# TAX INCREMENT REINVESTMENT ZONES

The City of Houston accomplishes a portion of its Capital Improvement Program through a financing mechanism called a Tax Increment Reinvestment Zone, or "TIRZ". Each of the City's twenty-two TIRZ share common characteristics:

- Each zone is created by action of City Council pursuant to a project and financing plan approved by City Council
- Each zone has defined geographical boundaries
- At the time each zone is created, the property taxes due to the City based on the current property valuation within the zone is "frozen", and for the life of the zone, any incremental property tax revenue resulting from revaluation of property is dedicated to public improvements within the zone
- Each TIRZ has a Board of Directors that is responsible for its activities
- Each TIRZ has a termination date incorporated into the ordinance that created it.

TIRZs are reinvestment zones created by the City that use tax increment revenue generated by increased value in the zone to promote development and redevelopment in that zone. As development occurs in each zone, the taxes generated by the increase in value attributable to those improvements, or "tax increment", are captured in separate funds set up for each TIRZ. These funds are then used to pay for approved project costs. For a majority of these TIRZs the City has created a companion redevelopment authority (RDA) to implement the project and financing plan.

The TIRZ budgets are being reviewed by the Council Committee for Regulation, Development and Neighborhood Protection. The Finance and Administration Department coordinates the preparation and presentation of the budgets to City Council. These budgets are approved separately from the City's budget.

| TIRZ/Authority | Created | Termination | Size (acres) |
|---|---|---|---|
| #1 / St. George Place RDA | 12/12/1990 | 12/31/2031 | 115 |
| #2 / Midtown RDA | 12/14/1994 | 12/31/2025 | 775 |
| #3 / Main St./Market Sq. RDA | 12/13/1995 | 12/31/2025 | 280 |
| #4 / Village Enclaves RDA | 09/25/1996 | 12/31/2016 | 1076 |
| #5 / Memorial Heights RDA | 12/18/1996 | 12/31/2016 | 120 |
| #6 / Eastside RDA | 01/15/1997 | 12/31/2027 | 751 |
| #7 / OST/Almeda Corridors RDA | 05/07/1997 | 12/31/2028 | 847 |
| #8 / Gulfgate RDA | 12/10/1997 | 12/31/2027 | 259 |
| #9 / South Post Oak RDA | 12/17/1997 | 12/31/2022 | 247 |
| #10 Lake Houston TIRZ | 12/17/1997 | 12/31/2027 | 1779 |
| #11 / Greater Greenspoint RDA | 08/26/1998 | 12/31/2028 | 3500 |
| #12 / City Park RDA | 12/02/1998 | 12/31/2028 | 108 |
| #13 / Old Sixth Ward RDA | 12/22/1998 | 12/31/2028 | 94 |
| #14 / Fourth Ward RDA | 06/09/1999 | 12/31/2029 | 119.8 |
| #15 / East Downtown RDA | 07/04/1999 | 12/31/2029 | 66 |
| #16 / Uptown RDA | 07/07/1999 | 12/31/2029 | 1010 |
| #17 / Memorial City RDA | 07/21/1999 | 12/31/2029 | 1000 |
| #18 / Fifth Ward RDA | 07/21/1999 | 12/31/2029 | N/A |
| #19 / Upper Kirby RDA | 07/21/1999 | 12/31/2014 | 515 |
| #20 / Southwest Houston RDA | 12/15/1999 | 12/31/2029 | 2052 |
| #21 / Hardy Place TIRZ | 12/17/2003 | 12/31/2033 | 219.86 |
| #22 / Leland Woods RDA | 12/23/2003 | 12/31/2033 | 80 |