

By: Noble

H.B. No. 2964

A BILL TO BE ENTITLED

AN ACT

relating to requirements for beneficial tax treatment related to a leasehold or other possessory interest in a public facility used to provide affordable housing.

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

SECTION 1. Section 303.042(d), Local Government Code, is amended to read as follows:

(d) An exemption under this section for a multifamily residential development which is owned by a public facility corporation created ~~[by a housing authority]~~ under this chapter and which does not have at least 20 percent of its units reserved for public housing units, applies only if:

(1) the sponsor of the corporation ~~[housing authority]~~ holds a public hearing, at a regular meeting of the sponsor's ~~[authority's]~~ governing body, to approve the development; ~~[and]~~

(2) the governing body of each municipality and county authorized by law to impose taxes on the property containing the development holds a public hearing and adopts a resolution approving the development; and

(3) at least 50 percent of the units in the multifamily residential development are reserved for occupancy by individuals and families earning less than 80 percent of the area median family income.

SECTION 2. The change in law made by Section 303.042(d),

1 Local Government Code, as amended by this Act, applies only to a
2 multifamily residential development that is approved on or after
3 the effective date of this Act. A multifamily residential
4 development that is approved before the effective date of this Act
5 is governed by the law in effect on the date the development was
6 approved, and the former law is continued in effect for that
7 purpose.

8 SECTION 3. This Act takes effect September 1, 2023.