



HIGH IMPACT REDEVELOPMENT TOOLKIT FOR THIRD WARD

**URBAN INNOVATION GRANT
TECHNICAL ASSISTANCE PANEL**

**THIRD WARD
HOUSTON, TEXAS**



THANK YOU TO OUR GRANT PARTNERS

**Barbara Jordan-Mickey Leland School of Public Affairs, Texas Southern University
Capital One Bank**

City of Houston Housing and Community Development Department

City of Houston Planning and Development Department

Community Design Resource Center, Gerald Hines College of Architecture, University of Houston

Holman Street Baptist Church

Houston Housing Authority

LISC-Houston

Graduate Real Estate Program, University of Houston

Metropolitan Transit Authority of Harris County (METRO)

Morris Architects

South East Houston CDC

ULI Houston District Council

UCR Moody Rabin

Walter P Moore



THANK YOU OUR PARTICIPANTS

Dr. Robert E. McGee, Trinity UMC | Bryan Dalco, Trinity East UMC | Victor Thomas, St James Episcopal | Joe Hubbard, New Guide Missionary Baptist | L.J. Woodard, Jr, Christian Rescue Mission | Rick Lowe, Project Row Houses, Leonard Wiggins, ReWard Third Ward | Vernus Swisher, Career & Recovery Resources | Stephan Fairfield, Covenant Community Capital | Amanda Timm, LISC | Gerrick Green, Change Happens CDC | Mary Lawler, Avenue CDC | Paul Charles, Neighborhood Recovery CDC | Manson Johnson, Holman St Baptist Church | Algenita Scott Davis, Habitat for Humanity | Jason McLemore, Greater Southeast Management District | Theola Petteway, OST/Almeda Redev Authority | Robert Sellingsloh, Midtown TIRZ #2 | Matt Thibodeaux, Midtown Management District | Wanda Adams, City Council District D | Borris Miles, State Representative | Andy Icken, City of Houston | John Guess, Guess Group | Ramond Howard, Attorney, Commerical owner | Antoine Bryant, METRO | James Anderson, Vice Chancellor, UH | Chuck Jacobus, Professor, UH | Susan Rogers, Professor, UH | Dr. Elwyn Lee, VP Community Relations, UH | Carroll Parrot Blue, UH 3rd Ward Partnership | LaRence Snowden, Director of Programs, TSU Carroll Robinson, TSU/HCC | Dr. Carol Lewis, Center for Transportation Training, TSU | Marla McNeal Sheppard, Principal, Yates HS | Beverly Teal-Purnell, Principal, Ryan MS | Lisa Alexandre, Principal, Blackshear Elementary | Kim Hanses, Yellowstone Academy | Eric Coleman, KIPP | Aundrea Johnson, KIPP | Issa Dadoush, HISD | Sheri Smith, Professor, TSU | Dr. Robert Bullard, Dean, TSU | Tory Gunsolley, Houston Housing Authority | Assata Nicole-Richards, Houston Housing Authority | Joy Horak Brown, New Hope Housing | David Kim, COH Housing and Community Development | Eta Paransky, COH Housing and Community Development | Delores Ford, Cuney Homes Resident Council | Courtney Johnson Rose, George Johnson Development | Zinetta Burney, Judge | Kelly Porter, H-GAC | Tomaro Bell, Resident | Lizette Cobb, Resident | Renita Thornton, Resident | Gwen Fedrick, Grace Strategic Consulting

TAP PANEL

- Our Mission
 1. Who are our Key Partners to make it happen?
 2. Where is positive change /beneficial redevelopment most likely to occur?
 3. How do we implement the vision – step-by-step implementation plan?

TAP PANEL

- What we saw
 - Area positioned for future growth opportunities
 - Community is combined with the growth of Institutional Users (TSU and UH)
 - Area infrastructure needs
 - Retail goods and services in need

TAP PANEL

- What we heard
 - Protect the Community's history and values
 - Provide additional retail options
 - Change/Improve the perception of the area from the standpoint of crime and safety
 - Identify primary development corridors to focus development efforts, protecting neighborhoods
 - Multiple visions offered by multiple stakeholder groups

STUDY AREA ASSETS



Location

- Proximate to Downtown
- Near Texas Medical Center and Museum District

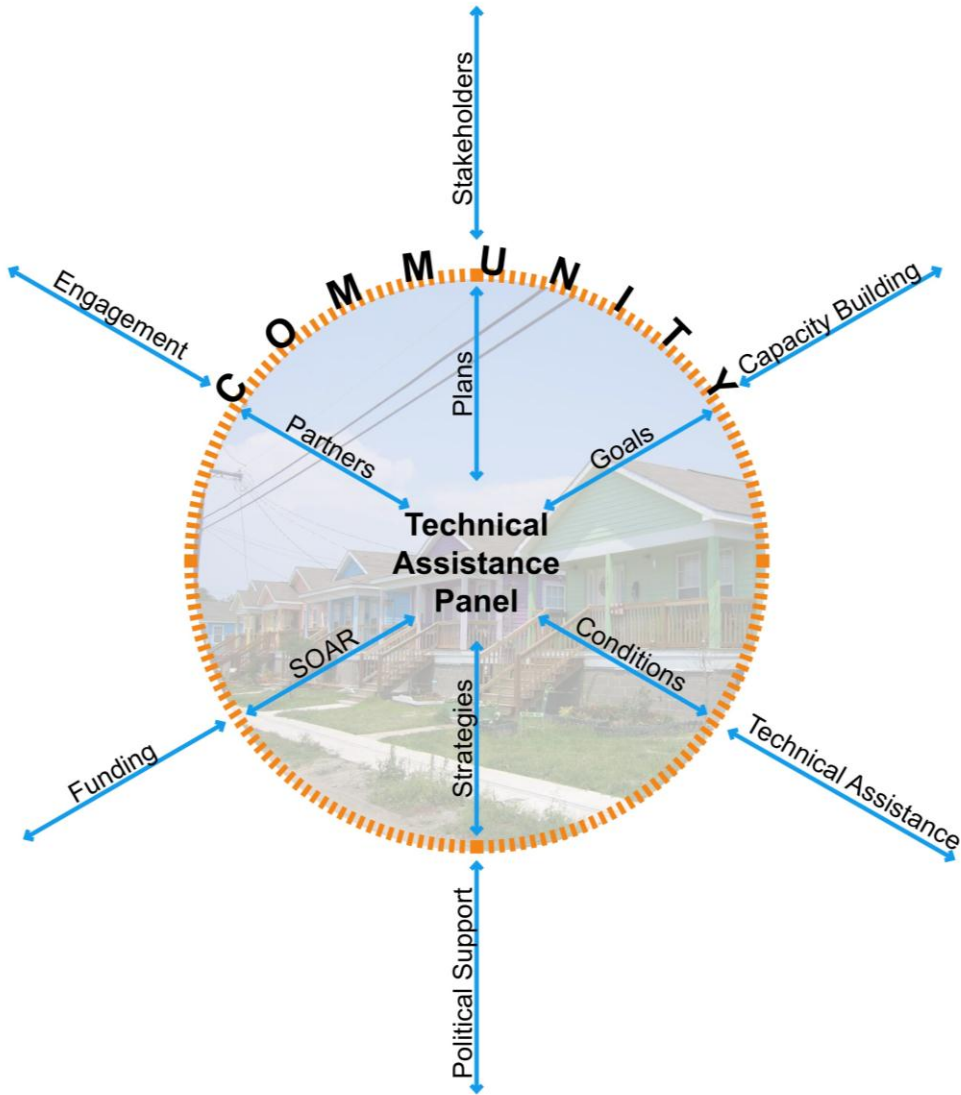
Major Institutions

- Texas Southern University
- University of Houston
- Houston Community College

Access

- Two light rail lines intersect in study area
- Major highways – 288 and 45

COMMUNITY



Visions, Plans and Previous Work

- There has been a lot of visions, plans and studies done in the area by numerous groups
- Public Sector
 - City of Houston
 - METRO
 - Houston Housing Authority
 - 2 TIRZs / Management District
 - HISD
- Non-Profits
 - 5 CDCs
 - 25+ Churches
- Institutions
 - Texas Southern University
 - University of Houston
 - And Others

Community Based Plan

- Establish a **COMMON VISION** for the community
- Foster **STAKEHOLDER COLLABORATION** between community groups, management districts and other entities
- Create a **ROADMAP** for **IMPLEMENTATION**
- Identify a **CHAMPION** for the community's vision

COMMUNITY DESIRES



Protect Neighborhood

- Protect existing character and neighborhood fabric
- Encourage people to move into the neighborhood and support multi-generational households
- New development must be respectful of the area's culture and history
- Mature the visions that have been put in place with previous studies

Neighborhood Retail and Services

- Grocery stores
- Pharmacies
- Banks
- Restaurants

Repair and Upgrade Infrastructure

- Transportation network
- Street and sidewalk infrastructure
- Utilities

CURRENT STATUS



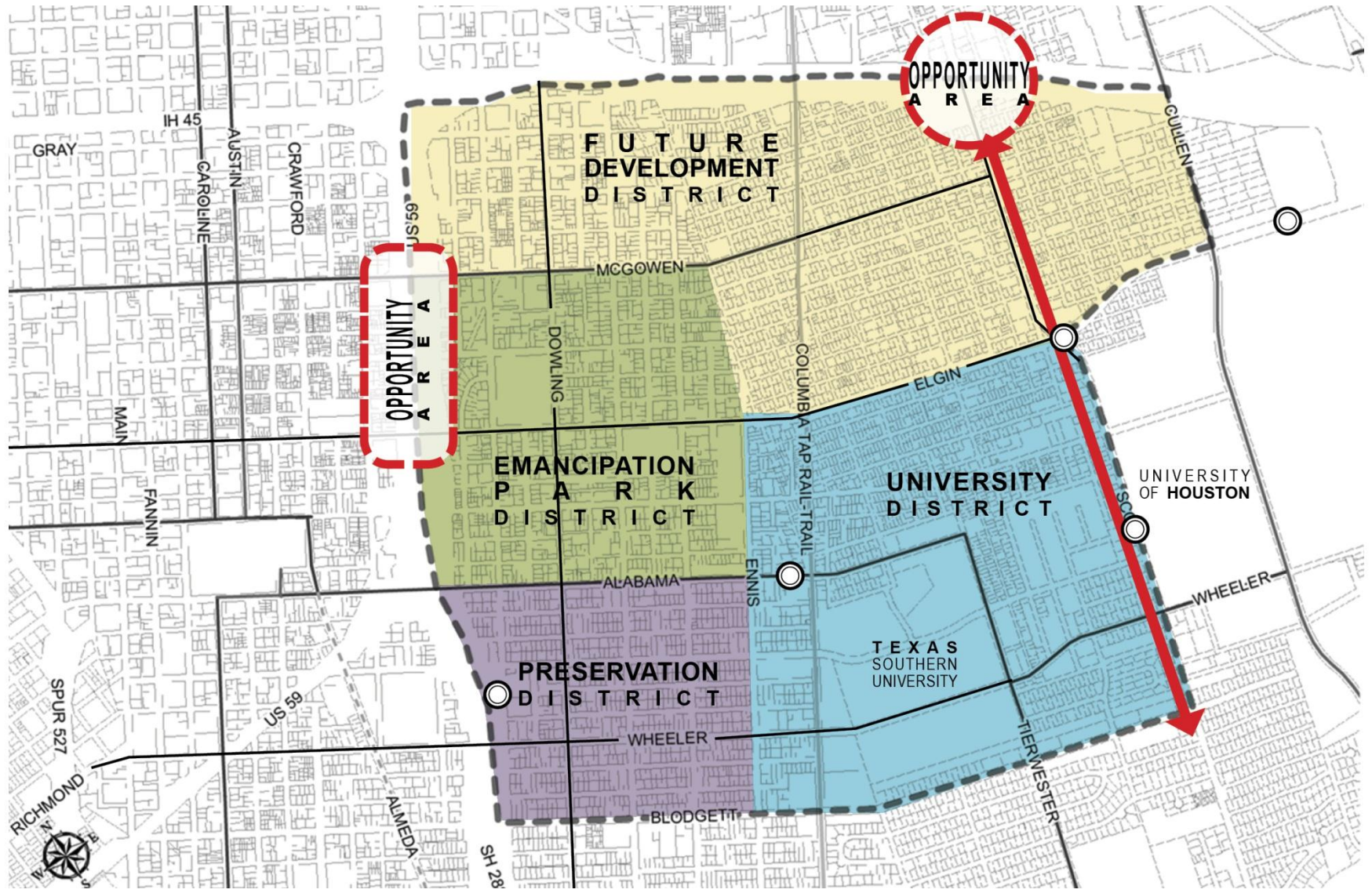
Market Challenges

- Current population and income levels do not support additional retail in the areas
- Variety of housing types
- Accessibility to highways
- Development vs. speculation

Development Plan

- Opportunity Areas / Districts
- Partners - Better Together

DISTRICTS / OPPORTUNITY AREAS



EMANCIPATION PARK



Planned Investment

- \$30 million investment in the park

Opportunity

- Provide community with access to parks/ open space
- Community destination
- Elgin - major transportation corridor

Partners

- TIRZs
- Management Districts
- Public Sector
- Private Sector

UNIVERSITY DISTRICT



Planned Investment

- HISD potential bond election to re-build Yates
- Both universities express need for additional facilities and housing

Opportunity

- Cuney Homes
- Publicly controlled land
- Scott commercial corridor

Partners

- HISD
- HHA
- TSU / U of H
- City of Houston
- State of Texas
- METRO
- Private Sector

NEXT STEPS



Consolidate Vision by District

Form Partnerships

Coordinate Land Assembly



THANK YOU