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## DIGEST

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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)