

PUBLIC COMMENTS

HB 1295

HOUSE COMMITTEE ON URBAN AFFAIRS

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Hearing Date: March 24, 2021 10:30 AM - or upon final adjourn./recess or bill referral if permission granted

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Diana McIver

DMA Development Company

Austin, TX

I strongly support Rep Rodriguez's bill to provide more flexibility to the "two mile" rule that governs the selection of tax credit developments in a given year in a given city. Although this addition to the statute was initially intended to ensure appropriate dispersion of affordable housing within a community, particularly as it related to avoiding concentrations in impoverished census tracts, numerous other measures have been added to the program to make this requirement obsolete. In most communities covered by this provision, two linear miles is not a true test of housing dispersion -- it doesn't address the size of the two developments (150 units, 50 units?) or what population group is served; i.e., elderly or families. Moreover, it doesn't take into account geographical factors that may place the housing in separate neighborhoods/service areas such as roads, rivers, parks and the like or address how many heavily populated areas may have gentrified, leaving seniors and essential workers with lower incomes priced out of their neighborhoods. HB 1295 corrects this as it relates to gentrifying neighborhoods and allows this to be a City or County decision rather than just an arbitrary measurement. I support this bill.

Daniel Allgeier

TAAHP

Dallas, TX

TAAHP and I support this bill as it increases the possibility of affordable housing in desirable areas of major Cities.