

## **BILL ANALYSIS**

Senate Research Center  
82R30009 NAJ-F

C.S.H.B. 3828  
By: Hochberg (Gallegos)  
Intergovernmental Relations  
5/18/2011  
Committee Report (Substituted)

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

Interested parties contend that the Gulfton area of southwest Houston suffers from a decline in property value, challenged public infrastructure, absence of significant enhancements to the public rights-of-way, and a reputation for high crime and poor identity. The interested parties also contend that the Gulfton areas suffers from a lack of attention from both the city and the county in addressing some of the challenges that have kept the area from developing to its full potential.

C.S.H.B. 3828 addresses these issues by establishing a special purpose district to stimulate economic development and improve quality of life, as currently there is no municipal management district located in this area.

C.S.H.B. 3828 amends current law relating to the creation of the Gulfton Area Municipal Management District and provides authority to impose a tax, levy an assessment, and issue bonds.

### **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 3889, as follows:

#### **CHAPTER 3889. GULFTON AREA MUNICIPAL MANAGEMENT DISTRICT**

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

Creation, purpose, and approval of the district, district territory, eligibility for inclusion in special zones, and the applicability of municipal management districts law (Sections 3889.001-3889.050);

Size, composition, appointment, compensation, and terms of the board of directors of the district, including the naming of the initial directors (Sections 3889.051-3889.100);

Powers and duties of the district (Sections 3889.101-3889.150);

General financial provisions and authority to impose a tax and issue bonds and obligations for the district, liens for assessments, and money used for improvements or services (Sections 3889.151-3889.250); and

Dissolution of the district by the city (Sections 3869.251-3869.254).

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 the laws of this state and the rules and procedures of the legislature with respect to the notice, introduction, and passage of this Act are fulfilled and accomplished.

SECTION 4. Effective date: upon passage or September 1, 2011.