

*Project: Park Central
From Jan. '78 Bd. Book*

Relationship to HUD Goals

I. Revitalize Urban Areas

The City of Port Arthur's Housing Assistance Plan (HAP) and adopted comprehensive plan with zoning implementation focus on:

- A. The preservation and rehabilitation of existing housing stock particularly for the low and middle income families;
- B. The provision of new subsidized units, particularly for the elderly, within the central city;
- C. The provision of low interest loans and grants for rehabilitation of existing housing stock and subsidies for families who need them; and
- D. The coordination of economic development and city revenues therefrom with neighborhood and housing stock preservation and, in Park Central, a new-town-in-town.

Without major drainage or other environmental correction efforts, the only land available for new housing development within Port Arthur, with the exception of a few scattered sites where substandard units have been removed, is in the Park Central site. The City has adopted a policy that calls for new construction of subsidized units for the elderly and located primarily in Park Central. The goal is to upgrade and preserve the present housing stock for low and moderate income family housing.

The policy further calls for the construction of middle and upper income housing in Park Central so that an alternative to out-migration of families in those income categories can be offered.

The school system of Port Arthur has sufficient vacancies to handle an additional 5,000 students. Most of the facilities are located within or adjacent to the existing neighborhoods. By upgrading and preserving housing for families in the existing neighborhoods there will be less demand for new school construction and more funds available for housing and other social services.

The City of Port Arthur has made major strides in negotiations with its large industrial base to achieve more equitable payments in lieu of taxes to support its housing and services system. These industries are not only paying over 800% more than two years ago but are expanding and consolidating their operations in Port Arthur thereby offering growing fiscal base for the City.

The industries have supported the City in its plans for the Park Central new town as an option for housing their corporate and construction personnel close to their place of employment.

Experience in the first Title X project, adjacent to the proposed new-town, is that approximately 70% of the residents moved in from neighboring communities and the remainder opted to not leave the central city when offered a choice.

II. Aid preservation and Revitalization of the Housing Supply and Provision of Necessary and Safe Shelter for All Citizens

As indicated in I above, all evidence points to the commitment of the City of Port Arthur to preserve its housing stock while providing alternatives to out-migration.

The City's Community Development Agency provides grants for rehabilitation and administers the Section 312 loan and code enforcement program.

The two urban renewal programs have been completed and closed out and the remaining lots in the urban renewal area have been selling at a rate of 15-20 per year. Very few remain.

The Housing Assistance Agency provides free inspections of units and assists residents in obtaining loans to bring units up to codes.

The entire city is being protected from flooding by an almost completed \$76 million Hurricane flood preservation program of the U.S. Corp of Engineers and the City's Environmental agency administers the flood insurance program.

The City Health Department administers a number of health services including well-child conferences, vaccination and licensing of all dogs and cats, methadone treatment, preventative and restorative dental services, as well as food establishment inspections, crippled children's services, nutrition clinics, communicable disease, clinic, etc. In addition the City benefits from the Hughen School for Crippled Children and Adults, one of only 6 of its kind in the U.S. The school will be expanded from 8 to 12 grades when the Bob Hope High School is completed.

Acceptance of the City's Housing Assistance Plan is a pre-condition to HUD's Community Development Block Grants. On March 1, 1978, the City will apply for fourth year funding of its block grant programs. To date funds have been or are being spent for:

streets	\$1,773,000
drainage	791,000
sewer	351,000
senior center	100,000
street lights	24,505
parks	109,000
park facilities	23,500
housing	494,000

A key factor in Port Arthur's HAP and comprehensive plan, including Park Central, is the elderly population and its needs. Jefferson County, in which Port Arthur is located, has the fifth largest number of senior citizens of any county in Texas -- 13,949. An R.L. Polk study in 1975 showed rounded to 25%, 25.42% of the residents of Port Arthur had retired persons as heads of households. Many of these individuals are unable to maintain the single family units they now occupy. The City, therefore, has focused on the provision of new, subsidized elderly housing in Park Central where shopping, medical care and other facilities will be close at hand. This effort should bring additional existing larger units on the market for families.

III. Provide Freedom of Choice in Housing and Equal Opportunity for All Persons

The City of Port Arthur has a fair housing ordinance as well as a fair housing office to enforce its ordinance. The Developer of Park Central has made it clear that he supports not only the letter of the law but its intent and has so advised all of his contractors, agents, and property managers.

The plan for Park Central has been incorporated into the plan for the City of Port Arthur as well as the regional comprehensive plan of the Southeast Texas Regional Planning Council (COG).

The City and the Developer have coordinated their plans with FHA and other parts of HUD and have been active participants in HUD programs for over 30 years.

Summary:

It is NCA staff judgment that the Park Central project as a new-town-in-town in Port Arthur addresses itself in a meaningful way to the HUD goals and sub-goals relative to such activity.

The City Government, industry, regional agency and Developer are addressing in a coordinated way the preservation and provision of a wide range of housing opportunities within the central city in an effort to stem the tide of out-migration and the decay of the central city.

4.

The Developer's track record of development activity in the City dates from immediately after World War II and his project goals are synonymous with the goals of the City.

The City's housing strategy has been accepted by HUD and the Park Central Project has been approved by FHA under Title X.

September, 1977

HUD
GOALS AND SUB-GOALS

I. REVITALIZE URBAN AREAS

- A. Preserve existing neighborhoods by using subsidies for existing housing, urban homesteading, rehabilitation programs, new construction, and by promoting sound housing management practices.
- B. Provide incentives for middle income citizens to return to or remain in central cities.
- C. Provide subsidized housing for low and moderate income persons who wish to stay in central city.
- D. Coordinate economic development with urban development initiatives--e.g., new-town-in-town concept; encouragement of reinvestment in neighborhoods, linking lenders, neighborhoods, and city governments.

II. AID PRESERVATION AND REVITALIZATION OF THE HOUSING SUPPLY AND PROVISION OF NECESSARY AND SAFE SHELTER FOR ALL CITIZENS

- A. Preserve and expand supply of housing for low and moderate income persons without regard to volatile economic changes.
- B. Maintain existing housing supply through major rehabilitation and housing management efforts and provide incentives for creation of a rehabilitation industry.
- C. Provide sufficient support services--social, commercial, recreational--to ensure that subsidized housing is an integral part of revitalization effort.
- D. Utilize housing assistance plans to their full potential as tool for using housing in revitalization effort.
- E. Use HUD inventory in imaginative fashion to house the poor and aid revitalization.
- F. Guide communities in providing safe housing in identified flood prone areas.

III. PROVIDE FREEDOM OF CHOICE IN HOUSING AND EQUAL OPPORTUNITY FOR ALL PERSONS

- A. Ensure that all people--regardless of race, color, religious creed, ancestry, national origin, age, sex, or marital status--have the opportunity to live and work where they choose--not just in cities, but suburbs and rural areas as well.
- B. To provide meaningful choice, establish different program options for different types of consumers--e.g., Homeownership, Elderly housing, Indians, families.
- C. Promote interagency coordination to rationalize existing programs for sewer, water, mass transit, and jobs--e.g., greater involvement of small new communities in suburban areas.
- D. Advise people on the range of choices available and the concurrent responsibilities of such choices (counseling, technical services).
- E. Effect coordination among various Federal housing programs in Farmers Home Administration, Veterans Administration and HUD.
- F. Promote voluntary compliance with Fair Housing and Equal Opportunity Requirements.
- G. Improve the reality of equal employment opportunity as an integral part of the Department's existence.

IV. AID COMMUNITIES AND NEIGHBORHOODS TO ACHIEVE REVITALIZATION

- A. Increase the capacity of communities and neighborhoods to achieve revitalization by:
 - o facilitating the exchange of experiences and imaginative approaches between communities;
 - o helping to provide management expertise to aid communities in efficiently using state, local, Federal, and private funds;
 - o helping neighborhood groups to deal with the complexities of using available resources in revitalization and stabilization efforts.

- B. Relieve hardship and promote rapid recovery in disaster areas.
- C. Achieve socio-economic mix of families in Low-Income Public Housing.

V. IMPROVE DEPARTMENTAL MANAGEMENT

- A. Reevaluate the HUD organizational structure and its operational status. Plan and develop improvement strategies and implement all required actions.
- B. Strengthen the Departmental management and accountability systems.
- C. Simplify and improve program delivery and operational procedures.
- D. Develop and maintain a management development and performance evaluation system.