

**BILL ANALYSIS**

H.B. 158  
By: Raymond  
Intergovernmental Affairs  
Committee Report (Unamended)

**BACKGROUND AND PURPOSE**

According to the 2024 Annual Homelessness Assessment Report compiled by the U.S. Department of Housing and Urban Development, nearly 28,000 Texans were experiencing homelessness, including 1,837 veterans. According to the same report, of all Texans experiencing homelessness, 44 percent were unsheltered. The bill author has informed the committee that while some progress has recently been seen in certain metrics, homelessness, especially veteran and unsheltered homelessness, still remains entirely too prevalent in Texas. H.B. 158 seeks to explore steps the state can take in addressing this issue by requiring the Texas Department of Housing and Community Affairs to conduct a study and report back to the legislature on the feasibility of using surplus government properties to house veterans and low-income families.

**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. 158 requires the Texas Department of Housing and Community Affairs (TDHCA) to conduct a study on the feasibility of using surplus government property, defined by the bill as unused or underused federal, state, or local property, including real property, historic buildings, residential buildings, and commercial buildings, to provide housing to veterans and low-income families. The bill defines "low-income family" for this purpose as a family earning not more than 80 percent of the area median income or applicable federal poverty line, as determined by TDHCA. The bill requires TDHCA, in conducting the study, to do the following:

- evaluate the availability of surplus government property in Texas and the feasibility of developing housing units on such property to provide housing to veterans and low-income families; and
- identify potential funding sources to develop housing units on surplus government property, including:
  - federal historic tax credits;
  - federal housing tax credits;
  - corporate and private donations;
  - other existing state and federal funding sources; and
  - proposed tenant rent payments.

The bill authorizes TDHCA to consult with local housing authorities, affordable housing developers, and organizations and persons with appropriate and relevant expertise on the housing needs of veterans or low-income families.

H.B. 158 requires TDHCA, not later than November 1, 2026, to prepare and submit to the legislature a written report summarizing the results of the study. The bill's provisions expire September 1, 2027.

**EFFECTIVE DATE**

September 1, 2025.