

109TH CONGRESS
1ST SESSION

H. R. 4273

To make single family housing owned by the Department of Housing and Urban Development available for purchase by teachers and public safety officers at a discount.

IN THE HOUSE OF REPRESENTATIVES

NOVEMBER 9, 2005

Ms. HARRIS introduced the following bill; which was referred to the
Committee on Financial Services

A BILL

To make single family housing owned by the Department of Housing and Urban Development available for purchase by teachers and public safety officers at a discount.

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 “Community Partners
5 Next Door Act of 2005”.

6 **SEC. 2. COMMUNITY PARTNERS NEXT DOOR ACT.**

7 (a) DISCOUNT AND DOWNPAYMENT ASSISTANCE FOR
8 TEACHERS AND PUBLIC SAFETY OFFICERS.—Section

1 204(h) of the National Housing Act (12 U.S.C. 1710(h))
2 is amended—

3 (1) by redesignating paragraphs (7) through
4 (10) as paragraphs (8) through (11), respectively;
5 and

6 (2) by inserting after paragraph (6) the fol-
7 lowing new paragraph:

8 “(7) 50 PERCENT DISCOUNT FOR TEACHERS
9 AND PUBLIC SAFETY OFFICERS PURCHASING PROP-
10 ERTIES THAT ARE ELIGIBLE ASSETS.—

11 “(A) DISCOUNT.—A property that is an el-
12 igible asset and is sold, during fiscal years 2006
13 through 2010, to a teacher or public safety offi-
14 cer for use in accordance with subparagraph
15 (B) shall be sold at a price that is equal to 50
16 percent of the appraised value of the eligible
17 property (as determined in accordance with
18 paragraph (6)(B)). In the case of a property el-
19 igible for both a discount under this paragraph
20 and a discount under paragraph (6), the dis-
21 count under paragraph (6) shall not apply.

22 “(B) PRIMARY RESIDENCE.—An eligible
23 property sold pursuant to a discount under this
24 paragraph shall be used, for not less than the
25 3-year period beginning upon such sale, as the

1 primary residence of a teacher or public safety
2 officer.

3 “(C) SALE METHODS.—The Secretary may
4 sell an eligible property pursuant to a discount
5 under this paragraph—

6 “(i) to a unit of general local govern-
7 ment or nonprofit organization (pursuant
8 to paragraph (4) or otherwise), for resale
9 or transfer to a teacher or public safety of-
10 ficer; or

11 “(ii) directly to a purchaser who is a
12 teacher or public safety officer.

13 “(D) RESALE.—In the case of any pur-
14 chase by a unit of general local government or
15 nonprofit organization of an eligible property
16 sold at a discounted price under this paragraph,
17 the sale agreement under paragraph (8) shall—

18 “(i) require the purchasing unit of
19 general local government or nonprofit or-
20 ganization to provide the full benefit of the
21 discount to the teacher or public safety of-
22 ficer obtaining the property; and

23 “(ii) in the case of a purchase involv-
24 ing multiple eligible assets, any of which is
25 such an eligible property, designate the

specific eligible property or properties to be subject to the requirements of subparagraph (B).

“(E) MORTGAGE DOWNPAYMENT ASSISTANCE.—If a teacher or public safety officer purchases an eligible property pursuant to a discounted sale price under this paragraph and finances such purchase through a mortgage insured under this title, notwithstanding any provision of section 203 the downpayment on such mortgage shall be \$100.

“(F) PREVENTION OF UNDUE PROFIT.—The Secretary shall issue regulations to prevent undue profit from the resale of eligible properties in violation of the requirement under subparagraph (B).

“(G) DEFINITIONS.—For the purposes of this paragraph, the following definitions shall apply:

“(i) The term ‘eligible property’ means an eligible asset described in paragraph (2)(A) of this subsection.

“(ii) The term ‘public safety officer’ has the meaning given such term in section 1204 of the Omnibus Crime Control and

1 Safe Streets Act of 1968 (42 U.S.C.
2 3796b).

3 “(iii) The term ‘teacher’ means an in-
4 dividual who is employed on a part- or full-
5 time basis as a teacher, teacher assistant,
6 or administrator in a public or private
7 school that provides elementary or sec-
8 ondary education, as determined under
9 State law, except that elementary edu-
10 cation shall include pre-Kindergarten edu-
11 cation, and except that secondary edu-
12 cation shall not include any education be-
13 yond grade 12.

14 “(H) PROGRAM INTEGRITY.—Notwith-
15 standing any other provision of this paragraph,
16 the Secretary may suspend the applicability of
17 this paragraph for such period as the Secretary
18 considers appropriate if the Secretary deter-
19 mines such suspension is necessary because of
20 fraud or other issues regarding program integ-
21 rity.”.

22 (b) CONFORMING AMENDMENTS.—Section 204(h) of
23 the National Housing Act (12 U.S.C. 1710(h)) is amend-
24 ed—

1 (1) in paragraph (4)(B)(ii), by striking “para-
2 graph (7)” and inserting “paragraph (8)”;

3 (2) in paragraph (5)(B)(i), by striking “para-
4 graph (7)” and inserting “paragraph (8)”; and

5 (3) in paragraph (6)(A), by striking “paragraph
6 (8)” and inserting “paragraph (9)”.

7 (c) REGULATIONS.—Not later than 60 days after the
8 date of the enactment of this Act, the Secretary shall issue
9 regulations to implement the amendments made by this
10 section.

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