

## S 3685

Emergency Rental Assistance and Rental Market Stabilization Act of 2020

**Congress:** 116 (2019–2021, Ended)

**Chamber:** Senate

**Policy Area:** Housing and Community Development

**Introduced:** May 12, 2020

**Current Status:** Read twice and referred to the Committee on Banking, Housing, and Urban Affairs.

**Latest Action:** Read twice and referred to the Committee on Banking, Housing, and Urban Affairs. (May 12, 2020)

**Official Text:** <https://www.congress.gov/bill/116th-congress/senate-bill/3685>

### Sponsor

---

**Name:** Sen. Brown, Sherrod [D-OH]

**Party:** Democratic • **State:** OH • **Chamber:** Senate

**Cosponsors** (43 total)

<b>Cosponsor</b>	<b>Party / State</b>	<b>Role</b>	<b>Date Joined</b>
Sen. Baldwin, Tammy [D-WI]	D · WI		May 12, 2020
Sen. Bennet, Michael F. [D-CO]	D · CO		May 12, 2020
Sen. Blumenthal, Richard [D-CT]	D · CT		May 12, 2020
Sen. Booker, Cory A. [D-NJ]	D · NJ		May 12, 2020
Sen. Cortez Masto, Catherine [D-NV]	D · NV		May 12, 2020
Sen. Duckworth, Tammy [D-IL]	D · IL		May 12, 2020
Sen. Durbin, Richard J. [D-IL]	D · IL		May 12, 2020
Sen. Feinstein, Dianne [D-CA]	D · CA		May 12, 2020
Sen. Gillibrand, Kirsten E. [D-NY]	D · NY		May 12, 2020
Sen. Harris, Kamala D. [D-CA]	D · CA		May 12, 2020
Sen. Hassan, Margaret Wood [D-NH]	D · NH		May 12, 2020
Sen. Heinrich, Martin [D-NM]	D · NM		May 12, 2020
Sen. Hirono, Mazie K. [D-HI]	D · HI		May 12, 2020
Sen. Klobuchar, Amy [D-MN]	D · MN		May 12, 2020
Sen. Leahy, Patrick J. [D-VT]	D · VT		May 12, 2020
Sen. Markey, Edward J. [D-MA]	D · MA		May 12, 2020
Sen. Menendez, Robert [D-NJ]	D · NJ		May 12, 2020
Sen. Merkley, Jeff [D-OR]	D · OR		May 12, 2020
Sen. Murray, Patty [D-WA]	D · WA		May 12, 2020
Sen. Reed, Jack [D-RI]	D · RI		May 12, 2020
Sen. Sanders, Bernard [I-VT]	I · VT		May 12, 2020
Sen. Schatz, Brian [D-HI]	D · HI		May 12, 2020
Sen. Schumer, Charles E. [D-NY]	D · NY		May 12, 2020
Sen. Smith, Tina [D-MN]	D · MN		May 12, 2020
Sen. Stabenow, Debbie [D-MI]	D · MI		May 12, 2020
Sen. Van Hollen, Chris [D-MD]	D · MD		May 12, 2020
Sen. Warren, Elizabeth [D-MA]	D · MA		May 12, 2020
Sen. Whitehouse, Sheldon [D-RI]	D · RI		May 12, 2020
Sen. Wyden, Ron [D-OR]	D · OR		May 12, 2020
Sen. Cardin, Benjamin L. [D-MD]	D · MD		May 13, 2020
Sen. Casey, Robert P., Jr. [D-PA]	D · PA		May 13, 2020
Sen. Coons, Christopher A. [D-DE]	D · DE		May 13, 2020
Sen. Peters, Gary C. [D-MI]	D · MI		May 13, 2020
Sen. Kaine, Tim [D-VA]	D · VA		May 21, 2020
Sen. Murphy, Christopher [D-CT]	D · CT		Jun 1, 2020
Sen. Rosen, Jacky [D-NV]	D · NV		Jun 1, 2020
Sen. Udall, Tom [D-NM]	D · NM		Jun 1, 2020
Sen. Shaheen, Jeanne [D-NH]	D · NH		Jun 11, 2020
Sen. Carper, Thomas R. [D-DE]	D · DE		Jul 20, 2020
Sen. Sinema, Kyrsten [D-AZ]	D · AZ		Jul 20, 2020
Sen. Cantwell, Maria [D-WA]	D · WA		Aug 3, 2020

Cosponsor	Party / State	Role	Date Joined
Sen. Warner, Mark R. [D-VA]	D · VA		Aug 3, 2020
Sen. Tester, Jon [D-MT]	D · MT		Sep 10, 2020

## Committee Activity

Committee	Chamber	Activity	Date
Banking, Housing, and Urban Affairs Committee	Senate	Referred To	May 12, 2020

## Subjects & Policy Tags

### Policy Area:

Housing and Community Development

## Related Bills

Bill	Relationship	Last Action
116 HR 6800	Related bill	<b>Jul 23, 2020:</b> Committee on Small Business and Entrepreneurship. Hearings held. Hearings printed: S.Hrg. 116-517.
116 HR 7301	Related bill	<b>Jun 30, 2020:</b> Received in the Senate.
116 HR 6820	Related bill	<b>May 12, 2020:</b> Referred to the House Committee on Financial Services.

## Summary (as of May 12, 2020)

### Emergency Rental Assistance and Rental Market Stabilization Act of 2020

This bill provides funding for the Department of Housing and Urban Development (HUD) to award additional grants under the Emergency Solutions Grant program to provide rental assistance for short-term and medium-term housing to homeless individuals or families, or those who are at risk of homelessness, and expands eligibility for such additional assistance.

For assistance provided under the bill, the term *at risk of homelessness* shall include individuals and families that have an income below 80% of the median income for the area (rather than 30% of the area median income, as under current law). Rental assistance provided under the bill shall generally be limited to 120% of the HUD-established fair market rent for the area, whereas currently rental assistance under the program is generally limited to 100% of an area's fair market rent.

Such assistance may not be conditioned on any prerequisite activities, such as receiving treatment.

HUD may, with some limitations, waive requirements or establish alternative requirements related to such assistance if doing so is necessary to respond to the COVID-19 (i.e., coronavirus disease 2019) public health emergency.

## Actions Timeline

- **May 12, 2020:** Introduced in Senate
- **May 12, 2020:** Read twice and referred to the Committee on Banking, Housing, and Urban Affairs.