

HOUSTON LAND BANK

ORGANIZATIONAL ACTIVITY TIMELINE

1999: LAND ASSEMBLAGE REDEVELOPMENT AUTHORITY (LARA)

Organized as the Land Assemblage Redevelopment Authority a nonprofit Local Government Corporation.

- Principally funded by the City of Houston and **staffed by City of Houston employees**
- Initial activity focus was a pilot program of **120 lots in the Fifth and Third Wards.**

2003: Initiated Interlocal Agreement with taxing authorities to acquire tax-foreclosed properties and return them to productive use.

- Properties acquired through tax foreclosure by “strike-off” and sales.

2004: HISTORICAL FOCUS NEIGHBORHOODS FOR LARA

Houston Hope Program expanded LARA’s acquisition and development activities into additional neighborhoods.

- Houston Hope Program was created to revitalize historically neglected Houston neighborhoods that had high concentrations of vacant abandoned, tax delinquent lots.
- **2005**
Acres Homes, Independence Heights, Trinity Gardens, Settegast, Clinton Park, and Sunnyside neighborhoods added to Houston Hope Program.
- **2006**
Magnolia Park added to Houston Hope Program.
- **2007**
Third Ward and Magnolia Park neighborhoods removed from Hope Program and Near Northside and Denver Harbor added.

HISTORICAL LAND ACQUISITION AND DISPOSITION ACTIVITY

The Houston Land Bank’s acquisition and development activities from **2004 to 2018** occurred under the Land Assemblage Redevelopment Authority the Houston Land Bank

- **ACQUIRED**
1,400+ Properties were acquired through tax auction and strike off.
- **SOLD**
669 properties have been sold to non-profit and for-profit home builders, making these properties available to local Houston residents as new homeownership options to areas that traditionally struggle with market sales and good quality new homes.
53 properties were sold for other purposes including to adjacent property owners.
- **RETURNED**
175 Properties returned to taxing authorities for resale at auction.

- **INVENTORY**
549 Properties remained in the Land Assemblage Redevelopment Authority inventory.
- **2017:**
Interlocal Agreement with taxing authorities expires; LARA no longer receiving strike off properties.
 - LARA can purchase property at Auction however is competing with investor market.
 - Properties at auction are selling, but the investor market is more significant, and there is a high likelihood that the properties will remain vacant.

2018: HOUSTON LAND BANK

Land Assemblage Redevelopment Authority is reorganized and changes name to Houston Land Bank with an **expanded mission and scope of work and hired independent staff** to support the City of Houston with a new chapter of initiatives. (July 2018)

(Spring 2018) Houston Land Bank Program Pause

The Houston Land Bank paused its traditional property sales to homebuilders while transitioning to the Houston Land Bank and new initiatives in partnership with the City of Houston.

(Fall 2018) City of Houston Program

City of Houston Housing and Community Development Department (HCDD) in partnership with the Houston Land Bank (HLB) launch the **New Home Development Program** to develop hundreds of new quality affordable homes in complete communities, beginning with a pilot in Acres Homes.

New Home Development Program

- HCDD is serving as the developer procuring fee builders to construct new quality homes.
- Houston Land Bank is providing the properties for the new quality homes to be developed. Houston Land Bank has pledged **262 Properties in its inventory** for this program and the City's CHDO program.
 - Initial properties to develop new homes were based on availability of large clusters of Houston Land Bank properties in Complete Communities. Current large clusters of properties are in Acres Homes, Settegast, Trinity Gardens and Sunnyside.
 - Houston Land Bank will also acquire properties in Complete Communities where it doesn't have clusters of properties and other areas as designated by the City of Houston.
- Houston Land Bank is responsible for the securing, maintaining and selling the completed property to a qualified homebuyer (80% AMI and below).
- HCDD is providing funding for homebuying assistance through both the Houston Community Land Trust and NHDP Assistance of \$39,900.00.

2019 HOUSTON LAND BANK NEW INITIATIVES

New Systems

- The Houston Land Bank has audited its inventory to properly account for and maintain lots in its inventory.

- New systems and policies and procedures are allowing the organization to demonstrate continuous improvement and increase capacity.

Acquisitions

- The Houston Land Bank has successfully acquired 70,000 SF of property in three distinct neighborhoods in support of complete communities and has an additional 27,000 SF of Transit Oriented Development sites.
- HLB has evaluated over 500 Sites for acquisition and continues to test different strategies to acquire property in support of affordable housing and community development

Houston Land Bank Builders

- **Houston Land Bank approved builders have closed on 40+ homes to income qualified homebuyers in 2019; with several dozen in active development.**

New Home Development Program

- Houston Land Bank through its partnership with the City of Houston has sold or placed under contract 11 of the 17 homes available for sale to income-qualified homebuyers (80% below AMI) with several more homebuyers in the pipeline
- An additional 22 homes will be made available for sale before the close of 2019.

Community Engagement

- HLB will launch new pilot programs to engage the communities it serves
- Launched a new website that provides transparent access to data.

2020