12741 et seq.), to be made available only for providing  
25          security deposit assistance under paragraph (4) of section

1 212(a) of such Act (42 U.S.C. 12742(a)) (as added by  
2 the amendment made by subsection (a) of this section).

3 **SEC. 4. STUDY ON ALTERNATIVES TO SECURITY DEPOSITS.**

4 (a) STUDY.—The Secretary of Housing and Urban  
5 Development shall conduct a study to identify and ana-  
6 lyze—

7 (1) alternatives to rental housing security de-  
8 posits, including products that require a tenant of a  
9 dwelling unit to pay a monthly insurance premium  
10 to cover costs of repairing damage to the dwelling  
11 unit; and

12 (2) the impact that the alternatives described in  
13 paragraph (1) have on the rental housing market  
14 and tenants, including how the alternatives affect  
15 tenants based on tenant race, income, age, sex, dis-  
16 ability, and other demographic characteristics.

17 (b) REPORT.—Not later than 180 days after the date  
18 of enactment of this Act, the Secretary of Housing and  
19 Urban Development shall submit to Congress a report set-  
20 ting forth the findings and conclusions of the study con-  
21 ducted under subsection (a).

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