



# COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER \_\_\_\_\_

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DATE: 08/06/2024

**SUBJECT: RECENSION OF COURT ORDER NO. 142220 AND APPROVAL OF  
PURCHASE AND SALE AGREEMENT WITH HOUSING CHANNEL**

## **COMMISSIONERS COURT ACTION REQUESTED**

It is requested the Commissioners Court approve the recension of Court Order No. 142220 to remove 2.535 acres from the surplus declaration, maintaining the remaining .659 acres as no longer needed for a public purpose. Further, it is requested the Commissioners Court approve a Purchase and Sale Agreement with Housing Channel for 2.535 acres of real property for the public purpose of low- and moderate-income housing development.

## **BACKGROUND**

On November 21, 2023, the Commissioners Court, through Court Order #142220, approved a resolution declaring one tract of land containing approximately 3.225 acres of real property owned by Tarrant County as no longer needed for a public purpose. This Court Order further appointed the Right-of-Way manager to sell the real property. No sale of any portion of the property has occurred to date.

Housing Channel is a nonprofit, community housing development organization (CHDO) that seeks to create affordable housing opportunities for low- and moderate-income families and individuals. Since the passage of this resolution, Housing Channel has approached Tarrant County with an offer to acquire 2.535 acres of this property to develop forty-two (42) single-family homes marketed to the local workforce. The total development costs are estimated to be \$13.5 million. The homes will sell for between \$230,000.00 and \$320,000.00 depending on size.

Texas Local Government Code section 272.001(g) authorizes the conveyance of property by a county to an entity for the development of low-income or moderate-income housing if the conveyance serves a public purpose. The current fair market value of the property has been established as \$290,000. Housing Channel seeks to acquire the property for \$290,000.00.

The Criminal District Attorney's Office had reviewed this Agreement as to form.

## **FISCAL IMPACT**

There is no fiscal impact associated with this item.

SUBMITTED BY:	Transportation	PREPARED BY: APPROVED BY:	Scott Hall
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