

## Why Is Property Sold

The City of Tyler offers the HIP property at such favorable pricing and terms in order to adequately address community needs for affordable housing, neighborhood revitalization, and the improvement and expansion of public services in the City.

## Location of Housing Infill Properties

An updated list of properties under the Housing Infill Program can be obtained by contacting the Neighborhood Services Department at (903) 531-1303.

## Required Use of Property

All projects subject to the Tyler Housing Infill Program must be consistent with the "City of Tyler Neighborhood Services and Solid Waste Departments Affordable Housing and Revitalization Program Priorities, Policies and Procedures," as approved by the Tyler City Council.

## Plan of Action

It is important to know that a Plan of Action must be completed before final approval of any properties under the HIP can be granted to the purchaser. It is the intent of this Plan of Action to have the purchaser and a representative from the City of Tyler to work together closely to develop a feasible plan for the construction or renovation of local properties.

## Contact Information

For all information regarding HIP, please contact the Neighborhood Services Department at

**(903) 531-1303**

**900 W. Gentry Parkway  
Tyler, Texas 75702**

NEIGHBORHOOD SERVICES  
NBS MANAGER  
**Brenda Johnson**

COMMUNITY DEVELOPMENT  
MANAGER  
**Larry Everett**

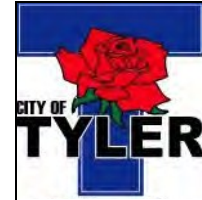
HOME BUYER SPECIALIST  
**Raynesha Hudnell**

REHAB PROJECT SPECIALIST  
**Cortez Williams**

SENIOR SECRETARY  
**Paula Calvert**

**The City of Tyler, Texas**

*A Natural Beauty*



*A Natural Beauty*

# Housing Infill Program

# HIP

**NEIGHBORHOOD SERVICES  
DEPARTMENT**

*Improving the quality of  
life in our community  
one neighborhood at a time...*



# Housing Infill Program Properties

## About the Housing Infill Program

The City of Tyler Housing Infill Program (HIP) receives properties through the Smith County Tax Foreclosure process, under the Texas Property Code Section 34.051. Additionally, the City of Tyler will accept donations of real property and, from time-to-time, purchase properties for neighborhood revitalization efforts. Most of these properties are made available for purchase, often at a substantially reduced price, to qualified individuals. Priority is given to projects that intend to revitalize neighborhoods, and stimulate economic development within the City of Tyler.

## Requirements for HIP

1. A completed application is required to purchase any property from the Tyler Infill Program.
2. You must have the funding in place for the proposed project at the time of application.
3. You will be expected to complete the project within the following timeframes:
  - A. **New Construction**
    - 6 months start
    - 18 months completion
  - B. **Rehabilitation**
    - 60 days to correct code violations
    - 180 days to complete

## What Must Be Included On Application

The following information must be included in order for your application to be accepted.

- Description of the project
- Site plan (new construction)
- Building elevations (new construction)
- Construction drawings or rehab specifications
- Specific information on prior projects (if applicable)
- Explanation of any tax delinquency or code violations (if applicable).



Note: After completing your application, it can be mailed or dropped off at the Neighborhood Services office at 900 West Gentry Parkway, Tyler, Texas 75702.

## Properties That Can Be Purchased

### VACANT LOTS

These lots may be priced at or below fair market value and are available to applicants (including developers, non-profits, and governmental entities) interested in building single-family houses.

### LOTS WITH STRUCTURES

These structures are normally in very poor condition and are in need of significant renovation or demolition. Preference will be given to qualified individuals wishing to renovate or demolish the structure in favor of a single family dwelling.

### OTHER LOTS

These are lots owned by the City of Tyler that are not capable of independent development or are unsuitable for residential property. It may be considered for park, commercial, or industrial use, or as multi-family properties.

### SIDE YARD LOTS

Vacant lots not suitable for residential housing may be purchased by an adjacent property owner(s) under certain qualifying conditions.

### Important Notice:

- All PROPERTY WILL BE SOLD "AS IS"
- Title Insurance is the responsibility of the purchaser.
- The City of Tyler will not sell land to investors intending to hold the land for resale without improving the property.