

2026 Regular Session

SENATE BILL NO. 301

BY SENATOR DUPLESSIS

PUBLIC LANDS. Provides relative to surplus immovable property for affordable housing.
(7/1/26)

1 AN ACT

2 To amend and reenact R.S. 41:140(B), (C), and (F) and to enact R.S. 40:600.112, relative

3 to sale of surplus of immovable property; to provide for affordable housing; to

4 provide for definitions; to provide for inventory; to provide for submission and

5 evaluation of proposals; to provide for transfer of immovable property; to provide

6 for cooperative endeavor agreements; to provide for notification; to provide for

7 reporting; to 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. 40:600.112 is hereby enacted to read as follows:

10 **§600.112. Affordable housing**

11 **A. The following words and phrases, as used in this Section, unless a**

12 **different meaning is plainly required by the context, shall have the following**

13 **meanings:**

14 **(1) "Affordable housing" shall mean residential property that is housing**

15 **for rent or purchase by very low-income, low-income, and moderate-income**

16 **residents.**

17 **(2) "Affordable housing entity" shall mean a not-for-profit corporation,**

1 other corporation, or government entity whose mission is to create or
2 rehabilitate housing for unhoused and very low-to-moderate income households,
3 individuals, seniors, and people with disabilities.

4 (3) "Deeply affordable housing" shall mean a residential unit that is set
5 aside for very low-income residents, and with a rental price that does not exceed
6 thirty percent of their income.

7 (4) "Very low-income resident" shall mean a resident whose income does
8 not exceed fifty percent of the median income for the state.

9 (5) "Low-income resident" shall mean a resident whose income does not
10 exceed eighty percent of the median income for the state.

11 (6) "Moderate-income resident" shall mean a resident whose income
12 does not exceed one hundred percent of the median income for the state.

13 (7) "Permanent supportive housing" shall mean affordable housing with
14 supportive services that help people who have experienced chronic
15 homelessness.

16 (8) "Surplus immovable property" shall mean immovable land or
17 property that has been retained by the Louisiana Housing Corporation in
18 accordance with the provisions of R.S. 41:140.

19 B. The Louisiana Housing Corporation shall maintain an inventory of
20 surplus state immovable property. The inventory shall be updated annually and
21 shall be posted on the publicly available Louisiana Housing Corporation
22 website.

23 C. Prior to its transfer or lease pursuant to the provisions of this Section,
24 the governor or his designee may determine that one or more items of surplus
25 immovable property are still required for use by the state. The governor or his
26 designee shall issue his reasons for withholding the property in a letter which
27 shall be made publicly available on the Louisiana Housing Corporation's
28 website.

29 D. Award of property pursuant to the provisions of this Section shall be

1 made at least once each year, if property is available.

2 E. In accordance with rules promulgated by the Louisiana Housing
3 Corporation, an affordable housing entity may submit a proposal to the
4 Louisiana Housing Corporation for the development of affordable housing on
5 any parcel listed on the surplus state immovable property. Proposals shall be
6 evaluated by the board of the Louisiana Housing Corporation and shall be
7 scored on a point system based on the following criteria:

8 (1) Inclusion of permanent supportive housing units.

9 (2) Proportion of deeply affordable units, as compared to other
10 proposals.

11 (3) Nonprofit, community land trust, or limited equity cooperative
12 ownership.

13 (4) Voluntary, on-site supportive services for persons with disabilities.

14 (5) Acceptance of tenant-based vouchers.

15 F. Upon choosing an affordable housing entity to develop a parcel of
16 surplus state immovable property, the Louisiana Housing Corporation shall:

17 (1) Notify the commissioner of administration of the total number of
18 properties to be conveyed, the number of affordable housing units proposed to
19 be produced, and the nature of developments approved.

20 (2) Enter into a cooperative endeavor agreement with the affordable
21 housing entity, in accordance with Article VII, Section 14(C) of the Constitution
22 of Louisiana. In exchange for rights in the parcel, the affordable housing entity
23 may provide development services, including procurement of construction
24 materials, that at a minimum are equal to the value of the parcel.

25 G. Notwithstanding any provision of law to the contrary, the
26 commissioner of administration shall be responsible to oversee the transfer of
27 property rights in the parcel by deed or lease to the affordable housing entity.

28 H. The Louisiana Housing Corporation shall submit to the legislature,
29 the governor or his designee, and the commissioner of administration, an annual

1 report no later than forty-five days prior to each regular session of the
 2 legislature that includes the following information regarding parcels transferred
 3 pursuant to this Section, collected since the last report:

4 (1) Inventory of parcels of surplus state immovable property transferred
 5 to an affordable housing entity.

6 (2) Total number of properties conveyed.

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

9 (4) Total number of affordable housing units proposed and completed.

10 Section 2. R.S. 41:140(B), (C), and (F) are hereby amended and reenacted to read as
 11 follows:

12 §140. Sales of immovable property by state agencies

13 * * *

14 B. For any immovable property designated to be nonessential, the division
 15 shall prepare a land management evaluation report setting forth recommendations
 16 for the best use or disposition of the property. A copy of this report shall be filed
 17 with the ~~House Committee on Natural Resources and Environment and Senate~~
 18 ~~Committee on Natural Resources and delivered to the member of the House and~~
 19 ~~Senate in whose district the immovable property is located~~ **Louisiana Housing**
 20 **Corporation.**

21 C. ~~Unless approval is received from the House Committee on Natural~~
 22 ~~Resources and Environment and Senate Committee on Natural Resources within~~
 23 ~~ninety days after receiving notice, the division shall not initiate implementation of~~
 24 ~~its recommendation for best use or disposition of the property.~~ **The Louisiana**
 25 **Housing Corporation shall determine within ninety days of receipt of the report**
 26 **submitted pursuant to Subsection B of this Section whether to retain the**
 27 **nonessential property for disposition in accordance with R.S. 40:600.112. If the**
 28 **Louisiana Housing Corporation does not retain the nonessential property, the**
 29 **division shall initiate the implementation of its recommendation for best use or**

developments its approves.

Proposed law provides for the commissioner to oversee the cooperative endeavor agreement (CEAs) between the La. Housing Corp. and the affordable housing entity. Further allows the entity to exchange development services in exchange for property rights.

Proposed law requires the La. Housing Corp. to provide a report to the legislature, governor, and commissioner providing an inventory of parcels transferred, total number of parcels conveyed, inventory of developments approved, and the total number of housing units planned and completed.

Present law requires the division to provide a land management best use recommendation report to the legislative committees on natural resources and environment and any legislator in whose district a surplus immovable property is located. Prohibits the division from implementing its recommendation, unless approved by the legislative committees on natural resources and environment.

Proposed law changes the report recipient to the La. Housing Corp and removes the requirement for legislative committee approval prior to division implementation of best use recommendations. Further requires the La. Housing Corp. to decide whether to retain the property for disposition pursuant to proposed law within 90 days of receipt of the division report. If the parcel is not retained for affordable housing development, proposed law requires the division to implement its recommendations.

Present law requires the division submit an annual report to the legislative committees on natural resources and environment, providing the amount of property sold, agencies that held the property, costs, and proceeds from sales, and an updated inventory of property still owned by the state.

Proposed law changes the report recipient to the legislature and the governor.

Effective July 1, 2026.

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