

ASSEMBLY, No. 5415

STATE OF NEW JERSEY 220th LEGISLATURE

INTRODUCED MAY 8, 2023

Sponsored by:

Assemblyman LOUIS D. GREENWALD

District 6 (Burlington and Camden)

Assemblyman ROY FREIMAN

District 16 (Hunterdon, Mercer, Middlesex and Somerset)

Assemblyman DANIEL R. BENSON

District 14 (Mercer and Middlesex)

Assemblywoman VERLINA REYNOLDS-JACKSON

District 15 (Hunterdon and Mercer)

Assemblyman HERB CONAWAY, JR.

District 7 (Burlington)

Assemblywoman SADAF F. JAFFER

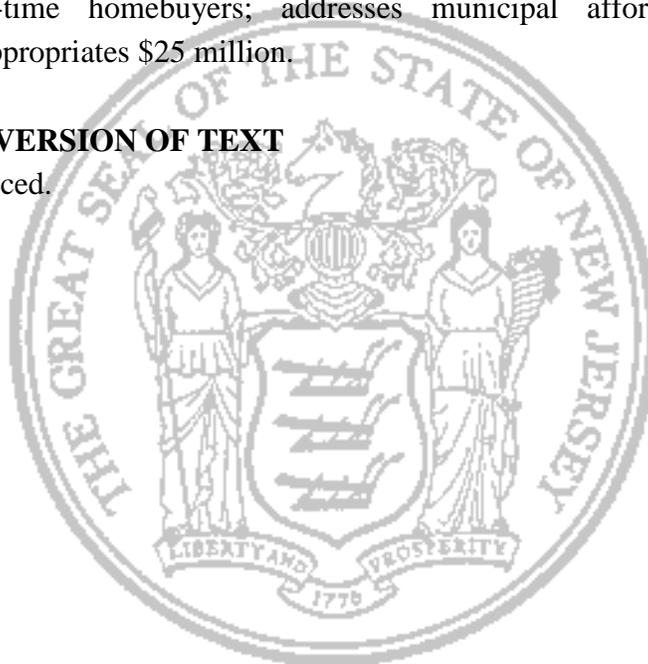
District 16 (Hunterdon, Mercer, Middlesex and Somerset)

SYNOPSIS

Provides developer tax credits, and down payment assistance, for benefit of certain first-time homebuyers; addresses municipal affordable housing obligation; appropriates \$25 million.

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT concerning housing assistance for certain homebuyers and
2 developers, supplementing Title 55 of the Revised Statutes,
3 P.L.1974, c.80 (C.34:1B-1 et seq.), and P.L.1985, c.222
4 (C.52:27D-301 et seq.), and making an appropriation.

5
6 **BE IT ENACTED** by the Senate and General Assembly of the State
7 of New Jersey:

8
9 1. As used in sections 1 through 2 of P.L. , c. (C.
10 through C.) (pending before the Legislature as this bill):

11 "Agency" means the New Jersey Housing and Mortgage Finance
12 Agency established pursuant to section 4 of P.L.1983, c.530
13 (C.55:14K-4).

14 "Down payment assistance" or "assistance" means financial
15 assistance for first-time homebuyers to acquire single-family
16 housing for principal residence through the loan program.

17 "Executive director" means the Executive Director of the New
18 Jersey Housing and Mortgage Finance Agency.

19 "First-generation homebuyer" means a first-time homebuyer,
20 who is:

21 a. an individual:

22 (1) whose parents or legal guardians do not have any present
23 ownership interest in any residential real property in any state or
24 territory of the United States, or outside of the United States; and

25 (2) whose spouse, or domestic partner, and each member of
26 whose household has not, during the 3-year period ending upon
27 acquisition of the eligible home to be acquired using such
28 assistance, had any present ownership interest in any residential real
29 property used as their principal residence in any state or territory of
30 the United States, or outside of the United States; or

31 b. an individual who has at any time been placed in foster care
32 in the State.

33 "First-time homebuyer" means a homebuyer who, in accordance
34 with rules and regulations adopted by the agency, has not owned
35 any residential real property as their principal residence within the
36 preceding three years, and is utilizing a mortgage product offered
37 by the agency through an agency homebuyer program to purchase
38 single-family housing.

39 "Loan program" means the zero-interest, forgivable loan
40 program established pursuant to section 2 of P.L. , c. (C.)
41 (pending before the Legislature as this bill).

42 "Principal residence" means a homestead that is actually and
43 continually occupied as the permanent residence of a household, as
44 distinguished from a vacation home, real property owned and rented
45 or offered for rent by the household, or other secondary real
46 property holdings.

1 "Single-family housing" means a one- to four-family residence, a
2 condominium unit, a cooperative unit, a combination of a
3 manufactured housing and lot, or a manufactured housing lot.

4
5 2. a. There is established in the agency a zero-interest,
6 forgivable loan program to provide down payment assistance for
7 first-time homebuyers to achieve homeownership. The loan
8 program shall provide down payment assistance to defray the costs
9 associated with acquiring single-family housing for principal
10 residence, as provided for in subsection b. of this section. A first-
11 time homebuyer shall commit to use the home as their principal
12 residence for five years following the purchase of the home. The
13 agency shall forgive the loan, provided that the five-year
14 commitment is satisfied and the first-time homebuyer meets the
15 other requirements established pursuant to P.L. , c. (C.)
16 (pending before the Legislature as this bill).

17 b. (1) The down payment assistance provided pursuant to this
18 section shall be in the form of a zero-interest, forgivable loan
19 award. The loan award shall be in the amount of \$15,000.

20 (2) In addition to a loan award that may be provided pursuant to
21 paragraph (1) of this subsection, a first-generation homebuyer shall
22 be eligible for a zero-interest, forgivable loan award of an
23 additional \$10,000 to be used for down payment assistance.

24 (3) Each first-time homebuyer who receives down payment
25 assistance through the loan program shall, prior to the award of
26 down payment assistance, complete not less than eight hours of a
27 homebuyer counseling course, as directed by the agency pursuant to
28 subsection c. of this section. The homebuyer counseling course
29 shall include, but not be limited to, coursework concerning:

30 (a) the maintenance of housing costs, including methods for
31 budgeting mortgage payments, utility charges, property taxes, and
32 any other applicable housing cost;

33 (b) the basics of home finance, property taxes, home warranties,
34 and home inspection;

35 (c) the legal components of finalizing a home purchase; and

36 (d) the process of finding an appropriate house, including how
37 to search real estate listings through a real estate agent or other
38 sources.

39 c. The executive director shall promulgate rules and regulations
40 pursuant to the "Administrative Procedure Act," P.L.1968, c.410
41 (C.52:14B-1 et seq.), on or before the first day of the third month
42 next following the enactment of P.L. , c. (C.) (pending
43 before the Legislature as this bill), to effectuate, administer, and
44 accomplish the purposes of the loan program. The rules and
45 regulations shall, at a minimum, set forth the requirements for
46 application submissions, the criteria for application selections, the
47 eligible uses of down payment assistance, eligibility as a first-time

1 or first-generation homebuyer, and the curriculum and provision of
2 the homebuyer counseling course.

3 d. The agency shall permit an individual to establish eligibility
4 for the loan program as a first-generation homebuyer via self-
5 attestation, under penalty of perjury. However, nothing in this
6 subsection shall preclude the agency from establishing measures to
7 identify and deter fraudulent attestations. If it is established that an
8 individual has received assistance as a result of a fraudulent
9 attestation, the individual shall reimburse the agency for the
10 assistance.

11 e. A down payment assistance loan shall be recoverable as a lien
12 on the real property that the loan is used to purchase, and shall have
13 the priority of a mortgage lien.

14 f. The annual appropriations act shall appropriate not less than
15 \$25 million from the General Fund to the agency, during each year
16 in which the loan program remains in operation, to defray the costs
17 associated with administering the loan program, except that the
18 agency shall retain not more than five percent of the annual
19 appropriation for administrative costs.

20 g. No later than the 730th day next following the effective date
21 of P.L. , c. (C.) (pending before the Legislature as this
22 bill), the agency shall prepare and submit a report to the Governor
23 and, pursuant to section 2 of P.L.1991, c.164 (C.52:14-19.1), to the
24 Legislature. The report shall analyze the efficacy of the loan
25 program. The report shall provide an overview of the total amount
26 of down payment assistance provided by the agency, with
27 information by census tract on the race and ethnicity of the
28 recipients of assistance. The report also shall analyze:

29 (1) the impact of the down payment assistance on the total
30 housing costs of the recipients of such assistance;

31 (2) the impact of the additional loan award for first-generation
32 homebuyers provided pursuant to paragraph (2) of subsection b. of
33 this section, and the other components of the loan program, on first-
34 generation homeownership; and

35 (3) any other information determined by the agency to be
36 relevant to the costs and benefits of the loan program.

37

38 3. As used in sections 3 through 4 of P.L. , c. (C.
39 through C.) (pending before the Legislature as this bill):

40 "Agency" means the New Jersey Housing and Mortgage Finance
41 Agency established pursuant to section 4 of P.L.1983, c.530
42 (C.55:14K-4).

43 "Authority" means the New Jersey Economic Development
44 Authority established pursuant to section 4 of P.L.1974, c.80
45 (C.34:1B-4).

46 "Construction or reconstruction" means the development of real
47 property through means of new construction, or through
48 rehabilitation or renovation of an existing structure, provided that

1 the rehabilitation or renovation has received at least \$50,000 in
2 construction investment.

3 "Construction or reconstruction commitment" means a
4 commitment, including any assurances the authority determines
5 necessary, made by a taxpayer-developer, to the construction or
6 reconstruction of one or more qualified residential properties in a
7 distressed municipality for purchase by one or more first-time
8 homebuyers in compliance with section 4 of P.L. , c. (C.)
9 (pending before the Legislature as this bill).

10 "Distressed municipality" means a municipality with a distress
11 score of 50 or higher according to the 2020 Municipal
12 Revitalization Index distress score for the municipality, determined
13 by the Department of Community Affairs.

14 "First-time homebuyer" means a household with a gross
15 household income of less than 140 percent of the median gross
16 household income for households of the same size within the
17 housing region in which the qualified residential property is located,
18 and for whom no member of the household has owned a home
19 during the three-year period prior to the purchase of the home.

20 "Principal residence" means a qualified residential property that
21 is actually and continually occupied by a first-time homebuyer as
22 the homebuyer's permanent residence, as distinguished from a
23 vacation home, real property owned and rented or offered for rent
24 by the homebuyer, and other secondary real property holdings.

25 "Qualified home purchase" means the acquisition of a qualified
26 residential property that is occupied as a first-time homebuyer's
27 principal residence following construction or reconstruction by a
28 taxpayer-developer; provided, however, that the value of the
29 qualified residential property does not exceed 75 percent of the
30 median home sale price for homes in the county in which the
31 qualified home purchase occurs, in accordance with data approved
32 by the agency.

33 "Qualified residential property" means a dwelling house, a
34 condominium unit under the form of real property ownership
35 provided for under the "Condominium Act," P.L.1969, c.257
36 (C.46:8B-1 et seq.), a unit in a cooperative or mutual housing
37 corporation, a unit in a horizontal property regime under the form of
38 real property ownership provided under the "Horizontal Property
39 Act," P.L.1963, c.168 (C.46:8A-1 et seq.), a unit in a continuing
40 care retirement community, or a manufactured home that is taxable
41 as real property or that is installed in a mobile home park.

42 "Tax credit program" means the New Jersey Homebuyer Tax
43 Credit Program, established pursuant to subsection a. of section 4 of
44 P.L. , c. (C.) (pending before the Legislature as this bill).

45 "Taxpayer-developer" means a developer that commits to the
46 construction or reconstruction of one or more qualified residential
47 properties that are to be sold through qualified home purchases to
48 first time homebuyers for use as principal residences.

1 "Value gap" means the amount of a loss, if any, incurred by a
2 taxpayer-developer, determined by subtracting the income of the
3 developer, as derived from the purchase price paid in a qualified
4 home purchase, from the cost of developing the qualified residential
5 property sold in the qualified home purchase.

6
7 4. a. There is established a New Jersey Homebuyer Tax Credit
8 Program to be administered by the authority in coordination with
9 the agency. A taxpayer-developer shall be allowed a credit against
10 the tax otherwise due pursuant to section 5 of P.L.1945, c.162
11 (C.54:10A-5) or the "New Jersey Gross Income Tax Act,"
12 N.J.S.54A:1-1 et seq., as applicable, for each individual qualified
13 home purchase completed with a first-time homebuyer in an amount
14 not greater than the lesser of:

15 (1) 20 percent of the sale price of the qualified home purchase;

16 or

17 (2) the amount of the value gap incurred by the developer
18 following a qualified home purchase.

19 b. The authority shall award the tax credit established by this
20 section to a taxpayer-developer for securing a qualified home
21 purchase by a first-time homebuyer following construction or
22 reconstruction of a qualified residential property in a distressed
23 municipality; provided, however, that the first-time homebuyer
24 commits to use the home as their principal residence for 10 years
25 following the date of the qualified home purchase.

26 c. (1) The amount of all credits allowed pursuant to this section
27 shall not exceed \$100,000,000, to be conditionally approved for
28 allocation over four terms as follows:

29 (a) up to \$25,000,000 for construction or reconstruction
30 commitments made on or before the 365th day next following the
31 effective date of P.L. , c. (C.) (pending before the
32 Legislature as this bill); and

33 (b) up to \$25,000,000 for construction or reconstruction
34 commitments made after the 365th, but before the 730th, day next
35 following the effective date of P.L. , c. (C.) (pending
36 before the Legislature as this bill).

37 (2) Upon a joint resolution adopted by the Senate and General
38 Assembly and signed by the Governor that extends the tax credit
39 program, as described in paragraph (2) of subsection g. of this
40 section, the balance of credits allowed pursuant to an extension of
41 the tax credit program shall be conditionally approved for allocation
42 as follows:

43 (a) up to \$25,000,000 for construction or reconstruction
44 commitments made on or before the 365th day next following the
45 date the Governor signs the joint resolution; and

46 (b) up to \$25,000,000 for construction or reconstruction
47 commitments made after the 365th, but before the 730th, day next
48 following the date the Governor signs the joint resolution.

1 d. Tax credits shall be conditionally approved for allocation
2 pursuant to the timelines established in subsection c. of this section.
3 The authority shall conditionally approve a tax credit for a
4 taxpayer-developer if the taxpayer-developer enters into a
5 construction or reconstruction commitment. A tax credit shall be
6 allocated upon the execution of a contract for sale of a qualified
7 home purchase. The total amount of the credit allowed shall be
8 applied against the tax otherwise due from the taxpayer-developer
9 pursuant to section 5 of P.L.1945, c.162 (C.54:10A-5) or the "New
10 Jersey Gross Income Tax Act," N.J.S.54A:1-1 et seq., as applicable.
11 A tax credit issued pursuant to this section shall be applied against
12 taxes otherwise due during the taxable year in which the credit is
13 allocated, or may be carried forward and applied against taxes
14 otherwise due in any of the four subsequent taxable years.

15 e. The agency shall ensure that convenient means are established
16 for first-time homebuyers to apply to purchase homes constructed
17 pursuant to this section. A first-time homebuyer who purchases a
18 qualified residential property pursuant to this section shall commit
19 to using the home as the homebuyer's principal residence for 10
20 consecutive years after the home purchase.

21 f. A first-time homebuyer shall be required to pay a penalty to
22 the authority in an amount equaling the lesser of \$5,000 or one
23 percent of the value of the home, upon a determination by the
24 authority the first-time homebuyer has violated the requirements of
25 this section, including but not limited to:

26 (1) the failure of a first-time homebuyer to use the home as the
27 homebuyer's principal residence for 10 consecutive years after the
28 home purchase; or

29 (2) the use of an agent to conceal the identity of the true
30 purchaser of the home for purposes of completing more than one
31 qualified home purchase pursuant to this section.

32 g. (1) No later than the 730th day next following the effective
33 date of P.L. , c. (C.) (pending before the Legislature as this
34 bill), the Office of Revenue and Economic Analysis in the
35 Department of the Treasury shall prepare and submit a report to the
36 Governor and, pursuant to section 2 of P.L.1991, c.164 (C.52:14-
37 19.1), to the Legislature. The report shall analyze the costs and
38 benefits of the tax credit program provided by this section,
39 including but not limited to:

40 (a) the impact of the tax credit program on State revenues;

41 (b) the extent to which home purchases by first-time
42 homebuyers, including but not limited to purchases of new qualified
43 residential property, increased during the terms the tax credit was
44 available to taxpayer-developers, as compared with historical trends
45 and comparable housing markets outside of New Jersey;

46 (c) whether the data suggests that a two-year extension of the
47 tax credit program may have a material, positive impact on the

1 State's construction, real estate, and any other sectors of the State
2 economy;

3 (d) whether the fiscal condition and outlook of the State has
4 materially changed such as to materially affect the purpose
5 underlying the tax credit program to promote home ownership and
6 strengthen key sectors of the State's economy; and

7 (e) any other information determined by the Office of Revenue
8 and Economic Analysis to be relevant to the costs and benefits of
9 the tax credit program to the State.

10 (2) Upon receipt of the report pursuant to this subsection, the
11 Legislature may adopt and the Governor may sign a joint resolution
12 that extends the tax credit, as described in paragraph (2) of
13 subsection c. of this section, for an additional two years, except as
14 otherwise provided in this section.

15 h. On or before the first day of the third month next following
16 the enactment of P.L. , c. (C.) (pending before the
17 Legislature as this bill), the authority, in coordination with the
18 agency, shall promulgate rules and regulations pursuant to the
19 "Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-1 et
20 seq.) to effectuate the purposes of the tax credit program. The rules
21 and regulations of the authority shall include, but shall not be
22 limited to:

23 (1) The establishment of a limitation on tax credit conditional
24 approvals and allocations to projects that do not obtain nine-percent
25 tax credits provided for by the federal Low Income Housing Tax
26 Credit program pursuant to section 42 of the Internal Revenue Code
27 (26 U.S.C. s.42), and shall make other appropriate limitations on
28 eligibility; and

29 (2) Detailed guidance on the calculation of development costs,
30 and income derived from a qualified home purchase, for the
31 purposes of calculating the value gap.

32 i. If any amount of tax credits made available pursuant to this
33 section are not conditionally approved in accordance with the
34 timeline established pursuant to subsections a. through d. of this
35 section, then the Legislature shall in the next subsequent fiscal year
36 appropriate an amount equivalent to the value of the non-
37 conditionally approved tax credits to the New Jersey Housing and
38 Mortgage Finance Agency for the purposes of providing further
39 down payment assistance through the loan program established
40 pursuant to section 2 of P.L. , c. (C.) (pending before the
41 Legislature as this bill).

42
43 5. a. A municipality shall be provided with an opportunity to
44 contribute funding towards the construction or reconstruction of a
45 home purchased by a low- or moderate-income homebuyer through
46 the tax credit program established pursuant to section 4 of P.L. , c.
47 (C.) (pending before the Legislature as this bill). If a low- or
48 moderate-income homebuyer completes a home purchase as

1 provided in this section, and the municipality contributes no less
2 than \$10,000 towards the construction or reconstruction of the unit,
3 then the agency shall notify the administrative agent or other
4 appropriate official of the municipality that the municipality shall
5 count the property towards the municipality's present or prospective
6 fair share obligation.

7 b. For the purposes of this section "low- or moderate-income
8 homebuyer" means a household that has a gross household income
9 that is less than 80 percent of the median gross household income
10 for households of the same size within the housing region in which
11 the housing is located.

12

13 6. There is appropriated \$25 million from the General Fund to
14 the New Jersey Housing and Mortgage Finance Agency to
15 effectuate and defray the costs associated with administering the
16 loan program established pursuant to section 2 of
17 P.L. , c. (C.) (pending before the Legislature as this bill).

18

19 7. This act shall take effect immediately, except that sections 3
20 through 5 of this act shall take effect on the first day of the sixth
21 month next following enactment to provide time for the authority to
22 prepare to administer the tax credit program.

23

24

25 STATEMENT

26

27 This bill would establish a zero-interest, forgivable loan program
28 to provide down payment assistance, as well as a tax credit program
29 to provide tax credits for developers that commit to construct or
30 reconstruct housing for certain first-time homebuyers. The bill
31 would also establish a means to allow certain housing units,
32 constructed through the tax credit program, to count toward
33 municipal affordable housing obligations, and would appropriate
34 \$25 million to provide for the zero-interest, forgivable loans.

35 The loan program would provide down payment assistance for
36 households of modest income to achieve homeownership.
37 Specifically, the loan program would provide down payment
38 assistance to certain households, who are first-time homebuyers, to
39 defray the costs associated with acquiring a home to be used as a
40 principal residence. The bill defines a "first-time homebuyer" as a
41 homebuyer who has not owned a home as a principal residence
42 during the preceding three years, and is using a mortgage product
43 offered by the New Jersey Housing and Mortgage Finance Agency
44 (NJHMFA) to purchase a single-family property. A first-time
45 homebuyer would be required to commit to use the home as their
46 principal residence for five years following a loan program-
47 supported purchase. The bill requires NJHMFA to forgive the loan
48 if this five-year commitment is satisfied.

1 The loan award would consist of \$15,000 to be used for down
2 payment assistance. In addition to the standard loan award offered
3 by the loan program, if the first-time homebuyer is also a first-
4 generation homebuyer, as defined in the bill, the homebuyer would
5 be eligible for a loan award of an additional \$10,000.

6 The down payment assistance provided by the loan program
7 would not be available in addition to other loan or grant assistance
8 made available through other programs administered by NJHMFA,
9 and would be subject to restrictions established by NJHMFA that
10 may be necessary for compliance with federal law.

11 Each first-time homebuyer who receives down payment
12 assistance through the loan program would be required, prior to the
13 award of down payment assistance, to complete a homebuyer
14 counseling course, as directed by NJHMFA. An applicant would be
15 permitted to establish eligibility for the loan program as a first-
16 generation homebuyer via self-attestation, under penalty of perjury.

17 NJHMFA would adopt rules and regulations to effectuate,
18 administer, and accomplish the purposes of the loan program. The
19 bill appropriates \$25 million from the General Fund to the
20 department to support the loan program.

21 This bill would also establish a tax credit program, through
22 which a developer of real property would be provided with a credit
23 against the tax otherwise due under the Corporation Business Tax
24 Act (1945) or the "New Jersey Gross Income Tax Act," as
25 applicable. Each tax credit would be awarded in an amount equal to
26 20 percent of the sale price of the qualified home purchase, or the
27 amount of the value gap incurred by the developer following a that
28 purchase, whichever is less, for securing a qualified home purchase
29 of a qualified residential property in a distressed municipality from
30 a first-time homebuyer following the developer's construction or
31 reconstruction of the property. The bill defines "construction or
32 reconstruction" to consist of new construction, or the rehabilitation
33 or renovation of an existing structure, as long as the rehabilitation
34 or renovation has received at least \$50,000 in construction
35 investment. A tax credit would be awarded for each individual
36 qualified home purchase that the developer completes with a first-
37 time homebuyer.

38 For the purposes of the tax credit program, "qualified home
39 purchases" would be limited to purchases that do not exceed 75
40 percent of the county median home sale price. The bill defines a
41 "distressed municipality" as a municipality with a distress score of
42 50 or higher according to the 2020 Department of Community
43 Affairs Municipal Revitalization Index. The first-time homebuyer
44 would be required to commit to use the home as their principal
45 residence for 10 years following the date of the qualified home
46 purchase. The tax credit program would be administered by the
47 New Jersey Economic Development Authority (EDA) in
48 coordination with NJHMFA.

1 The amount of all credits allowed through the tax credit program
2 would not exceed \$100,000,000, to be conditionally approved over
3 up to four terms. Up to \$25,000,000 would be conditionally
4 approved for construction commitments made in the first year
5 following the effective date of the bill. Up to \$25,000,000 would
6 be conditionally approved for construction commitments made in
7 the second year following the effective date of the bill. Upon a
8 joint resolution adopted by the Senate and General Assembly and
9 signed by the Governor that extends the tax credit program, the
10 balance of credits allowed through the extension of the tax credit
11 program would be conditionally approved in the form of
12 \$25,000,000 for construction commitments made in the first year
13 following the date the Governor signs the joint resolution.
14 Additionally, up to \$25,000,000 would be conditionally approved
15 for construction commitments made in the second year following
16 the date the Governor signs the joint resolution.

17 Although tax credits would be conditionally approved along the
18 above timeline, tax credits would be allocated upon the subsequent
19 execution of a contract for sale of a qualified home purchase. The
20 total amount of each credit allowed would be applied against the tax
21 otherwise due from the taxpayer-developer pursuant to the
22 Corporation Business Tax Act (1945) or the "New Jersey Gross
23 Income Tax Act," as applicable. The tax credit would be applied
24 against taxes otherwise due during the taxable year in which the
25 credit is allocated, or may be carried forward and applied against
26 taxes otherwise due in any of the four subsequent taxable years.

27 A first-time homebuyer who purchases a property that has been
28 constructed or reconstructed through the tax credit program would
29 be required to pay a penalty in an amount equaling the lesser of
30 \$5,000 or one percent of the value of the home, upon a
31 determination by EDA that the first-time homebuyer has violated
32 the requirements the program, including but not limited to:

33 (1) the failure of a first-time homebuyer to use the home as the
34 homebuyer's principal residence for 10 years; or

35 (2) the use of an agent to conceal the identity of the true
36 purchaser of the home for purposes of claiming more than one
37 benefit.

38 A municipality would be provided with an opportunity to
39 contribute funding towards the construction or reconstruction of a
40 housing unit purchased by a low- or moderate-income homebuyer
41 through the tax credit program. If a low- or moderate-income
42 homebuyer completes a home purchase and the municipality
43 contributes no less than \$10,000 towards the construction or
44 reconstruction of the unit, then the agency is required to notify the
45 administrative agent or other appropriate official of the municipality
46 that the municipality is to count the property towards the
47 municipality's present or prospective fair share obligation. The bill
48 defines a "low- or moderate-income homebuyer" as a household

1 with a gross household income of less than 80 percent of the median
2 gross household income for households of the same size within the
3 same housing region.

4 The bill requires the tax credit program to remain in operation
5 for not less than two years. The bill requires the submission of
6 reports to the Governor and Legislature, concerning the efficacy of
7 each program two years after the effective date of the bill. Upon
8 receipt of the reports, the Legislature may adopt, and the Governor
9 may sign, a joint resolution that extends the tax credit program for
10 two additional years. The loan program would be extended through
11 the appropriations processes.

12 The bill would take effect immediately, except that the
13 provisions of the bill concerning the tax credit program would take
14 effect on the first day of the sixth month following enactment.