

TAX INCREMENT REINVESTMENT ZONES

The FY2004-2008 CIP includes projects funded by the city's Tax Increment Reinvestment Zones (TIRZ) for information purposes. Created by the city according to state law, each TIRZ receives all incremental property tax revenues collected by the city within the boundaries of the TIRZ beyond that collected in the year the TIRZ was created. The TIRZ then uses these property tax funds, and other income, to make improvements within the TIRZ that would otherwise be built by the city. These improvements generate private sector investments in the TIRZ that would not otherwise occur. The improvements are administered through the zone board, and in all but two cases, a redevelopment authority.

Funding for TIRZ projects may come from several sources including: direct developer financing pursuant to a developer reimbursement agreement, redevelopment authority bond financing, loans from financial institutions, and from incremental tax revenue provided through Harris County or a school district. Each TIRZ develops a project plan to govern resource allocation and project decisions. City Council approves project plans, amendments to those plans, and bond sales the TIRZ may conduct to finance improvements.

The projects are specific to the zones and are not funded through any City CIP or through one of the major departmental programs. The projects, identified by zone, collectively total just over \$234.1 million over the next five years and include street paving, water, sewer, storm sewer, lighting, landscaping, impact fees, park improvements, and a variety of pedestrian infrastructure improvements.

The information contained in this new section of the CIP has been taken from TIRZ project plans. The level of specificity in those plans varies, which also accounts for the variance in the information provided here.

The remainder of the FY2004-2008 CIP has been reviewed to determine which projects are located inside a TIRZ, thereby making them potentially eligible for TIRZ funding. CIP projects located inside a TIRZ could be funded by the TIRZ instead of utilizing City funds programmed in this CIP. Potential for TIRZ financing is determined by the financial capability of the TIRZ and the eligibility of the project under the TIRZ's project plan.

2004-2008 CAPITAL IMPROVEMENT PLAN

CITY OF HOUSTON

SOURCE OF FUNDS SUMMARY (\$THOUSANDS)									
Source of Funds	Appropriations through Dec. 31, 2002	Estimated Appropriations Jan.1 - June 30 2003	Fiscal Year Planned Appropriations					Total	Total
			2004	2005	2006	2007	2008	2004 - 2008	
Lake Houston	9,286		7,599	2,001	2,089	2,090	1,490	15,269	24,555
Greater Greenspoint	5,887		6,766	12,739	20,142	7,550	8,000	55,197	61,084
City Park	1,336		600					600	1,936
Old Sixth Ward			1,007	100	1,000	100	1,000	3,207	3,207
East Downtown	514		1,348	670	1,402	2,207		5,627	6,141
Uptown	19,792		12,629	11,543	10,264	5,711	7,897	48,044	67,836
Memorial City	850		643	1,522	3,281	5,376	1,750	12,572	13,422
Fifth Ward	65		65	100	175	476	1,649	2,465	2,530
Upper Kirby	4,375		2,805	1,267	580	4,840		9,492	13,867
Midtown	15,918		6,019	5,675	7,650	5,334	4,625	29,303	45,221
Southwest Houston	3,332		4,922	4,980	3,425	1,420	210	14,957	18,289
Market Square	14,211		8,225	850	7,100	3,000		19,175	33,386
Memorial-Heights			377					377	377
OST/Almeda	7,497		7,776	6,471				14,247	21,744
Gulfgate	768		506	500				1,006	1,774
South Post Oak	4,716		2,613					2,613	7,329
Total	88,547	0	63,900	48,418	57,108	38,104	26,621	234,151	322,698

Tax Increment Reinvestment Zones (TIRZ)

FY2004 - 2008 CAPITAL IMPROVEMENT PLAN
(\$THOUSANDS)

CIP NO.	COUNCIL DISTRICT	PROJECT NAME	FY2004	FY2005	FY2006	FY2007	FY2008	TOTAL FY2004 - 2008
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Tax Increment Reinvestment Zones (TIRZ)

T-0201	D,I	Midtown TIRZ	6,019 DC	5,675 DC	7,650 DC	5,334 DC	4,625 DC	29,303DC
T-0301	I	Market Square / Main Street	8,225 DCO	850 DC	7,100 CO	3,000 C		19,175DCO
T-0501	H	Memorial Heights TIRZ	377 DC					377DC
T-0701	D	OST/Alameda TIRZ	7,776 ADC OR	6,471 ADC O				14,247ADCO R
T-0801	I	Gulfgate TIRZ	506 DC	500 DC				1,006DC
T-0901	D	South Post Oak TIRZ	2,613 DC					2,613DC
T-1001	E	Lake Houston TIRZ	7,599 DC	2,001 DC	2,089 DC	2,090 DC	1,490 C	15,269DC
T-1101	B	Greenspoint TIRZ	6,766 ADC	12,739 DC	20,142 DC	7,550 C	8,000 C	55,197ADC
T-1201	A	City Park TIRZ	600 C					600C
T-1301	H	Old Sixth Ward TIRZ	1,007 A	100 D	1,000 C	100 D	1,000 C	3,207ADC
T-1401	D, I	Fourth Ward TIRZ	5,901 ADC	3,695 DC	3,850 DC	3,850 DC	3,850 DC	21,146ADC
T-1501	I	East Downtown TIRZ	1,348 DC	670 DC	1,402 DC	2,207 C		5,627DC

LEGEND: A = ACQUISITION D = DESIGN C = CONSTRUCTION E = EQUIPMENT O = OTHER R = ART

Tax Increment Reinvestment Zones (TIRZ)

FY2004 - 2008 CAPITAL IMPROVEMENT PLAN
(\$THOUSANDS)

CIP NO.	COUNCIL DISTRICT	PROJECT NAME	FY2004	FY2005	FY2006	FY2007	FY2008	TOTAL FY2004 - 2008
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Tax Increment Reinvestment Zones (TIRZ)

T-1601	C,G	Uptown TIRZ	12,629 ADC O	11,543 ADC O	10,264 ADC O	5,711 ADC O	7,897 AD C	48,044 ADC O
T-1701	A,G	Memorial City TIRZ	643 DC	1,522 DC	3,281 DC	5,376 ADC	1,750 C	12,572 ADC
T-1801	B, H	Fifth Ward TIRZ	65 D	100 C	175 DC	476 ADC	1,649 C	2,465 ADC
T-1901	C	Upper Kirby TIRZ	2,805 DC	1,267 C	580 DC	4,840 D		9,492 DC
T-2001	F	Southwest Houston TIRZ	4,922 DC	4,980 DC	3,425 C	1,420 C	210 C	14,957 DC

TOTAL PLAN:

			69,801	52,113	60,958	41,954	30,471	255,297
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