

EASTERN TRIANGLE COMMUNITY PLAN
HOUSING AND ECONOMIC DEVELOPMENT WORKSHOP
JULY 15, 2008

HOUSING AND ECONOMIC DEVELOPMENT OVERALL GOAL
The Eastern Triangle will be a community that is

Housing

Goal: Diverse housing options

Objective: Increase housing options for residents, from youth to the elderly, within the planning area.

Action Steps:

- Develop more family-oriented housing
 - Housing near schools (could also address deteriorating SAISD student population within planning area (**unverified info**))
- Cluster housing around businesses, retail and services
- Develop Senior living centers within the community
- Encourage gated communities
- Encourage green homes or green building

Goal: Well-maintained housing stock and neighborhoods

Objective: Improve deteriorating housing stock

Action Steps:

- Report code violations to the City Code Compliance Department (311) and promote greater enforcement
- Invite code compliance officers to neighborhood meetings to provide updates about their actions for violators
- Work with builders to construct more stable, well-built homes
- Work with the City Housing and Neighborhood Services Department to educate residents about housing rehabilitation loans or grants and other available programs
- Open more avenues of communication with Council members

Objective: Encourage more home and property maintenance

Action Steps:

- Create programs to mobilize volunteers throughout the community to help elderly with housing improvements
- Form a task force to address housing issues
 - Coordinate with other groups with experience
- Coordinate with churches to organize volunteers for neighborhood improvement projects
 - “Adopt-a-Block”
 - Heart of Praise Church on 87

Objective: Identify owners of property that is in disrepair, and hold them accountable for maintenance

Action Steps:

- Encourage residents to call 311 and report violations
- Attempt to contact absentee landlords and hold them accountable for the maintenance of their properties
- Call Public Health Dept. if plumbing or health related issue

Objective: Increase the number of Neighborhood Associations and mandatory Home Owners Associations (HOAs)

Action Steps:

- Promote the formation of more mandatory HOAs and Neighborhood Associations
 - Meet with Neighborhood Resource Center (NRC) for support
- Promote stronger, more and accountable mandatory HOAs to enforce upkeep of neighborhood and amenities
- Increase education to Neighborhood Association members about their roles and responsibilities with regards to neighborhood maintenance and improvements
 - Incorporate language into bylaws

Objective: Preserve the large-lot residential character within the planning area

Action Steps:

- Monitor zoning cases and as a community work to maintain the large-lot zoning designations for existing parcels
- Change zoning that is inappropriate for the area

Goal: Housing that incorporates access to transit and public amenities

Objective: Improve access and amenities within and nearby residential neighborhoods

Action Steps:

- Develop more housing near public transit
- Develop parks and playgrounds within residential neighborhoods to which families can walk
- Build bike friendly pedestrian trails between neighborhoods

ECONOMIC DEVELOPMENT

Goal: Create an area-wide action plan for economic development

Objective: Attract new businesses to the planning area

Action Steps:

- Work with the Chambers of Commerce to develop marketing tools for the area
- Promote incentives for new businesses
 - City Economic Development Department Incentive Scorecard Program
 - Empowerment Zone

Objective: Provide support to existing businesses

Action Steps:

- Improve incentives for existing businesses to keep them running locally

Goal: Thriving Commercial Corridors

Objective: Identify specific corridors for revitalization and develop strategic plans for redevelopment

Action Steps:

- Work with the Chambers of Commerce to develop marketing tools for the area
- Focus on Rigsby as a commercial corridor
- Make W.W.White a commercial corridor with more services

- Create urban/economic corridors
- Work with the City Neighborhood Commercial Revitalization (NCR) program to identify potential corridors for redevelopment
- Identify and promote an economic corridor to bring Light manufacturing and Technology
- Promote larger, community-oriented businesses along the Loop 410-Access Road

Goal: Diversification of Businesses and Services

Objective: Increase the range of business and service options within the planning area.

Action Steps:

- Attract community businesses that reach a larger community
- Promote family-oriented businesses and/or entertainment venues
- Develop home-office buildings
 - short distance to travel
 - business services
 - satellite offices for businesses
- Technical training center in the area
 - Centralized area
 - Link to St. Phillips
- More local-level medical services
 - Dentists, clinics
- Pursue investment to put a new large shopping mall with movie theater within community
- Bring more diversity of decent restaurants
- More diversity at local stores
 - Greater shopping selection to keep people in the area
- Develop public health initiative in community
 - link to existing infrastructure
- Create Park and Ride for rural neighbors
 - possibly on 87 or Foster and IH-10
- Discourage bars and strip clubs

Goal: Educated and Well-trained Local Workforce

Objective: Increase local training and educational programs within the planning area and link students with local employment opportunities

Action Steps:

- Develop stable and sustainable entrepreneurship in community

- Promote higher graduation rates at schools within the planning area
 - More educated workforce
 - Focus on youth and engage them to make them want to stay
- Ensure equal rate of pay in E. Triangle as in other areas (N. side)
- Work with ACCD, specifically St. Philip's College, to develop a satellite school within the planning area
- Designate areas for schools
 - higher education land trust