

By: Collier

H.B. No. 4189

A BILL TO BE ENTITLED

1 AN ACT

2 relating to the allocation of low income housing tax credits.

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

4 SECTION 1. Section 2306.6710(b), Government Code, is  
5 amended by adding section 2306.6710(b)(4) and (4-a) to read as  
6 follows:

7 (4) the Department shall develop a scoring incentive for  
8 competitively awarded low income housing tax credits that includes,  
9 on an equal basis, points for either:

10 (A) developments in primary attendance zones for  
11 elementary schools that have achieved combined ratings of B or  
12 better under the system administered by the Texas Education Agency;  
13 or

14 (B) developments in market areas from which the  
15 development is projected to attract 51 percent or more of its  
16 tenants where those market areas encompass significant features  
17 that will:

18 (i) promote household success;

19 (ii) promote neighborhood pride and  
20 cohesiveness; and

21 (iii) promote an affordable and healthy  
22 lifestyle for residents.

23 (4-a) the features that will promote:

24 (A) household success are:

1           (i) established neighborhoods from which the  
2 proposed development is likely to draw a significant number of its  
3 tenants;

4           (ii) neighborhoods that include places of  
5 worship, established civic organizations, established mentoring  
6 programs, or established parent teacher organizations whose  
7 established membership includes a significant proportion of person  
8 or households who would be income eligible for the proposed  
9 affordable housing; and

10           (iii) neighborhoods that encompass mass transit  
11 stops that would enable residents of the proposed development to  
12 commute to areas of work opportunity;

13           (B) neighborhood pride and cohesiveness include:

14           (i) Designation of the neighborhood as an  
15 historical neighborhood;

16           (ii) An active partnership between local law  
17 enforcement and neighborhood organizations to cooperate in  
18 addressing crime where that partnership has experienced  
19 demonstrable success in reducing crime and building positive  
20 relations between the community and law enforcement as acknowledged  
21 by the organization; and

22           (iii) Activity during the prior year to  
23 remediate historic infrastructure issues such as inadequate street  
24 lighting; lack of sidewalks; installation of flood control  
25 measures; construction of new public facilities such as police  
26 stations, fire stations, indoor recreation facilities, transit  
27 stops for light rail;

1           (C) an affordable and healthy lifestyle for residents

2 include:

3           (i) full service grocery stores;

4           (ii) pharmacies;

5           (iii) Public parks;

6           (iv) Hospitals; and

7           (v) Health clinics.

8           SECTION 2. The change in law made by this Act applies only  
9 to an application for low income housing tax credits that is  
10 submitted to the Texas Department of Housing and Community Affairs  
11 during an application cycle that is based on the 2018 qualified  
12 allocation plan or a subsequent plan adopted by the governing board  
13 of the department under Section [2306.67022](#), Government Code. An  
14 application that is submitted during an application cycle that is  
15 based on an earlier qualified allocation plan is governed by the law  
16 in effect on the date the application cycle began, and the former  
17 law is continued in effect for that purpose.

18           SECTION 5. This Act takes effect September 1, 2017.