

119TH CONGRESS
1ST SESSION

H. R. 2064

To require the Secretary of Housing and Urban Development to establish a program to provide homeownership assistance grants, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

MARCH 11, 2025

Ms. LEGER FERNANDEZ (for herself, Mr. COSTA, Mr. GARCÍA of Illinois, Mr. GARCIA of California, Ms. LOIS FRANKEL of Florida, Mr. JOHNSON of Georgia, Ms. MCCOLLUM, Ms. NORTON, Mrs. RAMIREZ, Ms. SCANLON, and Ms. STANSBURY) introduced the following bill; which was referred to the Committee on Financial Services, and in addition to the Committee on Ways and Means, for a period to be subsequently determined by the Speaker, in each case for consideration of such provisions as fall within the jurisdiction of the committee concerned

A BILL

To require the Secretary of Housing and Urban Development to establish a program to provide homeownership assistance grants, 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 “Home of Your Own
5 Act of 2025”.

1 **SEC. 2. ESTABLISHMENT OF HOMEOWNERSHIP ASSIST-**
2 **ANCE GRANT PROGRAM.**

3 (a) IN GENERAL.—The Secretary of Housing and
4 Urban Development shall, not later than 1 year after the
5 date of the enactment of this Act, establish a homeowner-
6 ship assistance grant program through which amounts are
7 provided to States and Indian tribes to assist the purchase
8 of eligible homes by eligible persons.

9 (b) ALLOCATION OF AMOUNTS.—

10 (1) IN GENERAL.—The Secretary shall reserve
11 3 percent of any amounts appropriated under this
12 Act, for a fiscal year, for grants to Indian tribes in
13 accordance with the formula established by the Sec-
14 retary pursuant to section 302 of the Native Amer-
15 ican Housing Assistance and Self-Determination Act
16 of 1996 (25 U.S.C. 4152).

17 (2) REMAINING AMOUNTS.—After reserving
18 such amounts for Indian tribes under paragraph (1),
19 the Secretary shall equitably allocate remaining
20 amounts to participating States in accordance with
21 a formula established by the Secretary by rule.

22 (c) USE OF AMOUNTS.—

23 (1) IN GENERAL.—States and Indian tribes
24 that receive amounts under this Act shall use such
25 amounts to provide assistance on behalf of eligible
26 persons for—

1 (A) costs incurred acquiring an ownership
2 interest in an eligible home by means of an eli-
3 gible mortgage loan, including downpayment
4 costs, closing costs, and costs to reduce interest
5 rates on such loan; or

6 (B) pre-occupancy repairs or modifications
7 required for a member of the household of the
8 homebuyer to occupy the home following such
9 acquisition, including repairs to bring the home
10 up to inspection standards and costs associated
11 with reasonable accommodations or reasonable
12 modifications for a household member with a
13 disability, when applicable.

14 (2) AMOUNT OF ASSISTANCE.—States and In-
15 dian tribes that receive amounts under this Act may
16 provide assistance only once on behalf of an eligible
17 person and the amount of such assistance provided
18 on behalf of such eligible person shall be \$30,000.

19 (d) LAYERING OF ASSISTANCE.—States and Indian
20 tribes that receive amounts under this Act may provide
21 assistance on behalf of an eligible person who is receiving
22 assistance from other sources, including other State, Fed-
23 eral, Indian tribe, tribal organization, private and public
24 tax-exempt nonprofit organizations, for acquisition of an
25 ownership interest in an eligible home.

1 (e) REPAYMENT OF ASSISTANCE IF OCCUPANCY NOT
2 CONTINUED.—

3 (1) IN GENERAL.—If an eligible person does
4 not continue to occupy, as a primary residence, the
5 eligible home for which the covered person receives
6 assistance under this Act for the 60-month period
7 beginning when the covered person is able to law-
8 fully occupy the eligible home, the Secretary shall re-
9 quire the eligible person to repay the assistance re-
10 ceived in an amount that is proportional to the num-
11 ber of months the eligible person did not occupy the
12 eligible home as a primary residence.

13 (2) EXCEPTIONS.—The Secretary may not re-
14 quire an eligible person to repay assistance under
15 paragraph (1) if the Secretary determines that—

16 (A) a hardship as described by the Sec-
17 retary prevents the eligible person from occu-
18 pying the eligible home as the primary resi-
19 dence; or

20 (B) any amount received by the eligible
21 person from an arm's length transaction selling
22 the entirety of the ownership interest in the eli-
23 gible home of the homebuyer to a bona fide
24 purchaser is less than the original cost of acqui-
25 sition of the home, including closing costs.

1 (3) USE OF LIEN.—The State or Indian tribe
 2 that provided the assistance to the eligible person
 3 may place a lien on the eligible home for the purpose
 4 of recapturing such assistance.

5 (4) USE OF RECAPTURED AMOUNTS.—Any as-
 6 sistance repaid pursuant to paragraph (1) shall be
 7 used to provide assistance to other covered persons.

8 (f) ASSISTANCE AMOUNTS EXCLUDED FROM FED-
 9 ERAL TAXATION.—For purposes of the Internal Revenue
 10 Code of 1986, gross income shall not include any assist-
 11 ance provided under this Act.

12 (g) RULE OF CONSTRUCTION.—Assistance provided
 13 to an eligible person by a State or Indian tribe under this
 14 section may not be considered funds from a prohibited
 15 source for the purposes of section 203(b)(9)(C) of the Na-
 16 tional Housing Act (12 U.S.C. 1709(b)(9)(C)).

17 **SEC. 3. ADMINISTRATION OF GRANTS BY STATES AND IN-**
 18 **DIAN TRIBES.**

19 (a) ADMINISTRATION BY STATES.—

20 (1) IN GENERAL.—The Secretary shall require
 21 that each State receiving grant amounts under this
 22 Act—

23 (A) submit an annual plan to the Secretary
 24 with respect to implementing and complying
 25 with the requirements of this Act; and

1 (B) distribute not less than 25 percent of
2 the amounts allocated to the State through
3 community development financial institutions.

4 (2) ANNUAL PLAN.—The annual plan required
5 under paragraph (1) may be included in the Annual
6 Action Plan submitted to the Secretary by such
7 State.

8 (3) OUTSOURCING PERMITTED.—The Secretary
9 may permit a State to contract with one or more of
10 the following to provide amounts to eligible persons
11 on behalf of the State:

12 (A) A tax-exempt private or public non-
13 profit organization approved by the Secretary.

14 (B) A community development financial in-
15 stitution.

16 (b) ADMINISTRATION BY INDIAN TRIBES.—

17 (1) IN GENERAL.—The Secretary shall require
18 that each Indian tribe receiving grant amounts
19 under this Act—

20 (A) submit an annual plan to the Secretary
21 with respect to implementing and complying
22 with the requirements of this Act; and

23 (B) consider distributing some or all
24 amounts allocated to the Indian tribe through
25 community development financial institutions.

1 (2) ANNUAL PLAN.—The annual plan required
2 under paragraph (1) may be included in the Indian
3 Housing Plan submitted to the Secretary by such
4 Indian tribe.

5 (3) OUTSOURCING PERMITTED.—The Secretary
6 may permit a Tribe to contract with one or more of
7 the following to provide amounts to eligible persons
8 on behalf of the Tribe:

9 (A) A tax-exempt private or public non-
10 profit organization approved by the Secretary.

11 (B) A Tribally designated housing entity.

12 (C) An intertribal consortium.

13 (D) A community development financial in-
14 stitution.

15 (4) PREFERENCE PERMITTED.—An Indian
16 tribe that receives amounts under this Act may pro-
17 vide preference to eligible persons who are members
18 of such Indian tribe as well as to members of other
19 Indian tribes.

20 **SEC. 4. FINANCIAL COUNSELING REQUIREMENT.**

21 (a) IN GENERAL.—A State or Indian tribe may only
22 provide assistance under this Act to an eligible person if
23 such eligible person, before receiving such assistance, com-
24 pletes a financial counseling program with respect to the

1 responsibilities and financial management of homeowner-
2 ship.

3 (b) APPROVAL AND MANNER OF PROGRAM.—The fi-
4 nancial counseling program shall be conducted by an enti-
5 ty that provides financial counseling approved by, and in
6 a manner acceptable to—

7 (1) the Secretary; or

8 (2) the Indian tribe or State providing assist-
9 ance to the eligible person.

10 **SEC. 5. AUTHORIZATION OF APPROPRIATIONS; ADMINIS-**
11 **TRATIVE COSTS.**

12 (a) IN GENERAL.—There is authorized to be appro-
13 priated \$6,700,000,000 for each of fiscal years 2026
14 through 2030 to carry out this Act.

15 (b) PROGRAM ADMINISTRATION.—

16 (1) FOR STATES.—Not more than 7 percent of
17 any amounts provided to a State under this Act may
18 be used by such State to cover administrative costs.

19 (2) FOR INDIAN TRIBES.—Not more than 10
20 percent of any amounts provided to an Indian Tribe
21 under this Act may be used by such Indian Tribe to
22 cover administrative costs.

23 (c) TRAINING AND TECHNICAL ASSISTANCE.—Not
24 more than 3 percent of any amounts appropriated under

1 this Act may be used by the Secretary to provide training
2 and technical assistance to States and Indian tribes.

3 **SEC. 6. DEFINITIONS.**

4 In this Act:

5 (1) COMMUNITY DEVELOPMENT FINANCIAL IN-
6 STITUTION.—The term “community development fi-
7 nancial institution” has the meaning given the term
8 in section 103 of the Community Development
9 Banking and Financial Institutions Act of 1994.

10 (2) ELIGIBLE HOME.—The term “eligible
11 home” means a residential property, including a con-
12 dominium, cooperative, or manufactured housing
13 unit, that—

14 (A) consists of 1 to 4 dwelling units, in-
15 cluding accessory dwelling units;

16 (B) is subject to a mortgage, and—

17 (i) meets the underwriting require-
18 ments and dollar amount limitations for
19 acquisition by the Federal National Mort-
20 gage Association or the Federal Home
21 Loan Mortgage Corporation;

22 (ii) is made, insured, or guaranteed
23 under any program administered by the
24 Secretary;

(iii) is made, insured, or guaranteed by the Rural Housing Administrator of the Department of Agriculture;

(iv) is a qualified mortgage, as defined in section 129C(b)(2) of the Truth in Lending Act (15 U.S.C. 1639c(b)(2));

(v) is made, insured, or guaranteed by the Secretary of Veterans Affairs pursuant to chapter 37 of title 38, United States Code; or

(vi) in the case of a residential property located on tribal trust or reservation land, meets such requirements as the Secretary determines appropriate for consumer protection; and

(C) shall be occupied by an eligible person as a primary residence.

(3) ELIGIBLE PERSON.—

(A) IN GENERAL.—The term “eligible person” means—

(i) a person who, as self-attested by the person, is a “first-time homebuyer”; and

(ii) is a part of a household, the income of which does not exceed—

1 (I) in the case of a person pur-
2 chasing an eligible home that is not
3 located on Indian tribe land, 120 per-
4 cent of the median income for the
5 local area, as determined by the Sec-
6 retary, within which—

7 (aa) the eligible home, for
8 which the ownership interest is to
9 be acquired using such assist-
10 ance, is located; or

11 (bb) the place of residence
12 of the homebuyer is located; and

13 (II) in the case of a person who
14 is purchasing an eligible home that is
15 located on Indian tribe land, the
16 greater of 120 percent of the median
17 income of the United States or 120
18 percent of the median income for the
19 local area, as determined by the Sec-
20 retary, within which—

21 (aa) the eligible home, for
22 which the ownership interest is to
23 be acquired using such assist-
24 ance, is located; or

1 (bb) the place of residence
2 of the homebuyer is located.

3 (B) EXCEPTION.—If the Secretary deter-
4 mines that the area described in subparagraph
5 (A)(ii) is a high cost-of-living area, then the eli-
6 gible person is required to be a part of a house-
7 hold, the income of which does not exceed 150
8 percent of the median income for the area, as
9 determined by the Secretary.

10 (4) FIRST-TIME HOMEBUYER.—The term “first-
11 time homebuyer” has the meaning given the term is
12 defined in section 104 of the Cranston Gonzalez Na-
13 tional Affordable Housing Act (42 U.S.C. 12704).

14 (5) INDIAN TRIBE.—The term “Indian tribe”
15 has the meaning given the term in section 4 of the
16 Native American Housing Assistance and Self-De-
17 termination Act of 1996 (25 U.S.C. 4103).

18 (6) OWNERSHIP INTEREST.—The term “owner-
19 ship interest” means any ownership, excluding any
20 interest in heir property, in—

21 (A) real estate in fee simple;

22 (B) a leasehold on real estate, under a
23 lease that is not less than 10 years longer than
24 the term of the mortgage;

1 (C) a fee interest in, or long-term leasehold
2 interest in, real estate consisting of a one-family
3 unit in a multifamily project, including a
4 project in which the dwelling units are attached,
5 or are manufactured housing units, semi-de-
6 tached, or detached, and an undivided interest
7 in the common areas and facilities which serve
8 the project.

9 (7) SECRETARY.—The term “Secretary” means
10 the Secretary of Housing and Urban Development.

11 (8) STATE.—The term “State” means the 50
12 States of the United States, the District of Colum-
13 bia, the Commonwealth of Puerto Rico, Guam, the
14 Commonwealth of the Northern Mariana Islands,
15 the Virgin Islands, and American Samoa.

○