

TYLER 21 NORTH END ACTION PLAN

GOAL	WHAT	HOW	WHO	CITY STAFF ASSIGNED	TARGET TIMELINE	POTENTIAL RESOURCES	STATUS
<i>Increase the number of homeowners.</i>	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 Neighborhood Services Director and Redevelopment Specialist.	2008 and ongoing	New staff resources and current staff time.	New Neighborhood Services Building on Gentry has been purchased to fulfill this purpose; information consolidated in one kiosk. Printed brochures under development.
		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	City Neighborhood Services Director, Redevelopment Specialist, and Communications Director.	2008 and ongoing	New staff resources and current staff time; HUD funding.	Printed brochures under development.
		Provide outreach through presentations to community groups such as church congregations, or first-time homebuyer fairs.	Staff designated by City Manager	City Neighborhood Services Director and Redevelopment Specialist.	2008-2009 and ongoing	New staff resources and current staff time; HUD funding.	First Time Homebuyers Seminar sponsored by Neighborhood Services and including industry professionals and vendors held at Glass Recreation Center on October 25, 2008.
	Expand credit counseling programs for first-time homebuyers.	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	City 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).
		Approach the city's colleges and university to help provide credit counseling classes.	Staff designated by City Manager	City Redevelopment Specialist.	2008-2009 and ongoing	New staff resources and current staff time; partnerships with educational institutions	Have approached TJC west campus and CCC; have shown interest. Both have done this in the past with very little response.
		Consider contracting with a credit counseling provider who will issue quarterly and annual performance reports and measure outcomes.	Staff designated by City Manager	City Neighborhood Services Director and Redevelopment Specialist.	2009-2011 and ongoing	New staff resources and current staff time; HUD funding; partnerships w/other organizations	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).

	Explore community land trust and limited-equity models for below-market ownership housing.	Partner with experienced mortgage lending nonprofits in other places to discuss their experiences and invite PATH or other appropriate local groups to participate.	Staff designated by City Manager; Housing related nonprofits	City Redevelopment Specialist.	2008	New staff resources and current staff time; partnerships with non-profits	Mortgage lenders and non-profits participated in October, 2008 First Time Homebuyers Seminar. Path building rental homes. Have researched NeighborWorks national non-profit, but must start own chapter which includes significant overhead. Have consulted with First Mortgage, an Accion partner, which makes mortgage loans available to individuals with lower credit scores.
<i>Add 3,000 more households to North Tyler and downtown in the next 20 years to create mixed-income neighborhoods.</i>	Pursue efforts to make it easier to assemble vacant properties for redevelopment, potentially including tax forgiveness or donating lots for appropriate housing projects.	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	City Redevelopment Specialist and Legal Dept. staff.	2007 and ongoing	New staff resources and current staff time; partnerships with Tax Office, collection firms and other local taxing jurisdictions	The City has 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.
		Provide assistance in locating and working with absentee owners.	Staff designated by City Manager	City Redevelopment Specialist, Neighborhood Services Department and Code Enforcement.	2008-2011 and ongoing	New staff resources and current staff time.	City's new Pro Active Code Enforcement (PACE) program now more aggressive in encouraging voluntary demolition for lot redevelopment and requiring property upkeep.
		Provide incentives for housing development such as forgiveness of taxes on tax title properties, donation of lots, or forgiveness of mowing and demolition liens.	Mayor and City Council	City Redevelopment Specialist and Legal Dept. staff.	2008-2011 and ongoing	New staff resources and current staff time; general funding	Neighborhood Empowerment Zone pilot
	Organize revolving loan pools to write down interest rates for scattered site housing rehabilitation and new housing development.	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	City 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).

	Provide tax incentives for market rate rental and condominium housing development in the North End.	Consider providing tax abatements for new market-rate rental and condominium housing developed in the North End to reduce the risk to for-profit developers entering the North End market.	City Council	City Manager and Redevelopment Specialist.	2008-2017	New staff resources and current staff time; general funding	The City has launched a pilot Neighborhood Empowerment Zone (NEZ) to incentivize new condo/townhome development in Northchase via the waiving of development related fees. Tax abatement not yet considered, as pilot is in a Tax Increment Reinvestment Zone.
	Promote construction of single family attached housing to increase new housing stock with single family character.	Work with a designer and real estate consultant to provide a design and financial conceptual model to show to developers.	Local builders and realtors; Staff designated by City Manager	City Redevelopment Specialist.	2009-2011	Volunteer services; new staff resources and current staff time	Promoting single family housing through City programs- NEZ, TIRZ, and HIP. New designs being promoted by Habitat.
	Provide information on landlord-tenant relationships and rights.	Create pamphlets and online information, or obtain it from other sources and distribute widely, including to social services agencies, churches and other community organizations.	Staff designated by City Manager	City Neighborhood Services Director and Redevelopment Specialist.	2010	New staff resources and current staff time; CDBG funding.	Neighborhood Services Dept. currently has pamphlets detailing landlord-tenant relationships and rights. Redevelopment Specialist and Neighborhood Services brochure to include this information as well.
	Locate multifamily housing as part of mixed-use centers, rather than in isolated pods.	Consult the Future Land Use Guide for mixed use locations for multifamily housing when considering rezoning applications.	City Council; Planning & Zoning Commission; Staff designated by City Manager	City Planning & Zoning Director.	2008 and ongoing	Current staff time.	Ongoing and currently being exercised in Northchase development.
		Work to create a mixed-use, multifamily and/or single family project.	Staff designated by City Manager; Private partnerships	City Manager/ Redevelopment Specialist in partnership with private developer.	2008 and ongoing	New staff resources and current staff time; utility funding; HUD funding	Ongoing and currently being exercised in Northchase development.
	Work with for-profit and non-profit developers to ensure that design of new below-market housing is compatible with existing neighborhood character rather than an identifiable, "subsidized" model.	Review designs as a condition of any city incentives or city-facilitated housing development.	Staff designated by City Manager	City Neighborhood Services Dept. and Redevelopment Specialist.	2008 and ongoing	Current staff time.	Habitat and others now pursuing improved designs and City constructed homes built with consideration for architectural elements.

<i>Focus commercial development around targeted mixed-use intersections.</i>	Promote mixed-use, higher-density development at key intersections: 69N and Loop 323, Gentry Parkway from Martin Luther King Jr. Boulevard to North Glenwood Boulevard, Gentry Parkway and Bergfeld Avenue, Martin Luther King Jr. Boulevard between Broadway and Palace avenues, Glenwood Boulevard and Vine Avenue, Glenwood Boulevard and Houston Street, Loop 323 and major intersections.	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	City Manager/ Redevelopment Specialist/ Planning & Zoning Director in partnership with private developers.	2007-2008 and ongoing	Current staff time.	Ongoing and currently being exercised in Northchase development.
	Improve the appearance of Loop 323.	Establish an overlay district that promotes better sight design, access management, and appearance.	Mayor and City Council; Planning & Zoning Commission; Staff designated by City Manager	City Redevelopment Specialist and Planning & Zoning Director.	2007-2008	Current staff time; consultant services; general funding	UDC adopted to allow for Commercial District Overlay.
	Provide for small corner stores in neighborhoods.	Allow neighborhood stores by special permit.	Mayor and City Council; Planning & Zoning Commission; Staff designated by City Manager	City Redevelopment Specialist and Planning & Zoning Director.	2007-2008	Current staff time; consultant services; general funding	The new UDC does not specifically allow for neighborhood stores by special permit, but this use is permissible as part of new mixed use or corridor overlay districts (in addition to planned districts).
	Consider tax related incentives for commercial development in the North End.	Develop a policy for potential tax abatements on a limited case-by-case basis for commercial redevelopment in the designated mixed-use centers if the project meets the goals of the revitalization plan.	Mayor and City Council; Staff designated by City Manager	City Redevelopment Specialist.	2008-2009 and ongoing	Current staff time; general funding	Current focus is on Tax Increment Reinvestment Zone #3 (North End TIRZ), which enables capture of levy instead of abatement. Other areas may be considered for abatement of taxes after a policy is established.
		Where appropriate for redevelopment, 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 from Smith Co. and TJC.

<i>Create new major open space amenities and upgrade existing parks.</i>	Create Black Fork Creek and Willow Creek Nature Preserves and Greenways with walking and biking trails.	Commission a plan that provides physical alternatives and implementation and financial alternatives including roles for government, for profit and nonprofit entities.	Mayor and City Council; Major Stakeholders; Staff designated by City Manager	City Redevelopment Specialist, Parks Director and Planning & Zoning Director.	2012-2015	Current staff time; consultant services; general funding	No action to date.
	Renovate parks associated with school building projects and housing development focus areas and include a neighborhood participation process.	Include a public participation process associated with the design of these parks to build and strengthen community in these neighborhoods.	Parks & Recreation Board; Major stakeholders; Staff designated by City Manager	City Redevelopment Specialist and Parks Director.	2009 and ongoing	New staff resources and current staff time; general funding.	Currently working with TISD on a site related to construction of a new school pursuant to successful 2008 bond election.
	Partner with private interests for the promotion of a new Tyler First Tee program at Woldert Park.	The First Tee of Tyler has been formed and land has been donated adjacent to Woldert Park. This land, together with land from the existing Woldert Park, is intended to be the home for this new sports program.	Private/community partners	City Manager and Redevelopment Specialist.	2007 and ongoing	Private funding	Tyler Youth Golf Foundation has been established as a 501c3 organization and an application for chapter status with First Tee has been filed. A long term lease has also been executed with the City for land in and adjacent to Woldert Park, and concept plans are being developed for this facility in cooperation with the developer of Northchase.
	Give priority to park renovation where new housing is developed.	Coordinate park renovations with housing activities.	Parks & Recreation Board; Developers; Staff designated by City Manager	City Redevelopment Specialist and Parks Director.	2009 and ongoing	Current staff time; general funding	Currently being considered as part of Northchase development.
<i>Maintain and upgrade neighborhood infrastructure.</i>	Survey streets, drainage and other infrastructure in the North End for improvements such as paving, sidewalks, street trees and street lights.	Evaluate existing assets in the North End for maintenance needs.	Staff designated by City Manager	City Redevelopment Specialist and City Engineer.	2008-2009 and ongoing	Current staff time; general funding	A separate preliminary assessment is underway but this work is also being conducted as part of the Citywide Half Cent CIP prioritization project.
		Inventory locations where sidewalks are discontinuous, street lights are lacking, and street trees are needed.	Staff designated by City Manager	City Redevelopment Specialist and City Engineer.	2008-2009 and ongoing	New staff resources and current staff time; general funding.	This is currently done on micro level via the NEW program. Can be conducted as part of assessment above or as a separate Citywide pedestrian plan.

	Coordinate improvements with other revitalization activities so that infrastructure investments can contribute to a critical mass of revitalization.	Create a priority list coordinated with downtown revitalization, housing development activity, parks and other improvements.	North End Working Group	City Redevelopment Specialist and City Engineer.	2008 and ongoing	New staff resources and current staff time	Preliminary plans are being formulated for additional downtown infrastructure investment.
		Evaluate the North Bois d'Arc-North Broadway area because of its proximity to downtown and the Texas College area, which has diverse existing housing and many new housing opportunities as the first two priority areas.	North End Working Group	City Redevelopment Specialist.	2008-2009	New staff resources and current staff time	Preliminary evaluation conducted.
	Establish a <i>Safe Routes to School Program</i> .	Create a Safe Routes to School plan.	Staff designated by City Manager; MPO; TISD	City Engineer	2009-2011	New staff resources and current staff time; consulting services; general funding.	A City-wide Safe Routes to School plan has not been completed, but an initial project has been approved as noted below.
		Apply for funds from TxDOT from the federal Safe Routes to School Program for infrastructure projects and activities such as education, enforcement, and promotion.	Staff designated by City Manager; MPO	City Engineer	2012-2015	New staff resources and current staff time; consulting services; general funding.	The first project is from the intersection of Hillsboro and Gentry to Douglas Elementary. The design phase of this TxDOT project is nearing completion. Project scheduled to be let in April, 2009.
<i>Improve quality of life enforcement.</i>	Continue and enhance community policing initiatives.	Add new beats and community policing officers as needed.	Police Department	Police Chief	ongoing	New staff resources and current staff time	New beats and community policing has been proposed and remains under consideration.
	Consider creation of a North End Crime Task Force.	Work with the proposed neighborhood coalition or groups active in the Texans Against Crime Initiatives.	Representatives of neighborhood associations, social services groups, churches and other community-based groups and the Police Department	Redevelopment Specialist & Police Chief	2008 and ongoing	New staff resources and current staff time; solid waste funding.	Planning underway.

	Inform residents of their rights to code-compliant housing and their ability to call on the City to improve conditions and promote reporting of code violations.	Create a marketing program and easy reporting mechanism (phone as well as web), including Spanish language capacity, that reaches North End residents including church congregations, other neighborhood organizations, and social services agencies to raise public awareness.	Staff designated by City Manager	Code Enforcement Manager	2008 and ongoing	New staff resources and current staff time; solid waste funding.	City has purchased the domain name www.TylerCodes.com for quick access to the code enforcement web page. Ten public meetings have been held to familiarize the community about various code violations. Numerous news stories have run about the new PACE program. Bilingual brochures have been distributed and are available in many areas around the City. In NEW VI, code enforcement officers are making an effort to communicate code regulations one on one with residents. Hispanic code enforcement officers proficient in Spanish have been hired to assist with overcoming trust and language barriers.
		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.	Employee Code Task Force established in 2008 as part of PACE program.
		Increase manpower and resources to provide more proactive code enforcement.	City Council; Staff designated by City Manager	City Manager, Solid Waste Director and Code Enforcement Manager	2007	New staff resources and current staff time; solid waste funding.	Increased number of Code Enforcement Officers in both Code Enforcement and Neighborhood Services in FY2007-08 and again in FY2008-09.
		Work with the North End 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.	As part of the City's PACE Program, Code Enforcement has held 10 community meetings to explain major violations and the process for reporting violations. The PACE Program incorporates an "education first policy", whereby violators are given a chance to address issues voluntarily before enforcement.

	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.	With launch of PACE program and addition of new officers, education in this area to achieve voluntary compliance has improved dramatically.
<i>Establish a neighborhood coalition with associations in all major districts to lay the groundwork for a community development corporation (CDC).</i>	Coordinate the activities of North End and West Tyler citizen groups, agencies and non-profits.	Work with existing associations, social services groups, churches and others to convene a North End coalition for revitalization.	Mayor and City Council; Major Stakeholders; Staff designated by City Manager	City Manager and Redevelopment Specialist	2008 and ongoing	New staff resources and current staff time.	Researching creation of a CDC.
		Provide meeting space and staff support for meetings (outreach, calling meetings, creating contact lists, organizing volunteer committees, grant-writing assistance, etc.).	Staff designated by the City Manager	Redevelopment Specialist & Neighborhood Services Director	2008-2011	New staff resources and current staff time	Pending item above.
		Transition organizational and support activities to the coalition after two years with limited municipal contribution from CDBG funds.	North End coalition	Redevelopment Specialist & Neighborhood Services Director	2012 and ongoing	Major stakeholders; new staff resources and current staff time; HUD funding.	Pending item above.
		Organize activities for North End improvement such as children's activities, clean-up campaigns, distribution of information on credit counseling, etc.	North End coalition	Redevelopment Specialist & Neighborhood Services Director	2012 and ongoing	Major stakeholders; new staff resources and current staff time; HUD funding.	Pending item above.
<i>Recognize historic structures and areas in the North End planning area.</i>	Seek to uncover, restore, and maintain brick streets north of downtown to enhance historic character.	Examine possibility of creating a defined area of historic neighborhood character by uncovering brick streets where intersections or abutting blocks are covered over with asphalt and maintain Bois d'Arc Avenue brick streets north of Gentry Parkway.	Historic Preservation Board; Major stakeholders; Historic Tyler Inc.; Staff designated by City Manager	Redevelopment Specialist, Planning & Zoning Director and Street Superintendent	2012-2015	Current staff time; volunteer time; partnership with interested organizations.	No action to date.
	Promote creation of a Neighborhood Conservation District around North Bois d'Arc Avenue.	Pass an enabling act to create Neighborhood Conservation Districts.	Mayor and City Council	Planning & Zoning Director	2007	Current staff time.	Enabling legislation adopted as part of new UDC.

		Work with property owners and residents to promote creation of a NCD centered on Bois d'Arc Avenue from Gentry Parkway to Martin Luther King, Jr. Boulevard.	Historic Preservation Board; Major stakeholders; Historic Tyler Inc.; Staff designated by City Manager	Redevelopment Specialist and Planning & Zoning Director	2012-2015	Current staff time; volunteer time; partnership with interested organizations.	No action to date.
	Launch a three-year program to promote Tyler Historic Landmark status and installation of historic markers and plaques at North End locations important to city history, including the history of the African-American community.	Encourage the designation of other properties in the North End as Tyler Historic Landmarks and the identification of important sites as candidates for state historic markers.	Historic Preservation Board; Major stakeholders; Historic Tyler Inc.; Staff designated by City Manager	City Redevelopment Specialist and Planning & Zoning Director	2009-2011	Current staff time; volunteer time; partnership with interested organizations.	A pilot historic marker program called "Reflections" is being developed to recognize approximately 10 locations important to the history of the North End.
<i>Improve the appearance and function of major roads.</i>		Apply for 50/50 matching grant funds from state to install landscaping on Gentry Pkwy.	Staff designated by City Manager; TxDOT	City Engineer	2007-2008	Current staff time; consultant services; general funding	Enhancement grant funding was eliminated but the Tyler TxDOT district worked with the City to secure funding for this project.
		Install landscaping on Gentry Pkwy.	Staff designated by City Manager; TxDOT	City Engineer	2009-2010	Current staff time; State funding; Half Cent funding	Project is under design, but letting has been delayed until February 2010 due to state funding cutbacks. The City's match has been earmarked.
	Make Gentry Parkway, Glenwood Boulevard and Martin Luther King Boulevard into real parkways or boulevards.	Experiment with temporary barriers to reconfigure lanes - accompanied by public outreach.	Staff designated by City Manager; TxDOT	City Engineer	2009-2011	New staff resources and current staff time; general funding	No action to date.
		Fund a boulevard study.	MPO; Staff designated by City Manager	City Engineer	2012	Current staff time; MPO funding	Pending item above.
		Commission a preliminary design plan for priority boulevards.	Staff designated by City Manager; TxDOT	City Engineer	2013-2014	Current staff time; Half Cent funding; State funding	Pending item above.
		Construct parkway/boulevard design.	Staff designated by City Manager; TxDOT	City Engineer	2015 and beyond	Current staff time; Half Cent funding; State funding	Pending item above.
	Promote a program to plant pine trees along the major entrance corridors into Tyler.	Promote a program to plant pine trees along entrance corridors.	Keep Tyler Beautiful Board; Volunteers; Community Stakeholders; Staff designated by City Manager	Redevelopment Specialist and Parks Director	2008 and ongoing	New staff resources and current staff time; private contributions; general funding	Coordinating an initial planting in 2009.

<i>Promote local business development and marketing.</i>	Support expansion of marketing and programs for micro-lending and small business training.	Assist the Metropolitan Black Chamber of Commerce in expanding public awareness of its programs.	Metropolitan Black Chamber of Commerce; Staff designated by City Manager	Redevelopment Specialist	2008 and ongoing	Current staff time; general funding	Stronger coordination and support is being provided to the Metro Chamber through the City's new Redevelopment Specialist.
		Offer more accessible and affordable micro-lending through a partnership with a non-profit lender.	Hispanic Business Alliance and its partners	City Manager and Redevelopment Specialist	2008 and ongoing	Outside organization funding; general funding	Program launched in 2008 through the Hispanic Business Alliance.
	Assist in joint marketing efforts for existing businesses.	Use joint marketing efforts to raise awareness about existing local unique businesses that serve the neighborhood and encourage a "Buy Local" campaign with brochures that identify the locally-owned businesses, joint advertising, and special events.	Metropolitan Black Chamber of Commerce; Tyler Area Chamber of Commerce; Staff designated by City Manager	Redevelopment Specialist	2008 and ongoing	Current staff time; support from local business organizations	Planning underway for an annual event in the North End to showcase the "Sights and Sounds of the North End" as a business networking and awareness opportunity. This event will be coordinated with various stakeholders.