

By: Goodwin

H.B. No. 4958

A BILL TO BE ENTITLED

1 AN ACT
2 relating to the establishment of the workforce housing program by
3 the Texas Department of Housing and Community Affairs.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

5 SECTION 1. Subchapter K, Chapter 2306, Government Code, is
6 amended by adding Section 2306.2595 to read as follows:

7 Sec. 2306.2595. WORKFORCE HOUSING PROGRAM. (a) In this
8 section:

9 (1) "Fund" means the workforce housing fund.

10 (2) "Program" means workforce housing program.

11 (b) The department shall establish the workforce housing
12 program to provide financial assistance to participating
13 municipalities to facilitate the construction and rehabilitation
14 of eligible workforce housing developments in those
15 municipalities. Financial assistance may be awarded from the fund
16 described by Subsection (e) to eligible developments in the form of
17 grants or low-interest loans for the purposes described by this
18 section and must be prorated, to the extent practicable, according
19 to the size of the participating municipality.

20 (c) To be eligible for financial assistance awarded by a
21 participating municipality under the program, a workforce housing
22 development must:

23 (1) consist of new construction or a substantial
24 rehabilitation of an existing facility;

1 (2) reserve a specified percentage of the units in the
2 development for occupancy of individuals and families earning:

3 (A) not less than 30 percent of the area median
4 income, adjusted for family size; and

5 (B) not more than 120 percent of the area median
6 income, adjusted for family size; and

7 (3) maintain the affordability requirements described
8 by Subdivision (2) for a period of not less than 20 years following
9 the date of receipt of financial assistance under this section.

10 (d) The department shall adopt rules to implement the
11 program, including rules that:

12 (1) provide criteria for determining which
13 municipalities may participate in the program;

14 (2) specify the percentage of units that a workforce
15 housing development must reserve to satisfy the affordability
16 requirements under Subsection (c)(2), to demonstrate eligibility
17 for financial assistance under the program; and

18 (3) provide a scoring system to be used by a
19 municipality to prioritize developments that are eligible for
20 financial assistance under the program.

21 (e) The workforce housing fund is a special account in the
22 state treasury. The fund consists of:

23 (1) money appropriated to the board for a purpose of
24 the fund;

25 (2) repayment of principal and interest from loans
26 made from the fund;

27 (3) money the board transfers to the fund from any

1 available source;

2 (4) depository interest allocable to the fund and
3 other investment returns on money in the fund;

4 (5) money from gifts, grants, or donations to the
5 fund; and

6 (6) any other fees or sources of revenue that the
7 legislature may dedicate for deposit to the fund.

8 (f) Financial assistance provided from the fund to an
9 eligible workforce housing development must be spent by the
10 recipient on the development not later than 36 months after the date
11 the assistance is received.

12 (g) Money provided from the fund that is not spent as
13 required by Subsection (f) must be returned to the department and
14 deposited to the credit of the fund.

15 SECTION 2. This Act takes effect September 1, 2023.