

## 2015 Public Policy Positions

### More Transparent And Competitive Public Funding:

- 1) Expand and encourage open and competitive requests for proposals whenever public dollars are spent.
- 2) Define and expressly state goals and scoring criteria to incentivize the type of development that the City would like to promote.
- 3) Publish summaries and scoring of all proposals submitted.
- 4) 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
- 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).

### 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:

- 1) Instead of investing in vertical construction, the City should invest in basic infrastructure (sidewalks, lights, streets, parks, safety) in [infill neighborhoods](#) to attract more private development (NP 4.3.3):
  - a. Install [fire-hydrants](#) where needed to improve safety for existing residents and so that this additional cost does not discourage builders from investing in infill areas.
  - b. Proactively deal with dumping issues by having sanitation services pick up trash from vacant lots instead of relying on neighbors to call in a complaint to the code department
- 2) Offer City-funded free wifi in areas with a high concentration of low-income, school-aged children as a way to attract more homebuyers.
- 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 living environments and neighborhoods.

*\*Italicized references are to Neighborhood Plus Policies and Actions.*

