

BILL ANALYSIS

Senate Research Center

C.S.S.B. 578
By: West
Local Government
3/20/2025
Committee Report (Substituted)

AUTHOR'S / SPONSOR'S STATEMENT OF INTENT

Based on studies from the National Library of Medicine and the U.S. Department of Justice, households at or below the federal poverty level more than double the rate of violent victimization; violent crimes serve to negatively affect economic development; and low income households have a 60 percent higher chance of burglary than high income households. On a study done by the Economic Journal from Oxford, surveillance cameras reduced the overall crime rate by 25 percent at city center stations. Surveillance cameras will reduce the amount of crime in the housing development by helping law enforcement catch perpetrators.

S.B. 578 looks to require surveillance cameras for tax credit housing developments, making sure they are installed and maintained at appropriate locations throughout the development. These cameras will reduce crime in the developments by catching criminal acts.

(Original Author's/Sponsor's Statement of Intent)

C.S.S.B. 578 amends current law relating to surveillance cameras for certain housing developments that receive an allocation of low income housing tax credits.

RULEMAKING AUTHORITY

This bill does not expressly grant any additional rulemaking authority to a state officer, institution, or agency.

SECTION BY SECTION ANALYSIS

SECTION 1. Amends Subchapter DD, Chapter 2306, Government Code, by adding Section 2306.6741, as follows:

Sec. 2306.6741. SURVEILLANCE CAMERAS REQUIRED. (a) Requires that a development that has received an allocation of low income housing tax credits under Subchapter DD (Low Income Housing Tax Credit Program) install and maintain operable exterior surveillance cameras at appropriate locations throughout the development.

(b) Provides that this section does not apply to a development located in a rural area.

SECTION 2. Provides that Section 2306.6741, Government Code, as added by this Act, applies only to a development that receives an allocation of low income housing tax credits from an application cycle that is based on the 2026 qualified allocation plan or a subsequent plan adopted by the governing board of the Texas Department of Housing and Community Affairs. Provides that a development that receives an allocation of low income housing tax credits from an application cycle that is based on an earlier qualified allocation plan is governed by the law in effect on the date the application cycle began, and the former law is continued in effect for that purpose.

SECTION 3. Effective date: September 1, 2025.