

119TH CONGRESS
2D SESSION

H. R. 7755

To direct the Secretary of Housing and Urban Development to submit a report to the Congress with respect to exempting any downpayment requirement for mortgage insurance offered by the Federal Housing Administration for first-time homebuyers who are first responders or school teachers, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

MARCH 3, 2026

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

A BILL

To direct the Secretary of Housing and Urban Development to submit a report to the Congress with respect to exempting any downpayment requirement for mortgage insurance offered by the Federal Housing Administration for first-time homebuyers who are first responders or school teachers, 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 “Housing for Our
5 Hometown Heroes Act”.

1 **SEC. 2. REPORT ON ZERO-DOWNPAYMENT FOR FHA MORT-**
2 **GAGE INSURANCE.**

3 (a) IN GENERAL.—Not later than 180 days after the
4 date of the enactment of this section, the Secretary of
5 Housing and Urban Development, acting through the As-
6 sistance Secretary for Housing and Federal Housing Com-
7 missioner, shall submit to the Congress a report that de-
8 scribes the feasibility of a program that exempts first-time
9 homebuyers who are first responders or school teachers
10 from any cash investment required as described in section
11 203(b)(9) of the National Housing Act (12 U.S.C.
12 1709(b)(9)) for mortgage insurance under such Act, in-
13 cluding—

14 (1) the benefits and detriments of such a pro-
15 gram;

16 (2) the cost of such a program and impact on
17 the mutual mortgage insurance fund;

18 (3) how such a program can remain solvent
19 using—

20 (A) upfront fees; or

21 (B) a combination of upfront and annual
22 fees;

23 (4) an analysis on how such a program would
24 affect the ability of first responders or school teach-
25 ers to buy a house;

1 (5) an analysis of the expected premiums that
2 would be needed for the program to have a negative
3 credit subsidy rate; and

4 (6) in the case that the Secretary determines
5 that such a program is not feasible, recommenda-
6 tions that describe similar solutions or alternative
7 program designs to support first-time homebuyers
8 that are first responders or school teachers.

9 (b) VA CONSULTATION.—The Secretary of Housing
10 and Urban Development shall consult with the Secretary
11 of Veterans Affairs with respect to the report required
12 under subsection (a), including whether elements of the
13 VA Home Loan Program could be incorporated into the
14 program described in subsection (a).

15 (c) DEFINITIONS.—In this section:

16 (1) FIRST RESPONDER.—The term “first re-
17 sponder” means an individual who is—

18 (A)(i) employed full-time by a law enforce-
19 ment agency of the Federal Government, a
20 State, a Tribal government, or a unit of general
21 local government; and

22 (ii) in carrying out such full-time employ-
23 ment, sworn to uphold, and make arrests for
24 violations of, Federal, State, county, township,
25 municipal, or Tribal laws, or authorized by law

1 to supervise sentenced criminal offenders or in-
2 dividuals with pending criminal charges; or

3 (B) employed full-time as a firefighter,
4 paramedic, or emergency medical technician by
5 a fire department or emergency medical services
6 responder unit of the Federal Government, a
7 State, a Tribal government, or a unit of general
8 local government.

9 (2) SCHOOL TEACHER.—The term “school
10 teacher” means an individual who is employed as a
11 full-time teacher by a State-accredited school that
12 provides direct services to students in grades pre-
13 kindergarten through 12.

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