



## COMMISSIONERS COURT COMMUNICATION

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

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DATE: 06/18/2024

**SUBJECT: RECENSION OF COURT ORDER NO. 142220 AND APPROVAL OF  
SALE OF LAND IN PRECINCT 2 FOR BELOW MARKET VALUE  
FOR A PUBLIC PURPOSE**

### **COMMISSIONERS COURT ACTION REQUESTED**

It is requested the Commissioners Court approve the recension of Court Order No. 142220 to remove 2.96 acres from the surplus declaration, maintaining the remaining .265 acres as no longer needed for a public purpose. Further, it is requested the Commissioners Court approve the sale of approximately 2.96 acres of real property at below market value for the public purpose of low- and moderate-income single-family housing development.

### **BACKGROUND**

On November 21, 2023, the Commissioners Court, through Court Order #142220, approved a resolution declaring one (1) 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 the resolution, Housing Channel has approached Tarrant County with a plan to acquire 2.96 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 \$255,000.00 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 at less than its fair market value if the conveyance serves a public purpose. The current fair market value of the property is estimated at \$280,000.00. Housing Channel seeks to acquire the property for \$200,000.00.

Upon approval of this item, staff will develop an agreement for the sale of the property to Housing Channel as described herein for \$200,000 and will submit to Court for consideration at a future date.

### **FISCAL IMPACT**

There is no fiscal impact as a result of this action. The Commissioners Court will consider an agreement for sale of the property at a subsequent meeting.

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