

SENATE COMMITTEE OF REFERENCE REPORT

Chair of Committee

January 30, 2025
Date

Committee on Local Government & Housing.

After consideration on the merits, the Committee recommends the following:

SB25-006 be amended as follows, and as so amended, be referred to the Committee of the Whole with favorable recommendation:

- 1 Amend printed bill, page 2, line 10, after "of" insert "state-funded".
- 2 Page 2, line 11, strike "housing." and substitute "housing and there is a
3 need for more for-sale housing, especially for the lowest income
4 borrowers."
- 5 Page 2, line 23, strike "STATE." and substitute "STATE CONSISTENT WITH
6 THE PUBLIC PURPOSES OF THE QUASI-GOVERNMENTAL AUTHORITY ISSUING
7 THE BONDS."
- 8 Page 2, line 25, strike "INTEREST." and substitute "INTEREST FOR THE
9 PURPOSES SET FORTH IN SUBSECTION (8)(b)(I)(C) OF THIS SECTION."
- 10 Page 3, line 1 after "(I)" insert "(A)".
- 11 Page 3, line 2, after "CREATE" insert "OR FINANCE NEW
12 DEED-RESTRICTED,".
- 13 Page 3, line 4, strike "CREATED." and substitute "MADE AVAILABLE AT
14 SIMILAR RATES AND TERMS."
- 15 Page 3, after line 4 insert:
16 "(B) THE HOUSING CREATED WITH PROCEEDS OF THE BONDS MUST
17 REMAIN AFFORDABLE LONG-TERM AND BE AVAILABLE TO BORROWERS
18 EARNING NO MORE THAN ONE HUNDRED FORTY PERCENT OF THE
19 STATEWIDE AREA MEDIAN INCOME AS DEFINED ANNUALLY BY THE UNITED
20 STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT WITH

1 CONSIDERATION GIVEN TO ELEVATING OPPORTUNITIES FOR FOR-SALE
2 HOUSING FOR THE LOWEST INCOME BORROWERS AND TAKING INTO
3 CONSIDERATION DEMONSTRATED COMMUNITY NEEDS. RECIPIENTS OF
4 BOND PROCEEDS MUST ENSURE INCOME VERIFICATIONS ARE COMPLETED.

5 (C) PROCEEDS OF THE BONDS MUST BE USED BY RECIPIENTS TO
6 PROVIDE LOANS FOR CONSTRUCTION OF THE AFFORDABLE FOR-SALE
7 HOUSING OR MORTGAGES. RECIPIENTS OF BOND PROCEEDS MUST PASS ON
8 BELOW-MARKET INTEREST RATES TO LOAN BORROWERS THROUGH
9 INTEREST RATE BUY-DOWNS."

10 Page 3, line 5, strike "INITIAL".

11 Page 3, line 7, strike "DOLLARS." and substitute "DOLLARS IN ANY STATE
12 FISCAL YEAR. NOTWITHSTANDING ANY LAW TO THE CONTRARY, THE TERM
13 OF AN INVESTMENT MADE PURSUANT TO THIS SUBSECTION (8) MAY BE UP
14 TO FORTY-FIVE YEARS."

15 Page 3, strike lines 8 through 13 and substitute:

16 "(III) ANY BOND PURCHASED IN ACCORDANCE WITH THIS
17 SUBSECTION (8) MUST HAVE AT LEAST TWO CREDIT RATINGS AT OR ABOVE
18 A- OR A3 OR ITS EQUIVALENT FROM A NATIONALLY RECOGNIZED RATING
19 ORGANIZATION AND MUST OTHERWISE BE ELIGIBLE FOR PURCHASE
20 CONSISTENT WITH THE STATE TREASURER'S INVESTMENT POLICIES. THE
21 ISSUANCE OF THE BONDS MUST BE CONSISTENT WITH THE PUBLIC PURPOSES
22 OF THE QUASI-GOVERNMENTAL AUTHORITY ISSUING THE BONDS."

23 Page 3, line 14, strike "MAY" and substitute "SHALL" and strike "MONEY"
24 and substitute "PRINCIPAL PROCEEDS".

25 Page 3, after line 16 insert:

26 "(V) RECIPIENTS OF BOND PROCEEDS SHALL PROVIDE AN ANNUAL
27 REPORT TO THE TREASURER THAT INCLUDES THE TOTAL NUMBER OF UNITS
28 CONSTRUCTED IN THE REPORTING YEAR AND AT WHAT LEVELS OF
29 AFFORDABILITY THE UNITS WILL BE OFFERED FOR SALE, A MAP SHOWING
30 EACH LOCATION WHERE PROCEEDS OF THE BONDS HAVE BEEN USED, AND
31 THE AVERAGE SALE PRICE OF AFFORDABLE FOR-SALE HOUSING CREATED
32 WITH BOND PROCEEDS THAT SOLD IN THE REPORTING YEAR CATEGORIZED
33 BY RURAL, URBAN, AND RURAL RESORT REGIONS."

34 Page 3, strike lines 17 through 25 and substitute:

35 "**SECTION 3. Safety clause.** The general assembly finds,

1 determines, and declares that this act is necessary for the immediate
2 preservation of the public peace, health, or safety or for appropriations for
3 the support and maintenance of the departments of the state and state
4 institutions."

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