

2016 PUBLIC POLICY POSITIONS

More Transparent and Competitive Public Funding:

1. Define and expressly state goals and scoring criteria to incentivize the type of development that the city would like to promote. Publish summaries and scoring of all proposals submitted.
2. Require each Tax Increment Financing District annual report to clearly and accurately reflect the affordable housing created by the TIF. (*see NP 6.2.1*)

Accountability and Support for Property Owners:

1. Increase investment in code enforcement and compliance. (*NP 3.1.5*)
2. Increase investment in, and strategic use of, tax and lien collections and foreclosure strategy.
3. Provide non-tax lien (i.e. mowing, boarding-up) data to comprehensive, user-friendly, GIS-enabled property database. (*NP 3.1.3*)
4. Create an incentive program for homeowners of all income levels to rehabilitate aging properties. (*NP 5.2.3*)
5. Create homestead preservation districts to maintain affordable homeownership options in gentrifying neighborhoods. (*NP 5.2.5*)

Land Assemblage and Transfer:

1. Structure and invest in programs that make abandoned properties attractive and available for redevelopment by:
 - A. Foreclosing on non-tax liens;
 - B. Requesting Dallas County to appoint a public probate administrator to help clear title on estate-owned properties;
 - C. Acquiring uninhabitable structures, not just vacant lots into the land bank;
 - D. Expanding strategic use of the land bank (*NP 3.3*); and
 - E. Reducing the prices on land bank lots and differentiate pricing based on location and proposed usage.
2. Focus redevelopment efforts in one school-feeder pattern at a time and focus the revitalization around safe walking corridors to schools.
3. Increase competition among developers and entice homebuilders to offer a wide selection of ownership options through issuing widely-advertised requests for proposals (RFPs) to develop assembled tracts of land controlled by the City of Dallas.
4. Discount fees to attract builders to infill areas targeted for reinvestment, such as building permit, rezoning, sewer/water tap, tree mitigation, and sidewalk waiver fees.

Investment of City Funds in Basic Infrastructure To Attract Private Development:

1. Instead of investing in vertical construction, invest in basic infrastructure (sidewalks, lights, streets, parks, safety) in infill neighborhoods to attract more private development (*NP 4.3.3*).
2. Offer city-funded free wi-fi in areas with a high concentration of low-income, school-aged children as a way to attract more home buyers.
3. Discontinue the Home Replacement program and revise the home repair program to focus on a broader strategy to rehabilitate low-quality housing to improve resident health, living environments, and neighborhoods.

*Italicized references refer to Neighborhood Plus Policies and Actions.