

By: Goodwin

H.B. No. 1262

A BILL TO BE ENTITLED

AN ACT

relating to the purpose of and programs administered by the Texas State Affordable Housing Corporation.

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

SECTION 1. Section 2306.553, Government Code, is amended to read as follows:

Sec. 2306.553. PURPOSES. (a) The public purpose of the corporation is to perform activities and services that the corporation's board of directors determines will promote the public health, safety, and welfare through the provision of adequate, safe, and sanitary housing primarily for individuals and families of low income, individuals and families of very low income, individuals and families of ~~and~~ extremely low income, and ~~for~~ persons who are eligible for loans under the home loan program provided by Section 2306.5621. The activities and services shall include engaging in mortgage banking activities and lending transactions and acquiring, holding, selling, or leasing real or personal property.

(b) The corporation's primary public purpose is to facilitate the provision of housing by issuing qualified 501(c)(3) bonds and qualified residential rental project bonds and by making affordable loans to individuals and families of low income, individuals and families of very low income, individuals and families of ~~and~~ extremely low income, and ~~to~~ persons who are

1 eligible for loans under the home loan program provided by Section  
2 2306.5621. The corporation may make first lien, single family  
3 purchase money mortgage loans for single family homes [~~only~~] to  
4 individuals and families of low, very low, and extremely low income  
5 only if the individual's or family's household income is not more  
6 than the greater of 60 percent of the median income for the state,  
7 as defined by the United States Department of Housing and Urban  
8 Development, or 60 percent of the area median family income,  
9 adjusted for family size, as defined by that department. The  
10 corporation may make loans for multifamily developments if:

11 (1) at least 40 percent of the units in a multifamily  
12 development are affordable to individuals and families with incomes  
13 at or below 60 percent of the median family income, adjusted for  
14 family size; or

15 (2) at least 20 percent of the units in a multifamily  
16 development are affordable to individuals and families with incomes  
17 at or below 50 percent of the median family income, adjusted for  
18 family size.

19 (c) To the extent reasonably practicable, the corporation  
20 shall use the services of banks, community banks, savings banks,  
21 thrifts, savings and loan associations, private mortgage  
22 companies, nonprofit organizations, and other lenders for the  
23 origination of all loans contemplated by this subchapter and assist  
24 the lenders in providing credit primarily to individuals and  
25 families of low income, individuals and families of very low  
26 income, individuals and families of [~~and~~] extremely low income, and  
27 persons who are eligible for loans under the home loan program

1 provided by Section 2306.5621.

2 SECTION 2. Section 2306.555(d), Government Code, is amended  
3 to read as follows:

4 (d) All of the mortgage banking operations shall be  
5 dedicated to the furtherance of facilitating affordable housing  
6 finance primarily for the benefit of:

7 (1) individuals and families of low, very low, and  
8 extremely low income who, generally, are not afforded housing  
9 finance options through conventional lending channels; and

10 (2) persons who are eligible for loans under the home  
11 loan program provided by Section 2306.5621.

12 SECTION 3. Section 2306.5621(c), Government Code, is  
13 amended to read as follows:

14 (c) To be eligible for a loan under this section, at the time  
15 a person files an application for the loan, the person must:

16 (1) be a:

17 (A) fire fighter, corrections officer, county  
18 jailer, public security officer, peace officer, veteran, or person  
19 defined as emergency medical services personnel under this section;  
20 or

21 (B) professional educator who is employed by a  
22 school district or is an allied health or professional nursing  
23 program faculty member in this state;

24 (2) reside in this state; and

25 (3) have an income of not more than 140 [~~115~~] percent  
26 of area median family income, adjusted for family size, or the  
27 maximum amount permitted by Section 143(f), Internal Revenue Code

1 of 1986, whichever is greater.

2 SECTION 4. This Act takes effect September 1, 2025.