

119TH CONGRESS
2D SESSION

H. R. 10053

To authorize the Secretary of Housing and Urban Development to issue loans to certain public employees, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

AUGUST 6, 2026

Mr. LAWLER introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To authorize the Secretary of Housing and Urban Development to issue loans to certain public employees, 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 “Public Service Home-
5 ownership Assistance Act”.

6 **SEC. 2. DOWNPAYMENT ASSISTANCE PROGRAM FOR CER-**
7 **TAIN PUBLIC EMPLOYEES.**

8 (a) IN GENERAL.—Beginning January 1, 2027, the
9 Secretary of Housing and Urban Development may, sub-
10 ject to appropriations made available to carry out this sec-

1 tion, issue to covered public employees loans that are se-
2 cured by an eligible property purchased by such employee.

3 (b) SUBORDINATE LIEN.—The lien held by the Sec-
4 retary against an eligible property as part of a loan under
5 this section shall be subordinate to any first mortgage
6 against such property.

7 (c) LOAN AMOUNT.—A loan issued to a covered pub-
8 lic employee under this section may not be in an amount
9 that is—

10 (1) less than \$10,000; or

11 (2) more than \$20,000.

12 (d) USE OF AMOUNTS.—A covered public employee
13 who receives a loan under this section may only use loan
14 amounts for the payment of a downpayment, or any clos-
15 ing costs, with respect to the purchase of an eligible prop-
16 erty by such employee.

17 (e) REQUIREMENT.—A covered public employee that
18 receives a loan under this section shall occupy the eligible
19 property that secures such loan not later than 60 days
20 after the date of the issuance of such loan.

21 (f) LOAN REPAYMENT.—A covered public employee
22 who receives a loan under this section shall begin repay-
23 ment of such loan, amortized over 10 years, upon the ear-
24 liest of the following:

1 (1) The date on which such employee sells or
2 transfers to another person the eligible property that
3 secures such loan.

4 (2) January 1 of any year following a year dur-
5 ing which such employee did not occupy the eligible
6 property that secures such loan for at least 182 cal-
7 endar days.

8 (3) The date of the closing of a cash out refi-
9 nance initiated by such employee with respect to the
10 eligible property that secures such loan.

11 (g) RULE OF CONSTRUCTION.—Nothing in this sec-
12 tion may be construed to prohibit a covered public em-
13 ployee from using any other source of Federal or State
14 assistance, including any other loan program, in conjunc-
15 tion with a loan issued under this section.

16 (h) DEFINITIONS.—In this section:

17 (1) CASH OUT REFINANCE.—The term “cash
18 out refinance” means a financial transaction in
19 which a covered public employee—

20 (A) refinances the first mortgage against
21 an eligible property; and

22 (B) receives an excess balance in cash as
23 a result of the new mortgage resulting from
24 such refinancing.

1 (2) CLOSING COST.—The term “closing cost”
2 means any fee, charge, or prepaid item required to
3 originate, process, or complete a mortgage or real
4 estate settlement with respect to an eligible property,
5 exclusive of the purchase price of the eligible prop-
6 erty.

7 (3) COVERED PUBLIC EMPLOYEE.—The term
8 “covered public employee” means an individual who
9 is employed by an agency or department of Federal,
10 State, Tribal, or local government.

11 (4) ELIGIBLE PROPERTY.—The term “eligible
12 property” means a residential property that—

13 (A) consists of 1 to 4 dwelling units;

14 (B) meets any standards required by the
15 Secretary;

16 (C) is located in the United States or a
17 territory thereof; and

18 (D) will be occupied by the covered public
19 employee for not less than 182 days each cal-
20 endar year.

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