

By: Zaffirini

S.B. No. 1744

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

1 owners in colonias who are building or repairing a residence or
2 installing necessary residential infrastructure;

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

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

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

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

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

18 (A) obtaining suitable alternative housing
19 outside of a colonia's area; and

20 (B) performing the following authorized public
21 service activities under Title 1 of the Housing and Community
22 Development Act of 1974 (42 U.S.C. Section 5301 et seq.):

23 (i) securing employment;

24 (ii) establishing or expanding a small
25 business; or

26 (iii) managing personal finances;

27 (10) providing assistance in obtaining loans or grants

1 to enable an individual or a family to acquire fee simple title to
2 property that originally was purchased under a contract for a deed,
3 contract for sale, or other executory contract; and

4 (11) providing monthly programs to educate
5 individuals and families on their rights and responsibilities as
6 property owners.

7 (d) A self-help center may not provide grants, financing, or
8 mortgage loan services to purchase, build, rehabilitate, or finance
9 construction or improvements to a home or otherwise improve living
10 conditions in a colonia if water service and suitable wastewater
11 disposal are not available.

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