

UPDATE ON KEY AFFORDABLE HOUSING BILLS

2019 Georgia General Assembly

March 19, 2019

HB 346 Healthy Housing (Rep. Sharon Cooper)

Prohibits retaliatory eviction of tenants complaining to code enforcement of unsafe and unhealthy rental housing conditions.

Status: Passed the House; Senate Judiciary Committee Hearing March 20, 2019.

HB 492 Dispossessory and Expiration of Writ of Possession (Rep. Bonnie Rich)

Applications for execution of a writ of possession shall be made within 30 days of issuance unless accompanied by an affidavit showing good cause for delay in applying for the execution of the writ. Failure to comply shall require application for a new writ.

Status: Passed House; Senate Special Judiciary Committee.

HB 388 Development Impact Fees (Rep. Deborah Silcox)

Allows local communities to waive the development impact fee for affordable housing without replenishing the funds from another source.

Status: House Rules Committee.

HR 164 Dedication of Revenue by General Law (Rep. Jay Powell)

Constitutional amendment to authorize the General Assembly to dedicate revenue by general law for up to 1% of the total state budget, upon a 2/3 vote of the House and Senate, without a statewide referendum.

Status: Passed House; Senate Appropriations Committee Hearing March 21, 2019.

HB 313 Tax Exemption for Habitat for Humanity (Rep. Spencer Frye)

Property tax exemption for real property owned by purely public charities where property is held exclusively for the purpose of building or repairing single family homes to be financed to individuals using no-interest loans. Requires statewide referendum. See also, SB 197.

Status: House Ways & Means. HB 313 did not move but its provisions were amended onto HB 344 and passed the House by Committee Substitute; Senate Finance Committee Favorably reported. Senate Rules Committee.

HB 427 Tax Exemption for Nonprofit Multifamily Housing (Rep. Park Cannon)

Property tax exemption for real property owned by a non-profit that is used exclusively for multi-family housing that is rented, leased or otherwise used for the purpose of securing an income. Requires statewide referendum.

Status: House Ways & Means.

Veterans Homelessness, Housing etc.

SB 54 Georgia Lottery for Veterans Act (Sen. Ed Harbison)

Status: Senate Finance

SR 85 Proceeds of Lottery Games to Benefit Veterans (Sen. Ed Harbison)

Status: Senate Finance

HB 14 Georgia Lottery for Assistance of Homeless Veterans (Rep. Sandra Scott)

Status: House Appropriations

HB 15 Housing Authority Housing Preferences to Homeless Veterans (Rep. Sandra Scott)

Status: House Governmental Affairs

HR 166 House Study Committee on Veterans Services and Benefits (Rep. Sandra Scott)

Status: House Defense and Veterans Affairs

HB 31 FY 2020 Budget

- **DBHDD, Adult Mental Health Services**
 - Increase funds for state housing vouchers for 700 persons for permanent supportive housing for persons with severe and persistent mental illness cycling through courts, jails, prisons, hospitals and emergency departments - \$2.5M
 - Fund state match funds for HUD HomeFirst public-private partnership to provide behavioral health services in permanent homeless supported housing - \$500K

- **Department of Community Affairs**
 - Homeownership programs – no add
 - Rental Housing programs – no add
 - Special Housing initiatives – no add
 - Adopt House Rural Development Council recommendation for blight removal and code enforcement (BRACE) program - \$300K
 - State Housing Trust Fund for Homeless - \$3.2M

Status: Passed House; Senate Appropriations Committee. FY 20 Budget anticipated to be on the Senate floor for a vote March 22.

HB 540 Low Income Housing Tax Credit (Rep. Trey Rhodes)

HB 540 proposes to add an insurance premium retaliation tax to the taxes that may be utilized with the Low Income Housing Tax Credit.

Status: Passed House; Senate Finance Committee.

HB 507 Ad Valorem Tax Criteria (Rep. Mike Wilensky)

Revises the standard used to value the fair market value of real property, requiring consideration of income data where provided, rather than utilization.

Status: Passed House; Senate Finance Committee Favorably Reported. Senate Rules.

HB 511 Major Transportation and Transit Bill (Rep. Kevin Tanner)

HB 540 would reorganize the major transit and transportation oversight agencies, create districts, provide incentives and SPLOST options for rural transportation, assesses a per ride fee on Lyft/Uber and dedicate it to rural transit purposes, etc.

Status: Passed House; Senate Transportation Committee Hearing March 19, 2019.

HB 448 Innkeepers and Short Term Rental Facilitators (Rep. Matt Dollar)

HB 48 would among other things, authorize a tax on facilitators of short term rentals, like AIR BNB itself that would be dedicated exclusively to transportation.

Status: House Rules Committee.

HB 523 Short Term Rentals - Pre-Empt Local Control (Rep. Kasey Carpenter)

Would pre-empt local governments from prohibiting, regulating, imposing occupancy limits, restricting the use of or regulating duration or frequency of residential short term rentals (less than eight consecutive nights), or requiring inspection, licensure or registration of property, owners or operators.

Status: House Regulated Industries Committee.

HB 461 Property Tax Exemption for Multi-Family Housing Owned by Non-Profit (Rep. Park Cannon)

Would exempt from property taxes all multi-family housing owned by a 501c3 non-profit organization. Statewide referendum required.

Status: House Ways & Means Committee.

HB 540 Additional Tax Category Eligible for LIHTC Offset (Rep. Trey Rhodes)

Adds to the list of tax categories eligible for an offset by the low income housing tax credit. (Does not expand the amount of the credit.)

Status: Passed House. Senate Finance Committee.

HR 533 House Study Committee on Innovative Financial Options for Senior Living (Rep. John LaHood)

Study of the need for financial support for affordable housing options with supportive services for seniors when they can no longer remain in their own homes, including Medicaid funds for supportive housing and assisted living for low income older adults, including the use of LIHTC.

Status: House Human Relations & Aging Committee.

SR 348 Senate Study Committee on Freedom From Property Taxes (Sen. Bruce Thompson)

Senate Study Committee to review the elimination of property taxes, find alternative revenue sources and encourage home ownership without the burden of property taxes.

Status: Senate Rules Committee.

Submitted by
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