

116TH CONGRESS  
2D SESSION

# S. 4098

To provide funding for the Neighborhood Reinvestment Corporation Act,  
and for other purposes.

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IN THE SENATE OF THE UNITED STATES

JUNE 29, 2020

Mr. MENENDEZ (for himself, Mr. BROWN, Mr. VAN HOLLEN, Ms. SINEMA, Ms. SMITH, Mr. BOOKER, Ms. ROSEN, Ms. WARREN, Mr. SANDERS, Ms. KLOBUCHAR, Mr. BLUMENTHAL, Mr. WYDEN, Mr. COONS, Mrs. FEINSTEIN, Ms. HIRONO, Ms. CORTEZ MASTO, Mr. TESTER, and Mr. WARNER) 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 provide funding for the Neighborhood Reinvestment  
Corporation Act, 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 “Coronavirus Housing  
5 Counseling Improvement Act”.

6 **SEC. 2. FUNDING FOR HOUSING COUNSELING SERVICES.**

7 (a) CONGRESSIONAL FINDINGS.—Congress finds  
8 that—

1           (1) the spread of Coronavirus Disease 2019  
2           (COVID–19), which is now considered a global pan-  
3           demic, is expected to negatively impact the incomes  
4           of potentially millions of homeowners, renters, indi-  
5           viduals experiencing homelessness, and individuals at  
6           risk of homelessness, making it difficult for them to  
7           pay their mortgages or rents on time;

8           (2) housing counseling is critical to ensuring  
9           that homeowners, renters, individuals experiencing  
10          homelessness, and individuals at risk of homeles-  
11          sness have the resources they need to manage finan-  
12          cial hardships from the COVID–19 crisis;

13          (3) loan preservation and foreclosure mitigation  
14          services are also critical to address the needs of  
15          homeowners who lose employment and income be-  
16          cause of the pandemic and who face serious delin-  
17          quency or home loan default, or are in foreclosing  
18          proceedings during this period; and

19          (4) evaluations from the National Foreclosure  
20          Mitigation Counseling program revealed that home-  
21          owners at risk of or facing foreclosure are better  
22          served when they have access to a housing counselor  
23          and a range of tools and resources to help them  
24          avoid losing their home and have the support they

1        need to tailor the best possible response to their sit-  
2        uation.

3        (b) AUTHORIZATION OF APPROPRIATIONS.—There is  
4        authorized to be appropriated to the Neighborhood Rein-  
5        vestment Corporation (in this section referred to as the  
6        “Corporation”) established under the Neighborhood Rein-  
7        vestment Corporation Act (42 U.S.C. 8101 et seq.)  
8        \$700,000,000 for fiscal year 2020 for housing counseling  
9        services, which shall remain available until September 30,  
10       2023.

11       (c) PRIORITIZATION OF HOUSING COUNSELING  
12       SERVICES.—Of any grant funds made available pursuant  
13       to subsection (b), not less than 40 percent shall be pro-  
14       vided to counseling organizations that target counseling  
15       services to minority and low-income homeowners, renters,  
16       individuals experiencing homelessness, and individuals at  
17       risk of homelessness or provide such services in neighbor-  
18       hoods with high concentrations of minority and low-in-  
19       come homeowners, renters, individuals experiencing home-  
20       lessness, and individuals at risk of homelessness.

21       (d) ELIGIBLE USES.—Amounts made available pur-  
22       suant to subsection (b) may be used in such amounts as  
23       the Corporation determines for costs of—

24                (1) public education and outreach;

1           (2) direct services, including the full range of  
2 services provided by housing counselors to assist  
3 homeowners, including manufactured homeowners,  
4 regardless of financing type, renters, individuals ex-  
5 perienceing homelessness, and individuals at risk of  
6 homelessness, including the practices, tools, and in-  
7 novations in foreclosure mitigation that were utilized  
8 in the National Foreclosure Mitigation Counseling  
9 Program, and financial capability, credit counseling,  
10 homeless counseling, and rental counseling;

11           (3) equipment and technology, including broad-  
12 band internet and equipment upgrades needed to en-  
13 sure timely and effective service delivery;

14           (4) training, including capacitating housing  
15 counseling staff in various modes of counseling, in-  
16 cluding rental and foreclosure, delivery of remote  
17 counseling utilizing improved technology, enhanced  
18 network security, and supportive options for the de-  
19 livery of client services; and

20           (5) administration and oversight of the program  
21 in accordance with the rate of the Corporation for  
22 program administration.

23 (e) DISBURSEMENT.—

24           (1) IN GENERAL.—The Corporation shall dis-  
25 burse all grant funds made available pursuant to

1 subsection (b) as expeditiously as possible, through  
2 grants to housing counseling intermediaries ap-  
3 proved by the Department of Housing and Urban  
4 Development, State housing finance agencies, and  
5 NeighborWorks organizations.

6 (2) LIMITATION.—The aggregate amount pro-  
7 vided to NeighborWorks organizations under this  
8 section shall not exceed 15 percent of the total of  
9 grant funds made available pursuant to subsection  
10 (b).

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