

SINE DIE REPORT ON KEY AFFORDABLE HOUSING BILLS

2019 Georgia General Assembly

April 9, 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 House and Senate. On Governor's Desk.

HB 492 Dispossession 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 and Senate. On Governor's Desk.

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. Senate Substitute limited this to the current tire disposal fee and disposal of other environmental hazardous waste.

Status: Passed House. Passed Senate by Substitute. Did Not Pass.

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** which passed the House and Senate. On the Governor's Desk. (Requires a statewide referendum.)*

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

- **Department of Behavioral Health and Developmental Disabilities**
 - 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
 - One-time funds for permanent supportive housing for persons with developmental disabilities in Forsyth County and create model for statewide utilization- \$50,000

- **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
 - Provide funds for Georgia Broadband Deployment Initiative - \$2M

- **Office of the Governor, Georgia Commission on Equal Opportunity**
 - Increase funds for Fair Housing Assistance Program for two investigators and one intake coordinator to allow the agency to more quickly investigate and resolve housing complaints - \$162K

- **General Obligation Bonds**
 - Georgia Department of Corrections bond (\$14.5M in principal for 20 years at 577%) to fund design, construction and equipment to renovate and remission Metro Atlanta State Prison as a reentry and transition prison, Phase III, Atlanta,

Fulton County, and renovation/expansion of the Smith Transitional Center for new inmates Claxton, Evans County- \$1.24M

Status: Passed House and Senate. Conference Committee Report Adopted. On Governor's Desk.

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. Passed Senate by Committee Substitute with surprise billing added.

Status: Passed House. Passed Senate by Committee Substitute. Did Not Pass.

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

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

Status: Passed House and Senate. On Governor's Desk.

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. Added to Airport Takeover/Oversight Legislation. Did Not Pass.

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 635 Atlanta Local Legislation for Homestead Exemption for CLTs (Rep. Park Cannon)

Local legislation for City of Atlanta to provide a \$30,000 homestead exemption for ad valorem taxes for persons owning property through a community land trust.

Status: Passed House and Senate.

[HB 729](#) Land Installment Contracts (Contract for Deed) (Rep. Deborah Bazemore)

Provides for consumer protections to address problems created by land installment contracts that consumers believe is the purchase of real property, but provides none of the protections of ownership and all of the obligations.

Status: House Hopper (Introduced April 2, 2019)

[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: Passed House.

[HR 591](#) **House Study Committee on Workforce Housing** (Rep. Vance Smith)

Creates House Study Committee to address local government authority to issue regulations regarding residential design features. Related to failure to pass [HB 302](#) and [SB 172](#).

Status: Passed House.

[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. Did Not Pass.

[HR 612](#) **Recognizing March 21, 2019 as End Homelessness Day at the Capitol** (Rep. Greg Kennard)

Status: Passed House.

Submitted by

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