

1-1 By: Lucio, Garcia, Taylor of Galveston S.B. No. 1673  
1-2 (In the Senate - Filed March 9, 2017; March 22, 2017, read  
1-3 first time and referred to Committee on Intergovernmental  
1-4 Relations; April 24, 2017, reported adversely, with favorable  
1-5 Committee Substitute by the following vote: Yeas 5, Nays 0;  
1-6 April 24, 2017, sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8				
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13	X			
1-14			X	
1-15			X	

1-16 COMMITTEE SUBSTITUTE FOR S.B. No. 1673 By: Lucio

1-17 A BILL TO BE ENTITLED  
1-18 AN ACT

1-19 relating to natural disaster housing recovery.  
1-20 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:  
1-21 SECTION 1. Chapter 418, Government Code, is amended by  
1-22 adding Subchapter F-1 to read as follows:  
1-23 SUBCHAPTER F-1. NATURAL DISASTER HOUSING RECOVERY  
1-24 Sec. 418.131. DEFINITIONS. In this subchapter:  
1-25 (1) "Center" means the Hazard Reduction and Recovery  
1-26 Center at Texas A&M University.  
1-27 (2) "Local government" means a county, municipality,  
1-28 or council of government.  
1-29 (3) "Plan" means a local housing recovery plan  
1-30 developed under Section 418.133.  
1-31 Sec. 418.132. DUTIES OF GENERAL LAND OFFICE OR DESIGNATED  
1-32 STATE AGENCY. (a) Unless the governor designates a state agency  
1-33 under Subsection (d), the General Land Office shall receive and  
1-34 administer federal and state funds appropriated for long-term  
1-35 natural disaster recovery.  
1-36 (b) The General Land Office shall:  
1-37 (1) collaborate with the Texas Division of Emergency  
1-38 Management and the Federal Emergency Management Agency to secure  
1-39 reimbursement for housing needs in areas affected by natural  
1-40 disasters;  
1-41 (2) seek prior approval from the Federal Emergency  
1-42 Management Agency and the United States Department of Housing and  
1-43 Urban Development for the immediate post-disaster implementation  
1-44 of local housing recovery plans approved by the governor under  
1-45 Section 418.136; and  
1-46 (3) maintain a division with adequate staffing and  
1-47 other administrative support to carry out the General Land Office's  
1-48 duties relating to long-term natural disaster recovery.  
1-49 (c) The General Land Office may adopt rules as necessary to  
1-50 implement the General Land Office's duties under this subchapter.  
1-51 (d) The governor may designate a state agency to be  
1-52 responsible for long-term natural disaster recovery under this  
1-53 subchapter instead of the General Land Office. If the governor  
1-54 designates a state agency under this subsection, a reference to the  
1-55 General Land Office in this subchapter means the designated state  
1-56 agency.  
1-57 Sec. 418.133. LOCAL HOUSING RECOVERY PLAN. (a) A local  
1-58 government may develop and adopt a local housing recovery plan to  
1-59 provide for the rapid and efficient construction of permanent  
1-60 replacement housing following a natural disaster.

2-1           (b) In developing the plan, a local government shall seek  
 2-2 input from:  
 2-3           (1) stakeholders in the community, including  
 2-4 residents, local businesses, and community-based organizations;  
 2-5 and  
 2-6           (2) neighboring local governments.  
 2-7           (c) A local government may submit a plan developed and  
 2-8 adopted under Subsection (a) to the center for certification.  
 2-9           Sec. 418.134. DUTIES OF HAZARD REDUCTION AND RECOVERY  
 2-10 CENTER; PLAN CRITERIA AND CERTIFICATION. (a) The center shall  
 2-11 review and certify plans submitted to the center by local  
 2-12 governments.  
 2-13           (b) The center shall establish criteria for certifying a  
 2-14 plan. The center may not certify a plan unless the plan:  
 2-15           (1) identifies areas in the local government's  
 2-16 boundaries that are vulnerable to natural disasters;  
 2-17           (2) identifies sources of post-disaster housing  
 2-18 assistance and recovery funds;  
 2-19           (3) provides procedures for rapidly responding to a  
 2-20 natural disaster, including procedures for:  
 2-21           (A) assessing and reporting housing damage,  
 2-22 disaggregated by insured and uninsured losses, to the governor;  
 2-23           (B) providing fair and efficient access to  
 2-24 natural disaster recovery assistance for residents;  
 2-25           (C) determining residents' eligibility for  
 2-26 natural disaster recovery assistance;  
 2-27           (D) educating residents about the rebuilding  
 2-28 process and providing outreach and case management services; and  
 2-29           (E) prequalifying and training local  
 2-30 professionals needed for natural disaster recovery;  
 2-31           (4) provides procedures to encourage residents to  
 2-32 rebuild outside of the vulnerable areas identified under  
 2-33 Subdivision (1);  
 2-34           (5) provides procedures to maximize the use of local  
 2-35 businesses, contractors, and supplies to rebuild to the extent  
 2-36 possible;  
 2-37           (6) provides procedures to maximize cost efficiency;  
 2-38           (7) provides for the construction of permanent  
 2-39 replacement housing for displaced residents as soon as possible  
 2-40 after the natural disaster, with a goal of completion in not later  
 2-41 than six months; and  
 2-42           (8) complies with applicable state and federal law.  
 2-43           (c) If the center determines that a plan does not meet the  
 2-44 criteria prescribed by Subsection (b), the center shall identify  
 2-45 the plan's deficiencies and assist the local government in revising  
 2-46 the plan to meet the criteria.  
 2-47           (d) The center shall provide training to local governments  
 2-48 and community-based organizations on developing a plan. A local  
 2-49 government that submits a plan to the center for certification  
 2-50 under this section shall designate at least one representative to  
 2-51 attend the center's training. The training must include  
 2-52 information relating to:  
 2-53           (1) previous experiences with housing recovery from  
 2-54 natural disasters;  
 2-55           (2) best practices for achieving rapid and efficient  
 2-56 construction of permanent replacement housing;  
 2-57           (3) federal and state laws and regulations on natural  
 2-58 disaster recovery;  
 2-59           (4) methods for identifying and planning for  
 2-60 vulnerable areas and populations before a natural disaster; and  
 2-61           (5) cost-effective land use and building practices.  
 2-62           (e) The center shall create and maintain mapping and data  
 2-63 resources related to natural disaster recovery and planning,  
 2-64 including the Texas Coastal Communities Planning Atlas.  
 2-65           (f) The center shall assist a local government on request in  
 2-66 identifying areas that are vulnerable to natural disasters.  
 2-67           (g) The center shall provide recommendations to the Texas  
 2-68 Department of Insurance regarding the development of policies,  
 2-69 procedures, and education programs to enable the quick and

3-1 efficient reporting and settling of housing claims related to  
3-2 natural disasters.

3-3 (h) The center may seek and accept gifts, grants, donations,  
3-4 and other funds to assist the center in fulfilling its duties under  
3-5 this section.

3-6 Sec. 418.135. REVIEW OF LOCAL HOUSING RECOVERY PLAN BY  
3-7 GENERAL LAND OFFICE. (a) The center shall submit to the General  
3-8 Land Office a plan certified by the center under Section 418.134.

3-9 (b) The General Land Office shall review the plan and  
3-10 consult with the center and the local government about any  
3-11 potential improvements the General Land Office may identify. In  
3-12 reviewing the plan, the General Land Office shall give deference to  
3-13 the local government regarding matters in the local government's  
3-14 discretion.

3-15 (c) On completion of the review, the General Land Office  
3-16 shall accept the plan unless the General Land Office determines  
3-17 that the plan does not:

3-18 (1) satisfy the criteria for a certified plan under  
3-19 Section 418.134(b);

3-20 (2) provide for the rapid and efficient construction  
3-21 of permanent replacement housing; or

3-22 (3) comply with applicable state and federal law.

3-23 Sec. 418.136. APPROVAL BY GOVERNOR. (a) The General Land  
3-24 Office shall submit to the governor for approval or rejection a plan  
3-25 that the General Land Office accepts under Section 418.135.

3-26 (b) If the governor rejects a plan, the governor must  
3-27 provide a written explanation of the reasons for the rejection.

3-28 (c) A local government, in consultation with the center and  
3-29 the General Land Office, may revise a plan rejected by the governor  
3-30 under this section and resubmit the plan to the governor for  
3-31 approval.

3-32 Sec. 418.137. EFFECT OF APPROVAL. (a) A plan approved by  
3-33 the governor under Section 418.136 is valid for four years and may  
3-34 be implemented during that period without further approval if a  
3-35 natural disaster occurs.

3-36 (b) In accordance with rules adopted by the General Land  
3-37 Office, on or before expiration, the plan may be reviewed by the  
3-38 center and the General Land Office, updated if necessary, and  
3-39 resubmitted to the governor for approval or rejection.

3-40 SECTION 2. This Act takes effect only if a specific  
3-41 appropriation for the implementation of the Act is provided in a  
3-42 general appropriations act of the 85th Legislature.

3-43 SECTION 3. This Act takes effect September 1, 2017.

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