

## **BILL ANALYSIS**

Senate Research Center  
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C.S.H.B. 4667  
By: Hernandez (Alvarado)  
Intergovernmental Relations  
5/17/2019  
Committee Report (Substituted)

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

Denver Harbor residents and commercial property owners have sought more local control on the execution of local development projects. C.S.H.B. 4667 would create a new municipal management district, primarily located in the North East quadrant of the city, with the district located Senate District 6. The management district bill uses template approved language and would authorize the district the power to levy an assessment on commercial property in district, and utilize those revenues for development and redevelopment of the territory with the district boundary with services similar to those being utilized by other management districts created by past legislatures.

The area within the proposed boundary is wholly within the City of Houston and Harris County, and contains a large portion of the Denver Harbor area of Houston, a predominantly Hispanic neighborhood. Much of the municipal infrastructure is in serious need of repair, including the green spaces utilized by the residential population.

The management district is intended to being focus on and advocacy for public investment in the repositioning of the area, in addition to the direct funding of cleanup of the area through beautification and visual improving of the territory.

The bill does not provide the district with the power of eminent domain.

C.S.H.B. 4667 clarifies that the district may not impose an impact fee on a residential property, nor may it impose fees or assessments on a utility.

Committee Substitute:

The substitute clarifies that the district may not impose an impact fee on a residential property, nor may it impose fees or assessments on a utility.

C.S.H.B. 4667 amends current law relating to the creation of the East Houston Management District; provides authority to issue bonds; and provides authority to impose assessments, fees, or taxes.

### **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 Subtitle C, Title 4, Special District Local Laws Code, by adding Chapter 3923, as follows:

#### CHAPTER 3923. EAST HOUSTON MANAGEMENT DISTRICT

Sets forth standard language for the creation of the East Houston Management District (district). Sets forth standards, procedures, requirements, and criteria for:

Creation and approval of the district (Sections 3923.0101– 3923.0109);

Size, composition, election or appointment, compensation and terms of the board of directors of the district, including the naming of and provisions related to temporary directors (Sections 3923.0201– 3923.0212);

Powers and duties of the district (Sections 3923.0301– 3923.0312);

General financial provisions and authority to impose an assessment (Sections 3923.0401– 3923.0411);

Authority to impose a tax and to issue bonds and obligations for the district (Sections 3923.0501– 3923.0503); and

Dissolution of the district (Sections 3923.0601– 3923.0604).

Prohibits the district from exercising the power of eminent domain.

SECTION 2. Sets forth the initial boundaries of the district.

SECTION 3. Provides that all requirements of the constitution and laws of this state and the rules and procedures of the legislature with respect to the notice, introduction, and passage of this Act have been fulfilled and accomplished.

SECTION 4. Effective date: upon passage or September 1, 2019.