

COMMUNITY ACTION PLAN

FOR HEALTH EQUITY



SETTEGAST



TABLE OF CONTENTS

ACKNOWLEDGMENTS	3
EXECUTIVE SUMMARY	4
Project Partners	6
Partner Commitments	7
INTRODUCTION	8
About the Project	8
SETTEGAST PAST AND PRESENT	9
Existing Conditions	9
Demographics	12
Health in Settegast	16
Land and Environmental Conditions	18
Neighborhood History	20
Settegast and Houston History	20
Past Planning Efforts	24
The Planning Process	25
History & Research	25
Community Engagement	27
Practitioner Engagement	29
ACTION PLAN FOR SETTEGAST	31
How to Use This Plan	31
Access to Goods and Services	32
Community Organizing and Capacity Building	36
Education and Employment	40
Environmental Health	44
Housing and Land Use	48
Mobility, Health, and Safety	56
Parks and Recreation	60
REFERENCES	64

ACKNOWLEDGMENTS

This project was supported by a grant from the Urban Land Institute (ULI) Building Healthy Places Initiative as a part of the District Council Partnerships for Health Equity program.

SPECIAL THANKS

The Built Environment (BE) Unit would like to thank the Leadership Committee, the project team, and the community members for their invaluable support of the Actions for Health Equity in Settegast Project. Special thanks to the Community Ambassadors, Carolyn Rivera and Jessica Fuentes, and HCPH staff and long-time Settegast resident, Kyle Maronie, for their local knowledge and insights on the community and their contributions to the project.

PROJECT TEAM

Harris County Public Health
Kinder Institute for Urban Research
Urban Land Institute Houston
Houston Land Bank
Harris County Precinct One
Tecolotl



PRINCIPAL AUTHORS

Elizabeth Van Horn, MUEP, MSUS
Parul Pillai, MPH
Carolyn White, MLA, CERP, CPESC
Aimee Schultze, MPH, CHES®



LEADERSHIP COMMITTEE

Avenue CDC
Change Happens! CDC
City of Houston Planning Department
Community Ambassadors
Community Lattice
Harris County Precinct One
Harris County Public Health
Houston Community Land Trust

Houston Habitat for Humanity
Houston Land Bank
Kinder Institute for Urban Research
Office of Councilmember Tarsha Jackson, District B
Settegast Heights Redevelopment Corporation
Tecolotl
West Street Recovery

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

In 2021, the Urban Land Institute's (ULI) Building Healthy Places Initiative awarded grant funds to ULI Houston as part of the District Council Partnerships for Health Equity program. Harris County Public Health (HCPH), the Houston Land Bank (HLB), and the Kinder Institute for Urban Research (KIUR) served as key partners for the project—Actions for Health Equity in Settegast—with HCPH leading the research and engagement efforts.

The purpose of the project was to examine the history of racial discrimination in land use and planning, understand the impacts of that history on health and socioeconomic outcomes today, and create an Action Plan for Settegast (Plan) to drive equitable change. Due to a history of inequitable planning and lending practices—and because it remains comparatively under-planned, under-resourced, and under-developed—the project focused on the Settegast neighborhood.

The Plan is the result of a collaborative partnership between the project team and Settegast residents and partners. Over the 18-month project period, residents and partners were engaged in numerous one-on-one listening sessions, informal interviews, meetings, seven focus groups, and three large-scale fully bilingual community events and workshops.

During the engagement process, residents and partners shared their ideas, hopes, concerns, and needs with the project team. Settegast residents want expanded access to healthy, affordable food and healthcare services. They want sidewalks connecting their homes to the community center, bus stops, and local businesses. Residents want to uplift youth and young people in the community by investing in schools, job training programs, and recreational activities. They want to prioritize the community's health and safety, to stop illegal dumping, and to prevent flooding. They want development taking place in their neighborhood to benefit the broader community. Last, they want their voices to be heard and actions to be taken to address their needs and concerns.

As a result, seven major themes emerged as priorities of the residents:

- **Access to Goods and Services**
- **Community Organizing and Capacity Building**
- **Education and Employment**
- **Environmental Health**
- **Housing and Land Use**
- **Mobility, Health, and Safety**
- **Parks and Recreation**

The Action Plan is organized around these themes and all actions are paired with resources, partners, and first steps so that residents and partners can begin to work towards implementation. This Plan outlines recommended actions Settegast residents, local organizations, local developers, and local government agencies can take to address concerns and needs and to improve health outcomes and access to opportunity.

PROJECT PARTNERS

Harris County Public Health

HCPH's Built Environment (BE) Unit within the Environmental Public Health Division led the Actions for Health Equity in Settegast community planning effort with the support of the Urban Land Institute Houston, the Houston Land Bank, and the Kinder Institute for Urban Research.

The BE Unit was launched in 2015 to promote health and equity through community planning and healthy community design where individuals live, learn, work, worship, and play in Harris County, Texas. The BE Unit takes a Health in All Policies approach to ensure that communities are planned, designed, and developed in ways that improve health and quality of life. They work closely with other agencies, community organizations, and local leaders to provide a health lens on proposed plans, policies, and projects.

Urban Land Institute Houston

Since 1936, Urban Land Institute (ULI) members have brought their expertise in real estate and land use to help shape the future of the built environment for transformative impact in communities worldwide. With over 900 members in the Houston area and over 46,000 members globally, ULI is the largest network of cross-disciplinary real estate and land use experts in the world.

The Houston Land Bank

The Houston Land Bank (HLB)—formerly the Land Assemblage Redevelopment Authority—was created by the City of Houston to strategically acquire, dispose, and steward vacant, abandoned, and damaged properties into productive uses and to catalyze transformative community and economic development for the City of Houston while incorporating community goals and voices.

Kinder Institute for Urban Research

The Kinder Institute for Urban Research (KIUR) is an interdisciplinary research organization at Rice University in Houston. KIUR partners with agencies and organizations that can use its research, data, and policy analysis in meaningful ways to implement solutions to critical challenges facing the nation's fifth-largest metro area. KIUR works directly with agencies, organizations, and key stakeholders in the community to co-design, co-develop, and co-disseminate data, information, and research that is solutions-oriented so its results can be used to inform and drive action and impact. KIUR has five research centers focused on one of five key topic areas of the institute: education, housing and neighborhoods, community and public health, economic mobility and inequality, and population dynamics and processes.

PARTNER COMMITMENTS

Harris County Public Health

HCPH is committed to supporting the Settegast community through the transition of Plan ownership from the project partners to the residents of Settegast and community stakeholders. To successfully transition ownership of the Plan, HCPH will support residents in establishing a community coalition for plan implementation. HCPH staff will serve on the community coalition to ensure there is a smooth transition and to support residents as they decide how to use the Action Plan and which actions they want to pursue. HCPH will also continue to support residents as needed by sharing notes, data, resources, and contacts developed over the course of the project.

Urban Land Institute Houston

ULI Houston will continue to support the Settegast community through research and education on best practices in real estate practice with their local members, including establishing a committee or local council for health and racial equity. ULI Houston will also develop a strategy for recruiting and engaging new members historically excluded from the industry. Additionally, ULI Houston is committed to providing youth and young adults with educational opportunities through its UrbanPlan and Building Industry Leaders programs.

The Houston Land Bank

Through partnerships with local organizations, community leaders, and public-private sectors, the HLB strives to revitalize and transform Settegast into a thriving and vibrant neighborhood for its residents. Land acquisition, disposition, and development opportunities will be assessed to determine how to create diverse community development solutions without displacement. HLB will also invite Settegast within the HLB's Neighborhood Advisory Committee (N.A.C.) to participate in the programming, development, and disposition decision-making process. The HLB N.A.C is an institutional mechanism to sustain the community's voice in the built environment.

Kinder Institute for Urban Research

The KIUR is committed to supporting the Settegast community through the transition of Plan ownership from the project partners to the residents and community leaders of Settegast. KIUR will support the establishment of a Settegast community coalition whose goal is plan implementation. KIUR commits to being a member of the community coalition during the transition to support the neighborhood's skill growth and development, in particular, in the area of data and research. KIUR also commits to supporting the community coalition by working to help address the data and research needs of the community and working to support the acquisition and strengthening of skills that will empower the community.

INTRODUCTION

ABOUT THE PROJECT

ULI Houston was selected in August 2021 as a grantee for ULI National’s District Council Partnerships for Health Equity program. HCPH’s BE Unit led and managed the project in partnership with ULI Houston, HLB, and KIUR. The purpose of the grant was to examine the history of racial discrimination in land use and planning, understand the impacts on health and socioeconomic outcomes today, and create an Action Plan to drive equitable change.

The grant was divided into three phases. Phase 1 focused on partnership building. Phase 2 was dedicated to understanding the impacts of discriminatory planning practices through data collection and analysis and community engagement. Phase 3 focused on producing an Action Plan—written with the community—to address historical and current inequities.

The project team focused their planning and engagement efforts on the Settegast neighborhood in northeast Houston for several reasons.

1. Settegast has the lowest life expectancy rate in Harris County, with a nearly 25-year gap compared to the neighborhood with the longest life expectancy (Figure 12 on page 16).
2. Settegast has a well-documented history of discriminatory building and lending practices.
3. Settegast is under-planned and under-resourced compared to similar Houston neighborhoods.
4. There are many locally unwanted land uses (LULUs) in and around the neighborhood, including two landfills and a large railyard.
5. HLB owns many properties in the community. With their participation as a project partner, the project and Action Plan are more likely to have a direct and greater positive impact on the community.

Locally unwanted land uses (LULUs) – A term used to describe land uses thought to negatively impact a community economically, socially, or environmentally such as landfills, highways, incinerators, prisons, strip clubs, or truck lots, among others.¹



Settegast Rail Yard facing north. Source: Christof Spieler (2021). [Twitter.com/christofspieler](https://twitter.com/christofspieler)

SETTEGAST PAST AND PRESENT

EXISTING CONDITIONS

Settegast is a historically Black neighborhood located in northeast Houston. The neighborhood is 2.45 square miles bordered by Interstate Highway 610 and Liberty Road to the south, East Houston Road to the east, Ley Road to the north, and the Settegast Railyard to the west (Figure 1). Settegast is a low-density neighborhood with a total population of 4,194 or approximately 1,700 people per square mile.²

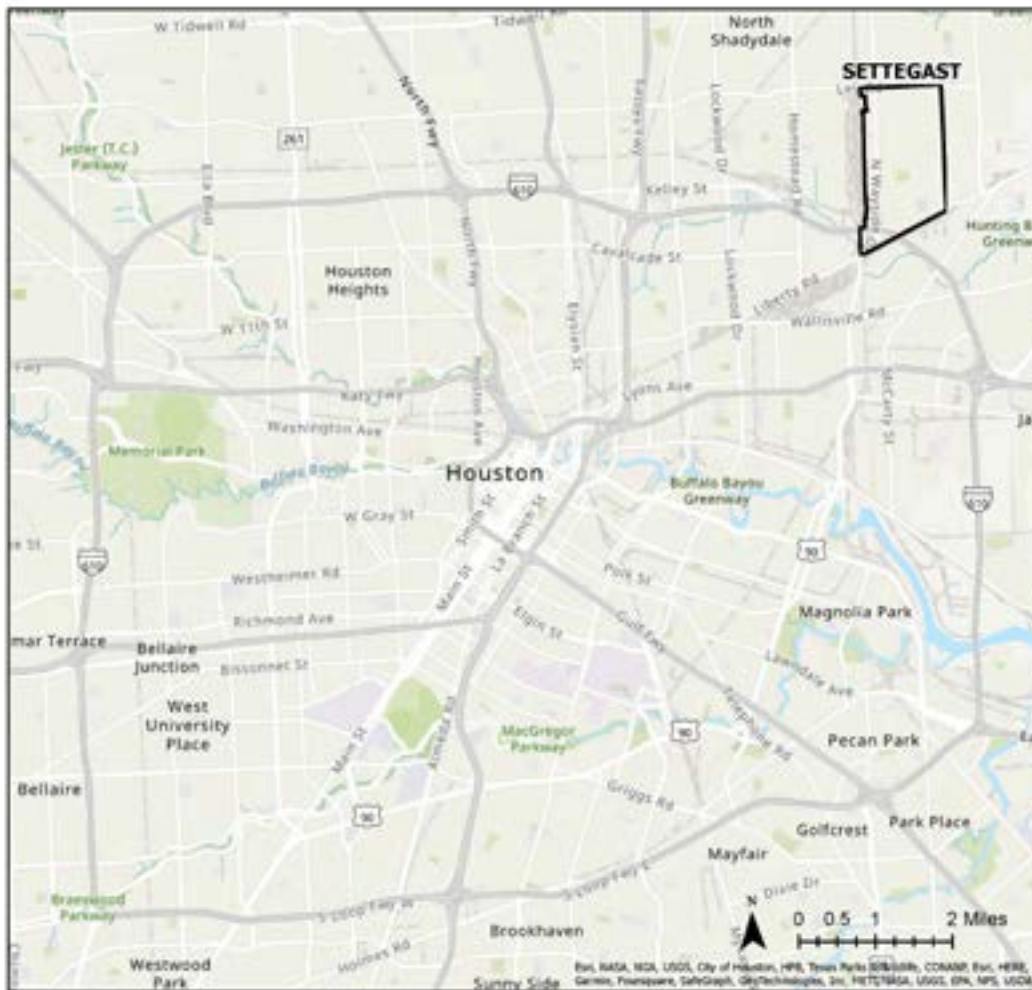
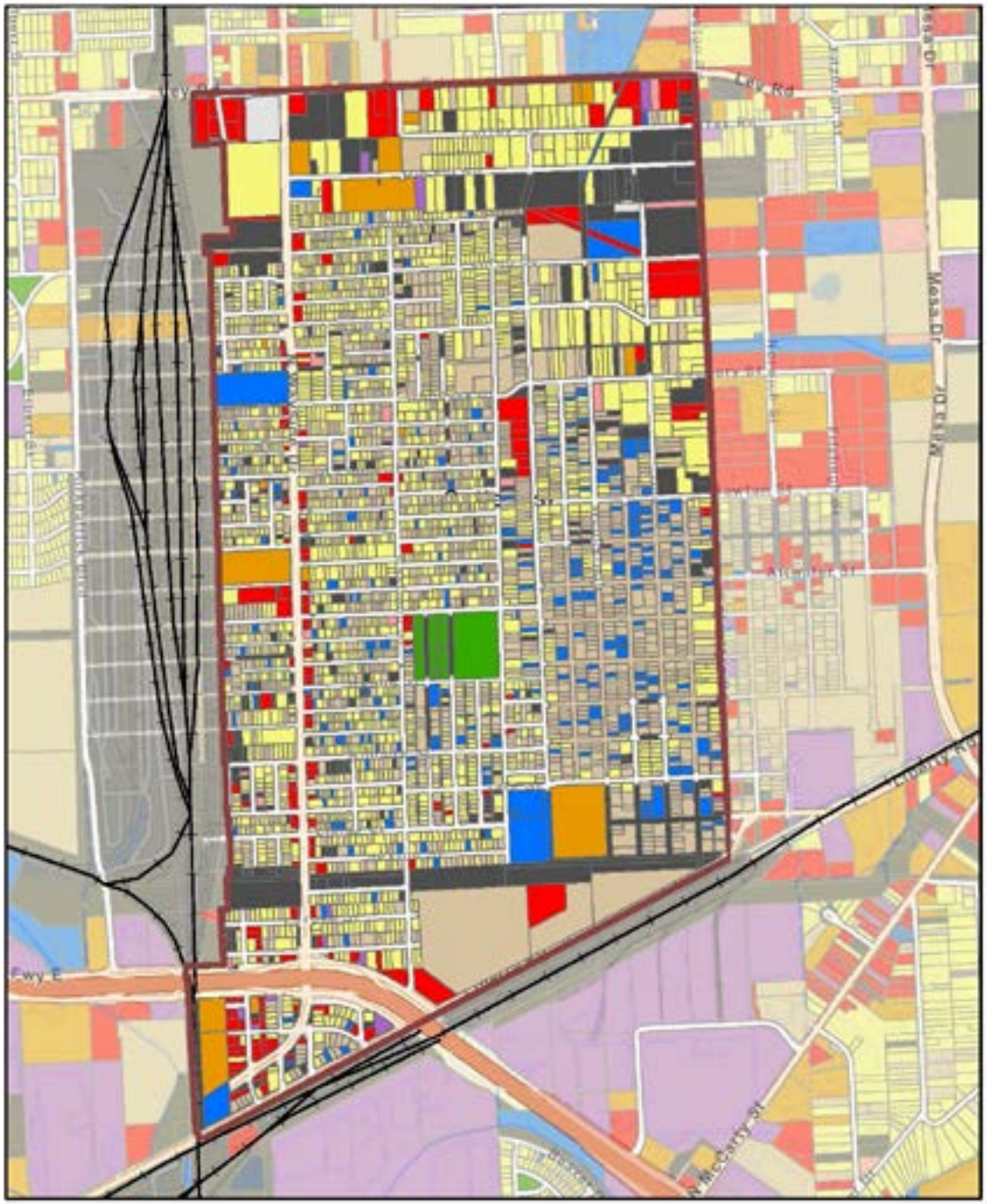


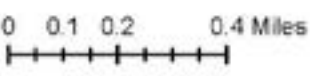
Figure 1. Settegast in Relation to the City of Houston. Source: City of Houston GIS. (2022). COH Super Neighborhoods.³

The neighborhood is located eight miles northeast of Downtown Houston and two miles east of Harris Health Lyndon B. Johnson Hospital. Settegast’s proximity to Downtown and low land costs are contributing to increasing development pressures and growing concerns among residents about gentrification and displacement. Despite development, Settegast maintains a rural feel on many streets. The neighborhood has been described as “rurban,” or a combination of urban and rural—a term that illustrates the density and the history and culture of the neighborhood.⁴ The original layout of the neighborhood had large lots—around 4,200 square feet—with small homes.⁵ While Settegast’s density and the development styles of new builds have changed, the rural character remains in fragments with lots with horses and chickens, rich forests, and abundant greenery. Low-density residential and developable vacant land uses still dominate the neighborhood, with industrial uses and lots that cannot be developed to the south and west (Figure 2).



Existing Land Uses

- Settegast
- Railroads
- Existing Land Use**
- Commercial
- Residential
- Multiple
- Parks/Open Spaces
- Gov/Med/Edu
- Industrial
- Vacant Developable (includes Farming)
- Other
- Undevelopable
- Unknown
- Roads
- Water



City of Houston, HPB, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Figure 2. Existing Land Uses in Settegast. Source: H-GAC. (2018). Current Land Use.⁶

The neighborhood has limited access to essential goods and services, including healthy food and healthcare facilities. While there are many corner stores and dollar stores in the community selling non-perishables and a limited selection of perishable food items, affordable healthy foods are more difficult to access. Lyndon B. Johnson Hospital and the Settegast Clinic—both a part of the Harris Health System—provide health services, however, operating hours at the Settegast Clinic are limited. Hobart Taylor Park and Community Center are the central hub of the neighborhood, providing a walking trail, playground, and a pool among other amenities (Figure 3).

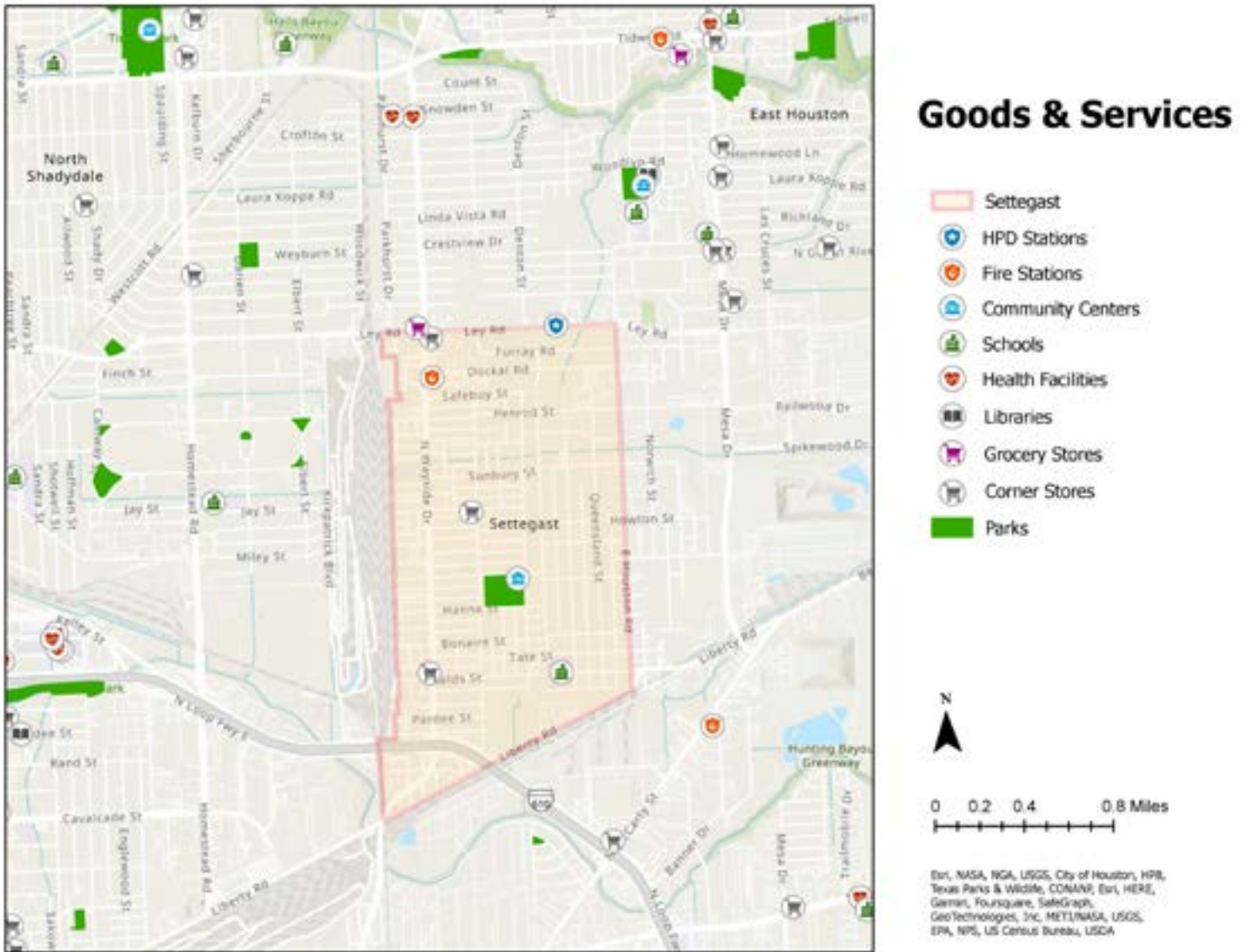


Figure 3. Goods and Services In and Near Settegast. Source: HCPH.

Demographics

In 2000, Settegast was 92% Black and as of 2021, the neighborhood is 68% Black (Figure 4).² This demographic shift is partially the result of a fourfold increase in the Hispanic and Latino population (Hispanic from here on), as well as a 28% decline in the Black population. Settegast went from being 6% Hispanic in 2000 to one-third Hispanic in 2021, with a little over a quarter of the total population speaking Spanish at home.² Despite demographic shifts, Settegast remains a predominantly Black neighborhood, but with a growing Hispanic population (Figure 5).

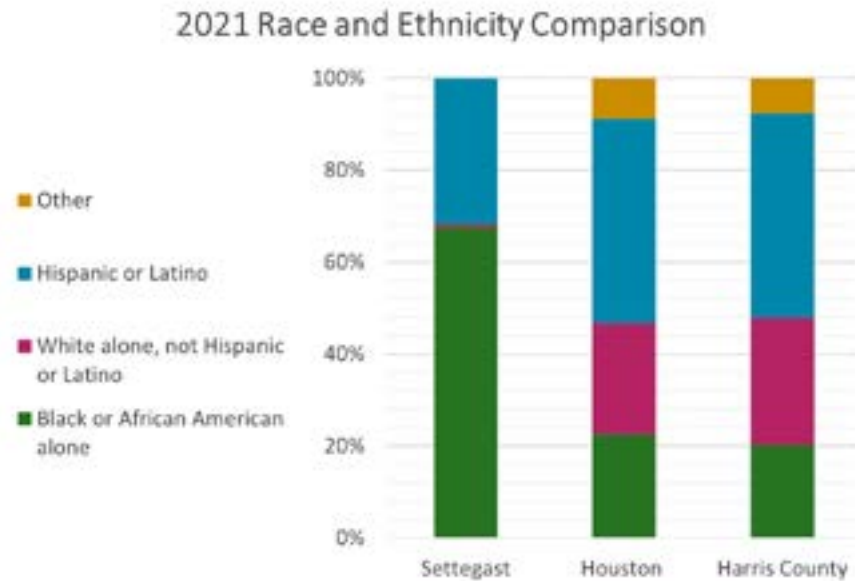


Figure 4. 2021 Race and Ethnicity Comparison for Settegast, Houston, and Harris County. Source: U.S. Census Bureau. (2022). 2017-2021 ACS 5-Year Estimates Data Profiles.²

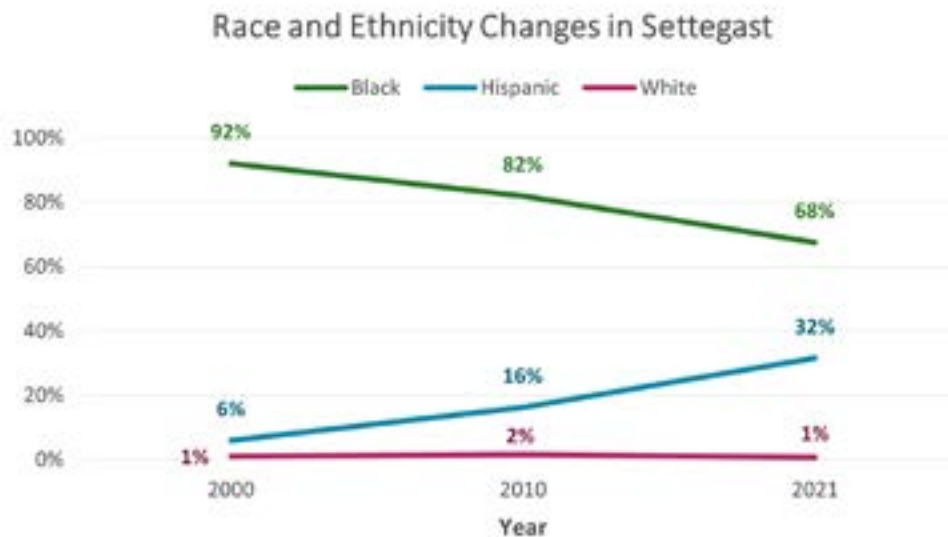


Figure 5. Changes in Race and Ethnicity Between 2000 and 2021 in Settegast. Source: U.S. Census Bureau. (2022). 2017-2021 ACS 5-Year Estimates Data Profiles.²

Income and Poverty

The median household income in Settegast in 2021 was \$25,543—less than half the median household income for the City of Houston (City) and one-third of Harris County’s median income (Figure 6). The median income in Settegast in 2010 was \$25,123, meaning the median income only increased by \$420 over 11 years.² This increase should have been \$5,183 to maintain the same level of “purchasing power” which does not account for changes in cost-of-living. The poverty rate (39%) in Settegast reflects the median income of the neighborhood. To supplement household incomes, 43% of households receive supplemental nutrition assistance (SNAP).²

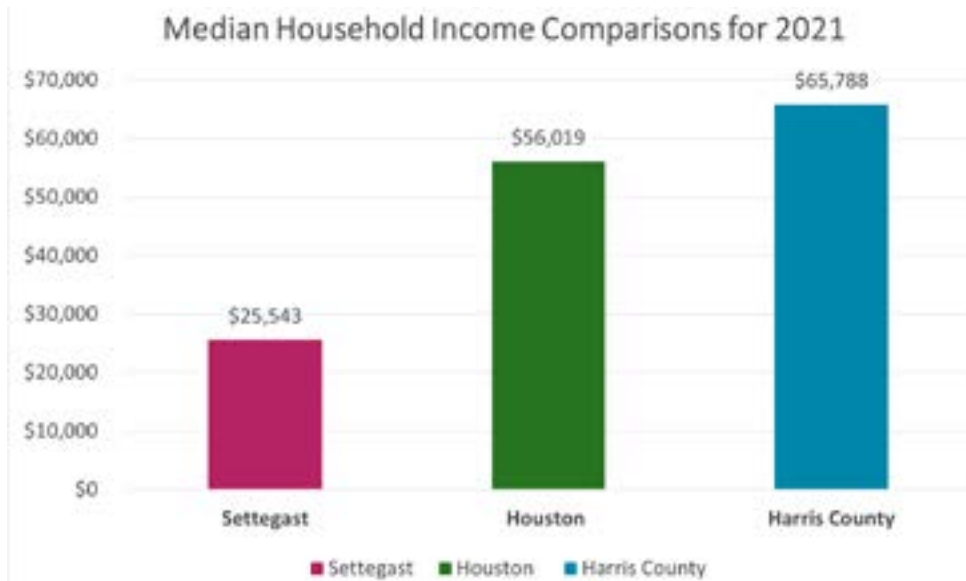


Figure 6. 2021 Median Household Income Comparison for Settegast, Houston, and Harris County. Source: U.S. Census Bureau. (2022). 2017-2021 ACS 5-Year Estimates Data Profiles.²

Unemployment rates are higher in Settegast than in the City or the County; however, the rate of unemployment declined from 18% in 2010 to 11% in 2021. Residents are primarily employed by the education, health care and social assistance services, transportation and utilities, and construction and manufacturing sectors (Figure 7).²

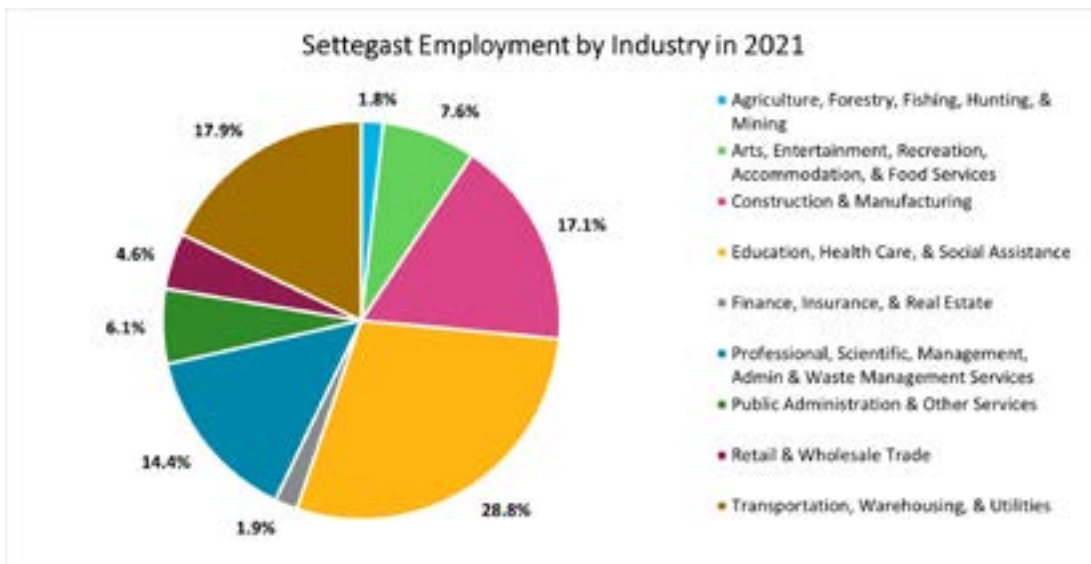


Figure 7. Settegast Employment by Industry in 2021. Source: U.S. Census Bureau. (2022). 2017-2021 ACS 5-Year Estimates Data Profiles.²

Education

Educational attainment directly impacts income and poverty rates. For Settegast residents with at least some college education or more, the poverty rate is half that of residents with a high school diploma or less education—roughly 20% compared to 40%, respectively.

In 2021, 77% of Settegast residents 25 and older were high school graduates—a percentage similar to high school graduation rates for Harris County and Houston (Figure 8). The percentage of Settegast residents' who have attained a bachelor's degree or higher was only 8% compared to 33% for the County and 35% for the City.²

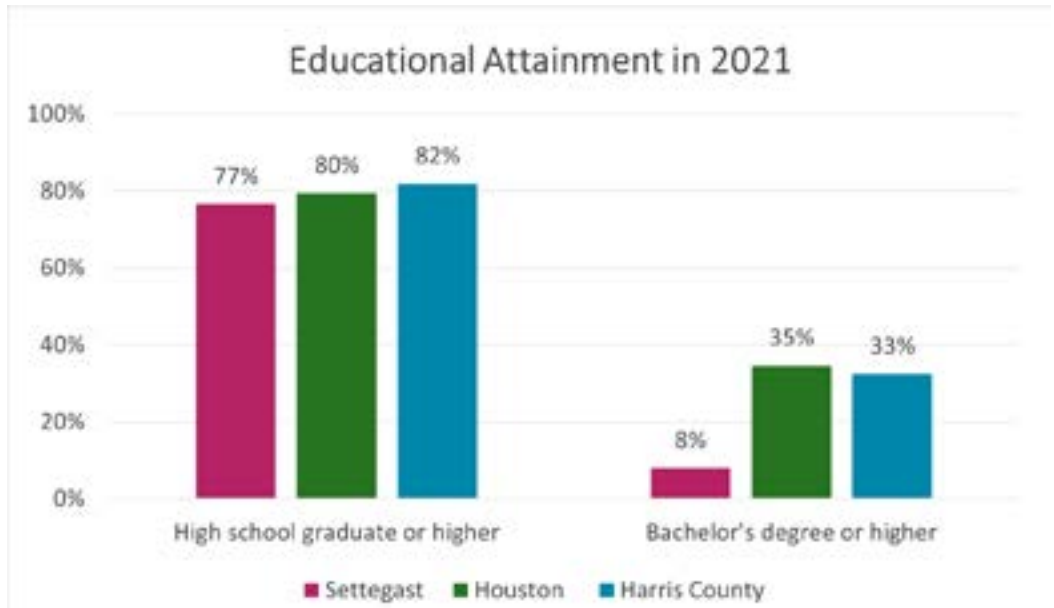


Figure 8. Educational Attainment Rates in 2021 in Settegast, Houston, and Harris County. Source: U.S. Census Bureau. (2022). 2017-2021 ACS 5-Year Estimates Data Profiles.²

Transportation

Settegast residents are largely car-dependent, as is true of most Houston neighborhoods. The neighborhood has poor public transportation service according to residents because the three existing bus routes provide limited service. Two buses run at low frequency intervals all day with service every 60 minutes. Route 52 on Ley Road runs at a greater frequency during peak commuting hours, but otherwise, bus service comes every 30 minutes (Figure 9).⁷

Residents in Settegast primarily drive alone (73%) to work or carpool (13%). However, 15% of households have no vehicle access in Settegast compared to 10% of households in Houston and 7% in Harris County. Despite the number of households without access to a vehicle, rates of public transportation use in Settegast are nearly identical to Houston's at 3.7% and 3.6%, respectively.²

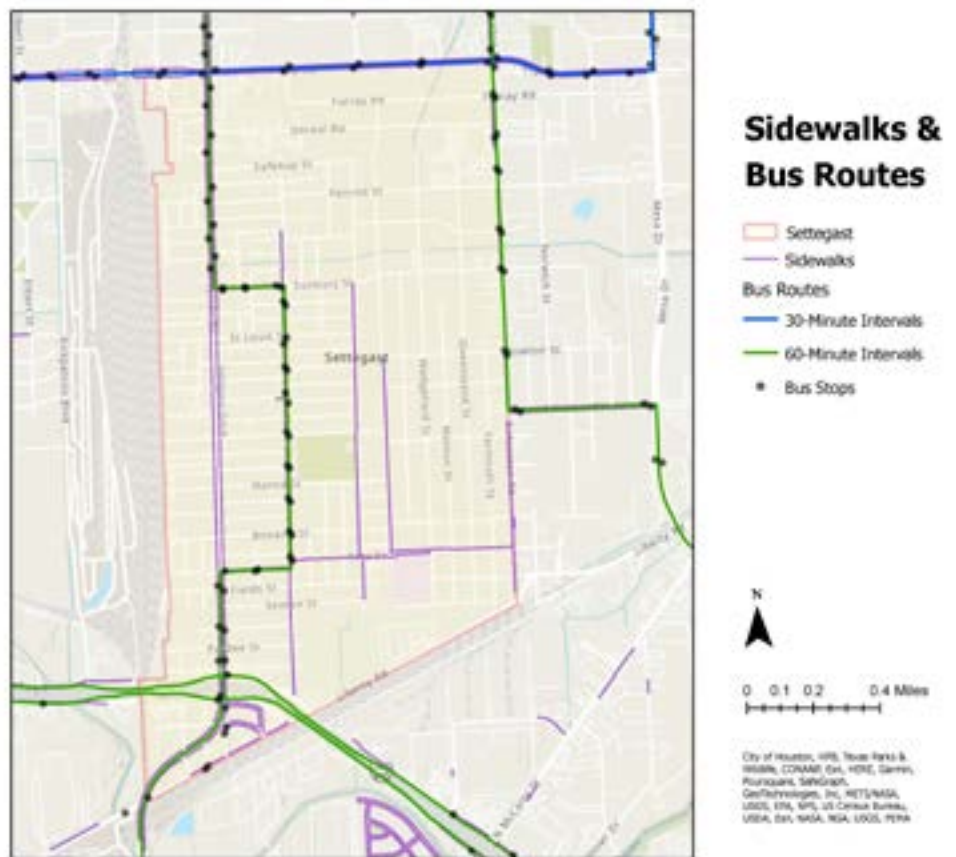


Figure 9. Sidewalks and Bus Routes. The locations of bus stops, bus routes, and sidewalks connecting Settegast to the surrounding communities. Source: HCPH.

Housing

In 2021, 44% of Settegast households owned their homes (Figure 10). Since 2010, the homeownership rate has declined by 22% (Figure 11). The homeownership rate in Settegast is similar to the City's rate. The total number of housing units in the neighborhood increased by only 7% between 2000 and 2021. As of 2021, 12% of all housing units were vacant. The majority (72%) of residents live in single-family homes with the remainder living in apartments or mobile homes.²

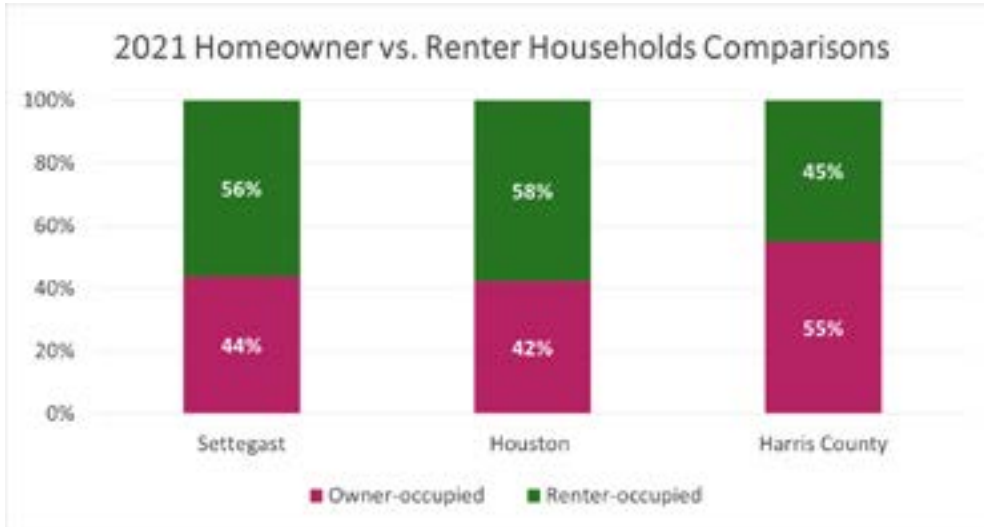


Figure 10. 2021 Homeowner versus Renter Household Comparisons. Percentage of owner-occupied households compared to renter-occupied households in Settegast, Houston, and Harris County in 2021. Source: U.S. Census Bureau. (2022). 2017-2021 ACS 5-Year Estimates Data Profiles.

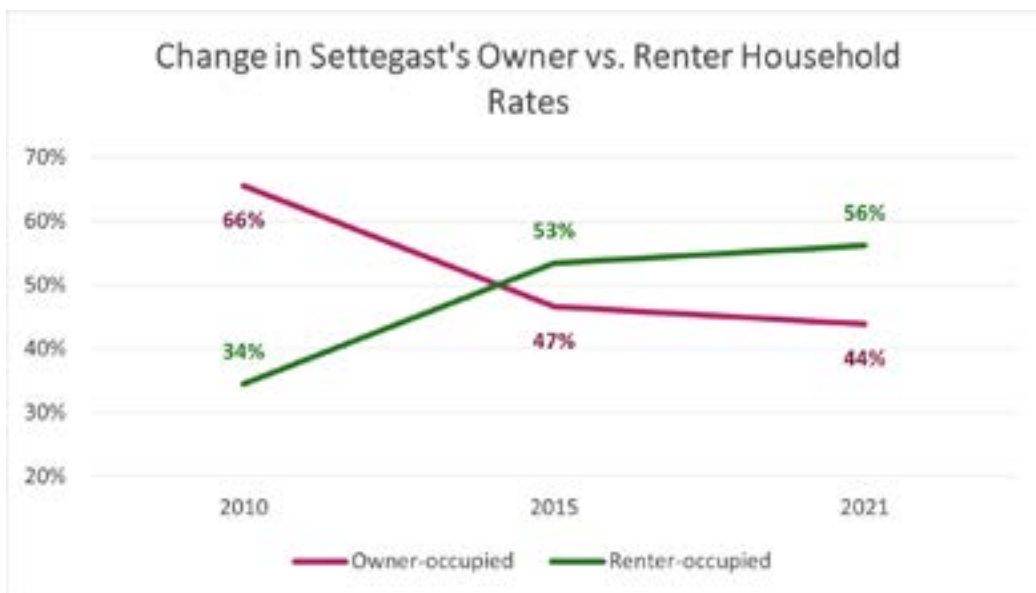


Figure 11. Changes in Settegast's Owner-occupied versus Renter-occupied Household Rates. Source: U.S. Census Bureau. (2022). 2017-2021 ACS 5-Year Estimates Data Profiles.²

Regardless of the type of housing residents are living in, 50% of all households in Settegast are housing cost-burdened. Housing cost-burdened households are defined as households paying 30% or more of their income on housing and utilities. In Settegast, the housing cost-burdened rates vary significantly between 73% of renter households and 22% of homeowners. Households spending 30% or more of their income on housing costs are more likely to live in overcrowded housing, go without medical treatment, and be forced to choose between paying for housing or for essentials like healthy food, prescription drugs, and health insurance.⁸

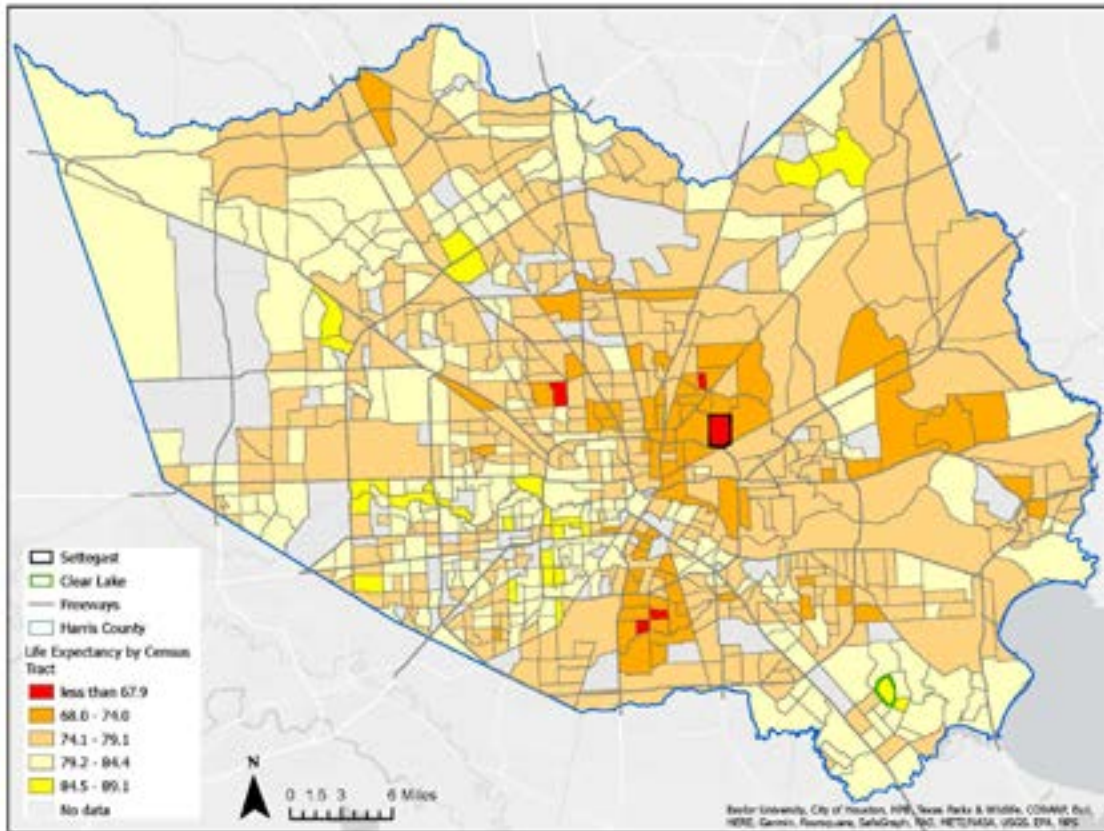


Figure 12. Life Expectancy by Census Tract in Harris County. Source: National Center for Health Statistics. 2018. USALEEP.⁹

Health in Settegast

Historical disinvestment in communities across Harris County that are predominately Black, Indigenous, and People of Color (BIPOC) has contributed to the inequitable health outcomes seen today. This is true of Settegast which has the lowest life expectancy in Harris County (Figure 12). The average life expectancy for Settegast residents in 2018 was 65.7 years, or nearly 25 years less than the neighborhood with the longest life expectancy—Clear Lake.⁹

The contrasting life expectancy rates in Settegast and Clear Lake are similarly reflected in the rates of existing health conditions and health outcomes (Figure 13). Higher rates of asthma, chronic obstructive pulmonary disease (COPD), high blood pressure, obesity, and diabetes in Settegast contribute to the neighborhood's low life expectancy. Rates of physical inactivity in Settegast are triple those of Clear Lake. Settegast also has higher rates of self-reported poor mental and physical health than Clear Lake.¹⁰

Health is also linked to socioeconomic status, including education, employment, income, and other social determinants of health. Employment status, among other factors, often determines an individual's access to health insurance. In 2021, 73% of Settegast residents had health insurance compared to 99.5% of Clear Lake residents. Historical disinvestment in communities of color has limited access to wealth-building opportunities and higher-paying jobs with good benefits in northeast Houston. Many people are unable to access health insurance through their jobs and the high cost of insurance can prevent lower-income households from accessing health insurance.¹¹ In 2021, the annual median income in Settegast was \$25,543 compared to an annual median income of \$202,188 in Clear Lake (Figure 6).² The low median income in Settegast is likely a barrier to improving insurance coverage and overall health.

Social Determinants of Health - The specific social, economic, cultural, political, and environmental conditions that impact our health by shaping where and how we live, learn, work, worship, and play.¹² These conditions contribute to differences in health outcomes by dictating educational and economic opportunity; access to goods, services, parks, and healthcare; housing quality; transportation access and mobility; community safety; social justice; and environmental quality, among others.

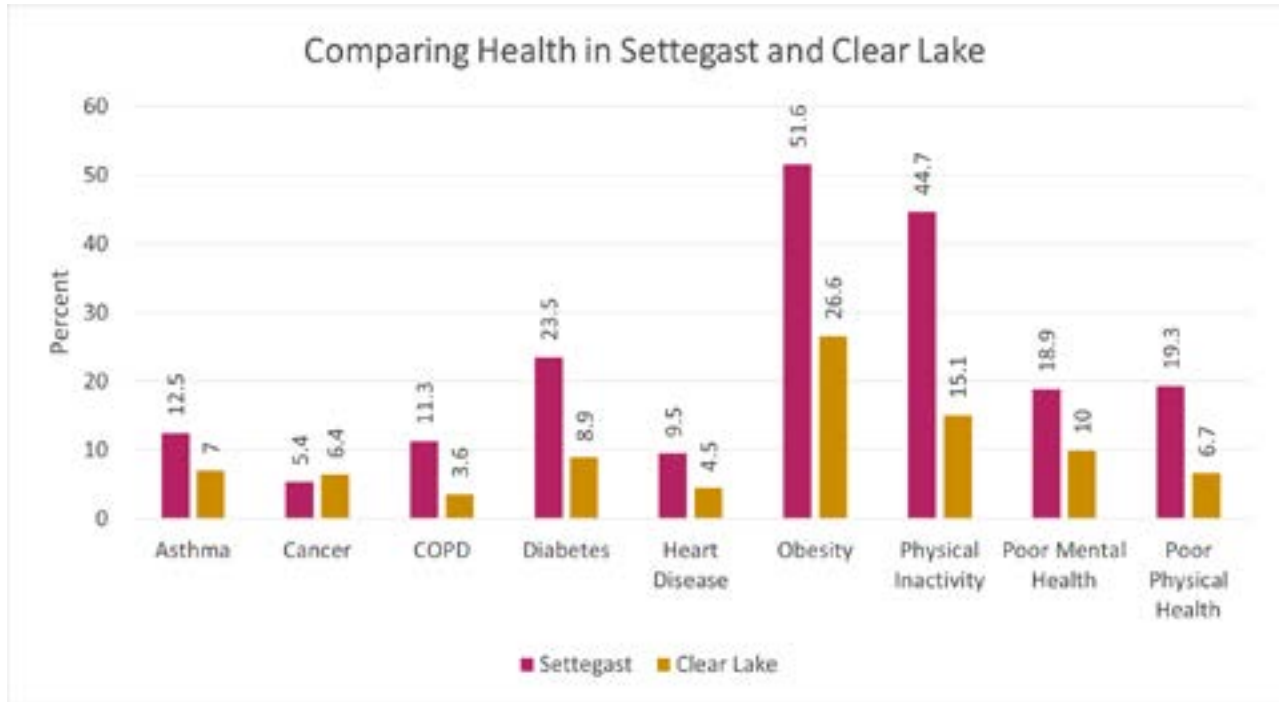


Figure 13. Comparing Health in Settegast and Clear Lake. A comparison of health outcomes, behaviors, and self-rated health status for the Settegast versus Clear Lake neighborhoods. Source: CDC. 2021. PLACES.¹⁰

Income inequality, as depicted by Settegast and Clear Lake, contributes to increasingly unequal poverty rates, and ultimately inequitable health outcomes. Settegast’s poverty rate was 39% in 2021 compared to a 1.5% poverty rate in Clear Lake.² Poverty can lead to higher rates of exposure to environmental hazards and stress and lower-income households often have a diminished ability to cope with disease and disability.¹³

Settegast residents spoke about the impacts of poverty and disinvestment in the past and present. In the 1960s, poor quality home construction, a lack of sanitation and water services, and limited access to healthcare services resulted in poor health outcomes in Settegast.⁵ In 2023, some of these issues persist in addition to newer concerns according to residents. Access to healthcare services is still limited, as is access to healthy food. Much of the neighborhood’s sidewalk and drainage infrastructure needs repairs to prevent flooding and to improve walkability and safety. Ailing infrastructure and limited resources in communities like Settegast are still barriers to development and investment. Increasingly, environmental hazards and LULUs also pose a serious threat to physical health and mental well-being.

Land and Environmental Conditions

In most American cities, zoning codes and city ordinances dictate where industrial land uses are located and whom they are located near. NIMBYs—those individuals saying Not in My Backyard—are often a force fighting against any unwanted land uses under consideration in wealthier communities. However, in the absence of zoning in Houston, a culture of NIMBYism was replaced by one of PIBBYism (Place in Black Backyards).¹⁴ Without zoning restrictions or the tools and time needed to protest, industrial land uses are developed in and around BIPOC communities, including around the border of Settegast, to the detriment of residents' health, well-being, sense of community, connectivity, and property values.

There are two landfills within 3 miles of Settegast to the east. The McCarty Road Landfill began operations in 1972.¹⁵ The Ralston Road Landfill began operations in 1995 and a significant expansion was permitted in 2017.¹⁶ The McCarty Landfill has a history of nuisance odor violations—an unassuming term that fails to convey the seriousness of the potential dangers to human health, including cancers, asthma and other pulmonary diseases associated with landfills.¹⁷ Directly to the west, the Union Pacific Rail Yard (Settegast Yard) covers 375 acres with railroad tracks. The Rail Yard opened in 1950 creating a massive physical barrier between two historically Black neighborhoods—Settegast and Trinity/Houston Gardens (Figure 14).

Locally Unwanted Land Uses

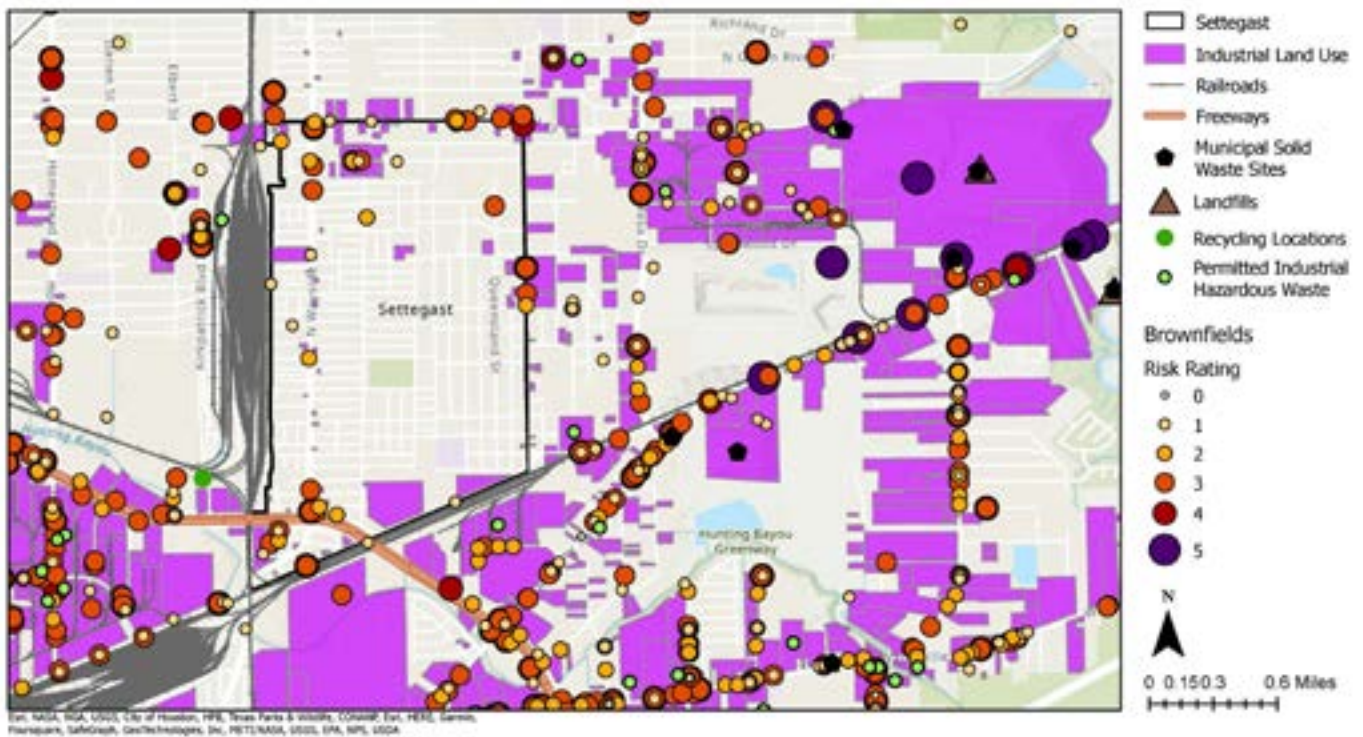


Figure 14. Locally Unwanted Land Uses (LULUs). LULUs surrounding the Settegast neighborhood, including landfills, waste sites, industrial lots, and brownfields. Source: Community Lattice. (n.d). PEER.¹⁸

Settegast's proximity to the Port of Houston and multiple rail yards may be contributing factors to recent land use changes within the neighborhood. Vacant lots are being repurposed as parking lots for 18-wheelers, scrap yards, and other semi-industrial uses that negatively impact the neighborhood according to residents. Community members repeatedly voiced concerns about the impacts of heavy truck traffic on air quality and health, the fragmentation of the neighborhood, and the impact on neighborhood pride, in addition to the damage done to infrastructure. Without deed restrictions, zoning, or other tools in place, this slow transformation is difficult to stop.

The conversions of lots to industrial uses and parking lots add to the environmental health burdens residents are already experiencing. In 2004, Settegast had one of the highest rates of vacant, abandoned, and tax-delinquent properties in the City.¹⁹ While the acquisition of some properties by the HLB led to revitalization and improved maintenance, many of the remaining abandoned and vacant lots turned into illegal dump sites which have persisted for years.

Vacant lots and open drainage ditches are subject to regular illegal dumping of trash, tires, construction waste, and other materials that are potentially harmful to community health (Figures 15, 16, & 17). Illegal dumping sites may pose physical or chemical hazards and create a breeding ground for disease-carrying pests and mosquitoes. When illegal dumping occurs in drainage ditches, it increases the risk of flooding and contributes to standing water that also attracts mosquitoes and other pests.²⁰ While the majority of Settegast does not fall within the floodplain, flooding is a serious threat as documented by the over 900 properties inundated during Hurricane Harvey. Illegal dumping, combined with old drainage infrastructure in need of upgrades contributes to flooding problems in the neighborhood.



Figure 15. A boat and other large objects dumped in one of the open drainage ditches in Settegast in February 2022. Source: HCPH. (2022).



Figure 17. Large plastic bins along with other trash dumped in the open drainage ditch on Tate Street in February 2022. Source: HCPH. (2022).



Figure 16. Tires dumped in the forested area in Settegast are visible from the road. Source: HCPH. (2022).

NEIGHBORHOOD HISTORY

Settegast and Houston History

Beginning in the 1920s, Black residents were subject to discriminatory practices such as redlining, racially restrictive covenants, and discriminatory lending. These openly racist policies prevented Black residents from buying homes in most Houston neighborhoods and further isolated Black residents in neighborhoods like the Third Ward, Fifth Ward, and Freedmen's Town. Population growth, overcrowding, and rising rents within these neighborhoods spurred the movement to unincorporated communities, like Settegast, beginning in the early 1940s (Figure 19).²¹

Racially Restrictive Covenants:

A contractual agreement made between property owners in a community that restricts a group of people, typically Blacks, from purchasing, leasing, or occupying a property or home in that community.²⁴

Discriminatory Lending:

The practice of denying mortgage lending opportunities to individuals based on race, religion, age, sex, color, familial status, disability, or national origin. The Fair Housing Act made this practice illegal in 1968.²⁵

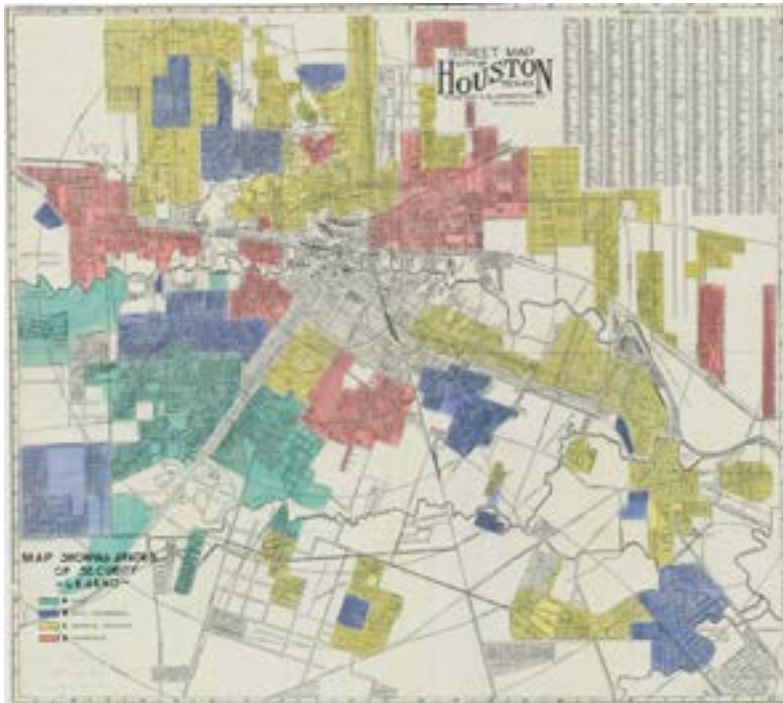


Figure 18. An image of the original Houston redlining map created by HOLC. Source: Nelson et al. (n.d.). *Mapping Inequality*.²⁶

Redlining:

The practice of denying creditworthy applicants access to home loans in areas deemed to be high-risk or “hazardous” as determined by the Homeowners Loan Corporation (HOLC)—a practice previously sanctioned by the federal government.²² In the 1930s and 1940s, HOLC staff visited cities across the country to create “residential security maps” or a color-coded system identifying creditworthiness. Red lines were drawn around neighborhoods primarily based on the race and ethnicity of residents, effectively denying people of color opportunities for wealth-building through homeownership.²³ (Figure 18)

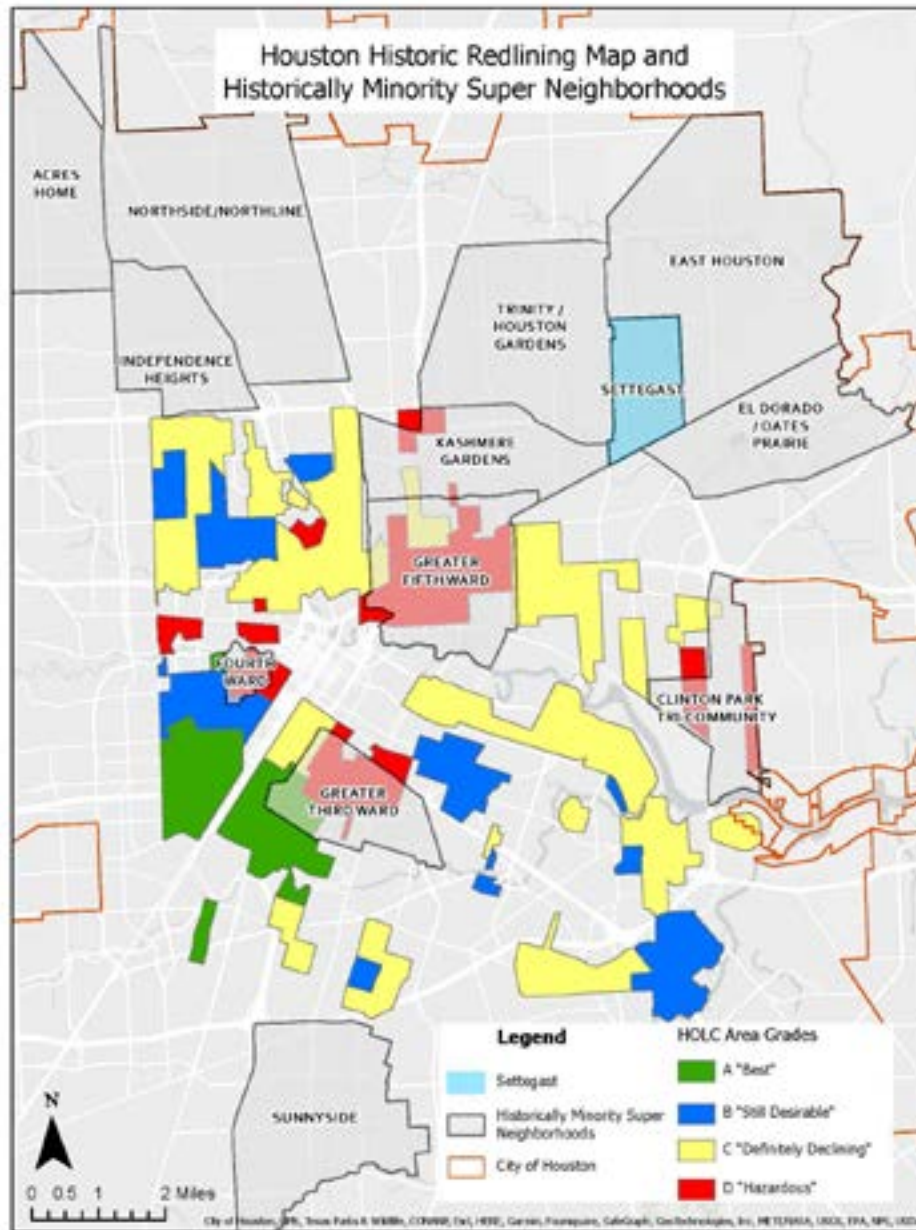


Figure 19. Houston Historic Redlining Map and Historically Minority Super Neighborhoods. Home Owners' Loan Corporation (HOLC) assigned grades to neighborhoods between 1935 and 1940. The HOLC Area Grades are overlaid with historical minority super neighborhoods. Source: Nelson et al. (n.d.). Mapping Inequality.²⁶

Settegast was mainly developed from the 1940s to the 1970s, but it maintained a rural feel with large lots and many open spaces (Figure 20).²⁷ During that time, it became a thriving Black community with local businesses providing many of the goods and services residents needed. Long-time residents of Settegast described the neighborhood as community-oriented and safe with successful local businesses, homeownership and job opportunities, and a culture of community organizing. It was “a community of families” and “everybody knew everybody.” Settegast Road, renamed and widened to North Wayside Road, was the hub of the neighborhood, hosting parades and events and lined with many local businesses (Figure 21).²⁸



1930

Rural setting with coastal prairie and pineywoods to the northeast. Union Pacific railroad along Liberty Rd (Hwy 90) and McCarty Rd developed. Tank farm present to the south.



1956

Neighborhood developing. BC Elmore School under construction. UP Railyard constructed cutting Settegast off from adjacent Trinity Gardens



1981

Expansion of industrial land uses surrounding Settegast. All riparian habitat adjacent to Hunting Bayou removed. Prairie grassland found in open lots at east side of community.



2002

BC Elmore reconstructed as a middle school. Lakewood Church complex constructed in northeast corner of community. Trees start filling in open land on east side of the community.

Figure 20. Aerial images of Settegast as the neighborhood changed and developed between 1930 and 2002. Source: Harris County Flood Control District (n.d.).³⁶⁻³⁹



Figure 21. Settegast Road, now North Wayside, during a neighborhood parade in the 1960s. Source: AggCity Media. (2023). B.C. Elmore Class of '69 Committee Documentary.²⁸

The culture of the neighborhood stood in contrast to the infrastructure conditions. Despite annexation by the City of Houston in 1949, Settegast's streets remained unpaved and unlit. The community lacked drainage, sanitary sewers, and city water until the mid-1960s.^{5,29} Settegast was part of a pattern between 1949 and 1972 where the City annexed neighborhoods of color without addressing basic infrastructure needs.²⁹ At the same time tax dollars were funneled to the ever-expanding white suburbs of Houston, further devaluing communities near the city center and continuing the cycle of disinvestment.³⁰

Injustices against Black residents in Settegast were outlined in *The Settegast Report: A Program for Community Development*—a 1966 publication by the Houston-Harris County Economic Opportunity Organization, as described below under Past Planning Efforts. The report described real estate practices where agents sold homes to Black residents at prices above their estimated value. Many buyers, unaware of the terms, signed a Contract for Deed to purchase their homes, which made it nearly impossible for buyers to acquire the title to the property due to high interest rates. The term “homeownership” could only be used in the “loosest possible sense” of the word.⁵

Contract for Deed:

An agreement between a buyer and a seller where the buyer pays monthly installments until the purchase price is met to complete the purchase and transfer of the deed. In this case, the seller finances the purchase, rather than a third-party lender as a mortgage requires.³¹ If the buyer violates the contract in any way, the seller can terminate the contract and the buyer loses the money invested in the property.³²

While Black families were able to purchase homes in Settegast, the quality of the homes was often poor. The homes built before annexation were not built to Federal Housing Authority (FHA) minimum quality standards, making those homeowners ineligible for FHA mortgage insurance.⁵ The current housing stock in Settegast predominantly consists of homes built between 1940 and 1979 (Figure 22).²⁷ Many of those homes have had minimal upgrades since construction. This is also true of the infrastructure supporting the neighborhood—the drainage infrastructure has seen very few upgrades since the original development.³³



Figure 22. Age of Existing Housing Stock in Settegast. Source: U.S. Census. (2021). 2016-2020 ACS 5-Year Estimates, Selected Housing Characteristics.²⁷

Discriminatory policies pushed families to settle in Settegast, but after policies enforcing segregation legally ended in the 1960s, many predominantly Black neighborhoods in Houston began to change. Before desegregation, the community operated its own schools in what was formerly North Forest Independent School District.¹⁹ After desegregation, resources, services, and businesses previously only available to White residents became available to Black residents. While Black residents began to patronize formerly White only businesses, White residents did not do the same with Black businesses. With fewer patrons, the once thriving economies in Black neighborhoods supported by churches, services, schools, and businesses began to disappear.^{4,34} The long-term impacts of disinvestment and discrimination are still reflected in the community today.

Past Planning Efforts

Settegast Report (1966)

The Houston-Harris County Economic Opportunity Organization published “The Settegast Report: A Program for Community Development” in 1966 as a case study illustrating the conditions of poverty in Houston. The study resulted from the Community Action Program—an initiative of President Lyndon B. Johnson’s Federal War on Poverty—intended to expand and streamline local social services to improve the lives of the poor in cities across the United States.³⁵

The Settegast Report describes the 1966 demographics and neighborhood conditions at that time. The neighborhood population was approximately 7,000 and 99.9% Black.^{2,5} The socioeconomic issues outlined in the plan were the need for homeownership and financial literacy education, a permanent health clinic, open ditch and vacant lot maintenance, a child care center, a community library, job training for neighborhood youth, access to public transportation, and home repair services, among other needs.⁵ The majority of the needs in the report are still priorities for residents today; although, the development of the Harris Health Settegast Clinic and significant infrastructure improvements were made in response to the report.

Strategies for Change: Houston Hope (2006)

In 2006, the University of Houston's Community Design Resource Center, the City of Houston Planning Department, and the Gerald D. Hines College of Architecture published *Strategies for Change*—a product of the Houston Hope program. The Report identified strategies for change in six Houston neighborhoods with the highest tax delinquency rates, including Settegast. While Settegast has seen residential growth, vacant and blighted lots still dominate the landscape, making the strategies to address vacancies suggested in 2006 still relevant today.

Programming vacant lots depending on neighborhood needs, highlighting the uniqueness of the neighborhood's history and culture, and connecting neighborhoods to Houston through new and improved physical infrastructure are all strategies included in this Action Plan.¹⁹

THE PLANNING PROCESS

The project team engaged in a series of conversations with Settegast and northeast Houston area residents, local developers, government, and local organizations to better understand the community and the capacity for equitable change through planning and community development. The team approached Settegast's history and community experiences using three primary strategies:

1. Researching Settegast's history and the discriminatory policies and practices in greater Houston.
2. Engaging with the community including residents, community groups, and local organizations.
3. Engaging with practitioners including planners, developers, and local government.

History & Research

The BE Unit conducted historical research on Settegast and the greater Houston area to inform the project and planning process. The Houston History Research Center (HHRC) and the African American History Research Center of the Houston Public Library were important resources for understanding Settegast's and Houston's histories. The 1966 Settegast Report, the foundation of historical research for the project, is housed exclusively at HHRC. In addition to historical research, the project team collected and analyzed qualitative and quantitative data.

Infrastructure Assessment

The BE Unit led an infrastructure assessment in Settegast to capture existing sidewalk, drainage, and road infrastructure conditions in the community. Using the [Infrastructure Assessment Tool \(IAT\)](#) developed by the BE Unit, the team validated and documented many of the community's concerns about missing or inadequate infrastructure. The IAT is a pedestrian auditing and mapping tool designed for walking street segments to assess and map infrastructure presence, quality, and connectivity. The data and visuals collected during the

assessment mirror residents' descriptions.

Overall, the neighborhood lacks the infrastructure to support walking and biking. Almost half (46%) of the neighborhood does not have sidewalks on either side and another 42% of streets have sidewalks only on one side. Of the sidewalks that are present, almost half (47%) of them need some or significant repair. Over three-quarters of the intersections do not have ADA ramps or crosswalks, and, as a result, 87% of the streets in the neighborhood are not safe and accessible. There are several streets with a noticeable worn path, indicating people are walking where a sidewalk does not exist. There are also no bike lanes or marked bike routes.

Over half (60%) of the sidewalks are greater than 5 feet from the roadway with many separated by drainage ditches and landscaping, much of which is not maintained well. Many of the ditches and culverts need extensive repair and landscaping and vegetation is often overgrown. Litter was prevalent in the neighborhood as well, which supports claims of illegal dumping from the residents. About 79% of the area was uncomfortable to walk for several reasons including speeding traffic, missing sidewalks, loose animals, litter and illegal dumping, and generally feeling unsafe (Figures 23 & 24). The data collected from the IAT supports many of the comments from residents on why they do not walk or bike in the neighborhood.



Figure 23. A damaged sidewalk forces a woman to run in the road next to 18-wheeler trucks. Source: HCPH. (2022).



Figure 24. A flooded open drainage ditch filled with trash in Settegast. The flooding is preventing access to this home. Source: HCPH. (2022).

Community Engagement

From August 2021 to December 2022, qualitative data about the history of the neighborhood, community safety, environmental concerns, and other needs and ideas were collected. The project team engaged with residents of Settegast and the greater northeast Houston area to understand Settegast’s assets, concerns, needs, and hopes for the future. The project team branded their local efforts as the “Actions for Health Equity in Settegast” project.

The community engagement efforts included listening sessions, focus groups, workshops, leadership committee meetings, presentations to community groups, door-knocking, and informal conversations. Two local community ambassadors served as liaisons between the project team and residents. A bilingual ambassador was selected to ensure Spanish-speaking residents had a channel for communication. The ambassadors were carefully selected to reflect the diversity of the community.

To create a more inclusive engagement process, a language justice and translation consultant—Tecolotl—was brought on board through funding from Harris County Precinct’s One Community Engagement team. Tecolotl provided Spanish translation and outreach services from March to October 2022. With Tecolotl’s support, in addition to bilingual project team staff, and a bilingual community ambassador, all community engagement and outreach was bilingual.

Participants were compensated for their time using gas gift cards. Gift cards were given to all resident focus group participants and raffled off to 10 participants at the Action Planning Workshop. Food and drinks from local vendors were used for all events in the neighborhood.

Before each large event, staff from HCPH, Precinct One, Tecolotl, and the project’s community ambassadors conducted bilingual community outreach to encourage attendance and participation. The outreach team distributed flyers to local businesses and churches door knocked, presented to resident groups, and called and texted residents to remind them to attend the events. Over 100 hours were spent door-knocking and making phone calls.

One-on-one Listening Sessions

One-on-one listening sessions, informal interviews, and meetings were held with residents and community groups to build relationships and an understanding of individuals’ experiences living in Settegast. The listening sessions and meetings were held online and in person, depending on what best suited the participants’ needs.

Focus Groups

Three resident focus groups were held in person at Hobart Taylor Community Center—one in February 2022 and two in June 2022. The focus groups were held to discuss neighborhood history and community assets, concerns, and needs. Two of the resident focus groups were held in Spanish and facilitated by Tecolotl. In total, 18 residents participated in the focus groups.

Community Workshops and Events

Three large-scale fully bilingual community events and workshops were held in 2022 with a total of 121 attendees. In January 2022, a Project Kick-Off event was held to launch the project and build community awareness. The Kick-Off also served as an initial opportunity to begin gathering information on community needs, hopes, concerns, and assets more broadly from residents.

In April 2022, the KIUR coordinated and facilitated a Community Data Workshop to share neighborhood data with residents, pair data with lived experiences, help inform programming and policies, and inspire collective action among different stakeholder groups. Participants rotated through stations to provide insights on topics ranging from housing to mobility to health and wellness. At each station, the project team presented neighborhood-level data and maps to residents who were able to validate, edit, and add to that data based on their own lived experiences. There were opportunities to vote on key concerns and share information verbally or in writing.

One of the stations during the Community Data Workshop was the People's History of Settegast station. The purpose of the station was to capture family and neighborhood narratives. Residents shared stories of the neighborhood from the past and present in both English and Spanish in a focus group style setting. These stories were recorded to document neighborhood history.

The themes from all the resident and practitioner engagement sessions were used to develop an initial set of potential actions to address community needs and concerns. These were presented to residents during an Action Planning Workshop in October 2022. Participants had the opportunity to identify new actions or to suggest additional partners and resources (Figures 25 & 26). The actions were presented on large posters in open house format (Figure 27).



Figure 25. Settegast residents look at a community workshop poster in October 2022. Source: HCPH. (2022).



Figure 26. A Settegast resident writes an idea on a Post-it at the October 2022 community workshop. Source: HCPH. (2022).



Figure 27. Built Environment Unit staff pointing at one of the boards during the October 2022 community workshop. Source: HCPH. (2022).



Figure 28. Comments from residents from the Community Workshop in October 2022. Source: HCPH. (2022).

Practitioner Engagement

Several additional focus groups and individual conversations with local developers and local government were used to understand real estate and development practices that apply to Settegast. In the first developer focus group, the conversation centered on defining affordability, health equity, and racial equity in Settegast and the Houston area. At the second developer focus group, the BE Unit presented demographic, housing, and property data for Settegast to inform a discussion on potential innovative development ideas that could meet residents' needs and involve residents in the development process.

The practitioner focus groups and conversations with representatives of numerous City and County departments were an opportunity to share information about the neighborhood and residents' needs. It was also an opportunity for the project team to learn about existing policies, programs, and tools that could benefit Settegast residents. The conversations highlighted shortcomings within regional policies worthy of further research and discussion.

A Leadership Committee comprised of partners representing diverse interests and sectors was convened for the length of the project to provide feedback and guidance. The Leadership Committee established connections to additional partners, contributed to the development of the Action Plan, and committed to working toward the implementation of the Action Plan. Participants representing each committee partner group attended seven meetings throughout the project period.



The Actions for Health Equity in Settegast project team after a community workshop in April 2022. Source: HCPH



The project's Leadership Committee during a meeting in February 2022. Source: HCPH

ACTION PLAN FOR SETTEGAST

HOW TO USE THIS PLAN

The Action Plan for Settegast is designed to be implemented in part or whole by residents and stakeholders who can take on responsibility for specific actions. This Action Plan is intended to serve as a living document that can be updated, edited, and added to as the community sees fit. This Action Plan is a resource residents and stakeholders can use to advocate for their needs, connect to existing resources, establish partnerships, share Settegast's history, plan for the future, and improve health and quality of life.

The Action Plan is organized around topics from the research, community engagement, and data collection and analysis conducted from August 2021 to February 2023. The recommended actions with their associated tools and potential partners for implementation are organized by theme. These form the basis of the Action Plan. Readers can identify themes of interest and read over recommended actions to address that theme.

Each action includes:

- Existing resources – funding sources, policies, tools, partnerships, programs, etc. that existed at the time of publication and could be used to execute the action.
- First steps – initial task(s) required to execute the action.
- Timeframe – Short-term (3 years or less), Medium-term (3-5 years), or Long-term (6+ years) to completion.
- Potential partners – a list of potential partners that could support the actions associated with each theme.

Most of the actions and associated first steps are written in generic terms that present an invitation to interested residents and stakeholders to pursue that action. In cases where specific partners must be engaged to execute an action, those partners are listed. The project team reached out to those specific partners to ensure their support of the actions they are listed on.

KEY THEMES:

ACCESS TO GOODS AND SERVICES

**COMMUNITY ORGANIZING AND
CAPACITY BUILDING**

EDUCATION AND EMPLOYMENT

ENVIRONMENTAL HEALTH

HOUSING AND LAND USE

MOBILITY, HEALTH, AND SAFETY

PARKS AND RECREATION

ACCESS TO GOODS AND SERVICES

Theme	Actions	Existing Resources
Expand Affordable, Healthy Food Options	Increase access to local community gardens.	<ul style="list-style-type: none"> • Settegast Community Garden • LBJ Hospital Community Farm • Get Moving Houston Urban Gardens • The Garden Club of Houston's grants for local gardens • Gardening education resources from HPARD's Urban Garden Manager
	Connect residents to existing farmers' markets and other suppliers of fresh, healthy food.	<ul style="list-style-type: none"> • The Northeast Community Farmers Market is nearby and accepts double-up food bucks • Transportation services for individuals with disabilities from METROLift • Regular market attendees from Settegast
	Increase and expand grocery and meal delivery services.	<ul style="list-style-type: none"> • Grocery delivery services for seniors include Mom's Meals and Meals on Wheels • Meal delivery services for children and families like those offered by Kids Meals Inc • Food delivery programs in schools like Brighter Bites
	Bring mobile healthy food markets to community spaces in the neighborhood, especially markets that accept SNAP or double-up benefits.	<ul style="list-style-type: none"> • Second Servings' PopUp Grocery Store Program • Hobart Taylor Community Center or local churches with space available to host events • Food distribution events with the Houston Food Bank • Existing models for mobile food markets like in Fort Bend County
	Create a northeast Houston area food resource map, including grocery stores, urban gardens, convenience stores, food pantries, and distribution sites, and highlight those that accept SNAP.	<ul style="list-style-type: none"> • Existing ArcGIS map layers with grocery stores and other food resources • FDA Food Desert Map
Improve Access to Basic Services	Partner with banks and credit unions to provide counseling and outreach for banking services.	<ul style="list-style-type: none"> • Community Reinvestment Act requirements including counseling, outreach, etc.
	Build awareness of the importance of having a bank account or an Individual Taxpayer Identification Number (ITIN) which is required for undocumented residents to open bank accounts.	<ul style="list-style-type: none"> • American Immigration Council's Facts About the Individual Taxpayer Identification Number (ITIN) • Trinity Gardens Church of Christ AIM VITA Site helps with income taxes and signing up for an ITIN • BakerRipley Tax Preparation and ITIN applications services • 2021 FDIC National Survey of Unbanked and Underbanked Households
	Partner with the community center or local churches to offer printing, faxing, mailing, and/or notarizing services.	<ul style="list-style-type: none"> • Connections to local churches • FedEx, UPS, and USPS have systems for requesting drop boxes for mail. • Donation drives for printers, fax machines, and other mailing materials
	Invest in a neighborhood organization as a hub for providing services, education, and resources.	<ul style="list-style-type: none"> • Settegast Heights Redevelopment Corporation • Capacity building grants from Episcopal Health Foundation and Rockwell Fund

The community identified a need for expanded access to a variety of goods and services, including healthy food outlets, banks, shipping and packaging services, and health services. Some of these services are available outside the neighborhood boundary but accessing them without a personal vehicle is difficult. This section outlines strategies for improving access to existing services—such as Harris Health’s Settegast Clinic—and bringing additional goods and services to residents. Organizations with the capacity to expand their service area, even temporarily, to include Settegast, like Second Servings or BakerRipley, can begin to move the needle on access to critical services.

First Steps	Timeframe	Potential Partners
Recruit more volunteers to work in the Settegast Community Garden, including family-friendly volunteer opportunities, to increase the garden's productivity. Simultaneously, train additional staff to increase hours when the garden is open for volunteering and purchasing food.	Short-term	<ul style="list-style-type: none"> • American Heart Association (AHA) • B.C. Elmore Elementary School • Brighter Bites • City of Houston Parks and Recreation Department (HPARD) • The Garden Club of Houston • Get Moving Houston Urban Gardens • Harris County Public Health (HCPH) • Hobart Taylor Community Center • Houston Habitat for Humanity • Houston Food Bank • Kids Meals Inc • LBJ Hospital & Community Farm • Local Churches • Meals on Wheels • METROLift • Mom's Meals • Northeast Community Farmers' Market • Second Servings Houston • Senior Citizen Groups • Urban Harvest • Wholesome Wave
Create marketing materials for local farmers' markets to post at businesses and community spaces. Coordinate carpooling among residents who regularly attend Farmers' markets.	Short-term	
Present or provide information to local senior groups, churches, and schools to sign people up for existing programs.	Short-term	
Reach out to partners providing mobile market services to see what would need to be done to bring them to Settegast.	Short-term	
Partner with organizations like AHA, HCPH, and local universities to create intern projects that will identify grocery options, collect local data, and create an interactive map for residents.	Medium-term	
Recruit financial institutions to attend community events in Settegast and identify transportation options to nearby banks.	Medium-term	
Hold free office hours or clinics to assist unbanked residents.	Medium-term	<ul style="list-style-type: none"> • American Immigration Council • BakerRipley • Banks and credit unions with a local presence • City of Houston District B • Episcopal Health Foundation • Houston Immigration and Legal Services Collaborative • Local churches • Rockwell Fund • Settegast Heights Redevelopment Corporation • Trinity Gardens Church of Christ AIM VITA Site • United States Postal Service • United Way of Houston
Identify churches that would be willing to offer/provide these services at little-to-no cost and identify local notaries in Settegast or residents that would like to be certified.	Medium-term	
Determine what tools, resources, and grant opportunities would be needed for an existing entity to provide these services.	Long-term	

Theme	Actions	Existing Resources
Revitalize Commercial & Retail Options	Create a commercial real estate mentorship program between ULI Houston members and residents of the northeast Houston area.	<ul style="list-style-type: none"> • Mentorship opportunities with ULI Houston members • Partnerships with local high schools, colleges, universities, and the Barbara Jordan Career Center
	Revitalize the southern entrance to Settegast along Wayside to be a commercial corridor or gateway to northeast Houston.	<ul style="list-style-type: none"> • Partnerships with ULI Houston, Houston developers, local artists, and landscape architects
	Expand access to technical assistance for creating and managing local businesses.	<ul style="list-style-type: none"> • Small Business Development University from Houston Area Urban League • Greater Houston Black Chamber of Commerce and Houston Hispanic Chamber of Commerce or other chambers
Expand Public Transportation Options	Determine community transportation needs and if they are being met by current services and infrastructure.	<ul style="list-style-type: none"> • METRO transportation route maps • American Community Survey data on transit use over time, vehicle access, and other transit data • Transportation equity advocacy organizations to build support for transit equity initiatives • BE Unit's Infrastructure Assessment Tool
	Connect the Settegast neighborhood to the planned METRORapid University Corridor Project.	<ul style="list-style-type: none"> • METRO's public meetings to voice needs and concerns
Improve Access to Quality Health Services	Conduct outreach and engagement with Settegast Health Center, LBJ Hospital, The Harris Center, and community residents to learn how to better align programs and services.	<ul style="list-style-type: none"> • Monthly meetings with LBJ Community Alliance to discuss the needs of the surrounding community and to build relationships with residents • Harris Health System Outreach Services - community outreach and education on healthy behaviors
	Hold health and wellness fairs at local churches and Hobart Taylor Community Center.	<ul style="list-style-type: none"> • Mobile or home-health services from FQHCs, medical school programs, and other social services • Mobile units from the City of Houston, Harris Health, and HCPH
	Expand access to mental health services.	<ul style="list-style-type: none"> • The Harris Center's mental health services • Harris Center's list of mental health providers and resources that are low-cost and/or accept Medicaid/Medicare
	Recruit wrap-around social services to serve community residents.	<ul style="list-style-type: none"> • Programs that provide home visits and supply wrap-around social and healthcare services

First Steps	Timeframe	Potential Partners
Local real estate programs should reach out to ULI Houston.	Medium-term	<ul style="list-style-type: none"> • Barbara Jordan Career Center • Champions School of Real Estate • Greater Houston Black Chamber of Commerce • Harris Central Appraisal District (HCAD) • Houston Area Urban League • Houston Community College Real Estate Program
ULI Houston could host a Technical Assistance Panel that surveys the area, collects data, and provides recommendations.	Medium-term	<ul style="list-style-type: none"> • Houston Hispanic Chamber of Commerce • Houston Land Bank (HLB) • Local business owners • Local developers • Real Estate Schools & Programs • Settegast Heights Redevelopment Corporation • University of Houston Real Estate Program • UPS Ignite Program • Urban Land Institute (ULI) Houston
Identify local partners to provide information and resources to local business owners and aspiring entrepreneurs.	Medium-term	<ul style="list-style-type: none"> • Air Alliance Houston • City of Houston Public Works Department • City of Houston Transportation Planning Division • Harris County Precinct One • HCPH's Built Environment Unit (BE Unit) • Houston-Galveston Area Council (H-GAC) • LINK Houston • METRO
Connect with local transportation partners or advocacy organizations that can assist with community outreach and data collection.	Medium-term	<ul style="list-style-type: none"> • Air Alliance Houston • City of Houston Public Works Department • City of Houston Transportation Planning Division • Harris County Precinct One • HCPH's Built Environment Unit (BE Unit) • Houston-Galveston Area Council (H-GAC) • LINK Houston • METRO
Recruit residents to collectively attend the meetings and voice the need for connections from Settegast to the corridor project.	Long-term	<ul style="list-style-type: none"> • Air Alliance Houston • City of Houston Public Works Department • City of Houston Transportation Planning Division • Harris County Precinct One • HCPH's Built Environment Unit (BE Unit) • Houston-Galveston Area Council (H-GAC) • LINK Houston • METRO
Encourage community residents and partners to initiate conversations specifically about health in Settegast.	Short-term	<ul style="list-style-type: none"> • BakerRipley • City of Houston Health Department • Federally Qualified Health Centers (FQHCs) • The Harris Center Northeast Community Service Center • Harris Health - Settegast Health Center • HCPH • HPARD • Household Centered Care at UH College of Medicine • LBJ Community Alliance • Local churches • Medical Residency Programs • Medical Schools • Settegast Health Center Staff • Texas Children's Hospital • WIC Clinics
Recruit churches that would be willing and able to host wellness events for their congregation and other residents. Work with partners to bring mobile health services to Settegast.	Short-term	<ul style="list-style-type: none"> • BakerRipley • City of Houston Health Department • Federally Qualified Health Centers (FQHCs) • The Harris Center Northeast Community Service Center • Harris Health - Settegast Health Center • HCPH • HPARD • Household Centered Care at UH College of Medicine • LBJ Community Alliance • Local churches • Medical Residency Programs • Medical Schools • Settegast Health Center Staff • Texas Children's Hospital • WIC Clinics
Coordinate with The Harris Center to attend any mobile health services and outreach in the community.	Medium-term	<ul style="list-style-type: none"> • BakerRipley • City of Houston Health Department • Federally Qualified Health Centers (FQHCs) • The Harris Center Northeast Community Service Center • Harris Health - Settegast Health Center • HCPH • HPARD • Household Centered Care at UH College of Medicine • LBJ Community Alliance • Local churches • Medical Residency Programs • Medical Schools • Settegast Health Center Staff • Texas Children's Hospital • WIC Clinics
Contact HCPH's ACCESS and the University of Houston College of Medicine's Household Centered Care to understand capabilities for expansion.	Medium-term	<ul style="list-style-type: none"> • BakerRipley • City of Houston Health Department • Federally Qualified Health Centers (FQHCs) • The Harris Center Northeast Community Service Center • Harris Health - Settegast Health Center • HCPH • HPARD • Household Centered Care at UH College of Medicine • LBJ Community Alliance • Local churches • Medical Residency Programs • Medical Schools • Settegast Health Center Staff • Texas Children's Hospital • WIC Clinics

COMMUNITY ORGANIZING AND CAPACITY BUILDING

Theme	Actions	Existing Resources
Improve Capacity Building for Existing Assets	Use District B's BeSuccessful Initiative to support community organizations in Settegast with capacity building.	<ul style="list-style-type: none"> Existing community organizations BeSuccessful Initiative is supporting 30 community organizations with capacity building around District B
	Connect organizations and community groups to those who can assist with grant writing and applications.	<ul style="list-style-type: none"> Partners with expertise in grant writing and the ability to work with community groups on their applications, including the KIUR A to Z Grant Writing course at the University of Houston
	Share information on LISC's Training 4 Trainers Program with residents to support capacity building.	<ul style="list-style-type: none"> Annual application informational sessions Past participants with information on the program are listed on the website
	Create a community directory for outreach and engagement.	<ul style="list-style-type: none"> Existing lists of neighborhood contacts from non-profit partners and local government entities, such as Precinct One Settegast-specific social media accounts to promote engagement
	Connect residents to resources and education to better advocate for their needs.	<ul style="list-style-type: none"> Texas Housers and Texas Organizing Project's training models LSLA's "Complaining 101 Class" teaches residents how to raise issues to systems of power West Street Recovery's community organizing trainings and resources KIUR's commitment to supporting such actions
Engage Youth and Young Adults	Use social media tools to advertise community groups and to engage youth and young adults.	<ul style="list-style-type: none"> Existing neighborhood groups Settegast Instagram accounts Settegast Facebook pages
	Expand programming to attract youth, young adults, and newer residents to engage with neighborhood groups.	<ul style="list-style-type: none"> Social media accounts The Mayor's Youth Council Bilingual residents who can support broader engagement
	Build partnerships between existing neighborhood groups and youth and young adults in the community.	<ul style="list-style-type: none"> Local job fairs Community colleges and universities Barbara Jordan Career Center BakerRipley Existing neighborhood group's social media

Community organizing and capacity building are key to the success of this Action Plan. Settegast residents came together to identify needs and concerns, as well as community assets that should be elevated and supported by this Action Plan. “The people,” “the community,” and “residents” were repeatedly mentioned in response to questions about the neighborhood’s greatest assets. This section focuses on building capacity for existing assets—people, organizations, and places—by supporting youth and young adults, celebrating Settegast’s rich history and culture, and encouraging grassroots community development.

Many philanthropic institutions direct funds toward building capacity within neighborhood organizations, or they require a strong community organization with capacity and experience to be eligible for funding. By strengthening and growing groups like New Progressive Civic Club, Settegast Heights Redevelopment Corporation, and Super Neighborhood 49/50, among others, the capacity for action in Settegast expands.

First Steps	Timeframe	Potential Partners
Contact District B staff to begin conversations.	Short-term	
Identify funding opportunities listed in this plan or elsewhere that would require grant writing support.	Short-term	<ul style="list-style-type: none"> • BakerRipley • City of Houston District B • CommunityWorks CDC • East Houston Civic Club • Harris County Precinct One (Precinct One) • Harris County Public Health (HCPH) • Kinder Institute for Urban Research (KIUR) • LISC Houston • Lone Star Legal Aid (LSLA) • Northeast Action Collective • Prairie View A&M University's Cooperative Extension • Settegast Heights Redevelopment Corporation • Super Neighborhood 49/50 • Texas Housers • Texas Organizing Project • West Street Recovery
Reach out to partners to share information about the opportunity.	Short-term	
Convene community partners to determine who should maintain the list.	Short-term	
Reach out to partners with trainings and resources for advocacy.	Short-term	
Contact existing social media accounts to post about meetings and events.	Short-term	<ul style="list-style-type: none"> • BakerRipley • Barbara Jordan Career Center • Big Brothers, Big Sisters • Boys & Girls Club • City of Houston Mayor's Youth Council • CommunityWorks CDC • East Houston Civic Club • Houston Community College • Houston Independent School District (HISD) • Impacting Houston • Local schools • New Progressive Civic Club • YMCA
Brainstorm creative opportunities to engage more residents.	Short-term	
Create a youth and young-adult-led civic club program within the existing New Progressive Civic Club that focuses on issues of significance to youth and young adults.	Medium-term	

Theme	Actions	Existing Resources
Uplift Settegast's Rich History	Document the history of Settegast with stories and photos from long-time residents and a timeline of historic events to create a collective history of the neighborhood.	<ul style="list-style-type: none"> • Existing recordings and stories from Settegast residents • The African American History Research Library at The Gregory School • Models used by other Houston neighborhoods, such as the Independence Heights Legacy Project • The Houston Metropolitan Research Center - Julia Ideson Building contains historic plans, documents, and photos • The Settegast Facebook page's regular posts including photos and stories of the neighborhood's history
	Identify residents and landowners interested in seeking historic designations for their homes and businesses.	<ul style="list-style-type: none"> • Settegast Heights Redevelopment Corporation's experience supporting homeowners in this process • City of Houston tools such as Historic Districts, Heritage District designations, and Conservation Districts • The Independence Heights Redevelopment Council's experience supporting residents in these efforts and navigating the historic designation and historical marker processes
Celebrate Settegast's Uniqueness	Redesign the neighborhood entry signs and boulevard to illustrate neighborhood culture and history.	<ul style="list-style-type: none"> • DON's Matching Grant Program matches funds for community beautification projects, ranging from \$500-\$5,000 • New Progressive Civic Club's neighborhood entrance signs • Sponsorships by local businesses
	Identify locations and opportunities for local artists to depict the neighborhood's history and culture through murals, street art, and historical markers.	<ul style="list-style-type: none"> • Experienced local artists, such as Solel International and HTX Art in the Heart • Buildings and rights-of-ways maintained and/or owned by the City of Houston
Cultivate Grassroots Community Development	Increase community interest and education around development and property ownership.	<ul style="list-style-type: none"> • CommunityWorks CDC and Change Happens CDC's training opportunities for neighborhood developers • Available land in Settegast
	Establish a community committee, collective, coalition, or group for Settegast Action Plan follow-up and implementation long-term.	<ul style="list-style-type: none"> • Settegast residents and community leaders • Steering Committee for the Settegast Project • Models or examples set in other neighborhoods where similar committees have successfully worked on implementation, such as the OST/South Union Health Improvement Partnership
	Work with LISC Houston to pursue opportunities for funding and community development that their organization offers.	<ul style="list-style-type: none"> • LISC is a Community Development Financial Institution and intermediary attracting and directing resources such as loans, lines of credit, recoverable grants, and equity investments to help community development corporations, business development organizations, nonprofit real estate developers, and other partners revitalize their neighborhoods • LISC Houston's Small Grants Program funds community-based projects annually • Great Opportunities Neighborhoods that could serve as a model for moving the action plan forward

First Steps	Timeframe	Potential Partners
Contact long-time and former residents to gauge interest in putting together a timeline with snapshots of the neighborhood in different years.	Medium-term	<ul style="list-style-type: none"> • African American Cultural Heritage Commission • African American History Research Library at The Gregory School • City of Houston Planning and Development Department • Harris County Historical Commission • Houston Blues Society • Houston Museum of African American Culture • Independence Heights Redevelopment Council • New Progressive Civic Club • Prairie View A&M University's Cooperative Extension • Settegast Facebook • Settegast Heights Redevelopment Corporation • Super Neighborhood 49/50 • Texas Historic Commission
Conduct a windshield survey of historical sites in Settegast and map the sites of significance.	Long-term	<ul style="list-style-type: none"> • City of Houston Department of Neighborhoods (DON) • City of Houston Mayor's Office of Cultural Affairs Civic Art Program • City of Houston Parks and Recreation Department • City of Houston Public Works • HISD • HTX Art in the Heart • New Progressive Civic Club • Non-profit community groups and artists • Settegast Facebook • Solel International • Trees for Houston
Survey the interest of residents in the New Progressive Civic Club.	Short-term	<ul style="list-style-type: none"> • City of Houston Department of Neighborhoods (DON) • City of Houston Mayor's Office of Cultural Affairs Civic Art Program • City of Houston Parks and Recreation Department • City of Houston Public Works • HISD • HTX Art in the Heart • New Progressive Civic Club • Non-profit community groups and artists • Settegast Facebook • Solel International • Trees for Houston
Approach the City of Houston to see what buildings would be available for artwork installation.	Medium-term	<ul style="list-style-type: none"> • City of Houston Department of Neighborhoods (DON) • City of Houston Mayor's Office of Cultural Affairs Civic Art Program • City of Houston Parks and Recreation Department • City of Houston Public Works • HISD • HTX Art in the Heart • New Progressive Civic Club • Non-profit community groups and artists • Settegast Facebook • Solel International • Trees for Houston
Coordinate to host educational opportunities on community development in Settegast.	Short-term	<ul style="list-style-type: none"> • Change Happens CDC • CommunityWorks CDC • HCPH • Houston Land Bank • KIUR • LISC Houston • OST/South Union Health Improvement Partnership • Urban Land Institute Houston
Convene interested partners and residents to discuss plan implementation and structure.	Short-term	<ul style="list-style-type: none"> • Change Happens CDC • CommunityWorks CDC • HCPH • Houston Land Bank • KIUR • LISC Houston • OST/South Union Health Improvement Partnership • Urban Land Institute Houston
Connect with LISC Houston staff for initial discussions on tools and funding sources to pursue.	Medium-term	<ul style="list-style-type: none"> • Change Happens CDC • CommunityWorks CDC • HCPH • Houston Land Bank • KIUR • LISC Houston • OST/South Union Health Improvement Partnership • Urban Land Institute Houston

EDUCATION AND EMPLOYMENT

Residents emphasized the importance of supporting youth and young people in the community by expanding opportunities to get involved in organized activities and sports. However, this interest extended beyond just young people; residents want educational opportunities for people of all ages and improved access to jobs and workforce trainings. Many

Theme	Actions	Existing Resources
Expand Organized Activities	Support and expand the senior programming in northeast Houston.	<ul style="list-style-type: none"> • Hobart Taylor Community Center's current schedule includes some senior activities including quilting, game day, bingo, and socials • BakerRipley's senior programming at Kashmere Multi-Service Center on Lockwood
	Provide mentorship to youth and young people.	<ul style="list-style-type: none"> • Credible messengers for the City of Houston District B's BeSuccessful Initiative • CommunityWorks CDC Choice Nation Academy connects students with area professionals for learning, shadowing, and job opportunities • Big Brothers, Big Sisters • Kashmere Gardens/North Forest Boys and Girls Club
	Support and expand neighborhood after-school programs.	<ul style="list-style-type: none"> • Hobart Taylor Community Center's existing after-school program • CommunityWorks CDC's High 5 After School • Mayor's Office of Gang Prevention and Intervention's opportunities for learning, volunteering, and physical activity through a variety of programs after-school and during the summer • Local churches
Expand Educational Supports	Provide college readiness and resume development programming at schools or the community center.	<ul style="list-style-type: none"> • HCC's support services for career and job placement opportunities for alumni and students • District B's BeSuccessful Jobs and Community Resource Fairs provide help with resumes, interviews, and job searches • CommunityWorks CDC's financial literacy, computer, and internet courses • BakerRipley • Career and Recovery Resources, Inc.
	Provide targeted programming that includes information on creating wills, filing taxes, clearing titles, etc.	<ul style="list-style-type: none"> • While not currently available in Harris County, LSLA's Justice for Older Adults Project provides these services • Covenant Community Capital's financial education, coaching, savings matches, and no-interest loans services • New Progressive Civic Club • Local churches
	Provide trainings with courses in financial literacy, computer and internet usage, English language, etc. based on community needs and interests.	<ul style="list-style-type: none"> • Community colleges and universities • AARP's Virtual Community Center • Office of New Americans and Immigrant Communities' free resources such as virtual citizenship classes, financial counseling, and translation resources • Older Adults Technology Services from Senior Planet • Turner-Provost Institute Adult Education Programs and Global Learning USA offer ESL courses • Hobart Taylor Community Center could serve as a location for courses and workshops • Complete Communities University's annual opportunities

partners with a presence in the community, such as CommunityWorks CDC and Big Brothers, Big Sisters, could expand their reach and programming to serve more residents. District B's BeSuccessful program brings job and community resource fairs to residents. ULI Houston and the American Planning Association Houston Chapter have developed programming to teach kids ranging from elementary to high school about real estate development and planning. Each of these partners can play a role in moving the recommended actions in this section forward.

First Steps	Timeframe	Potential Partners
Promote senior programming through flyers and social media.	Short-term	<ul style="list-style-type: none"> • BakerRipley • B.C. Elmore Elementary School • Big Brothers, Big Sisters • City of Houston District B • City of Houston Parks and Recreation Department (HPARD) • CommunityWorks CDC • City of Houston Department of Neighborhood's (DON) Mayor's Office of Gang Prevention and Intervention • Kashmere Gardens/North Forest Boys and Girls Club • Local churches • YMCA
Connect with representatives from existing resources and partners.	Short-term	
Speak with local schools to see how to transport students to the after-school locations and how to reach more families.	Medium-term	
Share existing resources with local high schools and explore schools' capacity to integrate them into the existing curriculum.	Short-term	<ul style="list-style-type: none"> • AARP • BakerRipley • Barbara Jordan Career Center • Career and Recovery Resources, Inc. • City of Houston District B • CommunityWorks CDC • Covenant Community Capital • DON's Office of New Americans and Immigrant Communities • Global Learning USA • Houston Community College (HCC) • HPARD • Local churches • Local schools • Lone Star Legal Aid (LSLA) • New Progressive Civic Club • Senior Planet • Turner-Provost Institute
Connect with partners to bring these services to existing senior groups, families, and other resident groups.	Short-term	
Reach out to community groups and residents to determine their priorities for training and/or educational courses.	Short-term	

Theme	Actions	Existing Resources
Provide Opportunities for Business Development	Connect residents and small business owners to training, advising, and funding opportunities.	<ul style="list-style-type: none"> • Office of Business Opportunity Liftoff Houston, an entrepreneurial initiative aimed to boost small business growth by providing business literacy, education, and mentorship to entrepreneurs • UH Texas Gulf Coast SBDC Network's free professional business advising services • Wells Fargo Open for Business Grant through The Houston Fund for Social Justice and Economic Equity • BakerRipley's Entrepreneur Connection small business program includes business workshops, technical assistance, funding, and educational opportunities
	Advocate for a northeast Houston opportunity or empowerment center with resources for business owners, students, and entrepreneurs, as well as coworking and maker spaces.	<ul style="list-style-type: none"> • Bethune Empowerment Center in Acres Home
	Establish a Northeast Houston Chamber of Commerce to advocate for and build a network of local businesses and to support community-centric development and revitalization.	<ul style="list-style-type: none"> • The small group of residents that has met semi-regularly to discuss creating a chamber of commerce • Leaders' insights and experiences from other neighborhood/local chambers of commerce
Increase Public School Resources and Funds	Foster partnerships between local high schools and ULI Houston to bring real estate, development, and planning education opportunities.	<ul style="list-style-type: none"> • ULI's UrbanPlan Program has been implemented in other Houston area high schools and ULI is willing to partner with schools within or near Settegast
	Host a library card sign-up drive at the schools to connect children and families to library resources.	<ul style="list-style-type: none"> • HPL has free online and in-person resources available to all area residents • HPL will send staff out to events
	Install additional little free libraries throughout the community.	<ul style="list-style-type: none"> • Hobart Taylor Community Center's little free library • Little Free Libraries have online resources and step-by-step instructions • Churches, local businesses, and other community-oriented places could serve as locations
	Teach children and youth about the importance of planning and being engaged in community development.	<ul style="list-style-type: none"> • The APA Houston Chapter's free programming for a student workshop focused on teaching about the connections between urban planning and health • The Hip Hop Architecture Camp • Mayor's Youth Council
	Include financial education courses in high schools.	<ul style="list-style-type: none"> • Free course materials available online • Models from other school districts or states that include financial education courses such as the Florida Financial Literacy Bill passed in 2022
Support Workforce Development	Host job and career readiness fairs in the neighborhood to support individuals in the job application process.	<ul style="list-style-type: none"> • Turnaround Houston, an existing program in the City of Houston's Office of Business Opportunity, has held job and readiness fairs in other parts of the City in the past • CommunityWorks CDC once-a-month job readiness workshops • BeSuccessful Program's monthly job fairs throughout District B
	Advertise and promote job fairs and quality employment opportunities through local churches and businesses.	<ul style="list-style-type: none"> • Saint Peter Claver Catholic Church's weekly online bulletin for local businesses to advertise job openings or hiring opportunities • Local businesses that are hiring

First Steps	Timeframe	Potential Partners
Identify partners to organize a small business opportunity fair.	Medium-term	<ul style="list-style-type: none"> • BakerRipley Entrepreneur Connection • Bethune Empowerment Center • City of Houston Office of Business Opportunity • City of Houston District B • Community Works CDC • East Houston Civic Club • Global Supplier Business • Local small business owners • New Progressive Civic Club • The Houston Fund for Social Justice and Economic Equity • University of Houston (UH) Texas Gulf Coast Small Business Development Center (SBDC) Network • U.S. Small Business Association
Convene northeast Houston leaders and advocates to discuss and build consensus around this idea.	Long-term	
Build up a core group of business owners and residents to begin establishing a vision and next steps.	Long-term	
Find appropriate school contacts at Kashmere High School and North Forest High School.	Short-term	<ul style="list-style-type: none"> • American Planning Association (APA) Houston Chapter • Barbara Jordan Career Center • B.C. Elmore Elementary School • Houston Independent School District (HISD) • Houston Public Library (HPL) • Kashmere High School • Little Free Libraries • North Forest High School • Parent Teacher Organizations • Urban Land Institute (ULI) Houston
Reach out to B.C. Elmore Elementary about hosting a library card sign-up.	Short-term	
Identify potential locations and neighborhood stewards.	Short-term	
Find a contact at the elementary or middle school to work with.	Short-term	
Speak with school administration about curriculum development and/or pursue the issue at the state level.	Long-term	
Coordinate with Hobart Taylor Community Center or another partner in the neighborhood to host a job fair in Settegast.	Short-term	<ul style="list-style-type: none"> • City of Houston District B • City of Houston Office of Business Opportunity • CommunityWorks CDC • Local businesses • Local churches • Saint Peter Claver Catholic Church
Contact local churches and businesses about advertising opportunities.	Short-term	

ENVIRONMENTAL HEALTH

Illegal dumping, flooding, and a rise in industrial uses, such as truck lots, and other LULUs were repeatedly described as top concerns among residents. Large numbers of vacant and undeveloped lots, limited street light coverage, and minimal surveillance are factors contributing to the illegal dumping problem in Settegast and the City as a whole. The City published One Clean Houston in March 2023—a plan to combat illegal dumping city-wide. Councilmember Tarsha Jackson, representing District B, has also taken action to address illegal dumping and LULUs.

Theme	Actions	Existing Resources
Prevent Illegal Dumping	Revive Keep Houston Beautiful and Houston Public Works Department's Adopt-A-Ditch program for waste removal from open drainage ditches.	<ul style="list-style-type: none"> • Past protocols and procedures • One Clean Houston
	Organize a reporting campaign to track what is addressed and how long it takes for concerns to be addressed.	<ul style="list-style-type: none"> • Settegast Community Garden • Neighborhood watch, patrol, or "eyes on the ditch" model • HPD's Video Surveillance Program to install additional cameras at chronic dumpsites per One Clean Houston • 311 • Rat-on-a-Rat (713-525-2728) • Harris County's Environmental Crime Tipline (832-927-1567) • Crimestoppers (713-222-TIPS)
	Raise awareness for District B's open ditch maintenance program for seniors and people with disabilities and work on identifying a long-term funding source.	<ul style="list-style-type: none"> • District B's allocation of \$50,000 of council funds • Clean City Commission
	Explore the opportunity to apply for funds and resources for neighborhood revitalization through Republic Services' National Neighborhood Promise program.	<ul style="list-style-type: none"> • Other Habitat for Humanity offices received funds for large-scale cleanup events, fencing, and camera installation
	Explore policy-level changes to mitigate illegal dumping.	<ul style="list-style-type: none"> • Example policies from other cities • Integrated Resources Recovery Management Plan produced by SWMD • One Clean Houston Plan outlines strategies for improved enforcement of existing regulations and policies
Limit the Growth of Trucking and Manufacturing Lots	Pursue opportunities for neighborhood preservation and/or development restrictions using an existing tool, such as deed restrictions, conservation districts, prohibitive yard parking applications, etc.	<ul style="list-style-type: none"> • The existing City of Houston policies that support residents' ability to implement related actions • LSLA's capacity and facilitation skills • Previous partnership between LSLA and Settegast Heights Redevelopment Corporation
	Inventory, check permitting, and report truck yards in violation of city code.	<ul style="list-style-type: none"> • Guidance document for reporting truck yard violations co-created by The University of Texas School of Law Environmental Clinic and LSLA • Local universities and research institutions

Groups advocating for environmental justice in northeast Houston are making an impact. West Street Recovery and the Northeast Action Collective, for example, have developed a network of hub houses to serve as safe spaces during floods and other disasters. They are also advocating for drainage justice in northeast Houston to mitigate future impacts from flooding. Super Neighborhood 49/50 has been working with Lone Star Legal Aid to identify sources of air pollution and to stop the growth of truck lots and other polluting industries from moving into the community. The recommended actions in this section will build on the momentum already created by these partner groups.

First Steps	Timeframe	Potential Partners
Contact Houston Public Works to see what is required to revive the program.	Short-term	
Collate concerns and calls and submit them as a neighborhood.	Short-term	<ul style="list-style-type: none"> • City of Houston 311 • City of Houston Department of Neighborhoods (DON) • City of Houston District B • City of Houston Public Works Department (HPW) • City of Houston Solid Waste Management Department (SWMD) • Clean City Commission • East Houston Civic Club • Harris County Precinct One Environmental Crimes Unit • Houston City Council • Houston Habitat for Humanity • Houston Police Department (HPD) • Keep Houston Beautiful • New Progressive Civic Club • Northeast Action Collective • Republic Services Charitable Foundation • Super Neighborhood 49/50 • West Street Recovery
Create outreach materials for District B's program to share with senior groups, churches, civic clubs, and super neighborhoods.	Short-term	
Contact the local Houston Habitat for Humanity about what resources they would need to apply for the funds.	Medium-term	
Conduct exploratory research and interviews to determine possible policy changes.	Long-term	
Develop a consensus-building outreach strategy for the selected program that addresses residents' past concerns.	Medium-term	<ul style="list-style-type: none"> • East Houston Civic Club • Houston Advanced Research Center • Kinder Institute for Urban Research (KIUR) • Lone Star Legal Aid (LSLA) • New Progressive Civic Club • Prairie View A&M University (PVAMU) • Settegast Heights Redevelopment Corporation • South Texas College of Law • Super Neighborhood 49/50 • Texas Southern University • The University of Texas School of Law Environmental Clinic • University of Houston
Develop a catalog of where legal and illegal truck yards exist.	Long-term	

Theme	Actions	Existing Resources
Restrict the Growth of Locally Unwanted Land Uses (LULUs)	Begin conversations with Union Pacific to identify ways they can support Settegast and give back to the community.	<ul style="list-style-type: none"> • Union Pacific's Community Ties Giving Program
	Fill out a Department of Transportation Quiet Zone Application so it's on file if funding becomes available.	<ul style="list-style-type: none"> • Applications are always available
	Explore the possibilities of applying for brownfield clean-up funds through the Houston Land Bank's program or the City of Houston.	<ul style="list-style-type: none"> • HLB's and the City of Houston's brownfield clean-up funds • Community Lattice's PEER Tool which maps out brownfields • EPA Brownfield Program
	Plant trees at B.C. Elmore Elementary to expand tree canopy benefits for air quality issues related to locally unwanted land uses.	<ul style="list-style-type: none"> • Free trees and volunteers from local organizations such as Trees for Houston
	Create a strategy for resident-organized air quality monitoring in the neighborhood.	<ul style="list-style-type: none"> • Existing network of stationary air monitors from Air Alliance Houston, Harris County Pollution Control Services and TCEQ • Grant opportunities from CDC and EPA
Reduce Flood Risks	Connect residents with resources for repairs after disasters, including floods.	<ul style="list-style-type: none"> • Harvey Home Connect's one-stop application system to connect residents with the funding • Houston Habitat for Humanity's Disaster Home Repair program provides repairs for safety, security, and sanitation
	Advocate for the City of Houston or another entity to maintain and improve ditches and stormwater infrastructure.	<ul style="list-style-type: none"> • Northeast Houston advocacy groups such as West Street Recovery and Northeast Action Collective • 311
	Host regular community clean-ups, especially before expected heavy rain or the chance of hurricanes.	<ul style="list-style-type: none"> • H-GAC's Solid Waste Management workshops and annual grant funds • District B's B-Clean Team
	Establish a demonstration rain garden for educational and flood mitigation purposes at Hobart Taylor Park.	<ul style="list-style-type: none"> • Kashmere Gardens demonstration rain garden
	Identify and explore additional funding sources to increase service frequency for maintenance of roadside drainage ditches using inspections, mowing, cleanup, general maintenance, and repairs.	<ul style="list-style-type: none"> • Policy models from other cities for funding drainage • Support from HPW's Stormwater Fund
	Create a neighborhood flood resilience strategy to address current and future flood risks, including educational opportunities during the community engagement process as well as written into the plan itself.	<ul style="list-style-type: none"> • East Houston Resilience Plan prepared by Community Lattice • Other City of Houston Plans - Climate Action Plan, Resilience Plan, Living with Water Houston, and Resilient Sidewalks Plan

First Steps	Timeframe	Potential Partners
<ul style="list-style-type: none"> • Work with the City of Houston and LSLA to identify a contact at Union Pacific. • Identify a local group to apply for the Community Ties Giving Program funds. 	Short-term	<ul style="list-style-type: none"> • Air Alliance Houston • B.C. Elmore Elementary School • City of Houston Brownfield Redevelopment Program • City of Houston Planning and Development Department (PDD) • Community Health Collaborative Consulting • Community Lattice • Harris County Public Health (HCPH) • Houston Independent School District • Houston Land Bank (HLB) • LSLA • Trees for Houston • Union Pacific
Identify individuals or groups who could fill out the application.	Short-term	
Identify existing brownfields in Settegast.	Short-term	
<ul style="list-style-type: none"> • Coordinate with schools to identify sites that could benefit from additional trees. • Collaborate with local non-profits to obtain and plant trees. 	Short-term	
Contact Air Alliance Houston or LSLA to understand data readings from stationary monitors.	Medium-term	
<ul style="list-style-type: none"> • Identify residents who need assistance with home repairs now. • Conduct outreach after disasters and flooding events to identify the need for repairs. 	Short-term	<ul style="list-style-type: none"> • City of Houston 311 • City of Houston Chief Recovery Officer • City of Houston District B • City of Houston Mayor's Office of Resilience • City of Houston Parks and Recreation Department (HPARD) • Community Lattice • Harvey Home Connect • Houston City Council • Houston-Galveston Area Council (H-GAC) • Houston Habitat for Humanity • Houston Permitting Center • Northeast Action Collective • PDD • HPW • SWMD • West Street Recovery
Recruit people to call 311 and advocate for clean-up efforts.	Short-term	
Identify community groups to lead clean-up efforts.	Short-term	
Work with HPARD to understand what resources it would take to create and maintain a rain garden.	Medium-term	
Research available funding opportunities and models used elsewhere.	Long-term	
Identify a funding source for a resilience planning effort.	Long-term	

HOUSING AND LAND USE

Residents identified a range of housing and land use-related concerns they want to see addressed including rising property tax rates, the cost of new homes in the neighborhood, and the quality of existing homes. Residents expressed concerns about homeownership declines, the rise of predatory speculators, and the growing number of industrial lots.

Theme	Actions	Existing Resources
Improve Existing Housing Quality	<p>Allocate American Rescue Plan Act (ARPA) funds for single-family and multifamily home repairs for homeowners throughout all of Harris County and the City of Houston.</p>	<ul style="list-style-type: none"> • ARPA provides loans to very-low-income homeowners to repair, improve, or modernize their homes or grants to elderly very-low-income homeowners to remove health and safety hazards.
	<p>Increase awareness and access to existing home repair programs.</p>	<ul style="list-style-type: none"> • Settegast Heights Redevelopment Corporation, West Street Recovery, and Northeast Action Collective partner with local organizations and residents to do home repairs following disasters. • Harris County Home Repair Program aims to remove specific life, health, and/or safety hazards resulting from substandard conditions for low-income elderly adults (62 years or older). • Houston Habitat for Humanity's Disaster Home Repair program conducts home repairs to ensure safety, security, and sanitary needs are met. • Republic Services Charitable Foundation's Neighborhood Promise program has funded Habitat for Humanity to do critical home repairs and supported the efforts with volunteers in the past. • Rebuilding Together Houston's programs include: (1) The Veteran Home Repair in Harris County program offers roof, structural, electrical, plumbing, and exterior repairs, as well as safety upgrades. (2) The Wheelchair Ramps for Homeowners in Harris County program provides exterior ramp services for qualifying residents.
Diversify Sales Prices for New Home Construction	<p>Educate residents on what accessory dwelling units (ADUs) are and the potential benefits to homeowners and the community.</p>	<ul style="list-style-type: none"> • The City of Houston has already made it easier for ADUs to be built and are advocating for it as an affordable housing solution.
	<p>Streamline cost-cutting measures for property owners interested in developing ADUs by providing pre-drawn site designs.</p>	<ul style="list-style-type: none"> • The City of Houston's Accessory Dwelling Units Houston Design Book has freely accessible plans from the City's design competition. • The winning design by Rice Architecture students will be fully developed to create a set of construction plans that will be free to the public. • The Community Design Resource Center and Rice Architecture have the tools and capacity to support the development of the designs.
	<p>Form a partnership between the HLB, the HCLT, and affordable housing development partners to develop new homes under HCLT land ownership.</p>	<ul style="list-style-type: none"> • HCLT offers resources for homebuyer education, approved lenders, and homebuying readiness. The Land Trust model reduces the cost of the home and ensures long-term affordability. • HLB owns many properties in Settegast. • This action is within the scope of HLB's and HCLT's work.
	<p>Diversify types of new single-family and multi-family home development, including ADUs, stacked fourplexes, cottage court homes, and other types of missing middle housing.</p>	<ul style="list-style-type: none"> • HLB can work with their approved homebuilders to create strategies for diversifying housing costs and design options in Settegast. • Accessory Dwelling Units Houston Design Book has designs available.

During the engagement process, the project team identified a gap between existing resources and resource availability and awareness in the neighborhood. Many non-profit and government organizations provide education, financial assistance, tools, and resources to address the concerns residents voiced; however, awareness among residents is limited. This section recommends bringing partners to the community to educate people and help them through complex processes that will ultimately improve community and financial stability.

Partners like Houston Habitat for Humanity and the Houston Land Bank are active in the community, providing services and building affordable homes. They are committed to pursuing projects that improve public health and address the community's needs. By working with the New Progressive Civic Club, Super Neighborhood 49/50, and other neighborhood organizations, partners can advance many of the recommended actions.

First Steps	Timeframe	Potential Partners
<p>Work with relevant county departments, with input from court offices, to develop program guidelines to determine eligibility and other program criteria. Once approved by Commissioner's Court, qualified organizations and individuals may apply for funds.</p>	Short-term	
<ul style="list-style-type: none"> • Partner with schools to connect to hard-to-reach residents and non-English-speaking homeowners. • Organize a home repair resource fair. 	Short-term	<ul style="list-style-type: none"> • B.C. Elmore Elementary School • Harris County Community Services Department (CSD) • Harris County Precinct One • City of Houston Housing and Community Development Department (HCDD) • Houston Habitat for Humanity • Local schools • Northeast Action Collective • Rebuilding Together Houston • Republic Services Charitable Foundation • Settegast Heights Redevelopment Corporation • West Street Recovery
<p>City of Houston staff could present on the value and purpose of ADUs to community groups to garner interest and build awareness of ADUs.</p>	Short-term	
<p>Explore the possibility of other designers developing full construction plans for ADUs to provide to the public at no cost.</p>	Medium-term	<ul style="list-style-type: none"> • City of Houston Planning and Development Department (PDD) • Community Design Resource Center at the University of Houston • HCDD • Houston Land Bank (HLB) • Houston Community Land Trust (HCLT) • Rice University Architecture
<p>Begin conversations among the partners and identify a property to use as a pilot for the land bank-land trust model.</p>	Medium-term	
<p>Identify residential development designs that existing residents support in Settegast. Use this information to inform the lot sale process and proposal scoring within HLB.</p>	Long-term	

Theme

Actions

Existing Resources

Prevent Homeownership Decline

Bring homebuyer education programs and counseling with expanded down payment assistance programs to residents.

- NeighborhoodLIFT, a collaboration between Avenue CDC, Wells Fargo, and NeighborWorks America, offers homebuyer education plus down payment assistance grants. The program provides \$15,000 for a down payment and/or closing costs after completing 8 hours of homebuyer education and meeting pre-approval requirements.
- HCDD hosts weekly virtual office hours for homebuyer counseling.
- Houston Habitat's Homeownership Fairs cover asset building, mortgage 101, managing credit, and becoming a homeowner.
- NeighborWorks America offers homeownership education and counseling services.
- The City of Houston offers up to \$30,000 to qualified residents to assist homebuyers under the Homebuyer Assistance Program.
- CSD's Down Payment Assistance Program offers up to \$23,800 to qualified residents.
- The Home Sweet Texas Home Loan Program offers loans and down payment assistance to low and moderate-income residents.
- The Texas Homebuyer Program from the TDHCA provides details on several down payment assistance programs for first-time homebuyers and veterans.

Develop an educational campaign to prevent speculative home purchases and preserve homeownership.

- LSLA and Houston Volunteer Lawyers' Estate Planning team help homeowners with estate planning and provide information on the importance of avoiding speculative, predatory buyers.
- Avenue CDC has resources for family asset building and preservation, including homeownership preservation and foreclosure prevention.
- DON offers a "Don't Sell It! Build Wealth With It!" seminar and program series.

Expand access to tools and programs for foreclosure prevention.

- LSLA's Foreclosure Prevention Program supports homeowners with issues related to property taxes, property owner association disputes, title clearing problems, and issues with mortgage companies.
- BakerRipley's Utility Assistance Program can help offset other costs to prevent foreclosure.
- The Neighborhood Assistance Corporation of America's HomeSave Program.
- MMI offers counseling to avoid home foreclosure.
- Avenue CDC has resources for family asset building and preservation, including homeownership preservation and foreclosure prevention.

Prevent foreclosures by partnering with the HCLT to place the land of current homeowners in the HCLT to stabilize rising housing costs and create permanent affordability.

- The HCLT is already established and able to partner when funds become available.

First Steps	Timeframe	Potential Partners
<p>Create an outreach strategy to bring information on these programs to residents.</p>	<p>Short-term</p>	
<p>Create a partnership among resident organizations, legal aid organizations, and housing advocates to prevent foreclosures and predatory speculative home buying.</p>	<p>Short-term</p>	<ul style="list-style-type: none"> • Avenue CDC • BakerRipley • City of Houston Department of Neighborhoods (DON) • City of Houston District B • CSD • Harris County Housing Authority • HCDD • HCLT • HLB • Houston Area Urban League • Houston Habitat for Humanity • Houston Volunteer Lawyers • Lone Star Legal Aid (LSLA) • Money Management International (MMI) • Neighborhood Assistance Corporation of America • NeighborWorks America • Texas Department of Housing and Community Affairs (TDHCA) • Wells Fargo
<p>Create a partnership among resident organizations, legal aid organizations, and housing advocates to prevent foreclosures and predatory speculative home buying.</p>	<p>Medium-term</p>	
<ul style="list-style-type: none"> • Research funding for home preservation and foreclosure prevention. • Acquire funding for repairs so homes are in a condition to enter into the HCLT. • Advocate for the City of Houston to commit funding to permanent affordability through the HCLT that can be used for foreclosure prevention, repairs, and preservation and is not limited to new construction or new home purchases. 	<p>Medium-term</p>	

Theme	Actions	Existing Resources
Expand Access to Financial, Mortgage, & Tax Education	<p>Develop a calendar for outreach, engagement, and deadlines for taking action regarding filing taxes, property tax protests, and tax exemptions.</p>	<ul style="list-style-type: none"> • Harris County Precinct One's Community Engagement Office could formalize its processes further to provide residents with a calendar with coordinated resources for outreach, engagement, and education. • Houston Housing Coalition could be a candidate for coordinating a calendar because they have connections to the groups providing housing, tax, and mortgage services and other educational opportunities.
	<p>Expand opportunities for residents to improve their financial literacy, including building credit and savings.</p>	<ul style="list-style-type: none"> • The Credit Coalition hosts free in-person and virtual courses on the fundamentals of good credit. • MMI's Credit Report Reviews can help you understand your credit report and prepare for making big purchases.
Address Rising Property Taxes & Displacement	<p>Partner with local non-profits to bring tax preparation services to the community.</p>	<ul style="list-style-type: none"> • Avenue CDC and HCAD hold property tax workshops. • LSLA has the capacity and expertise to hold office hours in Settegast to assist residents in property tax preparation and exemptions.
	<p>Revise the rental registry list maintained by the City of Houston to include single-family homes and duplexes.</p>	<ul style="list-style-type: none"> • A rental registry policy for the city already exists for multi-family developments with 3+ units. With the rise of single-family home rentals, this could be expanded to track all rentals. • Example rental registration policies can be used to draft a new policy in Houston, such as the City of Dallas' Single Family Rental Registration Program.
	<p>Prioritize stabilization of existing residents before investing in infrastructure for future residents.</p>	<ul style="list-style-type: none"> • Houston Habitat for Humanity provides home repair services for homeowners impacted by disasters. • LSLA will work with residents to help resolve issues with titles or back taxes.
	<p>Establish a permanent property tax relief fund in Harris County.</p>	<ul style="list-style-type: none"> • The Texas Homeowner Assistance Fund Program provides financial assistance for qualifying households needing property tax support through the American Rescue Plan Act. • The Community Design Resource Center, the KIUR, and Texas Housers have the tools and capacity to conduct research and analysis.
Remove Barriers to Passing Down Homes	<p>Educate residents on potential barriers to passing down their homes.</p>	<ul style="list-style-type: none"> • Harris County Tax Assessor-Collector and HCAD provide information on the conditions of the Over 65/Disabled Deferral, and they will present to residents and help them understand their property taxes. • Texas Law Help provides an overview of Reverse Mortgages and their impact on the inheritance of the property. • Houston Volunteer Lawyers and LSLA can answer questions and provide information to help homeowners plan for and protect their assets.
	<p>Hold in-person Title Workshops and Wills Clinics in Settegast.</p>	<ul style="list-style-type: none"> • LSLA has the capacity and ability to host workshops in the community. • LSLA, Houston Volunteer Lawyers, and DON host Wills Clinics. • Civic clubs have previously coordinated and hosted these types of workshops.

First Steps	Timeframe	Potential Partners
Identify who would manage and update the calendar regularly and coordinate with partners to determine when important deadlines and opportunities need to be addressed.	Short-term	<ul style="list-style-type: none"> • Houston Housing Coalition • MMI • Harris County Precinct One • The Credit Coalition
Connect with the Credit Coalition to coordinate a workshop on multiple financial literacy topics.	Medium-term	
Coordinate with the civic clubs or super neighborhood to bring a workshop to Settegast.	Short-term	
Contact HCDD and City Council Members to advocate for the policy.	Long-term	<ul style="list-style-type: none"> • Avenue CDC • Community Design Resource Center at the University of Houston • Harris Central Appraisal District (HCAD) • Harris County Precinct One • HCDD • HLB • Houston City Council • Houston Habitat for Humanity • Kinder Institute for Urban Research (KIUR) • LSLA • Texas Homeowner Assistance • Texas Housers
<ul style="list-style-type: none"> • Hold a housing stabilization workshop in Settegast to identify residents' specific stressors and connect them to the appropriate resources. • HLB could consider a policy that prioritizes existing residents or residents recently priced out for homeownership opportunities. 	Long-term	
Conduct a policy review within peer communities to determine viability and potential funding sources.	Long-term	
Coordinate with neighborhood groups to bring estate planning workshops and educational services to Settegast.	Short-term	<ul style="list-style-type: none"> • DON • Earl Carl Institute at Texas Southern University • East Houston Civic Club • Harris County Tax Assessor-Collector • HCAD • Houston Volunteer Lawyers • LSLA • Pro bono lawyers • New Progressive Civic Club • Texas Law Help
Coordinate with neighborhood groups to bring estate planning workshops and educational services to Settegast.	Short-term	

Theme	Actions	Existing Resources
Revitalize Abandoned Properties and Lots	<p>Acquire and activate vacant lots to serve as community spaces until they are developed.</p>	<ul style="list-style-type: none"> • HLB launched a Neighborhood Advisory Council to ensure community involvement at a grassroots level. With funding support and temporary solutions, the Neighborhood Advisory Council is willing to activate vacant parcels.
	<p>The HLB should create and implement a development plan for Settegast by working with other property owners and community members.</p>	<ul style="list-style-type: none"> • HLB owns several acres in Settegast and constructs affordable housing exclusively for income-eligible homebuyers.
	<p>Report houses, structures, and properties with code violations to DON.</p>	<ul style="list-style-type: none"> • DON staff can attend meetings and provide training on Code Standards. • Call 311 to report violations. • The ClickFix website allows residents to report violations by identifying the location on a map (seeclickfix.com/houston).

First Steps	Timeframe	Potential Partners
Assess HLB's vacant land in the community and coordinate with local leaders and Neighborhood Advisory Council.	Short-term	
<ul style="list-style-type: none"> • Assess land opportunities and infrastructure needs for redevelopment. • Secure local builders and developers to partner with HLB on the Traditional Home Program. • Secure subsidy funds, if needed, to reduce sales prices for eligible homeowners. 	Medium-term	<ul style="list-style-type: none"> • DON • HLB • Neighborhood Advisory Council
Review DON's "Avoid Common Violations" page before submitting reports of violations.	Short-term	

MOBILITY, HEALTH, AND SAFETY

Theme	Actions	Existing Resources
Build Sidewalks & Pedestrian Infrastructure	Support residents in applying for the Mayor's Office of Disabilities Sidewalk program.	<ul style="list-style-type: none"> • Civic Clubs or local non-profits
	Advocate for District B to allocate Council District Service Funds for the development and maintenance of sidewalks.	<ul style="list-style-type: none"> • BE Unit's Infrastructure Assessment Tool that shows sidewalk existence, connectivity, quality, and walking environment
	Increase funding sources for new sidewalk installation and the repair of existing sidewalks as part of a holistic pedestrian network.	<ul style="list-style-type: none"> • Federal Bipartisan Infrastructure Law grants • H-GAC Transportation Alternative Programs • City of Houston Sidewalk Fund in-lieu fees
	Adopt tools or a set of criteria for prioritizing and phasing infrastructure improvements that incorporates equity considerations.	<ul style="list-style-type: none"> • Examples of other cities' criteria for equitable infrastructure improvements, such as the City of San Diego's Council Policy on equitable Capital Improvements Program funding
Improve Visibility with Streetlights	Identify areas where additional street or pedestrian lighting would improve public safety and advocate for implementation.	<ul style="list-style-type: none"> • City of Houston's Interactive Vision Zero Map Tool allows residents to input data on safety and could be adapted to include lighting information • CenterPoint Energy's Street Light Outage Reporter map
	Increase awareness of CenterPoint Energy's Street Light Outage reporting tool.	<ul style="list-style-type: none"> • Existing educational opportunities from local non-profits and Civic Clubs
Reduce Stray & Roaming Animals to Improve Safety & Comfort	Develop a safe pet ownership campaign for the neighborhood.	<ul style="list-style-type: none"> • Existing safe pet ownership materials
	Bring low-cost pet vaccine clinics, spay/neuter programs, and microchipping to the neighborhood.	<ul style="list-style-type: none"> • Free programs from BARC: microchip events, Trap-Neuter-Return Program, Healthy Pets Healthy Streets
	Report or turn-in stray animals.	<ul style="list-style-type: none"> • BARC, HC Pets, and other organizations that take in stray animals based on availability • No-kill shelters in the area

This section encompasses a range of issues related to pedestrian safety and health that were expressed by residents. In Settegast, sidewalk infrastructure is very limited, streetlights are often out, heavy truck traffic damages the roads, and stray and roaming dogs wander the streets. In addition to flooding and illegal dumping, these factors prevent residents from safely walking and being physically active in their neighborhood. This section aims to connect individuals and partners to existing tools for addressing mobility, health, and safety concerns. It also presents opportunities for advocacy, education, and partnership. Existing data the BE Unit has from the IAT and existing opportunities, such as the Mayor’s Office of Disabilities Sidewalk Program, offer potential starting points for expanding sidewalk infrastructure and advocating for change.

First Steps	Timeframe	Potential Partners
Develop materials and identify community groups and/or residents that can help with outreach activities.	Short-term	<ul style="list-style-type: none"> • Air Alliance Houston • City of Houston District B • City of Houston Mayor's Office of Disabilities • City of Houston Parks & Recreation Department (HPARD) • City of Houston Planning & Development Department (PDD) • City of Houston Public Works Department (HPW) • East Houston Civic Club • Harris County Precinct One • Harris County Public Health’s Built Environment Unit (BE Unit) • Houston City Council • Houston-Galveston Area Council (H-GAC) • LINK Houston • New Progressive Civic Club
Contact District B Council Member to advocate for sidewalk budget allocations.	Medium-term	
Conversations with HPW, City Council, and other local leaders will need to occur to identify potential funding sources and mechanisms to accomplish this.	Medium-term	
Convene all relevant parties to discuss quick wins and "shovel-ready" projects, funding options, and implementation.	Medium-term	
Gather a group of residents to conduct a night audit with a map of the neighborhood to identify dark areas.	Short-term	<ul style="list-style-type: none"> • CenterPoint Energy • East Houston Civic Club • New Progressive Civic Club • PDD
Provide demonstrations on how to report outages online, via phone, and social media.	Short-term	
Convene neighborhood residents for a safe pet ownership campaign, particularly focusing on how roaming animals impact children, the elderly, and pedestrians.	Short-term	<ul style="list-style-type: none"> • City of Houston BARC • Emancipet • Harris County Pets (HC Pets) • Houston Humane Society • Houston Police Department (HPD) • Houston Spay Neuter • HPARD • Kathy Andrews Animal Wellness Services (KAAWS) Clinic • Spay-Neuter Assistance Program (SNAP) • Texas Litter Control
Identify partners and establish regularly scheduled events.	Short-term	
	Short-term	

Theme	Actions	Existing Resources
Reduce Speeding Traffic	Implement traffic calming measures on roads that are unsafe due to speeding traffic.	<ul style="list-style-type: none"> • City of Houston's Interactive Vision Zero Map Tool allows residents to mark locations with speeding traffic and other safety concerns • District B funding for street safety projects, like the installation of speed humps • HPW's Neighborhood Traffic Management Program accepts applications from residents for speed and/or volume control and volume control on neighborhood streets • Settegast Connectivity Study currently in progress by PDD's Transportation Division • BE Unit's Infrastructure Assessment Tool web app
	Post signs for no-thru traffic of 18-wheelers.	<ul style="list-style-type: none"> • A Citywide Truck Route Map is in the development stage and will include community engagement in Settegast with the purpose to minimize thru truck traffic in residential neighborhoods and improve traffic safety • Neighborhood Traffic Management Program • Existing City of Houston Code of Ordinances
Restrict Heavy Truck Traffic	Enforce existing laws regulating where 18-wheelers are allowed to park.	<ul style="list-style-type: none"> • Existing City of Houston Code of Ordinances • HPD's enforcement authority • Park Houston's proposed ordinance amendments to regulate large vehicle parking along public streets in the City
	Host a National Night Out (NNO) event in October.	<ul style="list-style-type: none"> • Hobart Taylor Community Center
Improve Community Safety & Awareness	Expand opportunities to connect Houston Police Department to community members.	<ul style="list-style-type: none"> • HPD's Youth Police Advisory Council and Positive Interaction Program • Harris County Constables Office
	Use Crime Prevention Through Environmental Design methods to improve neighborhood safety.	<ul style="list-style-type: none"> • American Rescue Plan Act funds provided to City and County organizations • Partnership with CenterPoint to obtain additional lighting • City of Houston's Department of Neighborhoods for inspections of overgrown lots and dangerous buildings

First Steps	Timeframe	Potential Partners
Residents should identify streets with speeding traffic on the City of Houston Vision Zero High Injury Maps or Vision Zero Map Tool.	Medium-term	<ul style="list-style-type: none"> • Air Alliance Houston • BE Unit • City of Houston District B • PDD • HPW
Identify key streets with heavy truck traffic.	Short-term	<ul style="list-style-type: none"> • Air Alliance Houston • City of Houston Permitting Office • HPD • HPW • Park Houston • PDD
Report illegally parked 18-wheelers.	Short-term	
Coordinate with civic clubs or the super neighborhood to organize and host NNO events.	Short-term	<ul style="list-style-type: none"> • Boys and Girls Club • City of Houston's Department of Neighborhoods • Harris County Constables Office • Harris County Public Health Violence and Injury Prevention • Houston City Council • HPD • Local schools
Utilize HPD's Youth Police Advisory Council and Positive Interaction Program to increase police presence in the neighborhood and formalize programs in the community.	Short-term	
Identify areas with safety concerns.	Medium-term	

PARKS AND RECREATION

Theme	Actions	Existing Resources
Expand Park Programming	Recruit northeast Houston area high school students to serve as lifeguards at Hobart Taylor Park's pool.	<ul style="list-style-type: none"> Red Cross Lifeguard training courses Significantly reduced cost of lifeguard certification when committing to work for HPARD for the summer
	Create community-organized sports leagues for kids and youth and aquatic programs for youth and adults.	<ul style="list-style-type: none"> Existing facilities at Hobart Taylor Park, Community Center, baseball field, basketball court, pool, and open space North Wayside Sports & Recreation Center with a pool Current HPARD Youth Sports programs, Youth Learn to Swim Classes, and Adult Water Fitness Classes exist at other parks
	Assemble a regular walking group for physical health and mental well-being.	<ul style="list-style-type: none"> Hobart Taylor Community Center's bulletin board Information and resources to find or start a walking group from Walk with a Doc
	Provide transportation services from schools to Hobart Taylor Community Center.	<ul style="list-style-type: none"> HISD bus service Safe Routes to School and Safe Routes to Parks programs and resources
	Promote activities offered at Hobart Taylor Community Center to increase participation.	<ul style="list-style-type: none"> Current activities for seniors and youth hosted at Hobart Taylor Community Center
	Develop a park ambassador program to expand park programming and after-school activities.	<ul style="list-style-type: none"> HPARD Youth Ambassador Program's previous funding through NRPA
	Provide fitness training for seniors at Hobart Taylor Park.	<ul style="list-style-type: none"> Great Age Movement training programs
Prioritize Park Maintenance & Upgrades	Contact HPARD when there is a need for routine maintenance, including checks on lighting, equipment, trash, landscaping, parking lot condition, etc.	<ul style="list-style-type: none"> Contact information for HPARD: 832.395.7000 or askparks@houstontx.gov
	Establish regular park maintenance workdays for community members.	<ul style="list-style-type: none"> HPARD's Adopt-a-Park volunteer program Free tools and resources from Keep Houston Beautiful's Houston ToolBank
	Advocate for additional improvements to Hobart Taylor Park & the Community Center.	<ul style="list-style-type: none"> Existing and future funding from Mayor Special Projects - Love Our Parks

Due to the neighborhood’s unique mix of urban and rural, Settegast is rich in trees and green space. Hobart Taylor Park and Community Center add to the richness of greenery and natural spaces. The park and community center are huge assets to the community—a sentiment expressed numerous times throughout the project. The park serves as a meeting space for families, seniors, afterschool programs, and community events. The recommended actions in this section build upon the improvements already being made to Hobart Taylor through the Mayor’s Love Our Parks project which has brought upgrades to many of the park’s facilities. This section focuses on recommended actions for increasing park and community center use through expanded access to programming and improvements to park infrastructure and safety. It also highlights opportunities to create new greenspaces and parks for the public using already available land and tools.

First Steps	Timeframe	Potential Partners
Meet with PE teachers and coaches of local high schools to determine student interest.	Short-term	
Coordinate with HPARD to bring existing sports classes and programs to Hobart Taylor Park.	Short-term	
<ul style="list-style-type: none"> • Develop flyers and disseminate them on the bulletin board and through social media. • Identify residents who may want to regularly participate and initiate the group. 	Short-term	<ul style="list-style-type: none"> • City of Houston Parks and Recreation Department (HPARD) • Great Age Movement • Harris County Public Health's Built Environment Unit (BE Unit) • Houston Independent School District (HISD) • Local Schools • National Recreation and Parks Association (NRPA) • Urban Paths • Walk with a Doc
<ul style="list-style-type: none"> • Speak with HISD Transportation Office to explore available options. • Speak with local council members and precinct staff to support Safe Routes to Schools/Parks efforts. 	Medium-term	
Create marketing materials to advertise existing programs through school newsletters, social media, and other local outlets for sharing information.	Medium-term	
Contact HPARD and determine the feasibility to reapply for funding.	Medium-term	
Recruit seniors who are interested in participating in fitness programs.	Medium-term	
Identify park areas in need of maintenance.	Medium-term	<ul style="list-style-type: none"> • City of Houston General Services Department • City of Houston Mayor's Special Projects Love Our Parks • HPARD • Keep Houston Beautiful • NRPA
Identify a community group to lead the efforts with HPARD.	Medium-term	
Survey residents to determine what improvements are wanted or needed at the community center.	Medium-term	

Theme	Actions	Existing Resources
Improve Park Safety	Establish a Neighborhood Watch Group or Program.	<ul style="list-style-type: none"> • National Neighborhood Watch program (nnw.org) • Harris County Constable information • Civic Clubs and neighborhood groups
	Install CCTV cameras around the park for safety and surveillance.	<ul style="list-style-type: none"> • Local government offices
Add New Greenspace	Turn empty lots into temporary parks, sports fields, pop-up markets, or other facilities to serve the public.	<ul style="list-style-type: none"> • HLB's available vacant lands and willingness to partner for activation
	Partner with SPARK Park or KABOOM! to create an accessible park and playground at B.C. Elmore Elementary School.	<ul style="list-style-type: none"> • SPARK Park Program • KABOOM!
	Identify potential new park locations in Settegast.	<ul style="list-style-type: none"> • NRPA and Trust for Public Land standards for park acreage needs • BE Unit's map of areas greater than a 10-minute walk to a park • HLB's vacant land for potential open space or park areas • Harris County Precinct One Park Smart Tool
	Partner with CenterPoint to create a trail or park along the utility corridor.	<ul style="list-style-type: none"> • Existing CenterPoint agreements with Harris County, the City of Houston, and the Houston Parks Board

First Steps	Timeframe	Potential Partners
Survey and convene interested residents.	Short-term	<ul style="list-style-type: none"> • City of Houston District B • East Houston Civic Club • Harris County Constable's Office • Houston Office of Public Safety & Homeland Security
Determine funding and areas of concern to add cameras for surveillance.	Short-term	<ul style="list-style-type: none"> • Houston Police Department • HPARD • New Progressive Civic Club
Coordinate with HLB to identify available lots and survey residents to see what types of pop-up and temporary uses would best suit the community.	Short-term	
Talk with B.C. Elmore administration to determine what playground needs they have.	Medium-term	<ul style="list-style-type: none"> • B.C. Elmore Elementary School • BE Unit • CenterPoint Energy • Harris County Precinct One • Houston Land Bank (HLB) • Houston Parks Board
Conduct desktop research to identify potential new park locations.	Medium-term	<ul style="list-style-type: none"> • HPARD • KABOOM! • SPARK Parks
Identify CenterPoint easement areas.	Long-term	

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