

AN ORDINANCE 2011-01-20-0023

APPROVING A SECOND ADDENDUM TO THE
CITY OF SAN ANTONIO'S LEGISLATIVE
PROGRAM FOR THE 82ND SESSION OF THE
TEXAS LEGISLATURE.

* * * * *

WHEREAS, prior to the convening of each regular state Legislative Session, the City of San Antonio identifies policy priorities that it would like the Texas Legislature to address; and

WHEREAS, City Council approved the Legislative Program ("Program") on October 14, 2010 and an addendum to the Program on December 16, 2010; and

WHEREAS, this proposed second addendum to the Program concerns the addition of an initiative related to the establishment of a land bank program for the City; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Council approves a second addendum to the City of San Antonio's Legislative Program for the 82nd Session of the Texas Legislature. A copy of the addendum to the Program is attached to this Ordinance as Exhibit I.

SECTION 2. Staff is directed to inform the Bexar County Legislative Delegation of this addendum to the Program and to undertake such steps as are reasonably necessary to obtain passage of the Program during the 82nd Legislative Session.

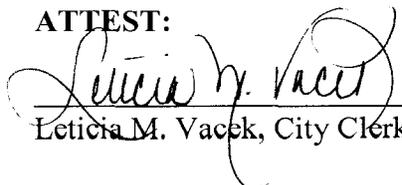
SECTION 3. This Ordinance shall take effect immediately upon the receipt of eight (8) affirmative votes; otherwise it shall be effective ten (10) days after its passage.

PASSED AND APPROVED this 20th day of January, 2011.



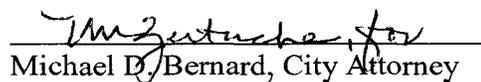
M A Y O R
Julián Castro

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

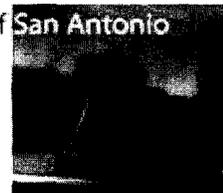


Michael D. Bernard, City Attorney



Request for
COUNCIL
 ACTION

City of San Antonio



Agenda Voting Results - 5B

Name:	5B						
Date:	01/20/2011						
Time:	10:11:10 AM						
Vote Type:	Motion to Approve						
Description:	Briefing and consideration of an Ordinance approving a Second Addendum to the City's 2011 State Legislative Program.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x				
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x				
Philip A. Cortez	District 4		x				
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Justin Rodriguez	District 7		x			x	
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
John G. Clamp	District 10		x				x

Exhibit
I

Land Bank Program

PROPOSAL

Amend Local Government Code for the purpose of establishing a Land Bank Program for the City of San Antonio.

BACKGROUND

Chapter 374 of the Texas Local Government Code is entitled "Urban Renewal in Municipalities", and this statute identified the need to address slum and blighted areas that exist in municipalities in Texas. On September 1, 2007, the Texas State Legislature created Chapter 379E, entitled the "Urban Land Bank Program" as an amendment to Title 12 ("Planning and Development") of the Texas Local Government Code. Chapter 379 addresses the development of land banks in certain municipalities.

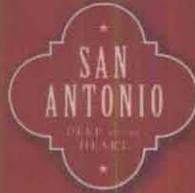
The City Council of the City of San Antonio approved Ordinance 2010-02-04-0084 on February 4, 2010, which established the Inner City Reinvestment / Infill Policy; this policy outlined a goal to establish a "Land Bank" for the City of San Antonio. The creation of the Land Bank would allow for the identification, acquisition, management, and disposition of real property.

For the San Antonio Land Bank to function as planned by the City leaders, amendments to the existing Land Bank Program Law (under Chapter 379E of the Local Government Code) are needed to:

- Allow the land bank to acquire all available properties including those with existing structures;
- Expand the disposition use of acquired properties to both affordable housing as well as commercial uses;
- Reduce the time required to begin foreclosure proceedings from 5 years to 2 years;
- Allow other governmental entities the ability to convey non-foreclosed property it owns directly to the land bank without having to provide any type of prior public notification;
- Allow the land bank to extinguish specific tax and non-tax liens pursuant to agreements with other affected entities;
- Allow the land bank to recover a percentage of the "after disposition" property tax revenues pursuant to agreements with other taxing entities; and,
- Grant a municipality the ability to appoint the local Urban Renewal Agency to serve as the land bank and perform the functions as described in both statutes (as noted in both Chapters 374 and 379E).

IMPACT

The collective result of these revisions will allow the City of San Antonio to efficiently acquire unproductive or underutilized properties in targeted areas and convert them into productive properties in an ongoing effort to create safe, healthy and sustainable commercial and residential neighborhoods.



CITY OF SAN ANTONIO

2011 State Legislative Program Amendments and 82nd Legislature Update

Agenda Item No. 5
January 20, 2011

2011 State Legislative Program Amendments & Update



82nd Legislature

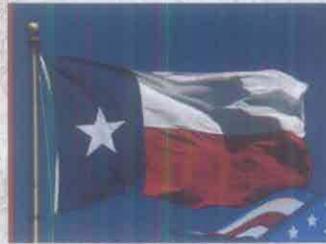
- State Legislature convened on Tuesday, January 11th
- Rep. Joe Straus re-elected as Speaker of the House by a vote of 132 – 15
- Committee assignments to be made in early/mid February 2011
- Last day of 82nd Regular Session – May 30th
- As of January 17th, 1068 bills have been filed

2011 State Legislative Program Amendments & Update



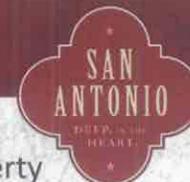
COSA State Program

- Adopted by City Council on October 14th
- Amended on December 16th
- Changes to Land Bank Statute to be included as COSA Initiative



2

2011 State Legislative Program Amendments & Update

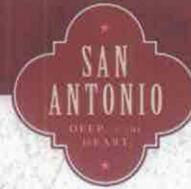


Land Bank Amendments:

- Allow Land Banks to acquire and sell property for both affordable housing and commercial uses
- Allow acquisition of improved and unimproved property
- Reduce foreclosure waiting period from 5 years to 2 years
- Allows governmental entities to convey property directly to the land bank without public bid process
- Allows governmental entities to dedicate future tax revenue to Land Bank by agreement
- Allow governmental entities to extinguish liens by agreement
- Allow Urban Renewal Agency to serve as land bank

3

2011 State Legislative Program Amendments & Update

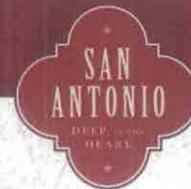


Update on COSA Initiatives

- Sponsors have been identified for all COSA initiatives
- Bills are in Legislative Council for drafting or have been drafted and under staff review
- Local bills will be filed upon expiration of 30 day posting requirement (January 28th)

4

2011 State Legislative Program Amendments & Update

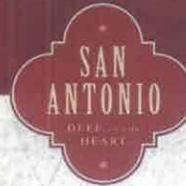


Bills/Issues of Interest

- Bexar Met (SB 341)
- City/County Consolidation (HB 431 & HJR 44)
- Governor designated emergency items:
 - Eminent Domain
 - Sanctuary Cities



5



QUESTIONS

