



Legislation Text

File #: 24-1160, **Version:** 1

STRATEGIC PRIORITY: Housing & Homelessness Solutions
AGENDA DATE: April 24, 2024
COUNCIL DISTRICT(S): All
DEPARTMENT: Department of Housing & Neighborhood Revitalization
EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments on the proposed City of Dallas FY 2023-24 Urban Land Bank Demonstration Program Plan; and, at the close of the public hearing, approval of the City of Dallas FY 2023-24 Urban Land Bank Demonstration Program Plan in accordance with Chapter 379C of the Texas Local Government Code - Financing: No cost consideration to the City

BACKGROUND

On January 28, 2004, the City Council designated the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under the Urban Land Bank Demonstration Act ("Act"), codified in Texas Local Government Code, Chapter 379C, as amended and authorized the Articles of Amendment to the Articles of Incorporation and Bylaws of the DHADC and the adoption of the Urban Land Bank Demonstration Program Plan by Resolution No. 04-0458.

The Act allows the governing body of a municipality to adopt an urban land bank demonstration program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale for the public purpose of affordable housing development or other purposes outlined in the Act.

The governing body of a municipality that adopts an urban land bank demonstration program must adopt a plan annually. The plan must include the following:

1. a description of the City of Dallas Urban Land Bank Demonstration Program;
2. a list of community housing development organizations eligible to participate in the right of first refusal provided by Texas Local Government Code Section 379C.011;
3. a list of the parcels of real property that may become eligible for sale to the land bank during the upcoming year;

4. the municipality's plan for affordable housing development on those parcels of real property;
5. the sources and amounts of funding anticipated to be available from the municipality for subsidies for development of affordable housing in the municipality, including any money specifically available for housing developed under the program, as approved by the governing body of the municipality at the time the plan is adopted.

The City of Dallas (the "City") proposes to present, adopt, and implement a FY 2023-24 Urban Land Bank Demonstration Program Plan ("Plan"). Before adopting the FY 2023-24 Plan, the City will hold a public hearing on the proposed Plan. The City will provide notice of the hearing to all City-certified Community Housing Development Organizations and to neighborhood associations identified by the City as serving the neighborhoods in which properties anticipated to be available for sale under the Plan are located. The City will make copies of the proposed Plan available to the public not later than the 60th day before the date of the public hearing.

Following the adoption of the Plan, the Plan will be implemented and the annual performance reports on the Plan will be available through the Department of Housing & Neighborhood Revitalization no later than November 1, 2024.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, the City Council authorized the Articles of Amendment to the Articles of Incorporation and Bylaws of the Dallas Housing Acquisition and the adoption of the Urban Land Bank Demonstration Program Plan by Resolution No. 04-0458.

[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on January 22, 2024. <https://cityofdallas.legistar.com/gateway.aspx?M=F&ID=41cb2488-b8c4-4d36-a2da-365e5758c548.pdf>](https://cityofdallas.legistar.com/gateway.aspx?M=F&ID=41cb2488-b8c4-4d36-a2da-365e5758c548.pdf)

FISCAL INFORMATION

No cost consideration to the City.