

1-1 By: Lucio S.B. No. 1115
 1-2 (In the Senate - Filed February 26, 2019; March 7, 2019,
 1-3 read first time and referred to Committee on Intergovernmental
 1-4 Relations; April 15, 2019, reported adversely, with favorable
 1-5 Committee Substitute by the following vote: Yeas 6, Nays 1;
 1-6 April 15, 2019, sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8	X			
1-9				
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. 1115 By: Lucio

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

1-19 relating to the authority of a county to adopt a land bank program.
 1-20 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
 1-21 SECTION 1. Subtitle B, Title 12, Local Government Code, is
 1-22 amended by adding Chapter 388 to read as follows:
 1-23 CHAPTER 388. LAND BANK PROGRAM
 1-24 Sec. 388.001. DEFINITIONS. In this chapter:
 1-25 (1) "Affordable" means that the monthly mortgage
 1-26 payment or contract rent does not exceed 30 percent of the
 1-27 applicable median family income for that unit size, in accordance
 1-28 with the income and rent limit rules adopted by the Texas Department
 1-29 of Housing and Community Affairs.
 1-30 (2) "Community housing development organization" or
 1-31 "organization" means an organization that:
 1-32 (A) meets the definition of a community housing
 1-33 development organization in 24 C.F.R. Section 92.2; and
 1-34 (B) is certified by the county as a community
 1-35 housing development organization.
 1-36 (3) "Land bank" means an entity established or
 1-37 approved by the governing body of a county to exercise the powers of
 1-38 acquiring, holding, developing, and transferring real property
 1-39 under this chapter.
 1-40 (4) "Land bank plan" or "plan" means a plan adopted by
 1-41 the governing body of a county as provided by Section 388.004.
 1-42 (5) "Land bank program" or "program" means a program
 1-43 adopted under Section 388.002.
 1-44 (6) "Low income household" means a household with an
 1-45 income of not greater than 80 percent of the area median family
 1-46 income, based on gross household income, adjusted for household
 1-47 size, for the county, as determined annually by the United States
 1-48 Department of Housing and Urban Development.
 1-49 (7) "Moderate income household" means a household
 1-50 that:
 1-51 (A) requires assistance in securing sanitary,
 1-52 decent, and safe housing, considering:
 1-53 (i) the amount of the total income
 1-54 available for housing needs of the individuals or families who are
 1-55 members of the household;
 1-56 (ii) the size of the household;
 1-57 (iii) the cost and condition of available
 1-58 housing facilities;
 1-59 (iv) the ability of the individuals or
 1-60 families who are members of the household to compete successfully

2-1 in the private housing market and to pay the amounts required by
 2-2 that market for sanitary, decent, and safe housing; and
 2-3 (v) standards that are established for the
 2-4 purpose of federal programs and that use income to determine
 2-5 eligibility for the programs; and

2-6 (B) does not qualify as a low income household.
 2-7 (8) "Qualified participating developer" means a
 2-8 developer who meets the requirements of Section 388.003 and
 2-9 includes a qualified organization under Section 388.009.

2-10 Sec. 388.002. LAND BANK PROGRAM. (a) The governing body
 2-11 of a county may adopt a land bank program in which the officer
 2-12 charged with selling real property ordered sold pursuant to
 2-13 foreclosure of a tax lien may sell certain eligible real property by
 2-14 private sale for purposes of affordable housing development as
 2-15 provided by this chapter.

2-16 (b) The governing body of a county that adopts a land bank
 2-17 program shall establish or approve a land bank to exercise the
 2-18 powers of acquiring, holding, developing, and transferring real
 2-19 property under this chapter.

2-20 Sec. 388.003. QUALIFIED PARTICIPATING DEVELOPER. To
 2-21 qualify to participate in a land bank program, a developer other
 2-22 than the land bank must:

2-23 (1) have developed three or more housing units within
 2-24 the three-year period preceding the submission of a proposal to the
 2-25 land bank seeking to acquire real property from the land bank;

2-26 (2) have a development plan approved for the land bank
 2-27 property by the land bank or the county; and

2-28 (3) meet any other requirements adopted by the county
 2-29 in the land bank plan.

2-30 Sec. 388.004. LAND BANK PLAN. (a) A county that adopts a
 2-31 land bank program shall operate the program in conformance with a
 2-32 land bank plan.

2-33 (b) The governing body of a county that adopts a land bank
 2-34 program shall adopt a plan annually. The plan may be amended from
 2-35 time to time.

2-36 (c) In developing the plan, the county shall consider any
 2-37 other housing plans adopted by the county, including any fair
 2-38 housing plans and policies adopted or agreed to by the county.

2-39 (d) The plan must include the following:

2-40 (1) a list of community housing development
 2-41 organizations eligible to participate in the right of first refusal
 2-42 provided by Section 388.009;

2-43 (2) a list of the parcels of real property that may
 2-44 become eligible for sale to the land bank during the next year;

2-45 (3) the county's plan for affordable housing
 2-46 development on those parcels of real property; and

2-47 (4) the sources and amounts of money anticipated to be
 2-48 available from the county for subsidies for development of
 2-49 affordable housing in the county, including any money specifically
 2-50 available for housing developed under the program, as approved by
 2-51 the governing body of the county at the time the plan is adopted.

2-52 Sec. 388.005. PUBLIC HEARING ON PROPOSED PLAN. (a) Before
 2-53 adopting a plan, a county shall hold a public hearing on the
 2-54 proposed plan.

2-55 (b) The county clerk or the county clerk's designee shall
 2-56 provide notice of the hearing to all community housing development
 2-57 organizations and to neighborhood associations identified by the
 2-58 county as serving the neighborhoods in which properties anticipated
 2-59 to be available for sale to the land bank under this chapter are
 2-60 located.

2-61 (c) The county clerk or the county clerk's designee shall
 2-62 make copies of the proposed plan available to the public not later
 2-63 than the 60th day before the date of the public hearing.

2-64 Sec. 388.006. PRIVATE SALE TO LAND BANK.

2-65 (a) Notwithstanding any other law and except as provided by
 2-66 Subsection (f), property that is ordered sold pursuant to
 2-67 foreclosure of a tax lien may be sold in a private sale to a land
 2-68 bank by the officer charged with the sale of the property without
 2-69 first offering the property for sale as otherwise provided by

3-1 Section 34.01, Tax Code, if:

3-2 (1) the market value of the property as specified in
 3-3 the judgment of foreclosure is less than the total amount due under
 3-4 the judgment, including all taxes, penalties, and interest, plus
 3-5 the value of nontax liens held by a taxing unit and awarded by the
 3-6 judgment, court costs, and the cost of the sale;

3-7 (2) the property is not improved with a habitable
 3-8 building or buildings or an uninhabitable building or buildings
 3-9 that are occupied as a residence by an owner or tenant who is
 3-10 legally entitled to occupy the building or buildings;

3-11 (3) there are delinquent taxes on the property for a
 3-12 total of at least five years; and

3-13 (4) the county has executed with the other taxing
 3-14 units that are parties to the tax suit an interlocal agreement that
 3-15 enables those units to agree to participate in the program while
 3-16 retaining the right to withhold consent to the sale of specific
 3-17 properties to the land bank.

3-18 (b) A sale of property for use in connection with the
 3-19 program is a sale for a public purpose.

3-20 (c) If the person being sued in a suit for foreclosure of a
 3-21 tax lien does not contest the market value of the property in the
 3-22 suit, the person waives the right to challenge the amount of the
 3-23 market value determined by the court for purposes of the sale of the
 3-24 property under Section 33.50, Tax Code.

3-25 (d) For any sale of property under this chapter, each person
 3-26 who was a defendant to the judgment, or that person's attorney,
 3-27 shall be given, not later than the 90th day before the date of sale,
 3-28 written notice of the proposed method of sale of the property by the
 3-29 officer charged with the sale of the property. Notice shall be
 3-30 given in the manner prescribed by Rule 21a, Texas Rules of Civil
 3-31 Procedure.

3-32 (e) After receipt of the notice required by Subsection (d)
 3-33 and before the date of the proposed sale, the owner of the property
 3-34 subject to sale may file with the officer charged with the sale a
 3-35 written request that the property not be sold in the manner provided
 3-36 by this chapter.

3-37 (f) If the officer charged with the sale receives a written
 3-38 request as provided by Subsection (e), the officer shall sell the
 3-39 property as otherwise provided in Section 34.01, Tax Code.

3-40 (g) The owner of the property subject to sale may not
 3-41 receive any proceeds of a sale under this chapter. However, the
 3-42 owner does not have any personal liability for a deficiency of the
 3-43 judgment as a result of a sale under this chapter.

3-44 (h) Notwithstanding any other law, if consent is given by
 3-45 the taxing units that are a party to the judgment, property may be
 3-46 sold to the land bank for less than the market value of the property
 3-47 as specified in the judgment or less than the total of all taxes,
 3-48 penalties, and interest, plus the value of nontax liens held by a
 3-49 taxing unit and awarded by the judgment, court costs, and the cost
 3-50 of the sale.

3-51 (i) The deed of conveyance of the property sold to a land
 3-52 bank under this section conveys to the land bank the right, title,
 3-53 and interest acquired or held by each taxing unit that was a party
 3-54 to the judgment, subject to the right of redemption.

3-55 Sec. 388.007. SUBSEQUENT RESALE OR DEVELOPMENT BY LAND
 3-56 BANK. (a) Within the five-year period following the date of
 3-57 acquisition of a property by a land bank, the land bank must:

3-58 (1) sell the property to a qualified participating
 3-59 developer for the purpose of construction or rehabilitation of
 3-60 affordable housing for sale or rent to low or moderate income
 3-61 households; or

3-62 (2) develop the property for the purposes described by
 3-63 Subdivision (1).

3-64 (b) If after five years a qualified participating developer
 3-65 has not purchased the property or the land bank has not developed
 3-66 the property, the property shall be transferred from the land bank
 3-67 to the taxing units who were parties to the judgment for disposition
 3-68 as otherwise allowed under the law.

3-69 (c) Unless the county increases the amount in its plan, the

4-1 number of properties acquired by a qualified participating
 4-2 developer under this section on which development has not been
 4-3 completed may not at any given time exceed three times the annual
 4-4 average residential production completed by the qualified
 4-5 participating developer during the preceding three-year period as
 4-6 determined by the county.

4-7 (d) The deed conveying a property sold by the land bank must
 4-8 include a right of reverter so that if the qualified participating
 4-9 developer does not apply for a construction permit and close on any
 4-10 construction financing within the three-year period following the
 4-11 date of the conveyance of the property from the land bank to the
 4-12 qualified participating developer, the property will revert to the
 4-13 land bank for development by the land bank, subsequent resale to
 4-14 another qualifying participating developer, or conveyance to the
 4-15 taxing units who were parties to the judgment for disposition as
 4-16 otherwise allowed under the law.

4-17 (e) Each subsequent resale that a land bank makes to a
 4-18 qualified participating developer with respect to a property
 4-19 acquired by the land bank under this chapter must comply with the
 4-20 conditions of this section.

4-21 Sec. 388.008. RESTRICTIONS ON OCCUPANCY AND USE OF
 4-22 PROPERTY. (a) The land bank shall impose deed restrictions on
 4-23 property developed by the land bank or sold to qualified
 4-24 participating developers requiring the development and subsequent
 4-25 sale or rental of the property to low or moderate income households.

4-26 (b) For land bank properties developed by the land bank for
 4-27 sale, and for land bank properties sold to a qualifying
 4-28 participating developer for development for sale, in any given
 4-29 fiscal year:

4-30 (1) at least 45 percent of the properties must be deed
 4-31 restricted for sale to households with a household income of not
 4-32 more than 80 percent of the area median family income, based on
 4-33 gross household income and adjusted for household size, for the
 4-34 county in which the properties are located;

4-35 (2) at least 25 percent of the properties must be deed
 4-36 restricted for sale to households with a household income of not
 4-37 more than 60 percent of the area median family income, based on
 4-38 gross household income and adjusted for household size, for the
 4-39 county in which the properties are located; and

4-40 (3) the remaining properties must be deed restricted
 4-41 for sale to households with a household income of not more than 120
 4-42 percent of the area median family income, based on gross household
 4-43 income and adjusted for household size, for the county in which the
 4-44 properties are located.

4-45 (c) If property is developed and used for rental housing,
 4-46 the deed restrictions must be for a period of not less than 30 years
 4-47 and must require that 100 percent of the units are occupied by and
 4-48 affordable to households with incomes not greater than 80 percent
 4-49 of area median family income, based on gross household income,
 4-50 adjusted for household size, for the county, as determined annually
 4-51 by the United States Department of Housing and Urban Development,
 4-52 and must also require that, of those units:

4-53 (1) at least 40 percent are occupied by and affordable
 4-54 to households with incomes not greater than 60 percent of area
 4-55 median family income, based on gross household income, adjusted for
 4-56 household size, for the county, as determined annually by the
 4-57 United States Department of Housing and Urban Development; and

4-58 (2) at least 20 percent are occupied by and affordable
 4-59 to households with incomes not greater than 50 percent of area
 4-60 median family income, based on gross household income, adjusted for
 4-61 household size, for the county, as determined annually by the
 4-62 United States Department of Housing and Urban Development.

4-63 (d) The deed restrictions under Subsection (c) must require
 4-64 the owner to file an annual occupancy report with the county on a
 4-65 reporting form provided by or acceptable to the county. The deed
 4-66 restrictions must also prohibit any exclusion of an individual or
 4-67 family from admission to the development based solely on the
 4-68 participation of the individual or family in the housing choice
 4-69 voucher program under Section 8, United States Housing Act of 1937

5-1 (42 U.S.C. Section 1437f), as amended.

5-2 (e) Except as otherwise provided by this section, if the
5-3 deed restrictions imposed under this section are for a term of
5-4 years, the deed restrictions shall renew automatically.

5-5 (f) The land bank or the governing body of the county may
5-6 modify or add to the deed restrictions imposed under this section.
5-7 Any modifications or additions made by the governing body of the
5-8 county must be adopted by the county as part of its plan and must
5-9 comply with the restrictions set forth in Subsections (b), (c), and
5-10 (d).

5-11 Sec. 388.009. RIGHT OF FIRST REFUSAL. (a) In this
5-12 section, "qualified organization" means a community housing
5-13 development organization that:

5-14 (1) contains within its designated geographical
5-15 boundaries of operation, as set forth in its application for
5-16 certification filed with and approved by the county, a portion of
5-17 the property that the land bank is offering for sale;

5-18 (2) has built at least three single-family homes or
5-19 duplexes or one multifamily residential dwelling of four or more
5-20 units in compliance with all applicable building codes within the
5-21 preceding two-year period and within the organization's designated
5-22 geographical boundaries of operation; and

5-23 (3) within the preceding three-year period has
5-24 developed or rehabilitated housing units within a five-mile radius
5-25 of the property that the land bank is offering for sale.

5-26 (b) The land bank shall first offer a property for sale to
5-27 qualified organizations.

5-28 (c) Notice must be provided to the qualified organizations
5-29 by certified mail, return receipt requested, not later than the
5-30 60th day before the beginning of the period in which a right of
5-31 first refusal may be exercised.

5-32 (d) The county shall specify in its plan the period during
5-33 which the right of first refusal provided by this section may be
5-34 exercised by a qualified organization. That period must be at
5-35 least nine months but not more than 26 months from the date of the
5-36 deed of conveyance of the property to the land bank.

5-37 (e) If the land bank conveys the property to a qualified
5-38 organization before the expiration of the period specified by the
5-39 county under Subsection (d), the interlocal agreement executed
5-40 under Section 388.006(a)(4) must provide tax abatement for the
5-41 property until the expiration of that period.

5-42 (f) During the specified period, the land bank may not sell
5-43 the property to a qualified participating developer other than a
5-44 qualified organization. If all qualified organizations notify the
5-45 land bank that they are declining to exercise their right of first
5-46 refusal during the specified period, or if an offer to purchase the
5-47 property is not received from a qualified organization during that
5-48 period, the land bank may sell the property to any other qualified
5-49 participating developer at the same price that the land bank
5-50 offered the property to the qualified organizations.

5-51 (g) In its plan, the county shall establish the amount of
5-52 additional time, if any, that a property may be held in the land
5-53 bank once an offer has been received and accepted from a qualified
5-54 organization or other qualified participating developer.

5-55 (h) If more than one qualified organization expresses an
5-56 interest in exercising its right of first refusal, the organization
5-57 that has designated the most geographically compact area
5-58 encompassing a portion of the property shall be given priority.

5-59 (i) In its plan, the county may provide for other rights of
5-60 first refusal for any other nonprofit corporation exempted from
5-61 federal income tax under Section 501(c)(3), Internal Revenue Code
5-62 of 1986, as amended, provided that the preeminent right of first
5-63 refusal is provided to qualified organizations as provided by this
5-64 section.

5-65 (j) The land bank is not required to provide a right of first
5-66 refusal to qualified organizations under this section if the land
5-67 bank is selling property that reverted to the land bank under
5-68 Section 388.007(d).

5-69 Sec. 388.010. OPEN RECORDS AND MEETINGS. The land bank

6-1 shall comply with the requirements of Chapters 551 and 552,
6-2 Government Code.

6-3 Sec. 388.011. RECORDS; AUDIT; REPORT. (a) The land bank
6-4 shall keep accurate minutes of its meetings and shall keep accurate
6-5 records and books of account that conform with generally accepted
6-6 principles of accounting and that clearly reflect the income and
6-7 expenses of the land bank and all transactions in relation to its
6-8 property.

6-9 (b) The land bank shall file with the county not later than
6-10 the 90th day after the close of the fiscal year annual audited
6-11 financial statements prepared by a certified public accountant.
6-12 The financial transactions of the land bank are subject to audit by
6-13 the county.

6-14 (c) For purposes of evaluating the effectiveness of the
6-15 program, the land bank shall submit an annual performance report to
6-16 the county not later than November 1 of each year in which the land
6-17 bank acquires, develops, or sells property under this chapter. The
6-18 performance report must include:

6-19 (1) a complete and detailed written accounting of all
6-20 money and properties received and disbursed by the land bank during
6-21 the preceding fiscal year;

6-22 (2) for each property acquired by the land bank during
6-23 the preceding fiscal year:

6-24 (A) the street address of the property;

6-25 (B) the legal description of the property;

6-26 (C) the date the land bank took title to the
6-27 property;

6-28 (D) the name and mailing address of the property
6-29 owner of record at the time of the foreclosure;

6-30 (E) the amount of taxes and other costs owed at
6-31 the time of the foreclosure; and

6-32 (F) the assessed value of the property on the tax
6-33 roll at the time of the foreclosure;

6-34 (3) for each property sold by the land bank during the
6-35 preceding fiscal year to a qualified participating developer:

6-36 (A) the street address of the property;

6-37 (B) the legal description of the property;

6-38 (C) the name and mailing address of the
6-39 purchaser;

6-40 (D) the price paid by the purchaser;

6-41 (E) the maximum incomes allowed for the
6-42 households by the terms of the sale; and

6-43 (F) the source and amount of any public subsidy
6-44 provided by the county to facilitate the sale or rental of the
6-45 property to a household within the targeted income levels;

6-46 (4) for each property sold by the land bank or a
6-47 qualified participating developer during the preceding fiscal
6-48 year, the buyer's household income and a description of all use and
6-49 sale restrictions; and

6-50 (5) for each property developed for rental housing
6-51 with an active deed restriction, a copy of the most recent annual
6-52 report for the property.

6-53 (d) The land bank shall maintain in its records for
6-54 inspection a copy of the sale settlement statement for each
6-55 property sold by the land bank or a qualified participating
6-56 developer and a copy of the first page of the mortgage note with the
6-57 interest rate and indicating the volume and page number of the
6-58 instrument as filed with the county clerk.

6-59 (e) The land bank shall provide copies of the performance
6-60 report to the taxing units who were parties to the judgment of
6-61 foreclosure and shall provide notice of the availability of the
6-62 performance report for review to the organizations and neighborhood
6-63 associations identified by the county as serving the neighborhoods
6-64 in which properties sold to the land bank under this chapter are
6-65 located.

6-66 (f) The land bank and the county shall maintain copies of
6-67 the performance report available for public review.

6-68 SECTION 2. Sections 11.18(d) and (o), Tax Code, are amended
6-69 to read as follows:

7-1 (d) A charitable organization must be organized exclusively
7-2 to perform religious, charitable, scientific, literary, or
7-3 educational purposes and, except as permitted by Subsections (h)
7-4 and (l), engage exclusively in performing one or more of the
7-5 following charitable functions:

7-6 (1) providing medical care without regard to the
7-7 beneficiaries' ability to pay, which in the case of a nonprofit
7-8 hospital or hospital system means providing charity care and
7-9 community benefits in accordance with Section 11.1801;

7-10 (2) providing support or relief to orphans,
7-11 delinquent, dependent, or handicapped children in need of
7-12 residential care, abused or battered spouses or children in need of
7-13 temporary shelter, the impoverished, or victims of natural disaster
7-14 without regard to the beneficiaries' ability to pay;

7-15 (3) providing support without regard to the
7-16 beneficiaries' ability to pay to:

7-17 (A) elderly persons, including the provision of:
7-18 (i) recreational or social activities; and
7-19 (ii) facilities designed to address the
7-20 special needs of elderly persons; or
7-21 (B) the handicapped, including training and
7-22 employment:

7-23 (i) in the production of commodities; or
7-24 (ii) in the provision of services under 41
7-25 U.S.C. Sections 8501-8506;

7-26 (4) preserving a historical landmark or site;

7-27 (5) promoting or operating a museum, zoo, library,
7-28 theater of the dramatic or performing arts, or symphony orchestra
7-29 or choir;

7-30 (6) promoting or providing humane treatment of
7-31 animals;

7-32 (7) acquiring, storing, transporting, selling, or
7-33 distributing water for public use;

7-34 (8) answering fire alarms and extinguishing fires with
7-35 no compensation or only nominal compensation to the members of the
7-36 organization;

7-37 (9) promoting the athletic development of boys or
7-38 girls under the age of 18 years;

7-39 (10) preserving or conserving wildlife;

7-40 (11) promoting educational development through loans
7-41 or scholarships to students;

7-42 (12) providing halfway house services pursuant to a
7-43 certification as a halfway house by the parole division of the Texas
7-44 Department of Criminal Justice;

7-45 (13) providing permanent housing and related social,
7-46 health care, and educational facilities for persons who are 62
7-47 years of age or older without regard to the residents' ability to
7-48 pay;

7-49 (14) promoting or operating an art gallery, museum, or
7-50 collection, in a permanent location or on tour, that is open to the
7-51 public;

7-52 (15) providing for the organized solicitation and
7-53 collection for distributions through gifts, grants, and agreements
7-54 to nonprofit charitable, education, religious, and youth
7-55 organizations that provide direct human, health, and welfare
7-56 services;

7-57 (16) performing biomedical or scientific research or
7-58 biomedical or scientific education for the benefit of the public;

7-59 (17) operating a television station that produces or
7-60 broadcasts educational, cultural, or other public interest
7-61 programming and that receives grants from the Corporation for
7-62 Public Broadcasting under 47 U.S.C. Section 396, as amended;

7-63 (18) providing housing for low-income and
7-64 moderate-income families, for unmarried individuals 62 years of age
7-65 or older, for handicapped individuals, and for families displaced
7-66 by urban renewal, through the use of trust assets that are
7-67 irrevocably and, pursuant to a contract entered into before
7-68 December 31, 1972, contractually dedicated on the sale or
7-69 disposition of the housing to a charitable organization that

8-1 performs charitable functions described by Subdivision (9);
8-2 (19) providing housing and related services to persons
8-3 who are 62 years of age or older in a retirement community, if the
8-4 retirement community provides independent living services,
8-5 assisted living services, and nursing services to its residents on
8-6 a single campus:

8-7 (A) without regard to the residents' ability to
8-8 pay; or

8-9 (B) in which at least four percent of the
8-10 retirement community's combined net resident revenue is provided in
8-11 charitable care to its residents;

8-12 (20) providing housing on a cooperative basis to
8-13 students of an institution of higher education if:

8-14 (A) the organization is exempt from federal
8-15 income taxation under Section 501(a), Internal Revenue Code of
8-16 1986, as amended, by being listed as an exempt entity under Section
8-17 501(c)(3) of that code;

8-18 (B) membership in the organization is open to all
8-19 students enrolled in the institution and is not limited to those
8-20 chosen by current members of the organization;

8-21 (C) the organization is governed by its members;
8-22 and

8-23 (D) the members of the organization share the
8-24 responsibility for managing the housing;

8-25 (21) acquiring, holding, and transferring unimproved
8-26 real property under an urban land bank demonstration program
8-27 established under Chapter 379C, Local Government Code, as or on
8-28 behalf of a land bank;

8-29 (22) acquiring, holding, and transferring unimproved
8-30 real property under an urban land bank program established under
8-31 Chapter 379E, Local Government Code, as or on behalf of a land bank;

8-32 (22-a) acquiring, holding, developing, and
8-33 transferring real property under a land bank program established
8-34 under Chapter 388, Local Government Code, as or on behalf of a land
8-35 bank;

8-36 (23) providing housing and related services to
8-37 individuals who:

8-38 (A) are unaccompanied and homeless and have a
8-39 disabling condition; and

8-40 (B) have been continuously homeless for a year or
8-41 more or have had at least four episodes of homelessness in the
8-42 preceding three years;

8-43 (24) operating a radio station that broadcasts
8-44 educational, cultural, or other public interest programming,
8-45 including classical music, and that in the preceding five years has
8-46 received or been selected to receive one or more grants from the
8-47 Corporation for Public Broadcasting under 47 U.S.C. Section 396, as
8-48 amended; or

8-49 (25) providing, without regard to the beneficiaries'
8-50 ability to pay, tax return preparation services and assistance with
8-51 other financial matters.

8-52 (o) For purposes of Subsection (a)(2), real property
8-53 acquired, held, and transferred by an organization that performs
8-54 the function described by Subsection (d)(21), ~~or~~ (22), or (22-a)
8-55 is considered to be used exclusively by the qualified charitable
8-56 organization to perform that function.

8-57 SECTION 3. Section 11.18, Tax Code, as amended by this Act,
8-58 applies only to an ad valorem tax year that begins on or after the
8-59 effective date of this Act.

8-60 SECTION 4. This Act takes effect September 1, 2019.

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