

BILL ANALYSIS

Senate Research Center
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H.B. 3623
By: Flores (Shapleigh)
Intergovernmental Relations
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Engrossed

DIGEST AND PURPOSE

Many Texas residents are being faced with an increasing challenge in finding affordable and accessible housing. There may be an even greater demand for such housing as the population of this state grows, thereby potentially placing an increased burden on government resources to alleviate some of that demand. Rather than depleting government resources, one solution to this problem may be to transfer certain unused or substantially underused real property owned or controlled by the state to political subdivisions for use as affordable and accessible housing. H.B. 3623 requires the asset management division of the General Land Office to transfer such property to political subdivisions for use as affordable and accessible housing.

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 Section 31.156, Natural Resources Code, as follows:

Sec. 31.156. Requires the asset management division (division) to identify real property owned or controlled by the state that is not being used or is being substantially underused. Requires the division to provide a list and an appraisal of properties described by this section to the Texas Department of Housing and Community Affairs (department). Requires the department, not later than the 60th day after the date of receipt of the list and appraisal, to make recommendations to the division regarding the suitability of those properties for affordable and accessible housing. Requires the division, for each property identified as not being used or as being substantially underused under this section, to make recommendations to the commissioner regarding the use of the property or regarding a real estate transaction involving the property. Requires the division's recommendations, if the Texas Department of Housing and Community Affairs designates a property as suitable for affordable and accessible housing, to include a recommendation that title to the property be transferred to an appropriate political subdivision for use as affordable and accessible housing. Makes nonsubstantive changes. Deletes text requiring the division to furnish an appraisal to the Texas Department of Housing and Community Affairs of properties that have been identified as unused or substantially underused.

SECTION 2. Amends Sections 31.157(b) and (c), Natural Resources Code, to delete text regarding the Texas Department of Housing and Community Affairs. Requires the Commissioner of the General Land Office (commissioner) to prepare and issue a final report that meets certain requirements.

SECTION 3. Amends Section 31.158, Natural Resources Code, by adding Subsections (d) and (e), as follows:

(d) Requires the division, if the legislature authorizes the transfer of title to real property to a political subdivision for use as affordable and accessible housing, to take possession and control

of the property and to conduct the transaction as provided by the policy adopted under Subsection (e).

(e) Requires the division to adopt a policy regarding the method of transferring title to real property designated as suitable for affordable and accessible housing to a political subdivision for use as affordable and accessible housing. Requires the policy to include monitoring and enforcement provisions to ensure that the property is used for affordable and accessible housing.

SECTION 4. Effective date: September 1, 2001.