

BILL ANALYSIS

H.B. 4081
By: Sanford
Urban Affairs
Committee Report (Unamended)

BACKGROUND AND PURPOSE

Concerns have been raised that annual changes to the qualified allocation plan for the low income housing tax credit program significantly impact the competitive nature of applications and impact viable sites for affordable housing opportunities. It has been noted that months of feasibility analysis and vetting are at risk due to the timing requirements and annual modifications to the plan. H.B. 4081 seeks to address this issue by changing the frequency with which the governing board of the Texas Department of Housing and Community Affairs is required to adopt a qualified allocation plan.

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. 4081 amends the Government Code to change the frequency with which the governing board of the Texas Department of Housing and Community Affairs (TDHCA) is required to adopt a qualified allocation plan and a corresponding manual for the low income housing tax credit program from at least biennially to biennially. The bill explicitly prohibits the governing board from adopting a plan and manual more frequently than once during each biennium. The bill applies only to an application for low income housing tax credits that is submitted to the TDHCA during an application cycle that is based on the 2020 qualified allocation plan or a subsequent plan adopted by the governing board.

EFFECTIVE DATE

September 1, 2019.