

TYLER 21 HOUSING AND NEIGHBORHOODS ACTION PLAN

GOAL	WHAT	HOW	WHO	CITY STAFF ASSIGNED	TARGET TIMELINE	POTENTIAL RESOURCES	STATUS
<i>Provide sufficient housing for households at all income levels and all stages of the life cycle.</i>	Expand first-time homebuyer and credit counseling programs.	Seek funding from foundations, banks or other donors and then issue a request for proposals (RFP) to identify a nonprofit service provider for credit counseling.	Staff designated by City Manager	Neighborhood Services Director and Redevelopment Specialist	2008-2009	New staff resources and current staff time	City Neighborhood Services Dept. currently paying for credit reports, and now preparing to train new staff to do credit counseling. Currently working through Consumer Credit Counseling (CCC).
	Provide developer/builder incentives for producing housing affordable to households making 80% or below the area median income in areas where housing development is desired other than South Tyler.	Work with the Smith County Tax Office to gain control of tax title properties as part of City's Housing Infill Program (HIP).	Staff designated by City Manager; Smith Co. Tax Office; Tax collection firms; Local taxing jurisdictions	Redevelopment Specialist and City Attorney	2007 and ongoing	New staff resources and current staff time; partnerships with Tax Office, collection firms and other local taxing jurisdictions	The City launched its Housing Infill Program (HIP) in cooperation with other taxing jurisdictions, whereby City gains custody of tax foreclosure lots for redevelopment - currently 9 properties available, 70-80 in the pipeline.
		Approach Tyler area banks and foundations about contributing to revolving loan pools, interest rate buy downs, or loan loss reserves.	Staff designated by City Manager	Redevelopment Specialist	2008-2011 and ongoing	New staff resources and current staff time	Research conducted and contacts made to evaluate creation of a Community Development Corporation (CDC).
		Facilitate developer access to government funding for affordable housing production; provide assistance with paperwork and requirements.	Staff designated by City Manager	Redevelopment Specialist	2008-2011 and ongoing	New staff resources and current staff time	City of Tyler assisted with securing tax credits for Moore Grocery Lofts and Lakeview Apts. projects in Downtown and North End, respectively. City also launched pilot Neighborhood Empowerment Zone (NEZ) in 2008. to assist a subdivision in Northchase on North Broadway.
		Provide tax incentives on a case by case basis where affordable housing production is desired.	Mayor and City Council; Staff designated by City Manager	City Manager and Redevelopment Specialist	2008 and ongoing	New staff resources; current staff time; general funding	Tax Increment Reinvestment Zone #3 (North End TIRZ) created in 2008 with participation for Smith Co. and TJC.

		Create public-private partnerships in which the City contributes infrastructure and/or permits higher densities in return for desired development types and locations.	Mayor and City Council; Planning & Zoning Commission; Staff designated by City Manager	City Manager and Redevelopment Specialist	2008-2011 and ongoing	New staff resources and current staff time	City of Tyler has partnered with a developer for over 400 acre development in North End (Northchase) by providing major utility infrastructure and supporting higher density retirement village and townhomes.
	Create a marketing program for all first-time homebuyer programs available in the city.	Establish a central information center on the affordable housing programs in the city.	Staff designated by City Manager	City Manager	2008-2011 and ongoing	New staff resources and current staff time	City of Tyler invested in a new Neighborhood Services building in the North End, which serves as an information center on affordable housing opportunities.
		Consolidate information in a brochure, to be distributed widely to organizations and individuals around the city, and posted on the City's website. Update it annually.	Staff designated by City Manager	Neighborhood Services Director and Redevelopment Specialist	2008-2011 and ongoing	New staff resources and current staff time; general resources; HUD funding	Information is located in centralized information kiosk at NBHD Services. A consolidated brochure is under development.
		Provide outreach through presentations to community groups such as church congregations, or first-time homebuyer fairs.	Staff designated by City Manager	Neighborhood Services Director and Redevelopment Specialist	2008-2011 and ongoing	New staff resources and current staff time; general resources; HUD funding	An initial very successful first time homebuyer's seminar was conducted at Glass Recreation Center in October, 2008 in partnership with various real estate professionals and vendors.
	Make public investments in infrastructure and amenities where housing development is desired.	Coordinate improvements to have maximum impact on areas where development is desired.	Mayor and City Council; Half Cent Sales Tax Board; Staff designated by City Manager	Director of Public Works/Utilities and City Engineer	2008 and ongoing	New staff resources and current staff time; HUD funding; utility funding; Half Cent funding	Engineering and ROW surveying for extension of utilities on North Broadway, the North Loop and up Hwy 69 currently underway. Major investment in arterials continues with Grande, Old Omen, New Sunnybrook, Town Park and Lake Placid.
		Where appropriate, consider creation of a Tax Increment Financing (TIF) district to capture incremental increases levies due to increases in value to fund public improvements.	Mayor and City Council; Staff designated by City Manager	City Manager and Redevelopment Specialist	2008-2010	New staff resources; current staff time; consultant services; general funding	Tax Increment Reinvestment Zone #3 (North End TIRZ) created in 2008 with participation for Smith Co. and TJC.
		Continue the existing strategy used to choose a target area for expenditure of Community Development Block Grant funds.	Mayor and City Council; Staff designated by City Manager	Neighborhood Services Director	2008 and ongoing	Current current staff time; HUD funding	This practice has been continued, and the rotation to three eligible Council districts now occurs annually instead of every two years.

	Promote partnerships between social service agencies and providers of subsidized housing.	Make educational and social services easily available to residents of subsidized housing.	Staff designated by City Manager	Neighborhood Services Director and Redevelopment Specialist	2008-2011 and ongoing	New staff resources and current staff time; general resources; HUD funding; partnerships with other agencies	Partnering with Habitat. They provide homebuyers counseling; training someone from Neighborhood Services.
<i>Sustain and maintain established neighborhoods</i>	Create a database of existing homeowners' associations and neighborhood associations.	Gather information about neighborhood associations, homeowners' associations (HOAs), and large condominium associations and keep the list updated.	Staff designated by City Manager	Planning & Zoning Director	2008-2011 and ongoing	New staff resources and current staff time; general resources; partnerships with neighborhood groups	Currently Planning and Zoning keeps a "light" record of HOA's. A more thorough listing pending.
		Research how HOAs and condominium associations affect maintenance of common spaces, private streets and public or semi-public spaces and when, if ever, their responsibilities may lapse.	Staff designated by City Manager	Planning & Zoning Director	2009-2011 and ongoing	Current staff time	No direct action to date, aside from actual experience with various HOAs/subdivisions in this regard.
		Identify the City's preferred practices for HOAs and condo associations and amend regulations and policies as needed, based on discussion with affected groups.	Staff designated by City Manager	Planning & Zoning Director	2009-2011 and ongoing	Current staff time	No direct action to date.
	Ensure that maintenance endowment are included in Homeowner Association draft documents and required before final plat approval.	Amend subdivision regulations and city policies.	Mayor and City Council; Planning & Zoning Commission; Joint Committee on Code Review; Staff designated by City Manager	Planning & Zoning Director	2007	Current staff time; consulting services; general funding	Provisions adopted along with the new Unified Development Code (UDC) in 2008.
		Encourage developers to create of playgrounds or other open space amenities on undevelopable tracts, with provision for maintenance.	Staff designated by City Manager	Planning & Zoning Director	2008 and ongoing	Current staff time	Encouraged, however few subdivision are currently being built. The Cascades, Oak Hill, and Oak Hollow include such space.
	Encourage compatible infill residential development in established neighborhoods and the creation of neighborhood conservation districts.	Pass enabling legislation for neighborhood conservation districts in existing neighborhoods.	Mayor and City Council; Planning & Zoning Commission; Joint Committee on Code Review; Historic Preservation Board; Staff designated by City Manager	Planning & Zoning Director	2007	Current staff time; consulting services; general funding	Enabling legislation adopted as part of new UDC.

	Rehabilitate existing housing stock.	Approach Tyler area banks and foundations about contributing to revolving loan pools, interest rate buy downs, or loan loss reserves to promote housing rehabilitation by low-income homeowners and to investors-owners who agree o rent to low income tenants.	Staff designated by City Manager	Redevelopment Specialist	2008-2011 and ongoing	New staff resources and current staff time	City researching the creation of a CDC with bank respresentation.
	Enhance code enforcement.	Create a marketing program and easy reporting mechanism (phone as well as web), including Spanish language capacity, that reaches residents including church congregations, other neighborhood organizations, and social services agencies to raise public awareness.	Staff designated by City Manager	Solid Waste Director and Code Enforcement Manager	2008 and ongoing	New staff resources and current staff time; solid waste funding	Neighborhood meetings, citizen task force meetings and news conferences held to accounce new effort. More public information is shared through new team of code enforcement officers and via website.
		Commission city employees in various field service departments to report offenses.	Staff designated by City Manager	Solid Waste Director and Code Enforcement Manager	2008 and ongoing	New staff resources and current staff time; solid waste funding	This team of employees was created and assigned in 2008.
		Increase manpower and resources to provide more proactive code enforcement.	Mayor and City Council; Staff designated by City Manager	Solid Waste Director and Code Enforcement Manager	2007	New staff resources and current staff time; solid waste funding	Created a separate Code Enforcement Dept. and increased the number of code enforcement officers in both Code Enforcement and Neighborhood Services to seven and four, respectively.
		Work with community and neighborhood groups to enhance code enforcement.	Staff designated by City Manager	Solid Waste Director and Code Enforcement Manager	2008 and ongoing	New staff resources and current staff time; solid waste funding	Various neighborhood groups have been encouraged to participate in identifying code enforcmeent issues on a regular basis via standardized forms and direct contact with Code Enforcement Dept.
	Expand a ticketing system for quality of life infractions such as junk cars.	Provide for an initial warning and educational material followed by fines significant enough to make an impression.	Staff designated by City Manager	Solid Waste Director and Code Enforcement Manager	2008 and ongoing	New staff resources and current staff time; solid waste funding	More aggressive ticketing has occurred after intitial contacts, although most abatement continues to be voluntary once violations identified.

<i>Concentrate commercial development in compact, mixed-use districts interspersed with lower-density uses and open space along corridors rather than commercial strips.</i>	Establish mixed-use districts at major arterial intersections and other appropriate locations.	Consult the Future Land Use Guide on applications for new zoning and establish an overlay district on major streets that provides for appropriate design standards and clustering of commercial development.	Mayor and City Council; Planning & Zoning Commission; Staff designated by City Manager	Planning & Zoning Director	2007-2008 and ongoing	Current staff time	Ongoing and currently being exercised in Northchase and Oak Hollow developments.
		Establish transition zones from higher to lower heights, densities and impacts, design guidelines and standards in mixed use districts.	Mayor and City Council; Planning & Zoning Commission; Joint Committee on Code Review; Historic Preservation Board; Staff designated by City Manager	Planning & Zoning Director	2007	Current staff time; consulting services; general funding	Enabling legislation for mixed use development adopted as part of new UDC.
<i>Improve the function and design of commercial areas.</i>	Establish zoning overlay districts with improved design standards as properties redevelop on arterial roads.	Encourage design standards for improved access management, build-to lines and parking to the side and rear, pedestrian amenities, and similar improvements.	Mayor and City Council; Planning & Zoning Commission; Joint Committee on Code Review; Historic Preservation Board; Staff designated by City Manager	Planning & Zoning Director	2007	Current staff time; consulting services; general funding	Enabling legislation for commercial overlay districts adopted as part of new UDC. A couple of potential commercial overlay districts are being contemplated in Downtown and the North End.
<i>Use public investments to promote compact mixed-use districts.</i>	Locate public buildings to anchor mixed-use districts and invest in the public realm to encourage development and redevelopment by property owners.	Target public investment to areas where the City wants to see mixed-use development and redevelopment, rather than isolated, low-density sites.	Mayor and City Council; Planning & Zoning Commission; Staff designated by City Manager	City Manager, Planning & Zoning Director and Redevelopment Specialist	2007-2008 and ongoing	Current staff time	Utility infrastructure used as public investment in Northchase. Facilities and public spaces contemplated as part of new Western square in Downtown.
<i>Enhance Tyler's public realm with trees, attractive streetscapes, and public gathering places.</i>	Reflect the regional landscape of trees in Tyler's public places.	Fund and establish an urban forestry program within city government.	Mayor and City Council; Staff designated by City Manager	Parks & Recreation Director	2007-2008	New staff resources and current staff time; general funding	Program funded in 2007.
		Create a City arborist/urban forester staff position or responsibility.	City Council; Staff designated by City Manager	Parks & Recreation Director	2007	New staff resources and current staff time; general funding	Position created in 2007.
		Create and maintain a city tree planting plan for streets, drainage ways, medians, bicycle routes, pedestrian routes and other public places.	Staff designated by City Manager; Trees Committee	Parks & Recreation Director	2008 and ongoing	Current staff time	New arborist/urban forester has developed phase I plans and trees were installed in 2008. More comprehensive plan under development.
		Enroll Tyler in the Tree City USA Program sponsored by the National Arbor Day Foundation.	Mayor and City Council; Staff designated by City Manager	Parks & Recreation Director	2007 and ongoing	Current staff time; general funding	Application pending minor UDC changes.

		Review and edit the list of preferred/acceptable street trees in the landscape ordinance for their suitability in producing shade and in surviving in harsh urban conditions in Tyler's climate.	Staff designated by City Manager; Trees Committee	Parks & Recreation Director	2008 and ongoing	Current staff time	Accomplished as part of new UDC development and adoption.
		Fund and execute the planting at least 150 3-inch dbh shade trees on major streets every year at an estimated cost of \$25,000.	Mayor and City Council; Staff designated by City Manager; Trees Committee	Parks & Recreation Director	2007 and ongoing	Current staff time	First year completed in 2008. Second year budgeted and in planning stage for 2009.
		Amend the landscape ordinance to require the planting of more trees, where feasible. For single family residential, require at least one tree per lot. Encourage planting trees in existing commercial developments and right-of-way when feasible.	Mayor and City Council; Planning & Zoning Commission; Joint Committee on Code Review; Staff designated by City Manager	Planning & Zoning Director	2007	Current staff time; consulting services; general funding	Accomplished as part of new UDC development and adoption.
		Amend the landscape ordinance to provide incentives to preserve existing trees and avoid excessive clearing and identify tree save areas.	Mayor and City Council; Planning & Zoning Commission; Joint Committee on Code Review; Staff designated by City Manager	Planning & Zoning Director	2007	Current staff time; consulting services; general funding	Accomplished as part of new UDC development and adoption.
		Amend the landscape ordinance to require planting of shade trees in surface parking lots to provide greater shade at maturity, when feasible.	Mayor and City Council; Planning & Zoning Commission; Joint Committee on Code Review; Staff designated by City Manager	Planning & Zoning Director	2007	Current staff time; consulting services; general funding	Accomplished as part of new UDC development and adoption.
		Inventory and evaluate the city's drainageways for potential retrofitting with trees and plantings.	Staff designated by City Manager	City Engineer	2008-2011 and ongoing	Current staff time	Pending. May be part of Half Cent CIP prioritization scope now underway.
		Consider a program for residents to request trees to be planted by the city for a set fee, or to have commemorative trees planted to honor a person or event.	Staff designated by City Manager	Parks & Recreation Director	2008-2011 and ongoing	Current staff time	No action to date.

	Establish a context-sensitive design standard for streetscapes as part of the area and district plans and, working with TxDOT, on improvements for urban arterials that are state roads.	Amend subdivision regulations and city policies.	Mayor and City Council; Planning & Zoning Commission; Joint Committee on Code Review; Staff designated by City Manager	Planning & Zoning Director	2007	Current staff time; consulting services; general funding	No action to date.
	Establish a program for public art.	Consider a mechanism in partnership with the community for funding public art competitions and projects.	Staff designated by City Manager; Private/community partners	City Manager	2009-2011	New staff resources and current staff time; general resources; private/community contributions	Preliminary discussions held with individuals and East Texas Communities Foundation for potential opportunities for private funding.
<i>Promote building, street and residential subdivision that is focused on people rather than vehicles.</i>	Encourage volunteer use of guidelines for nonresidential development downtown and on major arterials	Incorporate improved design standards for nonresidential development into the zoning code.	City Council; Planning & Zoning Commission; Joint Committee on Code Review; Staff designated by City Manager	Planning & Zoning Director	2007	Current staff time; consulting services; general funding	Accomplished as part of new UDC development and adoption.
		Incorporate improved design standards and alternative design standards linked to public amenities in subdivision regulations.	Mayor and City Council; Planning & Zoning Commission; Joint Committee on Code Review; Staff designated by City Manager	Planning & Zoning Director	2007	Current staff time; consulting services; general funding	Accomplished as part of new UDC development and adoption.
	Ensure sensitive transitions from nonresidential to residential areas.	Incorporate design standards for transitions in impacts from nonresidential to residential zoning districts including standards for parking areas, loading and service areas, height and shadows, lighting, and similar elements.	Mayor and City Council; Planning & Zoning Commission; Joint Committee on Code Review; Staff designated by City Manager	Planning & Zoning Director	2007	Current staff time; consulting services; general funding	Accomplished as part of new UDC development and adoption.
	Ensure that signs are compatible with the desired surrounding context and kept in good repair.	Amend the sign ordinance.	Mayor and City Council; Planning & Zoning Commission; Joint Committee on Code Review; Staff designated by City Manager	Planning & Zoning Director	2007	Current staff time; consulting services; general funding	Accomplished as part of new UDC development and adoption.
	Preserve and enhance the walkable character of older neighborhoods.	Direct public improvements to locations where upgrades will enhance the safety of routes to important neighborhood destinations.	Mayor and City Council; Half Cent Sales Tax Board; Staff designated by City Manager	City Engineer, Neighborhood Services Director and Redevelopment Specialist	2008 and ongoing	New staff resources and current staff time; HUD funding; utility funding; Half Cent funding	Incrementally being accomplished through Neighborhood Empowerment Works (NEW), annual sidewalk rehab, and safe routes to schools programs. Additional opportunities may be defined as part of Half Cent CIP prioritization project.

<i>Promote creation of new neighborhoods rather than isolated subdivisions and/or apartment complexes.</i>	Divide the city and the ETJ into planning districts.	Create district plans with sufficient detail appropriate to the area.	Mayor and City Council; Planning & Zoning Commission; Staff designated by City Manager	Planning & Zoning Director	2012 and ongoing	Current staff time; consulting services; general funding	No action to date.
	Ensure that apartment complexes are connected to surrounding areas.	Amend zoning to require connection while mitigating impacts through improved design standards.	Mayor and City Council; Planning & Zoning Commission; Joint Committee on Code Review; Staff designated by City Manager	Planning & Zoning Director	2007	Current staff time; consulting services; general funding	Accomplished as part of new UDC development and adoption.
	Ensure subdivision designs will effectively connect to surrounding areas and that they will provide for public spaces such as neighborhood squares and district parks.	Amend subdivision regulations and city policies to provide for connectivity and alternative subdivision designs.	Mayor and City Council; Planning & Zoning Commission; Joint Committee on Code Review; Staff designated by City Manager	Planning & Zoning Director	2007	Current staff time; consulting services; general funding	Accomplished as part of new UDC development and adoption.
<i>Promote appropriate location and design of housing and commercial development in the ETJ.</i>	Through establishing district plans, identify preferred development areas for the ETJ to coordinate with the Comprehensive Plan, infrastructure and transportation plans, and open space preservation strategies.	Review subdivisions for connectivity, relationship to the Future Land Use Guide, the Master Street Plan, regional trails plan, park and greenway opportunities, village commercial district preferred locations, and other Tyler 21 Comprehensive Plan policies.	Staff designated by City Manager	Planning & Zoning Director	2008 and ongoing	Current staff time	No district plans in place for the ETJ, but ETJ development regularly reviewed against Future Land Use Guide, Master Street Plan, etc.