

A photograph of a woman, a young boy, and a young girl walking on a sidewalk next to a brick building. The woman is on the left, holding the boy's hand. The boy is in the middle, and the girl is on the right. They are all smiling. The image is overlaid with a semi-transparent grey box containing text and a logo.

# **PRESERVING COMMUNITY THROUGH HOUSING**

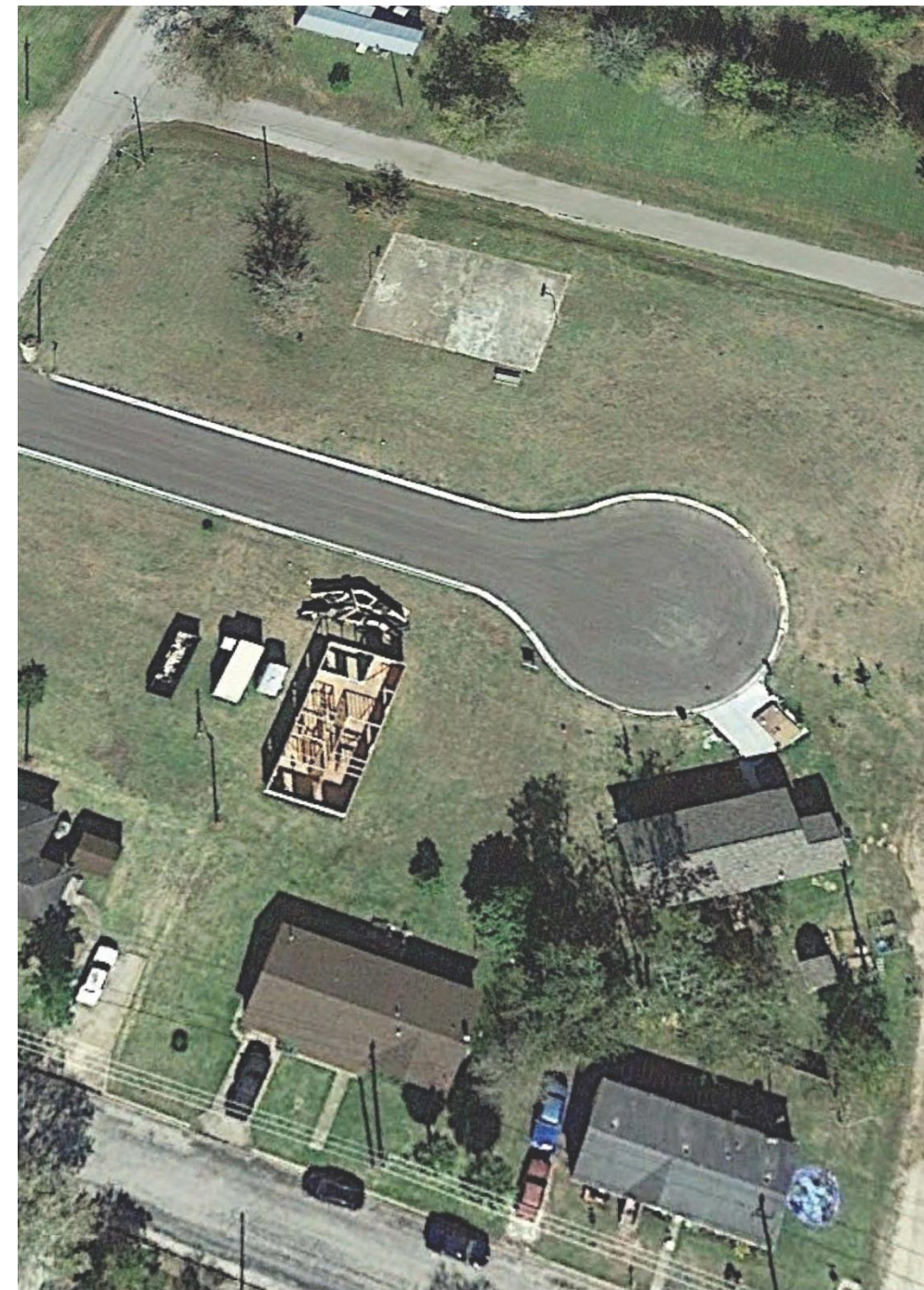
ANDRES GARZA, JR.  
CITY MANAGER, WHARTON, TX  
[WWW.CITYOFWHARTON.COM](http://WWW.CITYOFWHARTON.COM)



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# THE CHALLENGES: CITY OF WHARTON

- Wharton is a rural community under 10,000 population
- Low- and moderate-income community
- Unused lots causing blight, needing upkeep
- Lack of available housing
- Attracting developers & future residents to the area
- Minimal job opportunities & entertainment/retail options
- Local housing organizations need more funds to advance mission & build more homes





# THE SOLUTIONS: STRATEGIES

- Make multiple development assistance options available. *Assistance may include TIF (Tax increment financing), MUD (Municipal Utility District), or other various options*
- Provide streets and infrastructure for development
- Waive fees such as sewer hook ups & building permits
- Participate in grant programs for housing and economic development
- Connect existing communities through hike and bike trails and enhance existing community resources like green space & playgrounds





# THE SOLUTIONS: PARTNERS

- **Wharton Economic Development Corporation** - *to encourage business & economic development*
- **Housing Finance Corporation** - *to promote housing development*
- **Wharton Long Term Recovery Team** - *to repair & replace disaster damaged homes*
- **Habitat for Humanity** - *to build new affordable homes*
- **BCL of Texas, SETH, TDHCA, USDA** - *to provide down payment assistance*



# IMPACT: CITY OF WHARTON

- Redeveloped abandoned & disaster damaged lots with NEW homes
- Encouraged new development & infill
- Increased tax base & created new utility customers
- Increased private sector development for planned urban communities & scattered site development
- Increase in local sales & development of new local businesses





# IMPACT: COMMUNITY

- Better quality and safer housing inventory
- Affordable home ownership and rental opportunities
- Increased housing variety
- Builds personal assets and equity for families purchasing homes with or without assistance
- Increase in local job opportunities
- Improved access and diversity in local entertainment & retail options



# LESSONS LEARNED

01

Work together to leverage resources: capital, services, physical assets

02

Build the right partnerships with diverse entities

03

Turn a problem (vacant, damaged, & dilapidated properties) into a resource (homes & businesses)





# FUTURE DEVELOPMENT AND PARTNERSHIPS

- Update Subdivision Ordinance and Development Incentive Program to encourage preservation
- Expanded I-69/59 corridor to increase growth
- Army Corp. of Engineers levee project
- Safe Streets to Schools sidewalk project
- Texas Downtown Association





# CONTACT US

Andres Garza Jr. – City Manager

Email: [agarza@cityofwharton.com](mailto:agarza@cityofwharton.com)

Web: [www.cityofwharton.com](http://www.cityofwharton.com)

Call us: (979) 532-2491

Gwyneth Teves – Community Development Director

Email: [gteves@cityofwharton.com](mailto:gteves@cityofwharton.com)

Web: [www.cityofwharton.com](http://www.cityofwharton.com)

Call us: (979) 532-2491

