



The DEPOSIT Act

Americans are struggling to find affordable places to live and put down roots in their communities. One of the biggest hurdles is security deposits, which can be a costly barrier that puts housing out of reach for many working families. The Delivering Essential Protection, Opportunity, and Security for Tenants (DEPOSIT) Act will provide targeted assistance to help low-income renters afford this upfront cost and secure housing.

The DEPOSIT Act:

The DEPOSIT Act will expand the Housing Choice Voucher Program — often referred to as Section 8 housing — and the HOME Investment Partnerships (HOME) Program within the U.S. Department of Housing and Urban Development (HUD). Specifically, the legislation will make federal resources available to state, local, and Tribal housing authorities to establish revolving funds to provide security deposit assistance to low- and very low-income renters. Additionally, it will require HUD to conduct a new study on alternatives to security deposits to make housing more accessible.

Background:

Out of nearly 45 million families renting in the United States, the National Low Income Housing Coalition has found that 11 million families have extremely low incomes — incomes at or below either the federal poverty guideline or 30% of the area median income, whichever is higher.¹ Security deposit assistance programs for these families are an inconsistent patchwork across the country, with only some state and local housing authorities supplementing assistance through non-profits and community organizations.

The Housing Choice Voucher Program, HUD's largest rental assistance program, helps more than 5 million individuals.² These vouchers help low-income Americans afford rental housing by paying landlords the difference between what a household can afford to pay for rent and utilities and the market rate of housing units.

The HOME Investment Partnerships (HOME) Program provides formula grants to states and localities that communities use to fund a wide range of activities, including building, buying, and rehabilitating affordable housing for rent or homeownership. The program also provides direct rental assistance to low-income people. HOME is the

¹ <https://nlihc.org/gap/about>

² <https://www.cbpp.org/research/housing/the-housing-choice-voucher-program>

largest federal block grant to state and local governments that is designed exclusively to create affordable housing for low-income households.

Support for the DEPOSIT Act

The DEPOSIT Act has been endorsed by:

- National Low Income Housing Coalition
- National Housing Law Project
- National Affordable Housing Management Association
- National Apartment Association
- National Alliance to End Homelessness
- Albuquerque Housing Authority
- New Mexico Coalition to End Homelessness
- Albuquerque Health Care for the Homeless
- San Juan Partnership
- Community Action Agency of Southern New Mexico
- Mesilla Valley Community of Hope
- HEART of Taos
- Fair Housing Advocates of Northern California (FHANC)
- East Bay Housing Organization (EBHO)

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