

2026 Regular Session

HOUSE BILL NO. 809

BY REPRESENTATIVE BOYD

HOUSING: Provides for the transfer of surplus immovable state property in certain circumstances for the development of low-income housing

1 AN ACT

2 To amend and reenact R.S. 39:13(B) and (C) and R.S. 41:140(B), (C), and (F) and to enact  
3 R.S. 40:600.112, relative to surplus state property; to provide relative to the transfer  
4 of certain surplus state property in certain circumstances; to provide exceptions; to  
5 provide relative to the powers and duties of the division of administration and the  
6 Louisiana Housing Corporation; to provide for definitions; to require reporting; to  
7 provide for an effective date; and to provide for related matters.

8 Be it enacted by the Legislature of Louisiana:

9 Section 1. R.S. 39:13(B) and (C) are hereby amended and reenacted to read as  
10 follows:

11 §13. Comprehensive state lands inventory; nonproductive property; annual  
12 reporting; sale at public auction

13 \* \* \*

14 B. Annually, on or before March first, the commissioner of administration  
15 shall submit an inventory report to the ~~natural resources committees of the House of~~  
16 ~~Representatives and the Senate~~ Louisiana Housing Corporation and to the Senate  
17 Finance Committee and the House Committee on Appropriations ~~Committee of the~~  
18 ~~House of Representatives~~. The inventory shall include an identification by the  
19 division of administration of any land or buildings that are determined to be

1 nonproductive, according to criteria developed by the division of administration and  
2 approved by the Joint Legislative Committee on the Budget.

3 C. The commissioner of administration shall, on or before March first of  
4 each year, submit any recommendations to the Joint Legislative Committee on the  
5 Budget detailing the nonproductive property that he believes should be sold at public  
6 auction. Upon the approval of the Joint Legislative Committee on the Budget, the  
7 commissioner of administration may sell property deemed nonproductive if the  
8 property is not earmarked by the Louisiana Housing Corporation for administration  
9 pursuant to R.S. 40:600.112.

10 \* \* \*

11 Section 2. R.S. 40:600.112 is hereby enacted to read as follows:

12 §600.112. Development of low-income housing; surplus state property

13 A. The following terms shall have the following meanings unless the context  
14 clearly indicates otherwise:

15 (1) "Affordable housing" shall mean residential property that is housing for  
16 rent or purchase by very low-income, low-income, and moderate-income residents.

17 (2) "Affordable housing entity" means a corporation or governmental entity  
18 whose mission is to create or rehabilitate housing for unhoused and very-low to  
19 moderate-income households, individuals, seniors, or people with disabilities.

20 (3) "Deeply affordable housing" means a residential unit that is set aside for  
21 a very low-income resident and the rent price for that unit shall not exceed thirty  
22 percent of the resident's income.

23 (4) "Low-income resident" means a resident whose income does not exceed  
24 eighty percent of the most recent Median Family Income estimate for the state  
25 established by the United States Department of Housing and Urban Development.

26 (5) "Moderate-income resident" means a resident whose income does not  
27 exceed one hundred percent of the most recent Median Family Income estimate for  
28 the state established by the United States Department of Housing and Urban  
29 Development.

1           (6) "Permanent supportive housing" means affordable housing offering  
2           supportive services that assist people who have experienced chronic homelessness.

3           (7) "Surplus immovable property" means immovable property that has been  
4           identified by the division of administration as nonproductive in accordance with the  
5           provisions of R.S. 41:140 and earmarked by the Louisiana Housing Corporation for  
6           administration pursuant to the provisions of this Section.

7           (8) "Very low-income resident" means a resident whose income does not  
8           exceed fifty percent of the most recent Median Family Income estimate for the state  
9           established by the United States Department of Housing and Urban Development.

10           B.(1) The Louisiana Housing Corporation shall maintain an inventory of  
11           surplus immovable property and shall post a list of the inventory on its publicly  
12           available website. The list shall be updated by the Louisiana Housing Corporation  
13           at least annually.

14           (2) Prior to its transfer or lease pursuant to the provisions of this Section, the  
15           governor or his designee may determine that one or more items of surplus  
16           immovable property are still required for use by the state. The governor or his  
17           designee shall issue his reasons for withholding the property in a letter which shall  
18           be made publicly available on the Louisiana Housing Corporation's website.

19           C.(1) In accordance with rules promulgated by the Louisiana Housing  
20           Corporation, affordable housing entities may submit proposals for the development  
21           of affordable housing on one or more items of surplus immovable property on the  
22           inventory list. Proposals for development of property pursuant to the provisions of  
23           this Section shall be evaluated for award at least once a year, if property is available.

24           (2) The board of directors of the Louisiana Housing Corporation shall make  
25           its determination regarding award of property pursuant to the provisions of this  
26           Section based on the scores of submitted proposals. The applications shall be  
27           evaluated on a point system. Points shall be assigned for each of the following:

28           (a) Whether the project will include permanent supportive housing units.

1           (b) The proportion of deeply affordable housing units a project will supply  
2           versus other applicant projects for the same surplus immovable property.

3           (c) Non-profit, community land trust, or limited equity cooperative  
4           ownership.

5           (d) The provision of voluntary, on-site supportive services for persons with  
6           disabilities.

7           (e) Acceptance of tenant-based vouchers.

8           D. Upon selection of an affordable housing entity to develop a parcel of  
9           surplus immovable property, the Louisiana Housing Corporation shall:

10           (1) Enter into a cooperative endeavor agreement with the affordable housing  
11           entity in accordance with Article VII, Section 14(C) of the Constitution of Louisiana.  
12           In exchange for rights in the parcel, the affordable housing entity may provide  
13           development services, including procurement of construction materials, that at a  
14           minimum are equal to the value of the surplus immovable property.

15           (2) The Louisiana Housing Corporation shall notify the commissioner of  
16           administration of the award to the affordable housing entity, including the total  
17           number of properties conveyed, the number of affordable housing units proposed to  
18           be produced, and the nature of the development approved. The commissioner shall  
19           oversee the transfer of property rights in the surplus immovable property by deed or  
20           lease to the affordable housing entity.

21           E. The Louisiana Housing Corporation shall report annually to the  
22           legislature, the governor, and the commissioner of administration no later than  
23           forty-five days prior to each regular session of the legislature the following  
24           information:

25           (1) The total number of properties conveyed,

26           (2) The number of affordable housing units proposed to be produced and the  
27           number completed.

28           (3) Inventory of developments approved by the Louisiana Housing  
29           Corporation, including the nature of each development.



1 the sale, the net proceeds from such sale, and an updated inventory of immovable  
2 property still belonging to the state and which agency possesses the property.

3 Section 4. This Act shall become effective on July 1, 2026; if vetoed by the governor  
4 and subsequently approved by the legislature, this Act shall become effective on July 1,  
5 2026, or on the day following such approval by the legislature, whichever is later.

#### DIGEST

The digest printed below was prepared by House Legislative Services. It constitutes no part of the legislative instrument. The keyword, one-liner, abstract, and digest do not constitute part of the law or proof or indicia of legislative intent. [R.S. 1:13(B) and 24:177(E)]

HB 809 Original

2026 Regular Session

Boyd

**Abstract:** Authorizes transfer of surplus immovable property owned by the state to affordable housing entities for development of low-income housing.

As detailed below, proposed law authorizes the award of surplus immovable state property by the La. Housing Corp. to affordable housing entities for development of low-income housing.

#### DATABASE OF IMMOVABLE STATE PROPERTY

Present law (R.S. 39:13) requires the commissioner of administration (hereafter "commissioner") to create and maintain a central database for all immovable property in which the state has an interest including all lands, waterbottoms, and facilities both owned and leased.

Present law requires the commissioner annually on or before March first to submit an inventory report to the House Committee on Natural Resources and Environment and the Senate Committee on Natural Resources (hereafter "the natural resources committees") and to the Senate Finance Committee and the House Committee on Appropriations. Proposed law changes the requirement from submission to the natural resources committees to the La.Housing Corp.

Present law requires the commissioner to submit on or before March first of each year recommendations to the Joint Legislative Committee on the Budget (hereafter "JLCB") detailing the nonproductive property that he believes should be sold at public auction. If approved by JLCB, the commissioner is authorized to sell property deemed nonproductive. Proposed law authorizes such sale only if the property is not earmarked by the La. Housing Corp. for administration pursuant to proposed law.

#### SURPLUS IMMOVABLE STATE PROPERTY

Present law (R.S. 41:140) provides for the transfer of immovable property under the state's jurisdiction to the division of administration (hereafter "division") when a state agency designates the property to be nonessential to the agency's efficient operation. Requires the division to prepare a land management evaluation report for each property designated nonessential setting forth recommendations for the best use or disposition of the property.

Present law requires the land management evaluation report to be submitted to the natural resources committees of the legislature and delivered to the members of the House and

Senate in whose district the immovable property is located. Proposed law changes present law to only require the report to be submitted to the La. Housing Corp.

Present law prohibits the division from implementing its recommendations in the report unless the committees approve these recommendations within 90 days of receiving the report. Proposed law requires the La. Housing Corp. to determine within 90 days of receipt of the report whether to retain the nonessential property for disposition in accordance with proposed law. If the La. Housing Corp. does not retain the nonessential property, proposed law requires the division to initiate implementation of its recommendation for best use or disposition of the property after receipt of approval of JLCB.

Present law requires the division to submit an annual report to the committees detailing the amount of property sold, the agencies from which the property came, the cost of the sale, the net proceeds from the sale, and an updated inventory of immovable property still belonging to the state and which agency possesses the property. Proposed law changes present law to require this report to only be submitted to the legislature and the governor.

### LOW-INCOME HOUSING DEVELOPMENT

Proposed law (R.S. 40:600.112) establishes a program for disposition of surplus state immovable property by the La. Housing Corp. for development of affordable housing. Requires the La. Housing Corp. to maintain an inventory of available surplus property for the program on its website and to update the inventory at least once a year. Defines "affordable housing" to mean residential property that is housing for rent or purchase by very low-income, low-income, and moderate-income residents. Defines the levels of low- and moderate-income for purposes of proposed law as varying percentages of the most recent Median Family Income estimate for the state established by the U.S. Dept. of Housing and Urban Development.

Proposed law authorizes the governor, or his designee, to remove property from the La. Housing Corp. inventory in certain circumstances by submitting a letter to the La. Housing Corp. detailing the reasons the property is being removed from the program.

Proposed law requires applications to be submitted in accordance with rules promulgated by the La. Housing Corp. for proposed development of available properties. Requires the La. Housing Corp. to evaluate proposals for award at least once a year, if property is available and establishes criteria for evaluation of these applications.

Upon selection of an application for award, proposed law requires the La. Housing Corp. to enter into a cooperative endeavor agreement with the awardee. Authorizes in-kind payment for rights to the property. Further requires the La. Housing Corp. to notify the commissioner of the award and the terms of the proposal. Requires the commissioner to oversee the transfer of rights in the property by deed or lease to the awardee.

Proposed law requires the La. Housing Corp. to report annually to the legislature, the governor, and the commissioner no later than 45 days prior to each regular session on awards made and various metrics on developments pursuant to the provisions of the program and inventory transferred.

Effective July 1, 2026.

(Amends R.S. 39:13(B) and (C) and R.S. 41:140(B), (C), and (F); Adds R.S. 40:600.112)