

NORTH END REVITALIZATION GOALS AND POLICIES

GOALS	POLICIES FOR DECISION MAKERS
Increase the number of homeowners.	<ul style="list-style-type: none"> Support expansion of credit counseling, homebuyer and landlord-tenant counseling. Support new housing types and first-time homebuyer and similar programs.
Add 3,000 more households to North Tyler and downtown in the next 20 years to create mixed-income neighborhoods.	<ul style="list-style-type: none"> As needed, target public investments, regulations and incentives to attract new households without pushing out existing households. Continue efforts to fill in vacant lots and facilitate land assembly.
Focus commercial development around targeted mixed-use intersections.	<ul style="list-style-type: none"> Replace commercial corridor zoning with commercial focus areas. Consider tax incentives for commercial development.
Create new major open space amenities and upgrade existing parks.	<ul style="list-style-type: none"> Support funding and grant proposals for nature preserves and park upgrades.
Maintain and upgrade neighborhood infrastructure.	<ul style="list-style-type: none"> Support regular funding for infrastructure improvements.
Improve crime prevention and quality of life enforcement.	<ul style="list-style-type: none"> Continue and enhance community policing initiatives. Continue to target code enforcement in vulnerable neighborhoods.
Establish a neighborhood coalition with associations in all major districts to lay the groundwork for a community development corporation (CDC).	<ul style="list-style-type: none"> Convene groups and support start-up organizing. Support future CDC development.
Recognize historic structures and areas in the North End planning area.	<ul style="list-style-type: none"> Support historic recognition and preservation efforts.
Improve the appearance and function of major roads.	<ul style="list-style-type: none"> Redesign roads to improve appearance, function and pedestrian friendliness.
Promote local business development and marketing.	<ul style="list-style-type: none"> Support expansion of marketing and programs for micro-lending and small business training. Assist in joint marketing efforts for existing businesses. Support development of home-based businesses that do not impinge on neighborhood character.
HOUSING	
Sustain and maintain established neighborhoods.	<ul style="list-style-type: none"> Encourage compatible infill residential development in established neighborhoods. Enhance code enforcement. Rehabilitate existing housing stock.
Provide sufficient housing for households at all income levels and all stages of the life cycle.	<ul style="list-style-type: none"> Facilitate and provide incentives for development of a variety of housing types to serve diverse housing types. Expand programs that support creation of ownership and rental housing affordable to low and moderate income households within the city, working with both for-profit and nonprofit developers. Expand first time-homebuyer and credit counseling programs.



Steering Committee Meeting

Harvey Hall – Hall 2
June 19, 2013 - 8 to 11 a.m.

Housing and North End Revitalization

Agenda

1. **Breakfast - 8 to 8:30 a.m.**
2. **Introductions – 8:30 a.m.**
 - Welcome: Barbara Bass, Mayor
 - Prayer
3. **Housing Update– 8:35 a.m.**
 - Heather Nick, City Planner
4. **North End Revitalization Update– 8:40 a.m.**
 - Gary Swindle, Managing Director of Public Safety
5. **North End Bus Tour– 8:50**
6. **BREAK and Exercise at Neighborhood Services Building – 9:30**
7. **Report Out – 10:00**
8. **Resume Bus Tour– 10:15**
9. **Wrap Up/Next Steps – 10:50**
 - Business and Economy

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HOUSING & NORTH END REVITALIZATION

TOTAL AND TYPE OF HOUSING UNITS (2011):

- Total of 42,142 housing units in City
- 65% are single-family houses
- 19% are in 2-9 unit buildings
- 18% are in buildings with 10 or more units
- 1% are mobile homes
- About half of all dwellings have more than 2 bedrooms and half have 2 or fewer bedrooms

AGE OF HOUSING STOCK (2011):

- Built before 1950: 10%
- Built before 1990: 62%
- Built since 2000: 19%

OWNERSHIP AND RENTING (2011):

- 52% owner-occupied
- 48% renter-occupied

LENGTH OF TIME IN CURRENT RESIDENCE (2011):

- 75% of residents lived in the same house in 2000.
- 14% of residents have lived in the same house since 1989.
- 3% of residents have lived in same house since 1969.

HOUSING VALUE (2011):

- Median value: \$134,300
- Less than \$50,000: 10%
- \$50,000 to \$199,999: 63%
- More than \$200,000: 27%

WHAT DOES IT MEAN?

- Most of Tyler's housing is composed of single-family houses.
- The homeownership rate for Tyler is lower than the statewide rate of 63%.
- The downward trend in the average price for an existing single-family home has ended, and prices are beginning to trend higher than pre-recession levels.
- New houses are, on average, much larger and more expensive than existing homes.
- Nearly half of Tyler's households do not receive enough income to afford the median-priced single-family home.
- The majority of new development in Tyler is taking place in the southern part of the city.

HOME SALES AND AVERAGE PRICE:

- 3,162 total sales in 2012 (10% increase from 2011)
- Average price: \$167,000 (3.5% increase from 2011)

NORTH END REVITALIZATION EFFORTS:

- Continued partnering with several financial institutions and non-profits to assist clients with lower than average credit scores to buy a home.
- Launched a pilot Neighborhood Empowerment Zone (NEZ) to incentivize new condo/townhome development in Northchase via waiving of development related fees.
- Tax Increment Reinvestment Zone #3 (North End TIRZ) created in 2008 with participation from Smith County and Tyler Junior College.
- Completed Texas College Area Development Plan.

SECTION 8 TO HOMEOWNERSHIP (2008-2013):

- Total of 18 Section 8 families assisted with homeownership.
 - 11 families currently assisted with mortgage payments.
 - 3 families currently debt-free.
 - 4 families assisted with buying home without Section 8 assistance.

NEIGHBORHOOD SERVICES (2008-2013):

- New Neighborhood Services building on W. Gentry purchased to establish a central information center on the affordable housing programs.
- Assisted with the rehabilitation of 89 homes in the North End.
- Improvements made to City Park including:
 - Purchase of new playground equipment
 - Installation of lighting
 - Landscaping enhancements
- 7 street improvement projects including:
 - Curb and gutter
 - Drainage improvements
 - Street overlays
- Coordinated construction of 15 new single-family homes in the North End.
- \$257,610 provided to North End homebuyers for down payment assistance.

Sources: American Community Survey 2011, Census 2010, Tyler Neighborhood Services; Real Estate Center at Texas A&M University

FACT SHEET

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