

117TH CONGRESS
1ST SESSION

S. 1823

To require the inclusion of voter registration information with certain leases and vouchers for federally assisted rental housing and mortgage applications, and for other purposes.

IN THE SENATE OF THE UNITED STATES

MAY 25, 2021

Mr. WARNOCK (for himself, Mr. OSSOFF, Mr. MERKLEY, Ms. WARREN, Ms. KLOBUCHAR, Mr. BROWN, Mrs. FEINSTEIN, and Mr. VAN HOLLEN) introduced the following bill; which was read twice and referred to the Committee on Banking, Housing, and Urban Affairs

A BILL

To require the inclusion of voter registration information with certain leases and vouchers for federally assisted rental housing and mortgage applications, 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 “Voters on the Move
5 Registration Act of 2021”.

1 **SEC. 2. INCLUSION OF VOTER REGISTRATION INFORMA-**
 2 **TION WITH CERTAIN LEASES AND VOUCHERS**
 3 **FOR FEDERALLY ASSISTED RENTAL HOUSING**
 4 **AND MORTGAGE APPLICATIONS.**

5 (a) DEFINITIONS.—In this section:

6 (1) BUREAU.—The term “Bureau” means the
 7 Bureau of Consumer Financial Protection.

8 (2) DIRECTOR.—The term “Director” means
 9 the Director of the Bureau.

10 (3) FEDERAL RENTAL ASSISTANCE.—The term
 11 “Federal rental assistance” means rental assistance
 12 provided under—

13 (A) any covered housing program, as de-
 14 fined in section 41411(a) of the Violence
 15 Against Women Act of 1994 (34 U.S.C.
 16 12491(a));

17 (B) title V of the Housing Act of 1949 (42
 18 U.S.C. 1471 et seq.), including voucher assist-
 19 ance under section 542 of such title (42 U.S.C.
 20 1490r);

21 (C) the Housing Trust Fund program
 22 under section 1338 of the Federal Housing En-
 23 terprises Financial Safety and Soundness Act
 24 of 1992 (12 U.S.C. 4588); or

1 (D) subtitle C of title IV of the McKinney-
2 Vento Homeless Assistance Act (42 U.S.C.
3 11381 et seq.).

4 (4) FEDERALLY BACKED MULTIFAMILY MORT-
5 GAGE LOAN.—The term “Federally backed multi-
6 family mortgage loan” includes any loan (other than
7 temporary financing such as a construction loan)
8 that—

9 (A) is secured by a first or subordinate lien
10 on residential multifamily real property de-
11 signed principally for the occupancy of 5 or
12 more families, including any such secured loan,
13 the proceeds of which are used to prepay or pay
14 off an existing loan secured by the same prop-
15 erty; and

16 (B) is made in whole or in part, or in-
17 sured, guaranteed, supplemented, or assisted in
18 any way, by any officer or agency of the Fed-
19 eral Government or under or in connection with
20 a housing or urban development program ad-
21 ministered by the Secretary of Housing and
22 Urban Development or a housing or related
23 program administered by any other such officer
24 or agency, or is purchased or securitized by the

1 Federal Home Loan Mortgage Corporation or
2 the Federal National Mortgage Association.

3 (5) OWNER.—The term “owner” has the mean-
4 ing given the term in section 8(f) of the United
5 States Housing Act of 1937 (42 U.S.C. 1437f(f)).

6 (6) PUBLIC HOUSING; PUBLIC HOUSING AGEN-
7 CY.—The terms “public housing” and “public hous-
8 ing agency” have the meanings given those terms in
9 section 3(b) of the United States Housing Act of
10 1937 (42 U.S.C. 1437a(b)).

11 (7) RESIDENTIAL MORTGAGE LOAN.—The term
12 “residential mortgage loan” includes any loan that is
13 secured by a first or subordinate lien on residential
14 real property, including individual units of con-
15 dominiums and cooperatives, designed principally for
16 the occupancy of from 1- to 4- families.

17 (b) UNIFORM STATEMENT.—

18 (1) DEVELOPMENT.—The Director, after con-
19 sultation with the Election Assistance Commission,
20 shall develop a uniform statement designed to pro-
21 vide recipients of the statement pursuant to this sec-
22 tion with information on how the recipient can reg-
23 ister to vote and the voting rights of the recipient
24 under law.

1 (2) RESPONSIBILITIES.—In developing the uni-
2 form statement, the Director shall be responsible
3 for—

4 (A) establishing the format of the state-
5 ment;

6 (B) consumer research and testing of the
7 statement; and

8 (C) consulting with and obtaining from the
9 Election Assistance Commission the content re-
10 garding voter rights and registration issues
11 needed to ensure the statement complies with
12 the requirements of paragraph (1).

13 (3) LANGUAGES.—

14 (A) IN GENERAL.—The uniform statement
15 required under paragraph (1) shall be developed
16 and made available in English and in each of
17 the 10 languages most commonly spoken by in-
18 dividuals with limited English proficiency, as
19 determined by the Director using information
20 published by the Director of the Bureau of the
21 Census.

22 (B) PUBLICATION.—The Director shall
23 make all translated versions of the uniform
24 statement required under paragraph (1) pub-

1 likely available in a centralized location on the
2 website of the Bureau.

3 (c) LEASES AND VOUCHERS FOR FEDERALLY AS-
4 SISTED RENTAL HOUSING.—Each Federal agency admin-
5 istering a Federal rental assistance program shall re-
6 quire—

7 (1) each public housing agency to provide a
8 copy of the uniform statement developed pursuant to
9 subsection (b) to each lessee of a dwelling unit in
10 public housing administered by the agency—

11 (A) together with the lease for the dwelling
12 unit, at the same time the lease signed by the
13 lessee; and

14 (B) together with any income verification
15 form, at the same time the form is provided to
16 the lessee;

17 (2) each public housing agency that administers
18 rental assistance under the Housing Choice Voucher
19 program under section 8(o) of the United States
20 Housing Act of 1937 (42 U.S.C. 1437f(o)), includ-
21 ing the program under paragraph (13) of such sec-
22 tion 8(o), to provide a copy of the uniform statement
23 developed pursuant to subsection (b) to each assisted
24 family or individual—

1 (A) together with the voucher for the as-
 2 sistence, at the time the voucher is issued for
 3 the family or individual; and

4 (B) together with any income verification
 5 form, at the same time the form is provided to
 6 the applicant or assisted family or individual;
 7 and

8 (3) each owner of a dwelling unit assisted with
 9 Federal rental assistance to provide a copy of the
 10 uniform statement developed pursuant to subsection
 11 (b) to provide to the lessee of the dwelling unit—

12 (A) together with the lease for such dwell-
 13 ing unit, at the same time the lease is signed
 14 by the lessee; and

15 (B) together with any income verification
 16 form, at the same time the form is provided to
 17 the applicant or tenant.

18 (d) APPLICATIONS FOR RESIDENTIAL MORTGAGE
 19 LOANS.—The Director shall require each creditor (within
 20 the meaning of such term as used in section 1026.2(a)(17)
 21 of title 12, Code of Federal Regulations) that receives an
 22 application (within the meaning of such term as used in
 23 section 1026.2(a)(3)(ii) of title 12, Code of Federal Regu-
 24 lations) to provide a copy of the uniform statement devel-
 25 oped pursuant to subsection (b) in written form to the

1 applicant for the residential mortgage loan not later than
 2 5 business days after the date of the application.

3 (e) FEDERALLY BACKED MULTIFAMILY MORTGAGE
 4 LOANS.—The head of the Federal agency insuring, guar-
 5 anteeing, supplementing, or assisting a Federally backed
 6 multifamily mortgage loan, or the Director of the Federal
 7 Housing Finance Agency in the case of a Federally backed
 8 multifamily mortgage loan that is purchased or securitized
 9 by the Federal Home Loan Mortgage Corporation or the
 10 Federal National Mortgage Association, shall require the
 11 owner of the property secured by the Federally backed
 12 multifamily mortgage loan to provide a copy of the uni-
 13 form statement developed pursuant to subsection (b) in
 14 written form to each lessee of a dwelling unit assisted by
 15 that loan at the time the lease is signed by the lessee.

16 (f) OPTIONAL COMPLETION OF VOTER REGISTRA-
 17 TION.—Nothing in this section may be construed to re-
 18 quire any individual to complete a voter registration form.

19 (g) REGULATIONS.—The head of a Federal agency
 20 administering a Federal rental assistance program, the
 21 head of the Federal agency insuring, guaranteeing,
 22 supplementing, or assisting a Federally backed multi-
 23 family mortgage loan, the Director of the Federal Housing

- 1 Finance Agency, and the Director may issue such regula-
- 2 tions as may be necessary to carry out this section.

