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| BILL ANALYSIS |

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| H.B. 628 |
| By: Rosenthal |
| Urban Affairs |
| Committee Report (Unamended) |

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| **BACKGROUND AND PURPOSE**  There is an oversight in statute that allows for property owners who receive a low income housing tax credit allocation (LIHTC) to raise the rent of a tenant at any point during the tenant's lease. In these situations, the lease typically states that a tenant's rent may be raised when HUD increases the area median family income. H.B. 628 seeks to address this issue by prohibiting a landlord or property manager who is receiving a LIHTC allocation from raising a tenant's rent during the duration of the tenant's lease agreement. |
| **CRIMINAL JUSTICE IMPACT**  It is the committee's opinion that this bill does not expressly create a criminal offense, increase the punishment for an existing criminal offense or category of offenses, or change the eligibility of a person for community supervision, parole, or mandatory supervision. |
| **RULEMAKING AUTHORITY**  It is the committee's opinion that this bill does not expressly grant any additional rulemaking authority to a state officer, department, agency, or institution. |
| **ANALYSIS**  H.B. 628 amends the Government Code to prohibit the owner of a development supported with a low income housing tax credit allocation from increasing the rent paid by a person residing in the development during the duration of the person's lease agreement except as provided under the terms of the federal Section 8 voucher program or a similar rental subsidy program. |
| **EFFECTIVE DATE**  September 1, 2021. |