By: Johnson S.B. No. 2250

A BILL TO BE ENTITLED

AN ACT

relating to financial assistance administered by the Texas Department of Housing and Community Affairs.

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

SECTION 1. Section 2306.256(b), Government Code, is amended by amending Subsection (b) and adding Subsection (c) to read as follows:

(b) Through the program, the department shall:

(1) maintain data on housing projected to lose its affordable status;

(2) develop policies necessary to ensure the preservation of affordable housing in this state;

(3) advise other program areas with respect to the policies; [~~and~~]

(4) assist those other program areas in implementing the policies;

(5) create for developments that have received an allocation of low income housing tax credits a comprehensive preservation strategy that includes:

(A) the identification of developments projected to lose their affordable status in the next two years and five years;

(B) a system for prioritizing developments for preservation; and

(C) policy and funding strategies for preserving developments prioritized under the system described by Paragraph (B); and

(6) with respect to developments described by Subdivision (5), adopt and implement a proactive marketing strategy for identifying buyers who will maintain the affordability of developments when the owner of the development applies for a qualified contract or notifies the department under Section 2306.6726 of the owner's intent to sell the development.

(c) The department's marketing strategy under Subsection (b)(6) must include a process for:

(1) proactively developing and maintaining a list of qualified entities, as that term is defined in Section 2306.6726; and

(2) contacting qualified entities, through a means other than e-mail or general postings on the department's website, to inform the entities of opportunities to purchase and preserve affordable housing.

SECTION 2. Section 2306.6717(a), Government Code, is amended to read as follows:

(a) Subject to Section 2306.67041, the department shall make the following items available on the department's website:

(1) as soon as practicable, any proposed application submitted through the preapplication process established by this subchapter;

(2) before the 30th day preceding the date of the relevant board allocation decision, except as provided by

Subdivision (3), the entire application, including all supporting documents and exhibits, the application log, a scoring sheet providing details of the application score, and any other document relating to the processing of the application;

(3) not later than the third working day after the date of the relevant determination, the results of each stage of the application process, including the results of the application scoring and underwriting phases and the allocation phase;

(4) before the 15th day preceding the date of board action on the amendment, notice of an amendment under Section 2306.6712 and the recommendation of the director and monitor regarding the amendment; [~~and~~]

(5) an appeal filed with the department or board under Section 2306.0504 or 2306.6715 and any other document relating to the processing of the appeal; and

(6) the land use restriction agreement, including any amendments to the agreement, for each low income housing tax credit property subject to such an agreement.

SECTION 3. This Act takes effect September 1, 2019.