A BILL TO BE ENTITLED

AN ACT

relating to the services provided by a colonia self-help center.

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

SECTION 1. Sections 2306.586(a), (b), (c), and (d), Government Code, are amended to read as follows:

(a) The purpose of a self-help center is to assist individuals and families of low income and very low income to finance, refinance, construct, improve, or maintain a safe, suitable home and otherwise improve living conditions in the colonias' designated service area or in another area the department has determined is suitable.

(b) A self-help center shall set a goal to improve the living conditions of residents in the colonias designated under Section 2306.583(b) [2306.583(a)(2)] within a two-year period after a contract is awarded under this subchapter.

(c) A self-help center may serve individuals and families of low income and very low income by:

(1) providing assistance in obtaining loans or grants to build a home;

(2) teaching construction skills necessary to repair or build a home;

(3) providing model home plans;

(4) operating a program to rent or provide tools for home construction and improvement for the benefit of property owners in the colonias designated under this section.
owners in colonias who are building or repairing a residence or
installing necessary residential infrastructure;

(5) helping to obtain, construct, access, or improve
the service and utility infrastructure designed to service
residences in a colonia, including potable water, wastewater
disposal, drainage, streets, and utilities;

(6) surveying or platting residential property that an
individual purchased without the benefit of a legal survey, plat,
or record;

(7) providing credit and debt counseling related to
home purchase and finance;

(8) applying for grants and loans to provide housing
and other needed community improvements;

(9) providing other services that the self-help
center, with the approval of the department, determines are
necessary to assist colonia residents in improving their [physical]
living conditions, including help in:

(A) developing professional skills;

(B) achieving financial literacy; or

(C) obtaining suitable alternative housing
outside of a colonia's area;

(10) providing assistance in obtaining loans or grants
to enable an individual or a family to acquire fee simple title to
property that originally was purchased under a contract for a deed,
contract for sale, or other executory contract; and

(11) providing monthly programs to educate
individuals and families on their rights and responsibilities as
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property owners.
(d) A self-help center may not provide grants, financing, or mortgage loan services to purchase, build, rehabilitate, or finance construction or improvements to a home or otherwise improve living conditions in a colonia if water service and suitable wastewater disposal are not available.

SECTION 2. This Act takes effect September 1, 2021.