

109TH CONGRESS  
1ST SESSION

# S. 859

To amend the Internal Revenue Code of 1986 to allow an income tax credit for the provision of homeownership and community development, and for other purposes.

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## IN THE SENATE OF THE UNITED STATES

APRIL 20, 2005

Mr. SANTORUM (for himself, Mr. KERRY, Mr. SMITH, Ms. STABENOW, Mr. ALLARD, and Mr. SARBANES) introduced the following bill; which was read twice and referred to the Committee on Finance

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## A BILL

To amend the Internal Revenue Code of 1986 to allow an income tax credit for the provision of homeownership and community development, 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; ETC.**

4 (a) SHORT TITLE.—This Act may be cited as the  
5 “Community Development Homeownership Tax Credit  
6 Act”.

7 (b) AMENDMENT OF 1986 CODE.—Except as other-  
8 wise expressly provided, whenever in this Act an amend-  
9 ment or repeal is expressed in terms of an amendment

1 to, or repeal of, a section or other provision, the reference  
2 shall be considered to be made to a section or other provi-  
3 sion of the Internal Revenue Code of 1986.

4 **SEC. 2. COMMUNITY HOMEOWNERSHIP CREDIT.**

5 (a) IN GENERAL.—Subpart D of part IV of sub-  
6 chapter A of chapter 1 is amended by inserting after sec-  
7 tion 42 the following new section:

8 **“SEC. 42A. COMMUNITY HOMEOWNERSHIP CREDIT.**

9 “(a) ALLOWANCE OF CREDIT.—For purposes of sec-  
10 tion 38, the amount of the homeownership credit deter-  
11 mined under this section for any taxable year in the credit  
12 period shall be an amount equal to the applicable percent-  
13 age of the eligible basis of each qualified residence.

14 “(b) APPLICABLE PERCENTAGE.—For purposes of  
15 this section—

16 “(1) IN GENERAL.—The term ‘applicable per-  
17 centage’ means the appropriate percentage pre-  
18 scribed by the Secretary for the month in which the  
19 taxpayer and the homeownership credit agency enter  
20 into an agreement with respect to such residence  
21 (which is binding on such agency, the taxpayer, and  
22 all successors in interest) as to the homeownership  
23 credit dollar amount to be allocated to such resi-  
24 dence.

1           “(2) METHOD OF PRESCRIBING PERCENT-  
2           AGE.—The percentage prescribed by the Secretary  
3           for any month shall be the percentage which will  
4           yield over a 5-year period amounts of credit under  
5           subsection (a) which have a present value equal to  
6           50 percent of the eligible basis of a qualified resi-  
7           dence.

8           “(3) METHOD OF DISCOUNTING.—The present  
9           value under paragraph (2) shall be determined—

10                   “(A) as of the last day of the 1st year of  
11                   the 5-year period referred to in paragraph (2),

12                   “(B) by using a discount rate equal to 72  
13                   percent of the annual Federal mid-term rate  
14                   applicable under section 1274(d)(1) to the  
15                   month applicable under paragraph (1) and com-  
16                   pounded annually, and

17                   “(C) by assuming that the credit allowable  
18                   under this section for any year is received on  
19                   the last day of such year.

20           “(c) QUALIFIED RESIDENCE.—For purposes of this  
21           section—

22                   “(1) IN GENERAL.—The term ‘qualified resi-  
23                   dence’ means any residence—

24                   “(A) which is located—

1           “(i) in a census tract which has a me-  
 2           dian gross income which does not exceed  
 3           80 percent of the greater of area or state-  
 4           wide median gross income,

5           “(ii) in a rural area (as defined under  
 6           section 520 of the Housing Act of 1949),

7           “(iii) on a reservation for a federally  
 8           recognized Indian tribe, or

9           “(iv) in an area of chronic economic  
 10          distress, and

11          “(B) which is purchased by a qualified  
 12          buyer.

13          For purposes of subparagraph (A)(iv), an area is an  
 14          area of chronic economic distress if it is approved  
 15          for designation as such under section 143(j)(3); ex-  
 16          cept that such designation shall not require the ap-  
 17          proval of the Secretary, shall be deemed to be ap-  
 18          proved by the Secretary of Housing and Urban De-  
 19          velopment if not approved or disapproved by the  
 20          Secretary of Housing and Urban Development with-  
 21          in 90 days after submission for approval for pur-  
 22          poses of section 143(j)(3)(A)(ii), and shall cease to  
 23          apply after the end of the 5th calendar year after  
 24          the calendar year in which the designation is made.

25          “(2) RESIDENCE.—

1           “(A) IN GENERAL.—For purposes of para-  
2 graph (1), the term ‘residence’ means—

3                   “(i) a single-family home containing 1  
4 to 4 housing units,

5                   “(ii) a condominium unit, or

6                   “(iii) stock in a cooperative housing  
7 corporation (as defined in section 216(b)).

8           “(B) FACTORY-BUILT HOMES IN-  
9 CLUDED.—For purposes of clause (i), (ii), or  
10 (iii) of subparagraph (A), such term shall in-  
11 clude any factory-built home.

12           “(3) TIMING OF DETERMINATION.—For pur-  
13 poses of paragraph (1), the determination of wheth-  
14 er a residence is a qualified residence shall be made  
15 at the time a binding commitment for an allocation  
16 of credit is awarded by the homeownership credit  
17 agency; except that the determination of whether a  
18 purchaser is a qualified buyer shall be made at the  
19 time the residence is sold.

20           “(4) MEDIAN GROSS INCOME.—For purposes of  
21 this section, median gross income shall be deter-  
22 mined consistent with section 143(f)(2).

23           “(d) ELIGIBLE BASIS.—For purposes of this sec-  
24 tion—

25                   “(1) NEW QUALIFIED RESIDENCES.—

1           “(A) IN GENERAL.—The eligible basis of a  
2 new qualified residence is—

3           “(i) in the case of a qualified resi-  
4 dence which is sold in a transaction which  
5 meets the requirements of subparagraph  
6 (B), its adjusted basis (excluding land) im-  
7 mediately before such sale, and

8           “(ii) zero in any other case.

9           “(B) REQUIREMENTS.—A sale of a quali-  
10 fied residence meets the requirements of this  
11 subparagraph if—

12           “(i) the buyer acquires the qualified  
13 residence by purchase (as defined in sec-  
14 tion 179(d)(2)),

15           “(ii) the buyer of the qualified resi-  
16 dence is not a related person with respect  
17 to the seller, and

18           “(iii) in the case of a seller who mate-  
19 rially participates in the development of  
20 the residence, the buyer’s debt financing is  
21 originated by a third party who is not a re-  
22 lated person with respect to the seller.

23           “(2) EXISTING QUALIFIED RESIDENCES.—

24           “(A) IN GENERAL.—The eligible basis of  
25 an existing qualified residence is—

1           “(i) in the case of a qualified resi-  
2           dence which is sold in a transaction which  
3           meets the requirements of subparagraph  
4           (B), its adjusted basis (excluding land) im-  
5           mediately before such sale, and

6           “(ii) zero in any other case.

7           “(B) REQUIREMENTS.—A sale of a quali-  
8           fied residence meets the requirements of this  
9           subparagraph if—

10           “(i) the buyer acquires the qualified  
11           residence by purchase (as defined in sec-  
12           tion 179(d)(2)),

13           “(ii) the qualified residence has un-  
14           dergone substantial rehabilitation in con-  
15           nection with the sale described in clause  
16           (i),

17           “(iii) the buyer of the qualified resi-  
18           dence is not a related person with respect  
19           to the seller, and

20           “(iv) in the case of a seller who mate-  
21           rially participates in the development of  
22           the residence, the buyer’s debt financing is  
23           originated by a third party who is not a re-  
24           lated person with respect to the seller.

25           “(C) SUBSTANTIAL REHABILITATION.—

1           “(i) IN GENERAL.—For purposes of  
2           subparagraph (B), substantial rehabilita-  
3           tion means rehabilitation expenditures paid  
4           or incurred with respect to a qualified resi-  
5           dence that are at least \$25,000.

6           “(ii) INFLATION ADJUSTMENT.—In  
7           the case of a calendar year after 2005, the  
8           dollar amount contained in clause (i) shall  
9           be increased by an amount equal to—

10                   “(I) such dollar amount, multi-  
11                   plied by

12                           “(II) the cost-of-living adjust-  
13                           ment determined under section 1(f)(3)  
14                           for such calendar year by substituting  
15                           ‘calendar year 2004’ for ‘calendar  
16                           year 1992’ in subparagraph (B) there-  
17                           of.

18           Any increase under this clause (ii) which is  
19           not a multiple of \$1,000 shall be rounded  
20           to the next lowest multiple of \$1,000.

21           “(D) LIMITATION OF ACQUISITION  
22           BASIS.—The eligible basis of an existing quali-  
23           fied residence may not exceed 150 percent of  
24           the qualified rehabilitation expenditures.

1           “(3) EFFECT OF SUBSEQUENT SALE, ETC.—A  
2           subsequent sale, assignment, rental, or refinancing  
3           of the qualified residence by the buyer or the subse-  
4           quent sale, assignment, or pooling of the buyer’s fi-  
5           nancing by the originator shall not be considered in  
6           determining whether or not the prior sales trans-  
7           action satisfied the requirements of subparagraph  
8           (B) of paragraph (1) or (2).

9           “(4) SPECIAL RULES RELATING TO DETER-  
10          MINATION OF ADJUSTED BASIS.—For purposes of  
11          this subsection—

12                 “(A) IN GENERAL.—Except as provided in  
13                 subparagraph (B), the adjusted basis of any  
14                 qualified residence—

15                         “(i) shall not include so much of the  
16                         basis of such qualified residence as is de-  
17                         termined by reference to the basis of other  
18                         property held at any time by the person  
19                         acquiring the residence, and

20                         “(ii) shall be determined without re-  
21                         gard to the adjusted basis of any property  
22                         which is not part of such qualified resi-  
23                         dence.

24                 “(B) BASIS OF PROPERTY IN COMMON  
25                 AREAS, ETC., INCLUDED.—The adjusted basis

1 of any qualified residence shall be determined  
2 by taking into account (on a pro rata basis) the  
3 adjusted basis of property (other than land)  
4 used in common areas or provided as com-  
5 parable amenities to all residences within a  
6 project.

7 “(5) SPECIAL RULES FOR DETERMINING ELIGI-  
8 BLE BASIS.—

9 “(A) RELATED PERSON, ETC.—For pur-  
10 poses of this section, a person (in this clause re-  
11 ferred to as the ‘related person’) is related to  
12 any person if the related person bears a rela-  
13 tionship to such person specified in section  
14 267(b) or 707(b)(1), or the related person and  
15 such person are engaged in trades or businesses  
16 under common control (within the meaning of  
17 subsections (a) and (b) of section 52). For pur-  
18 poses of the preceding sentence, in applying  
19 section 267(b) or 707(b)(1), ‘10 percent’ shall  
20 be substituted for ‘50 percent’.

21 “(B) NONRESIDENTIAL SPACE EX-  
22 CLUDED.—No portion of the eligible basis of a  
23 qualified residence shall include costs attrib-  
24 utable to nonresidential space.

1           “(C) LIMITATION.—The eligible basis of  
2           any residence may not exceed the mortgage  
3           limit for Federal Housing Administration in-  
4           sured mortgages for single family homes in the  
5           area in which such residence is located.

6           “(e) DEFINITION AND SPECIAL RULES RELATING TO  
7 CREDIT PERIOD.—

8           “(1) CREDIT PERIOD DEFINED.—For purposes  
9           of this section, the term ‘credit period’ means, with  
10          respect to any qualified residence, the period of 5  
11          taxable years beginning with the taxable year in  
12          which the sale of the qualified residence occurs satis-  
13          fying the requirements of subsection (d)(1)(B) or  
14          (d)(2)(B).

15          “(2) SPECIAL RULE FOR 1ST YEAR OF CREDIT  
16 PERIOD.—

17           “(A) IN GENERAL.—The credit allowable  
18           under subsection (a) with respect to any quali-  
19           fied residence for the 1st taxable year of the  
20           credit period shall be determined by multiplying  
21           the eligible basis under subsection (d) by the  
22           fraction—

23                   “(i) the numerator of which is the  
24                   sum of the number of remaining whole

1 months in such 1st taxable year after the  
2 sale of the qualified residence, and

3 “(ii) the denominator of which is 12.

4 “(B) DISALLOWED 1ST YEAR CREDIT AL-  
5 LOWED IN 6TH YEAR.—Any reduction by reason  
6 of subparagraph (A) in the credit allowable  
7 (without regard to subparagraph (A)) for the  
8 1st taxable year of the credit period shall be al-  
9 lowable under subsection (a) for the 1st taxable  
10 year following the credit period.

11 “(f) LIMITATION ON AGGREGATE CREDIT ALLOW-  
12 ABLE WITH RESPECT TO QUALIFIED RESIDENCES LO-  
13 CATED IN A STATE.—

14 “(1) CREDIT MAY NOT EXCEED CREDIT DOLLAR  
15 AMOUNT ALLOCATED TO QUALIFIED RESIDENCE.—

16 “(A) IN GENERAL.—The amount of the  
17 credit determined under this section for any  
18 taxable year with respect to any qualified resi-  
19 dence shall not exceed the homeownership cred-  
20 it dollar amount allocated to such qualified resi-  
21 dence under this subsection.

22 “(B) TIME FOR MAKING ALLOCATION.—

23 “(i) An allocation shall be taken into  
24 account under subparagraph (A) only if it  
25 is made not later than the close of the cal-

1           endar year in which the qualified residence  
2           is sold.

3           “(ii) A homeownership credit agency  
4           may allocate available homeownership cred-  
5           it dollar amounts to a qualified residence  
6           prior to the year of sale of such qualified  
7           residence if—

8                   “(I) the taxpayer owns fee title  
9                   or a leasehold interest of not less than  
10                  50 years in the site of the qualified  
11                  residence as of the later of the date  
12                  which is 6 months after the date that  
13                  the allocation was made or the close  
14                  of the calendar year in which the allo-  
15                  cation is made, and

16                  “(II) such qualified residence is  
17                  completed not later than the close of  
18                  the second calendar year following the  
19                  calendar year in which the allocation  
20                  was made.

21                  “(C) VESTED RIGHT TO CREDIT DOLLAR  
22                  AMOUNT.—Once a homeownership credit alloca-  
23                  tion is received by a taxpayer, the right to such  
24                  credit is vested in such taxpayer and is not sub-

1           ject to recapture, except as provided in para-  
2           graph (5)(B).

3           “(2)   HOMEOWNERSHIP   CREDIT   DOLLAR  
4   AMOUNT FOR AGENCIES.—

5           “(A) IN GENERAL.—The aggregate home-  
6           ownership credit dollar amount which a home-  
7           ownership credit agency may allocate for any  
8           calendar year is the portion of the State home-  
9           ownership credit ceiling allocated under this  
10          paragraph for such calendar year to such agen-  
11          cy.

12          “(B) STATE CEILING INITIALLY ALLO-  
13          CATED TO STATE HOMEOWNERSHIP CREDIT  
14          AGENCIES.—Except as provided in subpara-  
15          graphs (D) and (E), the State homeownership  
16          credit ceiling for each calendar year shall be al-  
17          located to the homeownership credit agency of  
18          such State. If there is more than 1 homeowner-  
19          ship credit agency of a State, all such agencies  
20          shall be treated as a single agency.

21          “(C) STATE HOMEOWNERSHIP CREDIT  
22          CEILING.—The State homeownership credit ceil-  
23          ing applicable to any State for any calendar  
24          year shall be an amount equal to the sum of—

1           “(i) the unused State homeownership  
2           credit ceiling (if any) of such State for the  
3           preceding calendar year,

4           “(ii) the greater of—

5                   “(I) \$1.80 multiplied by the  
6                   State population, or

7                   “(II) \$2,000,000,

8           “(iii) the amount of State homeowner-  
9           ship credit ceiling returned in the calendar  
10          year, plus

11          “(iv) the amount (if any) allocated  
12          under subparagraph (D) to such State by  
13          the Secretary.

14          For purposes of clause (i), the unused State  
15          homeownership credit ceiling for any calendar  
16          year is the excess (if any) of the sum of the  
17          amounts described in clauses (ii) through (iv)  
18          over the aggregate homeownership credit dollar  
19          amount allocated for such year. For purposes of  
20          clause (iii), the amount of State homeownership  
21          credit ceiling returned in the calendar year  
22          equals the homeownership credit dollar amount  
23          previously allocated within the State to any  
24          qualified residence with respect to which an al-  
25          location is canceled by mutual consent of the

1           homeownership credit agency and the allocation  
2           recipient.

3           “(D) UNUSED HOMEOWNERSHIP CREDIT  
4           CARRYOVERS ALLOCATED AMONG CERTAIN  
5           STATES.—

6           “(i) IN GENERAL.—The unused home-  
7           ownership credit carryover of a State for  
8           any calendar year shall be assigned to the  
9           Secretary for allocation among qualified  
10          States for the succeeding calendar year.

11          “(ii) UNUSED HOMEOWNERSHIP  
12          CREDIT CARRYOVER.—For purposes of this  
13          subparagraph, the unused homeownership  
14          credit carryover of a State for any calendar  
15          year is the excess (if any) of—

16                 “(I) the unused State home-  
17                 ownership credit ceiling for the year  
18                 preceding such year, over

19                 “(II) the aggregate homeowner-  
20                 ship credit dollar amount allocated for  
21                 such year.

22          “(iii) FORMULA FOR ALLOCATION OF  
23          UNUSED HOMEOWNERSHIP CREDIT  
24          CARRYOVERS AMONG QUALIFIED  
25          STATES.—The amount allocated under this

1           subparagraph to a qualified State for any  
2           calendar year shall be the amount deter-  
3           mined by the Secretary to bear the same  
4           ratio to the aggregate unused homeowner-  
5           ship credit carryovers of all States for the  
6           preceding calendar year as such State's  
7           population for the calendar year bears to  
8           the population of all qualified States for  
9           the calendar year.

10           “(iv) QUALIFIED STATE.—For pur-  
11           poses of this subparagraph, the term  
12           ‘qualified State’ means, with respect to a  
13           calendar year, any State—

14                   “(I) which allocated its entire  
15                   State homeownership credit ceiling for  
16                   the preceding calendar year, and

17                   “(II) for which a request is made  
18                   (not later than May 1 of the calendar  
19                   year) to receive an allocation under  
20                   clause (iii).

21           “(E) STATE MAY PROVIDE FOR DIF-  
22           FERENT ALLOCATION.—Rules similar to the  
23           rules of section 146(e) (other than paragraph  
24           (2)(B) thereof) shall apply for purposes of this  
25           paragraph.

1           “(F) POPULATION.—For purposes of this  
2 paragraph, population shall be determined in  
3 accordance with section 146(j).

4           “(G) COST-OF-LIVING ADJUSTMENT.—

5           “(i) IN GENERAL.—In the case of a  
6 calendar year after 2005, the \$2,000,000  
7 and \$1.80 amounts in subparagraph (C)  
8 shall each be increased by an amount equal  
9 to—

10           “(I) such dollar amount, multi-  
11 plied by

12           “(II) the cost-of-living adjust-  
13 ment determined under section 1(f)(3)  
14 for such calendar year by substituting  
15 ‘calendar year 2004’ for ‘calendar  
16 year 1992’ in subparagraph (B) there-  
17 of.

18           “(ii) ROUNDING.—

19           “(I) In the case of the  
20 \$2,000,000 amount, any increase  
21 under clause (i) which is not a mul-  
22 tiple of \$5,000 shall be rounded to the  
23 next lowest multiple of \$5,000.

24           “(II) In the case of the \$1.80  
25 amount, any increase under clause (i)

1                   which is not a multiple of 5 cents  
2                   shall be rounded to the next lowest  
3                   multiple of 5 cents.

4                   “(3) PORTION OF STATE CEILING SET-ASIDE  
5                   FOR CERTAIN PROJECTS INVOLVING QUALIFIED  
6                   NONPROFIT ORGANIZATIONS.—

7                   “(A) IN GENERAL.—Not more than 92.5  
8                   percent of the State homeownership credit ceil-  
9                   ing for any State for any calendar year shall be  
10                  allocated to projects other than qualified non-  
11                  profit housing projects described in subpara-  
12                  graph (B).

13                  “(B) PROJECTS INVOLVING QUALIFIED  
14                  NONPROFIT ORGANIZATIONS.—For purposes of  
15                  subparagraph (A), a qualified nonprofit housing  
16                  project is described in this subparagraph if a  
17                  qualified nonprofit organization is to own an in-  
18                  terest in the project (directly or through a part-  
19                  nership) and materially participate (within the  
20                  meaning of section 469(h)) in the development  
21                  and operation of the project throughout the  
22                  credit period.

23                  “(C) QUALIFIED NONPROFIT ORGANIZA-  
24                  TION.—For purposes of this paragraph, the

1 term ‘qualified nonprofit organization’ means  
2 any organization if—

3 “(i) such organization is described in  
4 paragraph (3) or (4) of section 501(c) and  
5 is exempt from tax under section 501(a),

6 “(ii) such organization is determined  
7 by the State homeownership credit agency  
8 not to be affiliated with or controlled by a  
9 for-profit organization, and

10 “(iii) 1 of the exempt purposes of  
11 such organization includes the fostering of  
12 low-income housing.

13 “(D) TREATMENT OF CERTAIN SUBSIDI-  
14 ARIES.—

15 “(i) IN GENERAL.—For purposes of  
16 this paragraph, a qualified nonprofit orga-  
17 nization shall be treated as satisfying the  
18 ownership and material participation test  
19 of subparagraph (B) if any qualified cor-  
20 poration in which such organization holds  
21 stock satisfies such test.

22 “(ii) QUALIFIED CORPORATION.—For  
23 purposes of clause (i), the term ‘qualified  
24 corporation’ means any corporation if 100  
25 percent of the stock of such corporation is

1 held by 1 or more qualified nonprofit orga-  
2 nizations at all times during the period  
3 such corporation is in existence.

4 “(E) STATE MAY NOT OVERRIDE SET-  
5 ASIDE.—Nothing in subparagraph (E) of para-  
6 graph (2) shall be construed to permit a State  
7 not to comply with subparagraph (A) of this  
8 paragraph.

9 “(4) LIMITATION ON ALLOCATIONS TO AREAS  
10 OF CHRONIC ECONOMIC DISTRESS.—No more than  
11 50 percent of a homeownership credit agency’s por-  
12 tion of the State homeownership credit ceiling for a  
13 calendar year may be allocated to residences located  
14 in areas that—

15 “(A) are designated as areas of chronic  
16 economic distress in accordance with paragraph  
17 (1) of subsection (c), and

18 “(B) do not meet the requirements of  
19 clause (i), (ii), or (iii) of subsection (c)(1)(A).

20 “(5) SPECIAL RULES.—

21 “(A) RESIDENCE MUST BE LOCATED  
22 WITHIN JURISDICTION OF CREDIT AGENCY.—A  
23 homeownership credit agency may allocate its  
24 aggregate homeownership credit dollar amount  
25 only to qualified residences located in the juris-

1           diction of the governmental unit of which such  
2           agency is a part.

3           “(B) AGENCY ALLOCATIONS IN EXCESS OF  
4           LIMIT.—If the aggregate homeownership credit  
5           dollar amounts allocated by a homeownership  
6           credit agency for any calendar year exceed the  
7           portion of the State homeownership credit ceil-  
8           ing allocated to such agency for such calendar  
9           year, the homeownership credit dollar amounts  
10          so allocated shall be reduced (to the extent of  
11          such excess) for residences in the reverse of the  
12          order in which the allocations of such amounts  
13          were made.

14          “(g) DEFINITIONS AND SPECIAL RULES.—For pur-  
15          poses of this section—

16               “(1) COMPLETED.—The term ‘completed’  
17               means the point in time where a qualified residence  
18               is first placed in a condition or state of readiness  
19               and availability for occupancy.

20               “(2) PROJECT.—The term ‘project’ means 1 or  
21               more residences together with functionally related  
22               and subordinate facilities developed and made avail-  
23               able to inhabitants of such residences, including rec-  
24               reational facilities and parking areas. To constitute  
25               a project, each residence must—

1           “(A) be developed by the same taxpayer  
2           pursuant to common planning and feasibility  
3           studies,

4           “(B) be financed through a common plan  
5           of construction financing, and

6           “(C) have common ownership prior to sale.

7           For purposes of this paragraph, it is not necessary  
8           that all residences within a project be contiguous or  
9           that all residences consist only of either new resi-  
10          dences or existing residences and it is not necessary  
11          that each residence within a project be a qualified  
12          residence.

13           “(3) QUALIFIED BUYER.—

14           “(A) IN GENERAL.—The term ‘qualified  
15           buyer’ means a buyer if at the time of the ac-  
16           quisition of the qualified residence, the buyer—

17           “(i) is 1 or more individuals whose in-  
18           come does not exceed 80 percent of the  
19           area median gross income (70 percent for  
20           families of less than 3 members), and

21           “(ii) intends to occupy the residence  
22           as the buyer’s principal residence (within  
23           the meaning of section 121).

24           “(B) SPECIAL RULES IN QUALIFIED CEN-  
25           SUS TRACTS.—With respect to residences lo-

1 cated in qualified census tracts (as defined in  
2 section 42), subparagraph (A) shall be applied  
3 by substituting ‘100 percent’ for ‘80 percent’  
4 and ‘90 percent’ for ‘70 percent’.

5 “(C) DETERMINATION OF INCOME.—For  
6 purposes of this paragraph, a buyer’s income  
7 shall be determined in accordance with section  
8 143(f)(4), except that subparagraph (B) of  
9 such section shall be applied substituting ‘the  
10 national median gross income’ for ‘the state-  
11 wide median gross income for the State in  
12 which such residence is located’.

13 “(4) NEW QUALIFIED RESIDENCE.—The term  
14 ‘new qualified residence’ means a qualified residence  
15 the original ownership of which begins with the tax-  
16 payer.

17 “(5) EXISTING QUALIFIED RESIDENCE.—The  
18 term ‘existing qualified residence’ means any quali-  
19 fied residence which is not a new qualified residence.

20 “(6) HOMEOWNERSHIP CREDIT AGENCY.—The  
21 term ‘homeownership credit agency’ means any  
22 agency authorized to carry out this section.

23 “(7) POSSESSIONS TREATED AS STATES.—The  
24 term ‘State’ includes the District of Columbia and a  
25 possession of the United States.

1           “(8) APPLICATION TO ESTATES AND TRUSTS.—

2           In the case of an estate or trust, the amount of the  
3           credit determined under subsection (a) shall be ap-  
4           portioned between the estate or trust and the bene-  
5           ficiaries on the basis of the income of the estate or  
6           trust allocable to each.

7           “(h) REDUCTION IN TAX BENEFITS.—

8           “(1) RECAPTURE OF CREDIT.—If within the 5-  
9           year period beginning on the date of the original  
10          purchase of a qualified residence, the residence is  
11          sold, the qualified buyer—

12                  “(A) shall deduct and withhold an amount  
13                  equal to the recapture amount from the amount  
14                  realized on such sale, and

15                  “(B) shall transfer such amount to the  
16                  homeownership credit agency which allocated  
17                  the homeownership credit dollar amount to such  
18                  residence.

19          “(2) RECAPTURE AMOUNT.—For purposes of  
20          paragraph (1), the recapture amount is the amount  
21          equal to—

22                  “(A) 100 percent of the gain from the sale  
23                  referred to in paragraph (1) in the 1st or 2nd  
24                  year,

1           “(B) 80 percent of the gain from such sale  
2           in the 3rd year,

3           “(C) 70 percent of the gain from such sale  
4           in the 4th year, or

5           “(D) 60 percent of the gain from such sale  
6           in the 5th year.

7           “(3) DENIAL OF DEDUCTIONS IF CONVERTED  
8           TO RENTAL HOUSING.—If a qualified residence is  
9           converted to rental housing within the 5-year period  
10          beginning on the date of the original purchase of a  
11          qualified residence, no deduction for amortization or  
12          depreciation under this chapter shall be permitted  
13          with respect to such residence during such period.

14          “(i) APPLICATION OF AT-RISK RULES.—For pur-  
15          poses of this section, rules of section 465 shall not apply  
16          in determining the eligible basis of any qualified residence.

17          “(j) REPORTS TO THE SECRETARY.—

18                 “(1) FROM THE TAXPAYER.—The Secretary  
19                 may require taxpayers to submit an information re-  
20                 turn (at such time and in such form and manner as  
21                 the Secretary prescribes) for each taxable year set-  
22                 ting forth—

23                         “(A) the eligible basis for the taxable year  
24                         of each qualified residence with respect to which

1 the taxpayer is claiming a credit under this sec-  
2 tion,

3 “(B) the amount of all homeownership  
4 credit allocations received by the taxpayer from  
5 any and all State homeownership credit agen-  
6 cies, and

7 “(C) such other information as the Sec-  
8 retary may require.

9 The penalty under section 6652(j) shall apply to any  
10 failure to submit the return required by the Sec-  
11 retary under the preceding sentence on the date pre-  
12 scribed therefor.

13 “(2) FROM HOMEOWNERSHIP CREDIT AGEN-  
14 CIES.—Each agency which allocates any homeown-  
15 ership credit dollar amount to any residence for any  
16 calendar year shall submit to the Secretary (at such  
17 time and in such form and manner as the Secretary  
18 shall prescribe) an annual report specifying—

19 “(A) the amount of the homeownership  
20 credit dollar amount allocated to each residence  
21 for such year,

22 “(B) sufficient information to identify each  
23 such residence and the taxpayer initially enti-  
24 tled to claim the credit under this section with  
25 respect thereto, and

1           “(C) such other information as the Sec-  
2           retary may require.

3           “(k) RESPONSIBILITIES OF HOMEOWNERSHIP CRED-  
4 IT AGENCIES.—

5           “(1) PLANS FOR ALLOCATION OF CREDIT  
6           AMONG RESIDENCES.—

7           “(A) IN GENERAL.—Notwithstanding any  
8           other provision of this section, the homeowner-  
9           ship credit dollar amount with respect to any  
10          qualified residence shall be zero unless such  
11          amount was allocated pursuant to a qualified  
12          allocation plan of the homeownership credit  
13          agency which is approved by the governmental  
14          unit (in accordance with rules similar to the  
15          rules of section 147(f)(2) (other than subpara-  
16          graph (B)(ii) thereof)) of which such agency is  
17          a part.

18          “(B) QUALIFIED ALLOCATION PLAN.—For  
19          purposes of this paragraph, the term ‘qualified  
20          allocation plan’ means any plan which sets forth  
21          selection criteria to be used to determine the  
22          homeownership development priorities of the  
23          homeownership credit agency which are appro-  
24          priate to local conditions.

1           “(C) CERTAIN HOMEOWNERSHIP DEVEL-  
2           OPMENT CRITERIA MUST BE USED.—The devel-  
3           opment criteria set forth in a qualified alloca-  
4           tion plan must include—

5                   “(i) contribution of the development  
6                   to community stability and revitalization,

7                   “(ii) community and local government  
8                   support for the development,

9                   “(iii) need for homeownership develop-  
10                  ment within the area,

11                  “(iv) sponsor capability, and

12                  “(v) long-term sustainability of the  
13                  project as owner-occupied residences.

14           “(2) CREDIT ALLOCATED TO RESIDENCE NOT  
15           TO EXCEED AMOUNT NECESSARY TO ASSURE FEASI-  
16           BILITY.—

17                   “(A) IN GENERAL.—The homeownership  
18                   credit dollar amount allocated to a residence  
19                   shall not exceed the amount the homeownership  
20                   credit agency determines is necessary for the  
21                   feasibility of the residence.

22                   “(B) AGENCY EVALUATION.—In making  
23                   the determination under subparagraph (A), the  
24                   homeownership credit agency shall consider—

1           “(i) the sources and uses of funds and  
2           the total financing planned for the resi-  
3           dence,

4           “(ii) any proceeds or receipts expected  
5           to be generated by reason of tax benefits,

6           “(iii) the anticipated appraised value  
7           of the residence,

8           “(iv) the reasonableness of the devel-  
9           opmental costs of the residence,

10           “(v) the affordability to a reasonable  
11           range of prospective qualified buyers, and

12           “(vi) whether the residence addresses  
13           the need for affordable homes for families  
14           with children.

15           “(C) DETERMINATION MADE WHEN CRED-  
16           IT DOLLAR AMOUNT APPLIED FOR.—A deter-  
17           mination under subparagraph (A) shall be made  
18           as of each of the following times:

19           “(i) The application for the home-  
20           ownership credit dollar amount.

21           “(ii) The allocation of the homeowner-  
22           ship credit dollar amount.

23           “(3) LIEN FOR RECAPTURE AMOUNT.—A home-  
24           ownership credit dollar amount may be allocated by  
25           a homeownership credit agency to a residence only

1 if such agency has a lien on such residence for the  
2 payment of any amount potentially required to be  
3 paid under subsection (h) to such agency.

4 “(1) REGULATIONS.—The Secretary shall prescribe  
5 such regulations as may be necessary or appropriate to  
6 carry out the purposes of this section, including regula-  
7 tions—

8 “(1) dealing with—

9 “(A) projects which include more than 1  
10 residence or only a portion of a residence, and

11 “(B) buildings which are completed in por-  
12 tions,

13 “(2) providing for the application of this section  
14 to short taxable years,

15 “(3) preventing the avoidance of the rules of  
16 this section, and

17 “(4) providing the opportunity for homeownership  
18 credit agencies to correct administrative errors  
19 and omissions with respect to allocations and record  
20 keeping within a reasonable period after their dis-  
21 covery, taking into account the availability of regula-  
22 tions and other administrative guidance from the  
23 Secretary.”.

24 (b) CURRENT YEAR BUSINESS CREDIT CALCULA-  
25 TION.—Section 38(b) (relating to current year business

1 credit) is amended by redesignating paragraphs (6)  
2 through (19) as paragraphs (7) through (20), respectively,  
3 and by inserting after paragraph (5) the following new  
4 paragraph:

5           “(6) the homeownership credit determined  
6 under section 42A(a),”.

7           (c) CONFORMING AMENDMENTS.—

8           (1) Section 55(c)(1) is amended by inserting  
9 “or subsection (h) or (i) of section 42A” after “sec-  
10 tion 42”.

11           (2) Subsections (i)(3)(D), (i)(6)(B)(i), and  
12 (k)(1) of section 469 are each amended by inserting  
13 “or 42A” after “section 42”.

14           (3) Section 772(a) is amended by striking  
15 “and” at the end of paragraph (10), by redesign-  
16 ating paragraph (11) as paragraph (12), and by in-  
17 serting after paragraph (10) the following:

18           “(11) the homeownership credit determined  
19 under section 42A, and”.

20           (4) Section 774(b)(4) is amended by inserting  
21 “, 42A(h),” after “section 42(j)”.

22           (d) CLERICAL AMENDMENT.—The table of sections  
23 for subpart D of part IV of subchapter A of chapter 1  
24 is amended by inserting after the item relating to section  
25 42 the following:

“Sec. 42A. Community homeownership credit.”.

1       (e) EFFECTIVE DATE.—The amendments made by  
2 this section shall apply to qualified residences sold in tax-  
3 able years beginning after the date of the enactment of  
4 this Act.

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