

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** September 23, 2009  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** Housing  
**CMO:** A. C. Gonzalez, 671-8925  
**MAPSCO:** N/A

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### **SUBJECT**

Authorize a fifth amendment to the land bank contract with the Dallas Housing Acquisition and Development Corporation to **(1)** extend the term of the contract to September 30, 2010; **(2)** provide that the City may refer up to 300 parcels of real property intended for acquisition by the Land Bank for filing of tax lawsuits by March 31, 2010; and **(3)** provide pro bono legal services to prosecute the lawsuits during the extended term of the contract - Financing: No cost consideration to the City

### **BACKGROUND**

This action will authorize the City Manager to execute the fifth amendment with the Dallas Housing Acquisition and Development Corporation (DHADC) that extends the contract term to September 30, 2010, allows the City to refer up to 300 parcels of real property intended for acquisition by the Land Bank for filing of tax lawsuits by March 31, 2010, and provides pro bono legal services to prosecute the lawsuits during the extended term of the contract.

Linebarger Goggan Blair & Sampson, LLP has provided the pro bono legal services since the inception of the Land Bank. As of July 31, 2009, over 900 lawsuits have been filed and 456 properties have been sold to the Land Bank. Without their continued support, the Land Bank would not be as successful as it has been.

### **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

On January 28, 2004, the City Council authorized the establishment of the DHADC as its land bank, authorized amendments to the Articles of Incorporation and By-Laws of the DHADC, and authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458.

**PRIOR ACTION/REVIEW (Council, Boards, Commissions) (continued)**

On May 26, 2004, the City Council authorized a contract with DHADC for the provision of land bank services as set forth in the amended Program Statement for the Dallas Urban Land Bank Demonstration Program previously approved by City Council on January 28, 2004, by Resolution No. 04-1726.

On June 24, 2004, the DHADC Board authorized the contract with the City to implement the Urban Land Bank Demonstration and Residential Development Acquisition Loan Programs.

On October 13, 2004, the City Council approved the City of Dallas FY 2004-05 Urban Land Bank Demonstration Program Plan and authorized an amendment to the DHADC Contract to provide additional operating and acquisition funds for FY 2004-05 by Resolution No. 04-2930.

On August 24, 2005, the City Council approved the City of Dallas FY 2005-06 Urban Land Bank Demonstration Program Plan by Resolution No. 05-2501.

On August 24, 2005, the City Council authorized an amendment to the contract with DHADC to extend the term to November 1, 2006 and to allow the City to refer up to 625 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 26, 2006, by Resolution No. 05-2474.

On January 11, 2006, the City Council authorized an amendment to the City of Dallas FY 2005-06 Urban Land Bank Demonstration Plan to increase the list of properties in the plan that may become eligible for sale to the Land Bank by Resolution No. 06-0162.

On October 11, 2006, the City Council approved the City of Dallas FY 2006-07 Urban Land Bank Demonstration Program Plan by Resolution No. 06-2785.

On December 13, 2006, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2007 and to allow the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2007, by Resolution No. 06-3403.

On August 22, 2007, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2008 and to allow the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2008, by Resolution No. 07-2385.

On October 10, 2007, the City Council approved the City of Dallas FY 2007-08 Urban Land Bank Demonstration Program Plan by Resolution No. 07-2998.

**PRIOR ACTION/REVIEW (Council, Boards, Commissions) (continued)**

On August 27, 2008, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2009 and to allow the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2009, by Resolution No. 08-2257.

On October 8, 2008, the City Council approved the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 08-2785.

On April 8, 2009, the City Council approved an amendment to the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 09-0981.

**FISCAL INFORMATION**

No cost consideration to the City.

September 23, 2009

**WHEREAS**, on January 28, 2004, the City Council: 1) approved the City of Dallas Urban Land Bank Demonstration Program Plan; 2) approved the Program Statement for the Dallas Urban Land Bank Demonstration Program; 3) authorized amendments to the Articles of Incorporation and By-Laws of the Dallas Housing Acquisition and Development Corporation (DHADC) and 4) authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458; and

**WHEREAS**, on May 26, 2004, the City Council authorized a contract with the DHADC for the provision of land bank services as set forth in the Program Statement for the Dallas Urban Land Bank Demonstration Program approved by the City Council on January 28, 2004, by Resolution No. 04-0458; and

**WHEREAS**, on June 24, 2004, the DHADC Board authorized the contract with the City to implement the Urban Land Bank Demonstration and Residential Development Acquisition Loan Programs; and

**WHEREAS**, on October 13, 2004, the City Council approved the City of Dallas FY 2004-05 Urban Land Bank Demonstration Program Plan and authorized an amendment to the DHADC Contract to provide additional operating and acquisition funds for FY 2004-05 by Resolution No. 04-2930; and

**WHEREAS**, on August 24, 2005, the City Council approved the City of Dallas FY 2005-06 Urban Land Bank Demonstration Program Plan by Resolution No. 05-2501; and

**WHEREAS**, on August 24, 2005, the City Council authorized an amendment to the contract with DHADC to extend the term to November 1, 2006 and to allow the City to refer up to 625 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 26, 2006, by Resolution No. 05-2474; and

**WHEREAS**, on January 11, 2006, the City Council authorized an amendment to the City of Dallas FY 2005-06 Urban Land Bank Demonstration Plan to increase the list of properties in the plan that may become eligible for sale to the Land Bank by Resolution No. 06-0162; and

**WHEREAS**, on October 11, 2006, the City Council approved the City of Dallas FY 2006-07 Urban Land Bank Demonstration Program Plan by Resolution No. 06-2785; and

**WHEREAS**, on December 13, 2006, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2007 and to allow the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2007, by Resolution No. 06-3403; and

September 23, 2009

**WHEREAS**, on August 22, 2007, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2008 and to allow the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2008, by Resolution No. 07-2385; and

**WHEREAS**, on October 10, 2007, the City Council approved the City of Dallas FY 2007-08 Urban Land Bank Demonstration Program Plan by Resolution No. 07-2998; and

**WHEREAS**, on August 27, 2008, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2009 and to allow the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2009, by Resolution No. 08-2257; and

**WHEREAS**, on October 8, 2008, the City Council approved the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 08-2785; and

**WHEREAS**, on April 8, 2009, the City Council approved an amendment to the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 09-0981; and

**WHEREAS**, the City Council desires to amend the contract with the DHADC to (1) extend the term of the contract to September 30, 2010; (2) provide that the City may refer up to 300 parcels of real property intended for acquisition by the Land Bank for filing of tax lawsuits by March 31, 2010; and (3) provide pro bono legal services to prosecute the lawsuits during the extended term of the contract; **NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That, upon approval as to form by the City Attorney, the City Manager is authorized to execute a fifth amendment to the contract with the Dallas Housing Acquisition and Development Corporation (DHADC) to (1) extend the term of the contract to September 30, 2010; (2) provide that the City may refer up to 300 parcels of real property intended for acquisition by the Land Bank for filing of tax lawsuits by March 31, 2010; and (3) provide pro bono legal services to prosecute the lawsuits during the extended term of the contract.

September 23, 2009

**Section 2.** That this resolution shall take effect immediately from and after its passage, in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**DISTRIBUTION:**

Housing Department  
City Attorney's Office  
Office of Financial Services/Community Development, 4FN

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** September 23, 2009  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** Housing  
**CMO:** A. C. Gonzalez, 671-8925  
**MAPSCO:** N/A

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**SUBJECT**

Authorize a fifth amendment to the Land Bank Interlocal Cooperation Contract by and among the City of Dallas, Dallas County, Dallas Independent School District, Dallas County Hospital District, Dallas County School Equalization Fund, Dallas County Education District and Dallas County Community College District to **(1)** extend the term of the contract to September 30, 2010; and **(2)** provide that the City may refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2010 - Financing: No cost consideration to the City

**BACKGROUND**

This action will authorize the City Manager to execute the fifth amendment to the Land Bank Interlocal Cooperation Contract by and among the City of Dallas, Dallas County, Dallas Independent School District, Dallas County Hospital District, Dallas County School Equalization Fund, Dallas County Education District and Dallas County Community College District that allows the term of the contract to be extended to September 30, 2010 and the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2010.

Linebarger Goggan Blair & Sampson, LLP has provided the pro bono legal services since the inception of the Land Bank. As of July 31, 2009, over 900 lawsuits have been filed and 456 properties have been sold to the Land Bank. Without their continued support, the Land Bank would not be as successful as it has been.

**PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

On January 28, 2004, the City Council authorized the establishment of the DHADC as its land bank, authorized amendments to the Articles of Incorporation and By-Laws of the DHADC, and authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458.

On May 26, 2004, the City Council authorized a contract with DHADC for the provision of land bank services as set forth in the amended Program Statement for the Dallas Urban Land Bank Demonstration Program previously approved by City Council on January 28, 2004, by Resolution No. 04-1726.

On October 13, 2004, the City Council approved the City of Dallas FY 2004-05 Urban Land Bank Demonstration Program Plan and authorized an amendment to the DHADC Contract to provide additional operating and acquisition funds for FY 2004-05 by Resolution No. 04-2930.

On August 10, 2005, the City Council authorized an amendment to the Land Bank Interlocal Contract to allow the City to refer an additional 625 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by April 30, 2006 and to extend the term to September 30, 2007, by Resolution No. 05-2239.

On August 24, 2005, the City Council approved the City of Dallas FY 2005-06 Urban Land Bank Demonstration Program Plan by Resolution No. 05-2501.

On January 11, 2006, the City Council authorized an amendment to the City of Dallas FY 2005-06 Urban Land Bank Demonstration Plan to increase the list of properties in the plan that may become eligible for sale to the Land Bank by Resolution No. 06-0162.

On August 23, 2006, the City Council authorized a second amendment to the Land Bank Interlocal Contract to allow the City to refer up to an additional 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2007, by Resolution No. 06-2257.

On October 11, 2006, the City Council approved the City of Dallas FY 2006-07 Urban Land Bank Demonstration Program Plan by Resolution No. 06-2785.

On October 10, 2007, the City Council approved the City of Dallas FY 2007-08 Urban Land Bank Demonstration Program Plan by Resolution No. 07-2998.

On October 10, 2007, the City Council authorized a third amendment to the Land Bank Interlocal Contract to allow the City to refer up to an additional 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2008 and to extend the term to September 30, 2008, by Resolution No. 07-3009.



**PRIOR ACTION/REVIEW (Council, Boards, Commissions) (continued)**

On October 8, 2008, the City Council approved the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 08-2785.

On April 8, 2009, the City Council approved an amendment to the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 09-0981.

**FISCAL INFORMATION**

No cost consideration to the City.

September 23, 2009

**WHEREAS**, the State Legislature enacted and the Governor signed the Urban Land Bank Demonstration Program Act to enable the foreclosure of unproductive properties and sale to a land bank for the development of affordable housing; and

**WHEREAS**, on January 28, 2004, the City Council authorized the establishment of the Dallas Housing Acquisition and Development Corporation as its land bank and authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458; and

**WHEREAS**, on May 26, 2004, the City Council authorized a contract with DHADC for the provision of land bank services as set forth in the amended Program Statement for the Dallas Urban Land Bank Demonstration Program previously approved by City Council on January 28, 2004, by Resolution No. 04-1726; and

**WHEREAS**, on October 13, 2004, the City Council approved the City of Dallas FY 2004-05 Urban Land Bank Demonstration Program Plan and authorized an amendment to the DHADC Contract to provide additional operating and acquisition funds for FY 2004-05 by Resolution No. 04-2930; and

**WHEREAS**, on August 10, 2005, the City Council authorized an amendment to the Land Bank Interlocal Contract to allow the City to refer an additional 625 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by April 30, 2006 and to extend the term to September 30, 2007, by Resolution No. 05-2239; and

**WHEREAS**, on August 24, 2005, the City Council approved the City of Dallas FY 2005-06 Urban Land Bank Demonstration Program Plan by Resolution No. 05-2501; and

**WHEREAS**, on January 11, 2006, the City Council authorized an amendment to the City of Dallas FY 2005-06 Urban Land Bank Demonstration Plan to increase the list of properties in the plan that may become eligible for sale to the Land Bank by Resolution No. 06-0162; and

**WHEREAS**, on August 23, 2006, the City Council authorized a second amendment to the Land Bank Interlocal Contract to allow the City to refer up to an additional 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2007, by Resolution No. 06-2257; and

**WHEREAS**, on October 11, 2006, the City Council approved the City of Dallas FY 2006-07 Urban Land Bank Demonstration Program Plan by Resolution No. 06-2785; and

September 23, 2009

**WHEREAS**, on October 10, 2007, the City Council approved the City of Dallas FY 2007-08 Urban Land Bank Demonstration Program Plan by Resolution No. 07-2998; and

**WHEREAS**, on October 10, 2007, the City Council authorized a third amendment to the Land Bank Interlocal Contract to allow the City to refer up to an additional 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2008 and to extend the term to September 30, 2008, by Resolution No. 07-3009; and

**WHEREAS**, on October 8, 2008, the City Council approved the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 08-2785; and

**WHEREAS**, on April 8, 2009, the City Council approved an Amendment to the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 09-0981; and

**WHEREAS**, the City Council desires to authorize the City Manager to execute a fifth amendment to the Land Bank Interlocal Cooperation Contract by and among the City of Dallas, Dallas County, Dallas Independent School District, Dallas County Hospital District, Dallas County School Equalization Fund, Dallas County Education District and Dallas County Community College District (the "Parties") that allows the term of the contract to be extended to September 30, 2010 and the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2010;  
**NOW, THEREFORE;**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That the City Manager, upon approval as to form by the City Attorney, is authorized to execute the fifth amendment to the Land Bank Interlocal Cooperation Contract by and among the City of Dallas and the Parties that allows the term of the contract to be extended to September 30, 2010 and the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2010.

**SECTION 2.** That this Resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and is accordingly so resolved.

**DISTRIBUTION:**

Housing Department

City Attorney's Office

Office of Financial Services/Community Development, 4FN

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** September 23, 2009  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** Housing  
**CMO:** A. C. Gonzalez, 671-8925  
**MAPSCO:** 33 34 35 36 37 38 42 43 44 45 46 47 48 49 51 52 53 54 55 56  
57 58 59 61 62 63 64 65 66 67 68 69 70 71 73 74 75 76

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**SUBJECT**

Authorize an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to align the Program Statement with 2009 state statute changes including permitting the sale of non-developable property to eligible adjacent property owners, permitting the sale of two adjacent properties to a developer if at least one of the properties is developable and permitting a developer to exchange a property purchased from the Land Bank with any other property owned by the developer with agreement to construct an affordable house – Financing: No cost consideration to the City

**BACKGROUND**

This item will authorize an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to align the Program Statement with 2009 state statute changes. The sale of non-developable property to eligible adjacent property owners for the lesser of the fair market value of the property determined by the appraisal district or the sales price recorded in the annual plan will be permitted. The sale of two adjacent properties to a developer if at least one of the properties is developable and the developer agrees to replat the properties as one property will also be permitted. In addition, a developer will be permitted to exchange a property purchased from the Land Bank with any other property owned by the developer located in a planned development incorporating the property originally purchased from the Land Bank or another location owned by the developer as approved by the Land Bank with agreement to construct an affordable house on the exchanged property.

**PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

On January 28, 2004, the Dallas City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank, authorized amendments to the Articles of Incorporation and By-Laws of the DHADC, and authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458.

## **PRIOR ACTION/REVIEW (Council, Boards, Commissions) (continued)**

On May 26, 2004, the Dallas City Council authorized a contract with the DHADC for the provision of land bank services as set forth in the amended Program Statement for the Dallas Urban Land Bank Demonstration Program approved by the City Council on January 28, 2004 by Resolution No. 04-1726.

On October 13, 2004, the City Council approved the City of Dallas FY 2004-05 Urban Land Bank Demonstration Program Plan by Resolution No. 04-2930.

On November 10, 2004, the City Council approved an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to prohibit the placement of industrialized housing on any property sold by Dallas Housing Acquisition and Development Corporation to a developer by Resolution No. 04-3193

On August 24, 2005, the City Council approved the City of Dallas FY 2005-06 Urban Land Bank Demonstration Program by Resolution No. 05-2501.

On February 22, 2006, the City Council approved an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to delete the requirement that the Investment Committee review the developer's proposals to purchase lots from Dallas Housing Acquisition and Development Corporation by Resolution No. 06-0632

On October 11, 2006, the City Council approved the City of Dallas FY 2006-07 Urban Land Bank Demonstration Program Plan by Resolution No. 06-2785.

On October 10, 2007, the City Council approved the City of Dallas FY 2007-08 Urban Land Bank Demonstration Program Plan by Resolution No. 07-2998.

On October 8, 2008, the City Council approved the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 08-2785.

On October 8, 2008, the City Council approved an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to reduce the delinquent taxes from six consecutive years to five total years, add uninhabitable vacant buildings or residences to the site assessment criteria and eliminate the community meeting requirement if the properties are packaged in groups of 10 or fewer lots by Resolution No. 08-2770.

On April 8, 2009, the City Council approved an Amendment to the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 09-0981.

## **FISCAL INFORMATION**



No cost consideration to the City.

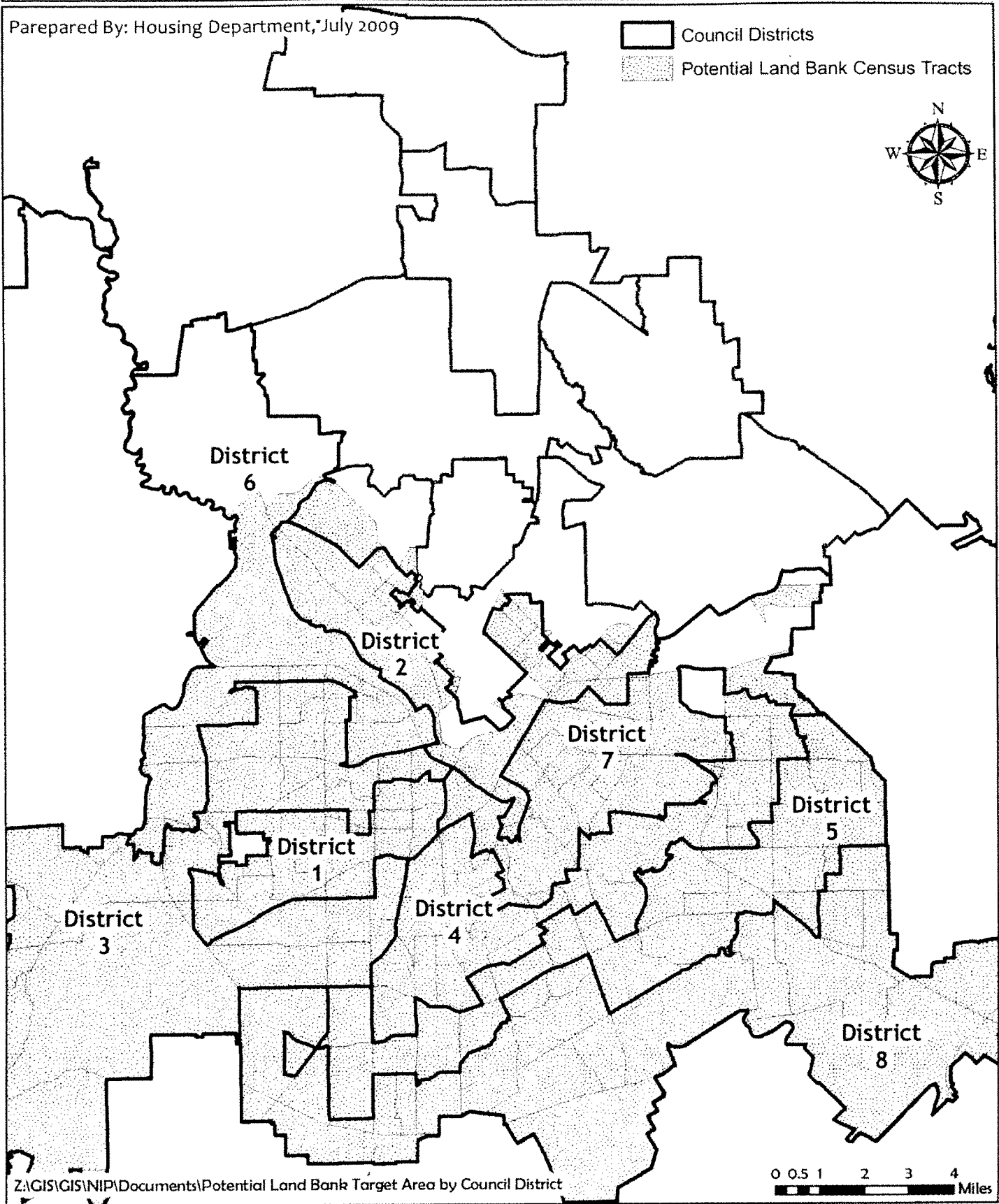
**MAP**

Attached

# Potential Land Bank Census Tracts 2009-2010

Prepared By: Housing Department, July 2009

-  Council Districts
-  Potential Land Bank Census Tracts



September 23, 2009

**WHEREAS**, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C and: 1) approved the City of Dallas Urban Land Bank Demonstration Program Plan; 2) approved the Program Statement for the Dallas Urban Land Bank Demonstration Program; 3) authorized amendments to the Articles of Incorporation and By-Laws of the DHADC; and 4) authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458; and

**WHEREAS**, on May 26, 2004, the City Council authorized a contract with the DHADC for the provision of land bank services as set forth in the amended Program Statement for the Dallas Urban Land Bank Demonstration Program approved by the City Council on January 28, 2004, by Resolution No. 04-1726; and

**WHEREAS**, on October 13, 2004, the City Council approved the City of Dallas FY 2004-05 Urban Land Bank Demonstration Program Plan by Resolution No. 04-2930; and

**WHEREAS**, on November 10, 2004, the City Council approved an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to prohibit the placement of industrialized housing on any property sold by Dallas Housing Acquisition and Development Corporation to a developer by Resolution No. 04-3193; and

**WHEREAS**, on August 24, 2005, the City Council approved the City of Dallas FY 2005-06 Urban Land Bank Demonstration Program Plan by Resolution No. 05-2501; and

**WHEREAS**, on February 22, 2006, the City Council approved an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to delete the requirement that the Investment Committee review the developer's proposals to purchase lots from Dallas Housing Acquisition and Development Corporation by Resolution No. 06-0632; and

**WHEREAS**, on October 11, 2006, the City Council approved the City of Dallas FY 2006-07 Urban Land Bank Demonstration Program Plan by Resolution No. 06-2785; and

**WHEREAS**, on October 10, 2007, the City Council approved the City of Dallas FY 2007-08 Urban Land Bank Demonstration Program Plan by Resolution No. 07-2998; and



September 23, 2009

**WHEREAS**, on October 8, 2008, the City Council approved the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 08-2785; and

**WHEREAS**, on October 8, 2008, the City Council approved an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to reduce the delinquent taxes from six consecutive years to five total years, add uninhabitable vacant buildings or residences to the site assessment criteria and eliminate the community meeting requirement if the properties are packaged in groups of 10 or fewer lots by Resolution No. 08-2770; and

**WHEREAS**, on April 8, 2009, the City Council approved an Amendment to the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 09-0981; and

**WHEREAS**, the City Council desires to approve an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program (Exhibit "A") to align the Program Statement with 2009 state statute changes including permitting the sale of non-developable property to eligible adjacent property owners, permitting the sale of two adjacent properties to a developer if at least one of the properties is developable and permitting a developer to exchange a property purchased from the Land Bank with any other property owned by the developer located in a planned development incorporating the property originally purchased from the Land Bank or another location owned by the developer as approved by the Land Bank with agreement to construct an affordable house; **NOW THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That the amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program, as shown on Exhibit "A", which aligns the Program Statement with 2009 state statute changes including permitting the sale of non-developable property to eligible adjacent property owners, permitting the sale of two adjacent properties to a developer if at least one of the properties is developable and permitting a developer to exchange a property purchased from the Land Bank with any other property owned by the developer located in a planned development incorporating the property originally purchased from the Land Bank or another location owned by the developer as approved by the Land Bank with agreement to construct an affordable house is approved.

September 23, 2009

**SECTION 2.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**DISTRIBUTION:**

Housing Department  
City Attorney's Office  
Office of Financial Services