

## **BILL ANALYSIS**

Senate Research Center  
89R6302 JG-D

S.B. 536  
By: Miles et al.  
Local Government  
4/25/2025  
As Filed

### **AUTHOR'S / SPONSOR'S STATEMENT OF INTENT**

Currently the Homes for Texas Heroes home loan program is available only a to corrections officer, fire fighter, county jailer, public security officer, peace officer, professional educator, nurse, veteran, or person defined as "emergency medical services personnel."

S.B. 536 seeks to amend Section 2306.5621 of the Government Code and provide that nurses seeking home ownership are eligible for the Homes for Texas Heroes Home Loan Program, which assists with low-interest home mortgage loans.

As proposed, S.B. 536 amends current law relating to the eligibility of nurses for the Homes for Texas Heroes home loan program.

### **RULEMAKING AUTHORITY**

Rulemaking authority previously granted to the Texas State Affordable Housing Corporation is modified in SECTION 2 (Section 2306.5621, Government Code) of this bill.

### **SECTION BY SECTION ANALYSIS**

SECTION 1. Amends Section 2306.5621(a), Government Code, to redefine "home" and to define "nurse."

SECTION 2. Amends Sections 2306.5621(b), (c), (d), (f), and (h-1), Government Code, as follows:

(b) Requires the Texas State Affordable Housing Corporation (TSAHC) to establish a program to provide certain eligible professionals, including nurses, with low-interest home mortgage loans.

(c)-(d) Makes conforming changes to these subsections.

(f) Requires the board of directors of TSAHC to adopt rules governing certain aspects of the program, including the verification of occupancy of the home by the nurse.

(h-1) Makes a conforming change to this subsection.

SECTION 3. Effective date: September 1, 2025.