

- SUBJECT:** Allowing a Bexar County land bank demonstration program
- COMMITTEE:** County Affairs — committee substitute recommended
- VOTE:** 7 ayes — Coleman, Farias, Burrows, Romero, Schubert, Spitzer, Wu
2 nays — Stickland, Tinderholt
- WITNESSES:** For — Tommy Calvert, Bexar County Precinct 4; (*Registered, but did not testify*: Charles Hahn; Seth Mitchell, Bexar County Commissioners Court)
Against — None
On — (*Registered, but did not testify*: Nate Walker, Texas Family Council)
- BACKGROUND:** In 2003, the 78th Legislature enacted HB 2801 by Giddings, which established the Urban Land Bank Demonstration Program Act under Local Government Code, ch. 379C. A municipality to which the act applies may permit an exclusive and private sale of tax foreclosed property to a land bank. Property acquired by the land bank is allowed to be developed into affordable housing, among other purposes. The act outlines requirements for the eligible city, qualifying developers, and other entities to follow in the acquisition and sale of such properties.
Local Government Code, sec. 379C.002 provides for the application of the act to the cities of Dallas and San Antonio. Certain fast-growing counties also believe they could benefit from this tool to address blight and develop affordable housing, particularly in their unincorporated areas.
- DIGEST:** CSHB 4015 would allow an eligible county (Bexar County) to adopt a land bank demonstration program pursuant to all applicable provisions laid out in Local Government Code, sec. 379C. However, unlike a municipality under that section, a county land bank would not be able to sell property to a developer to construct a grocery store or receive land that was the site of a world exposition.

This bill also would provide that a municipal land bank may participate in a county land bank program, if the participation was incorporated into the land bank demonstration plans for both land banks.

This bill would take effect September 1, 2015.