

By: Farrar

H.B. No. 3757

A BILL TO BE ENTITLED

AN ACT

relating to the system by which an application for a low income housing tax credit is scored.

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

SECTION 1. Sec. 2306.6710(b) of the Government Code is amended as follows:

(b) If an application satisfies the threshold criteria, the department shall score and rank the application using a point system that:

(1) prioritizes in descending order criteria regarding:

(A) financial feasibility of the development based on the supporting financial data required in the application that will include a project underwriting pro forma from the permanent or construction lender;

(B) quantifiable community participation with respect to the development, evaluated on the basis of written statements from any neighborhood organizations on record with the state or county in which the development is to be located and whose boundaries contain the proposed development site;

(C) the income levels of tenants of the development;

(D) the size and quality of the units;

(E) the commitment of development funding by local political subdivisions;

(F) the level of community support for the application,

1 evaluated on the basis of written statements from the state
2 representative or the state senator that represents the district
3 containing the proposed development site;

4 (G) the rent levels of the units;

5 (H) the cost of the development by square foot;

6 (I) the services to be provided to tenants of the
7 development; and

8 (J) whether, at the time the complete application is
9 submitted or at any time within the two-year period preceding the
10 date of submission, the proposed development site is located in an
11 area declared to be a disaster under Section 418.014;

12 (K) whether the development will be located in a high
13 opportunity area, where the opportunity index of an area is
14 determined by considering walking access from the development to
15 rail transit or a transit center, or the income level of the census
16 tract;

17 SECTION 2. This Act takes effect September 1, 2013.