

TAX INCREMENT REINVESTMENT ZONES

The FY2005-2009 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 \$220 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 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 FY2005-2009 CIP has been reviewed to determine which projects are located inside a TIRZ, thereby making them potentially eligible for TIRZ funding. Adopted 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.

2005 - 2009 CAPITAL IMPROVEMENT PLAN

CITY OF HOUSTON

SOURCE OF FUNDS SUMMARY (\$THOUSANDS)									
Source of Funds	Appropriations through Dec. 31, 2003	Estimated Appropriations Jan.1 - June 30 2004	Fiscal Year Planned Appropriations					Total	Total
			2005	2006	2007	2008	2009	2005 - 2009	
Lake Houston			1,999	2,088	2,088	1,489		7,664	7,664
Greater Greenspoint			14,933	7,630	9,570	16,625	2,625	51,383	51,383
Old Sixth Ward			100	1,000	100	1,000		2,200	2,200
Fourth Ward			3,695	3,850	3,850	3,850		15,245	15,245
East Downtown			670	1,402	2,207	4,278		8,557	8,557
Uptown			10,050	6,150	8,525	8,425	5,900	39,050	39,050
Memorial City			3,236	4,774	4,520	5,247	4,365	22,142	22,142
Fifth Ward			100	175	476	1,649		2,400	2,400
Upper Kirby			3,533	3,172	2,358			9,063	9,063
Midtown			4,929	7,181	7,107	2,374		21,591	21,591
Southwest Houston			4,980	3,425	1,420	210		10,035	10,035
Market Square			2,975	3,150	4,000	3,800	3,400	17,325	17,325
Memorial-Heights			336					336	336
OST/Almeda			8,740	2,505	1,898			13,143	13,143
South Post Oak			60					60	60
Total	0	0	60,336	46,502	48,119	48,947	16,290	220,194	220,194

Tax Increment Reinvestment Zones (TIRZ)

FY2005 - 2009 CAPITAL IMPROVEMENT PLAN
(\$THOUSANDS)

CIP NO.	COUNCIL DISTRICT	PROJECT NAME	FY2005	FY2006	FY2007	FY2008	FY2009	TOTAL FY2005 - 2009
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Tax Increment Reinvestment Zones (TIRZ)

T-0201	D,I	Midtown TIRZ	4,929 DC	7,181 ADC	7,107 ADC	2,374 DC		21,591ADC
T-0301	I	Market Square / Main Street	2,975 DCE	3,150 DCO	4,000 DCE	3,800 CE	3,400 C	17,325DCEO
T-0501	H	Memorial Heights TIRZ	336 DCO					336DCO
T-0701	D	OST/Almeda TIRZ	8,740 DC	2,505 DC	1,898 DC			13,143DC
T-0901	D	South Post Oak TIRZ	60 C					60C
T-1001	E	Lake Houston TIRZ	1,999 DC	2,088 DC	2,088 DC	1,489 C		7,664DC
T-1101	B	Greenspoint TIRZ	14,933 DCE	7,630 DC	9,570 C	16,625 C	2,625 C	51,383DCE
T-1301	H	Old Sixth Ward TIRZ	100 D	1,000 C	100 D	1,000 C		2,200DC
T-1401	D, I	Fourth Ward TIRZ	3,695 DC	3,850 DC	3,850 DC	3,850 DC		15,245DC
T-1501	I	East Downtown TIRZ	670 DC	1,402 DC	2,207 C	4,278 DC		8,557DC
T-1601	C,G	Uptown TIRZ	10,050 ADC O	6,150 ADC O	8,525 ADC O	8,425 ADC O	5,900 AD CO	39,050ADCO
T-1701	A,G	Memorial City TIRZ	3,236 DC	4,774 DC	4,520 DC	5,247 C	4,365 C	22,142DC

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

Tax Increment Reinvestment Zones (TIRZ)

FY2005 - 2009 CAPITAL IMPROVEMENT PLAN
(\$THOUSANDS)

CIP NO.	COUNCIL DISTRICT	PROJECT NAME	FY2005	FY2006	FY2007	FY2008	FY2009	TOTAL FY2005 - 2009
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Tax Increment Reinvestment Zones (TIRZ)

T-1801	B, H	Fifth Ward TIRZ	100 C	175 DC	476 ADC	1,649 C		2,400ADC
T-1901	C	Upper Kirby TIRZ	3,533 DCO	3,172 DC	2,358 C			9,063DCO
T-2001	F	Southwest Houston TIRZ	4,980 DC	3,425 C	1,420 C	210 C		10,035DC

TOTAL PLAN:

			60,336	46,502	48,119	48,947	16,290	220,194
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