

118TH CONGRESS
1ST SESSION

H. R. 5816

To establish an Office of Eviction Prevention in the Department of Housing and Urban Development and to authorize funding for the Eviction Protection Grant Program of such Department, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

SEPTEMBER 28, 2023

Mr. SCHIFF (for himself, Mr. DESAULNIER, Mr. MULLIN, Ms. CHU, Mr. GOMEZ, Ms. NORTON, and Ms. TLAIB) introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To establish an Office of Eviction Prevention in the Department of Housing and Urban Development and to authorize funding for the Eviction Protection Grant Program of such Department, 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 “Eviction Protection
5 Act of 2023”.

1 **SEC. 2. ESTABLISHMENT OF OFFICE OF EVICTION PREVEN-**
2 **TION.**

3 (a) IN GENERAL.—Section 4 of the Department of
4 Housing and Urban Development Act (42 U.S.C. 3533)
5 is amended by adding at the end the following new sub-
6 section:

7 “(i) OFFICE OF EVICTION PREVENTION.—

8 “(1) ESTABLISHMENT.—There is established in
9 the Department, in the Office of the Secretary, the
10 Office of Eviction Prevention.

11 “(2) DIRECTOR.—There is established the posi-
12 tion of Director of the Office of Eviction Prevention.
13 The Director shall be the head of the Office of Evic-
14 tion Prevention and shall be appointed by, and shall
15 report to, the Secretary. Such position shall be a ca-
16 reer-reserved position in the Senior Executive Serv-
17 ice.

18 “(3) MISSION.—The mission of the Office of
19 Eviction Prevention shall be to prevent evictions
20 from rental housing and to protect tenants of such
21 housing from the harm of evictions and eviction fil-
22 ings.

23 “(4) FUNCTIONS.—The Director shall have pri-
24 mary responsibility within the Department for all ac-
25 tivities and matters relating to eviction prevention,
26 including the following:

1 “(A) Administering the Eviction Protection
2 Grant Program of the Department, including—

3 “(i) conducting a robust evaluation of
4 grantees under the program and the activi-
5 ties undertaken under the program by
6 grantees, and assessing whether such ac-
7 tivities improved outcomes for tenants
8 served by a grant, taking into consider-
9 ation the differing tenant protections in
10 States and localities;

11 “(ii) identifying, and reporting to the
12 Congress on, best practices and activities
13 for eviction protection, including identi-
14 fying resources and funding needed to con-
15 tinue and replicate best practices and ac-
16 tivities; and

17 “(iii) providing technical assistance
18 and support to grantees under the pro-
19 gram to provide them with training, exper-
20 tise, best practices, and problem-solving
21 strategies.

22 “(B) Analyzing and reporting on informa-
23 tion gathered through the Eviction Protection
24 Grant Program and other programs adminis-
25 tered by the Office.

1 “(C) Coordinating with the Office of Policy
2 Development and Research of the Department
3 in establishing a database on evictions, which
4 shall be administered by such Office and shall
5 include such measures as may be necessary to
6 protect against the release of personally identi-
7 fiable information regarding tenants, analyzing
8 information collected by such database, and re-
9 porting to the Congress regarding such anal-
10 yses.

11 “(D) Coordinating strategies to prevent
12 evictions and early lease terminations in hous-
13 ing programs administered by the Department,
14 including through—

15 “(i) training offices and personnel of
16 the Department on eviction prevention
17 policies and programs and tenants rights;
18 and

19 “(ii) coordinating with other offices of
20 the Department, including the Office of
21 Fair Housing and Equal Opportunity and
22 the Office of Gender-Based Violence.

23 “(E) Collaborating with other Federal
24 agencies, including the Office of Access to Jus-
25 tice of the Department of Justice, the Bureau

1 of Consumer Financial Protection, the Depart-
2 ment of Agriculture, the Department of the
3 Treasury, the Department of Veterans Affairs,
4 and the Department of Defense, to develop best
5 practices for eviction prevention strategies with-
6 in Federal programs and the private rental
7 market.

8 “(F) Identifying strategies to prevent and
9 reduce evictions across the United States, in-
10 cluding—

11 “(i) collaborating with Federal agen-
12 cies whose activities impact tenants in fed-
13 erally subsidized housing and housing in
14 the private rental market, including the
15 Federal Housing Finance Agency, the Bu-
16 reau of Consumer Financial Protection,
17 the Department of Justice, the Federal
18 Trade Commission, the Department of
19 Health and Human Services, the Depart-
20 ment of Transportation, the United States
21 Domestic Policy Council, and the National
22 Economic Council;

23 “(ii) establishing a working group on
24 eviction prevention to study and develop
25 solutions to the national eviction crisis,

1 which working group shall include rep-
2 resentatives of agencies referred to in
3 clause (i), tenant representatives, rep-
4 resentatives of legal services providers, and
5 grantees under the Eviction Protection
6 Grant Program;

7 “(iii) providing technical assistance to
8 housing providers, State and local govern-
9 ments, and other agencies on issues related
10 to evictions and tenant protections; and

11 “(iv) coordinating with State and local
12 governments and agencies, including State
13 housing finance agencies, on such issues.

14 “(G) Conducting outreach to and engage-
15 ment with tenants to—

16 “(i) provide education and informa-
17 tion about tenant protections and available
18 eviction prevention programs, including by
19 developing resources and materials for ten-
20 ants;

21 “(ii) collect complaints and feedback
22 from tenants and community members on
23 evictions and eviction-prevention programs;
24 and

1 “(iii) refer complaints regarding evic-
2 tions to appropriate Federal, State, and
3 local agencies or organizations, including
4 legal and other advocacy organizations, ap-
5 propriate to address housing-related issues.

6 “(5) COVERED EVICTIONS.—For purposes of
7 this subsection the term ‘eviction’ includes the vari-
8 ety of processes and means by which landlords re-
9 move tenants from rental properties, including—

10 “(A) court-ordered evictions, including
11 eviction filings, court-ordered eviction rulings,
12 and any eviction actions that take place
13 through the judicial system;

14 “(B) extra-legal evictions that do not in-
15 volve the judicial system, commonly known as
16 illegal, unlawful, informal, or self-help evictions,
17 including threatening tenants, changing the
18 locks on rental units, shutting off the utilities
19 to such units, and paying tenants to surrender
20 occupancy of a unit;

21 “(C) administrative actions by public hous-
22 ing agencies to evict residents of public housing;
23 and

1 “(D) early lease terminations by housing
2 providers receiving assistance from the Depart-
3 ment of Housing and Urban Development.”.

4 (b) TRANSFER.—The Secretary of Housing and
5 Urban Development shall provide for the transfer of the
6 administration of the Eviction Protection Grant Program
7 of the Department, which as of the date of the enactment
8 of this Act is the responsibility of the Office of Policy De-
9 velopment and Research, to the Director of the Office of
10 Eviction Prevention established under section 4(i) of the
11 Department of Housing and Urban Development Act, as
12 added by the amendment made by subsection (a) of this
13 section.

14 **SEC. 3. AUTHORIZATION OF APPROPRIATIONS.**

15 There is authorized to be appropriated—

16 (1) \$100,000,000 for each of fiscal years 2024
17 through 2028 for grants under the Eviction Protec-
18 tion Grant Program of the Department of Housing
19 and Urban Development; and

20 (2) \$100,000,000 for each of fiscal years 2024
21 through 2028 for costs of personnel for and activi-
22 ties of the Office of Eviction Prevention.

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