

City of Houston, Texas, Ordinance No. 2011-534

AN ORDINANCE APPROVING THE FOURTH AMENDMENT TO THE PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER TWO, CITY OF HOUSTON, TEXAS (MIDTOWN ZONE); AUTHORIZING THE CITY SECRETARY TO DISTRIBUTE SUCH PLANS; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, by Ordinance No. 1994-1345, adopted on December 14, 1994, the City Council of the City of Houston, Texas ("City") created Reinvestment Zone Number Two, City of Houston, Texas ("Zone"), pursuant to Chapter 311 of the Texas Tax Code, as amended ("Code"), for the purposes of development and redevelopment in the area of the City generally referred to as the Midtown area; and

WHEREAS, by Ordinance No. 1997-600, adopted on May 28, 1997, the City approved the Project Plan and Reinvestment Zone Financing Plan for the Zone, as adopted and recommended by the Board of Directors of the Zone ("Plans"); and

WHEREAS, the Code authorizes the Board of Directors of the Zone to adopt an amendment to the Plans, which amendment becomes effective upon approval by the City Council; and

WHEREAS, the Board of Directors of the Zone adopted and recommended the first amendment to the Plans which the City Council approved by Ordinance No. 1997-1338 on October 22, 1997; and

WHEREAS, the Board of Directors of the Zone adopted and recommended the second amendment to the Plans which the City Council approved by Ordinance No. 1999-850 on August 11, 1999; and

WHEREAS, the Board of Directors of the Zone adopted and recommended the third amendment to the Plans which City Council approved by Ordinance No. 2009-1395 on December 29, 2009; and

WHEREAS, the Board of Directors of the Zone, at its April 28, 2011 board meeting, considered and adopted another set of proposed amendments to the Plans ("Fourth Amendment"), and has recommended the Fourth Amendment for approval by the City Council; and

WHEREAS, before the Board of Directors of the Zone may implement the Fourth Amendment, the City Council must approve the Fourth Amendment; and

WHEREAS, a public hearing on the Fourth Amendment is required to be held in accordance with the provisions of Section 311.011 of the Code; and

WHEREAS, the City Council finds that notice of the public hearing was published in a newspaper of general circulation within the City in the time and manner required by law; and

WHEREAS, the City Council conducted a public hearing on the proposed Fourth Amendment on June 15, 2011; and

WHEREAS, at the public hearing, interested persons were allowed to speak for or against the proposed Fourth Amendment and the concept of tax increment financing; and

WHEREAS, evidence was received and presented at the public hearing in favor of the proposed Fourth Amendment and the concept of tax increment financing; and

WHEREAS, the City desires to approve the Fourth Amendment; **NOW**,
THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. Findings. That the facts and recitals contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are hereby adopted as part of this Ordinance.

Section 2. Approval of the Amendment. That the Plans are hereby amended by adding "Part E," attached to this Ordinance as Exhibit "A." The Fourth Amendment is hereby determined to be feasible and is approved. The appropriate officials of the City are authorized to take all steps reasonably necessary to implement the Fourth Amendment.

Section 3. Distribution to Taxing Units. That the City Secretary is directed to provide copies of the Fourth Amendment to each taxing unit levying ad valorem taxes in the Zone.

Section 4. Severability. That if any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining provisions of this Ordinance shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any

unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 5. That City Council officially finds, determines, recites, and declares that sufficient written notice of the date, hour, place, and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Act, Tex. Gov't Code Ann., Ch. 551, as amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter thereof has been discussed, considered, and formally acted upon. That City Council further ratifies, approves, and confirms such written notice and the contents and posting thereof.

Section 6. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 22nd day of June, 2011.

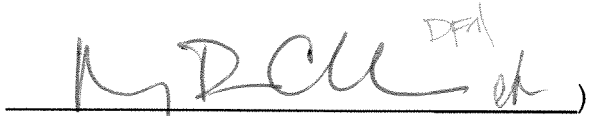
APPROVED this _____ day of _____, 2011.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is JUN 28 2011


 City Secretary

(Prepared by Legal Department
 (MFC:mfc June 7, 2011)
 (Requested by Andrew F. Icken, Chief Development Officer, Office of the Mayor)
 (L. D. File No. 0610800104012)


 Assistant City Attorney

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AYE	NO	
✓		MAYOR PARKER
....	COUNCIL MEMBERS
✓		STARDIG
✓		Johnson
.	✓	CLUTTERBUCK
✓		ADAMS
	ABSENT	SULLIVAN
✓		HOANG
✓		PENNINGTON
✓		GONZALEZ
	ABSENT	RODRIGUEZ
✓		COSTELLO
✓		LOVELL
✓		NORIEGA
✓		BRADFORD
✓		JONES
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT
 REVIEW
 DATE JUN 28 2011

EXHIBIT "A"

**PART E – FOURTH AMENDMENT TO THE PROJECT PLAN
AND REINVESTMENT ZONE FINANCING PLAN FOR MIDTOWN**

**TAX INCREMENT REINVESTMENT ZONE NUMBER TWO
CITY OF HOUSTON, TEXAS**

MIDTOWN ZONE

**Fourth Amendment
Project Plan and Reinvestment Zone Financing Plan**

April 28, 2011

REINVESTMENT ZONE NUMBER TWO, CITY OF HOUSTON, TEXAS
MIDTOWN ZONE
Part E – Fourth Amendment to the Project Plan and Reinvestment Zone Financing Plan

Table of Contents

Overview1

Project Plan and Reinvestment Zone Financing Plan for the Zone1

A. PROJECT PLAN1

Existing & Proposed Uses of Land1

Proposed Changes of Zoning Ordinances, Municipality Master Plan, Building Codes, & Other
Municipal Ordinances1

Estimated Non-Project Cost Items1

Statement of Method of Relocating Persons Displaced as Result of Implementing Plan1

B. FINANCING PLAN.....2

Estimated Project Costs.....2

Statement Listing Kind, Number, & Location of Proposed Public Works or
Improvements in Zone2

Economic Feasibility.....2

Estimated Amount of Bond Indebtedness; Time When Related Costs or Monetary
Obligations
Incurred.....2

Description of Methods & Sources of Financing Project Costs & Percentage of Increment
from
Taxing Units.....2

Current Total Appraised Value of Taxable Real Property.....2

Estimated Captured Appraised Value of Zone During Each Year of Existence2

Zone Duration.....2

Maps & Exhibits

- Map 1 – Existing Land Uses
- Map 2 – Proposed Land Uses
- Exhibit 1 – Project Cost Schedule
- Exhibit 2 – Net Revenue Schedule
- Exhibit 2A – Transfer Schedule
- Exhibit 3 – Revenue Schedule City of Houston
- Exhibit 4 – Revenue Schedule Houston Independent School District
- Exhibit 5 – Revenue Schedule Harris County
- Exhibit 6 – Revenue Schedule Houston Community College

**REINVESTMENT ZONE NUMBER TWO, CITY OF HOUSTON, TEXAS
MIDTOWN ZONE – Fourth Amendment to Project Plan and Reinvestment Zone
Financing Plan**

Overview

Reinvestment Zone Number Two, City of Houston, Texas (“Midtown Zone” or “Zone”), was created by City Ordinance No. 94-1345, adopted December 14, 1994, for the purposes of development and redevelopment in a portion of the City generally referred to as Midtown. The primary goal was to revitalize Midtown from a blighted and deteriorated neighborhood into a viable residential community with supporting commercial development over a 30-year period beginning January 1, 1995 and initially terminating December 31, 2025.

The City Council adopted a Project Plan and Reinvestment Zone Financing Plan for the Zone by Ordinance No. 97-600 on May 28, 1997 (the “Part A Plan”). The public improvements detailed in the Part A Plan addressed conditions such as substandard or deteriorating structures, inadequate or deteriorated streets, utilities and sidewalks, faulty or obsolete lot layouts, safety issues, and school improvements. The Part A Plan was amended subsequently by Ordinance No. 97-1338 on October 22, 1997 (the “Part B Plan”), and by Ordinance No. 1999-850 on August 11, 1999 (the “Part C Plan”), and by Ordinance 2009-1395 on December 29, 2009 (the “Part D Plan”).

This Fourth Amendment to the Plan (the “Part E Plan,” and, collectively with the Part A Plan, Part B Plan, Part C Plan, and the Part D Plan, the “Plan”), approved by the Board of Directors of the Midtown Redevelopment Authority (“Authority”) and the Zone, (i) extends the duration of the Zone for an additional eight years to December 31, 2033, (ii) updates the revenue schedules to reflect the Zone extension and the participation of Houston Community College in the Zone. The Part E Plan increases the project costs consistent with estimates of additional increment based on the eight-year extension of the Zone’s duration.

Project Plan and Reinvestment Zone Financing Plan for the Zone.

A. Project Plan

Existing and Proposed Uses of Land (Texas Tax Code §311.011(b)(1)): Map 1 attached hereto depicts the existing land uses in the Original and Annexed Areas of the Zone. Map 2 attached hereto depicts the proposed land uses in both the Original and Annexed Areas of the Zone.

Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and other Municipal Ordinances (Texas Tax Code §311.011(b)(2)): All construction will be performed in conformance with the City’s existing rules and regulations. There are no proposed changes to any City ordinance, master plan, or building code.

Estimated Non-Project Cost Items (§311.011(b)(3)) It is estimated that the Midtown Management District will generate approximately \$1,375,740 in 2011 of annual revenues, a portion of which will be expended within the TIRZ to fund public safety, beautification, public right of way maintenance, branding and other quality of life programs.

Method of Relocating Persons to be Displaced as a Result of Implementing the Plan (Texas Tax Code §311.011(b)(4)): It is not anticipated that any residents will be displaced by any of the projects to be undertaken in the Zone.

B. Reinvestment Zone Financing Plan

Estimated Project Costs (Texas Tax Code §311.011(c)(1)): Exhibit I (attached) details the proposed public improvement and administrative project costs. The dollar amounts are approximate and the projects may be amended from time to time by the Board of Directors of the Zone with approval of the City Council. The financing costs are a function of project financing needs and will vary with market conditions from the estimates shown on Exhibit 1.

Kind, Number, and Location of all Proposed Public Works or Public Improvements in the Zone (Texas Tax Code §311.011(c)(2)): These details are stated throughout the Plan.

Economic Feasibility Study (Texas Tax Code §311.011(c)(3)): An economic feasibility study was completed for the Downtown/Midtown area in 1993 by CDS Market Research and was subsequently updated in 1999. The study documents the economic potential in the Zone. Exhibits 2 through 6 constitute incremental revenue estimates for the Zone. The incremental revenue estimates are projected to be sufficient to cover the costs of the proposed redevelopment and infrastructure improvements in the Zone. The Plan estimates total project costs of \$484,089,911.

Estimated Amount of Bond Indebtedness; Time When Related Costs or Monetary Obligations Incurred (Texas Tax Code §311.011(c)(4), §311.011(c)(5)): Issuance of notes and bonds by the Zone will occur as tax increment revenues allow. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the attached revenue and project schedules, as well as actual market conditions for the issue and sale of such notes and bonds.

Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units (Texas Tax Code §311.011(c)(6)): Methods and sources of financing include the issuance of notes and bonds, as well as collaboration with developers and other entities for grant funding and partnerships. Tax Year 1995 was the base year for the Zone, and with the extension in duration of the Zone, Tax Year 2033 is the scheduled termination year. As outlined in Exhibits 2 through 6, at least \$429 million of increment is estimated to be generated by the Zone for use in funding project costs. This figure is calculated using an estimated collection rate of 95% and a City contribution of \$0.63875/\$100 of assessed valuation, a Harris County contribution of \$0.41728/\$100 of assessed valuation, a Houston Independent School District contribution of \$1.15670/\$100 of assessed valuation in the Original and 1995 Annexed Areas and \$.9600/\$100 of assessed valuation in the 1999 Annexed Area, and a Houston Community College contribution of \$.0922/\$100 of assessed valuation..

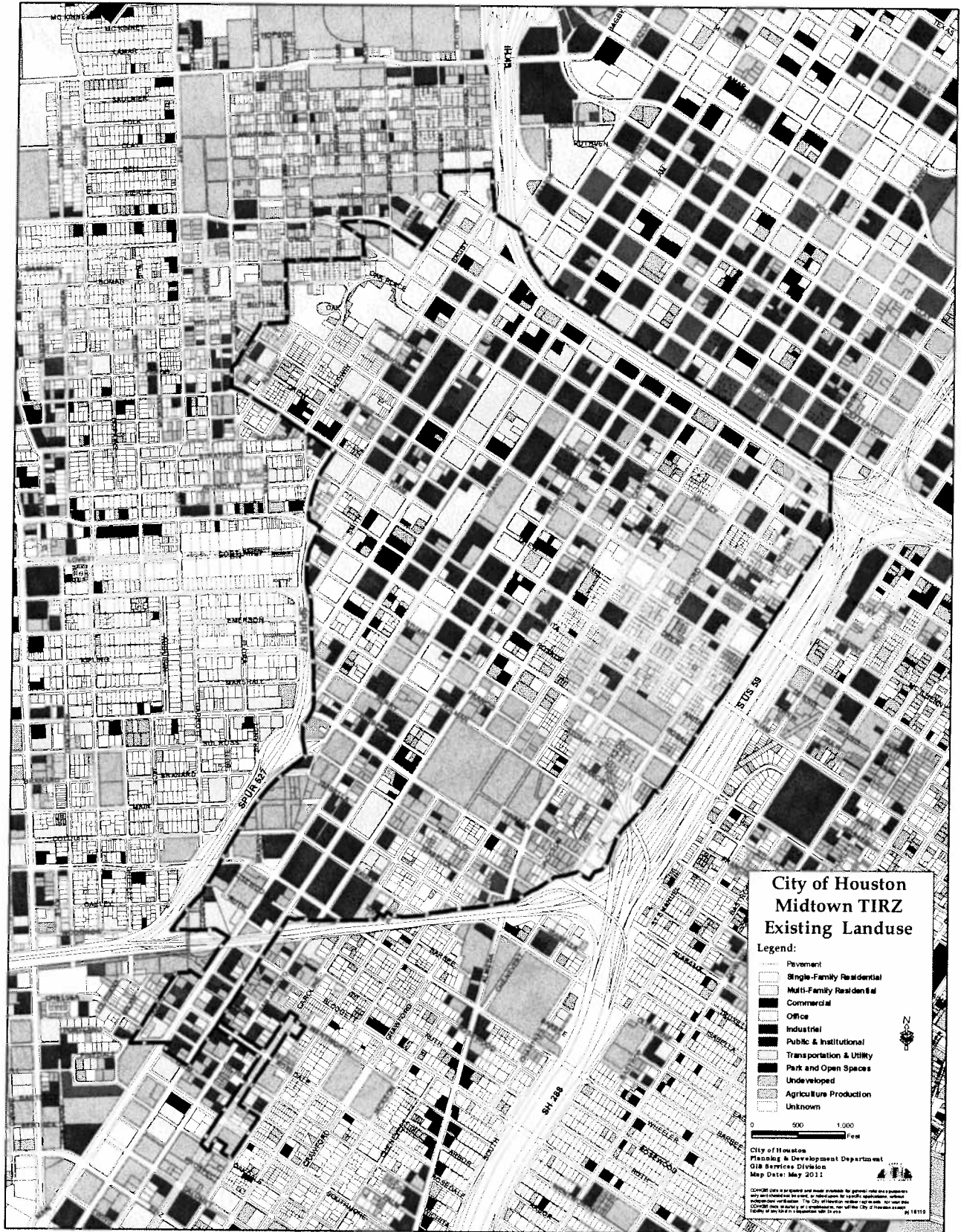
Current Total Appraised Value of Taxable Real Property (Texas Tax Code §311.011(c)(7)): The current total appraised value of taxable real property in the Zone is \$1,113,227,225.

Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code §311.011(c)(8)): The estimated captured appraised value of the Zone during each year of its 38-year duration is set forth in Exhibit 2.

Zone Duration (Texas Tax Code §311.011(c)(9)): When the Zone was initially created by City Council on December 14, 1994, its duration was established at 30 years. Due to the magnitude of mixed-use development within and adjacent to the Zone, an increased demand continues to be placed on the already-distressed infrastructure. The proposed improvements extending beyond 2025 are included in the Part A, Part B, Part C Plan, and Part D Plans, as well as those needed to adequately address future intermodal mobility systems and quality of life issues resulting from current and projected densities. It is recommended that the duration of the Zone be extended to December 31, 2033, as part of the Part E Plan.

MAPS AND EXHIBITS

Map 1 – Map of Existing Land Uses in the Zone



Map 2 – Map of Proposed Land Uses in the Zone

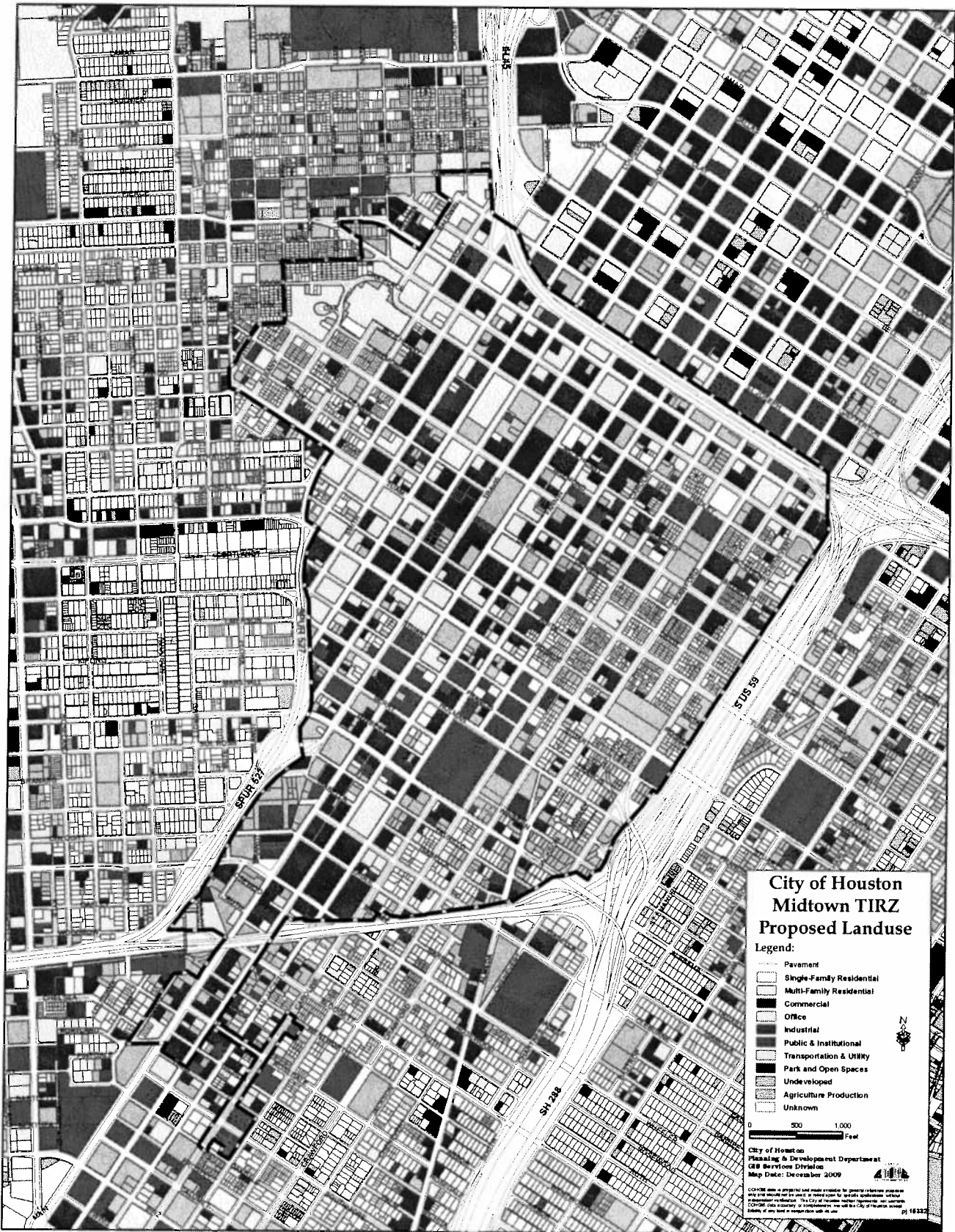


Exhibit 1 – Part E Project Cost Schedule

	1997/1999 Plan Estimated Costs	2009 Plan Estimated Costs	2011 Plan Estimated Costs	Total Plan	Costs through 06/30/10	Remaining Costs
<u>Non-Educational Project Costs</u>						
<u>Infrastructure Improvements:</u>						
<u>Roadway and Utility System Improvements</u>						
Streets and Utilities	\$ 62,365,000	\$ -	\$ 7,898,856	\$ 70,263,856	\$ 11,623,374	\$ 58,640,482
Total Roadway and Utility System Improvements - Part A, C, D & E	\$ 62,365,000	\$ -	\$ 7,898,856	\$ 70,263,856	\$ 11,623,374	\$ 58,640,482
Streetscapes and Gateways Improvements	\$ 36,190,000	\$ -	\$ 4,583,654	\$ 40,773,654	\$ 14,035,466	\$ 26,738,188
Total Traffic Mobility Improvements - Part A, C, D & E	\$ 36,190,000	\$ -	\$ 4,583,654	\$ 40,773,654	\$ 14,035,466	\$ 26,738,188
Total Infrastructure Improvements - Part A, C, D & E	\$ 98,555,000	\$ -	\$ 12,482,510	\$ 111,037,510	\$ 25,658,840	\$ 85,378,670
<u>Other Project Costs:</u>						
<u>Real Property Assembly Improvements</u>						
Real Property Assembly	\$ 20,000,000	\$ -	\$ 2,533,106	\$ 22,533,106	\$ 8,070,370	\$ 14,462,736
Total Real Property Assembly Improvements - Part A, C, D & E	\$ 20,000,000	\$ -	\$ 2,533,106	\$ 22,533,106	\$ 8,070,370	\$ 14,462,736
<u>Professional Services Improvements</u>						
Professional Services	\$ 5,763,000	\$ -	\$ 1,203,225	\$ 6,966,225	\$ 2,542,233	\$ 4,423,992
Total Professional Services Improvements - Part A, C, D & E	\$ 5,763,000	\$ -	\$ 1,203,225	\$ 6,966,225	\$ 2,542,233	\$ 4,423,992
<u>Historic Preservation Improvements</u>						
Historic Preservation	\$ 9,500,000	\$ -	\$ 729,914	\$ 10,229,914	\$ 139,992	\$ 10,089,922
Total Historic Preservation Improvements - Part A, C, D & E	\$ 9,500,000	\$ -	\$ 729,914	\$ 10,229,914	\$ 139,992	\$ 10,089,922
<u>Parks and Recreational Facilities Improvements</u>						
Parks and Paths	\$ 16,210,000	\$ -	\$ 2,053,082	\$ 18,263,082	\$ 7,243,459	\$ 11,019,623
Total Parks and Recreational Facilities Improvements - Part A, C, D & E	\$ 16,210,000	\$ -	\$ 2,053,082	\$ 18,263,082	\$ 7,243,459	\$ 11,019,623
<u>Safety & Security/Infrastructure Improvements</u>						
Security Equipment	\$ 4,550,000	\$ -	\$ 576,282	\$ 5,126,282	\$ -	\$ 5,126,282
Total Safety & Security Improvements - Part A, C, D & E	\$ 4,550,000	\$ -	\$ 576,282	\$ 5,126,282	\$ -	\$ 5,126,282
<u>Remediation Improvements</u>						
Demolition and Cleanup	\$ 3,900,000	\$ -	\$ 483,956	\$ 4,383,956	\$ -	\$ 4,383,956
Total Remediation Improvements - Part A, C, D & E	\$ 3,900,000	\$ -	\$ 483,956	\$ 4,383,956	\$ -	\$ 4,383,956
<u>Cultural and Public Facilities Improvements</u>						
Cultural and Places of Public Assembly Facilities	\$ -	\$ 5,000,000	\$ 633,276	\$ 5,633,276	\$ -	\$ 5,633,276
Total Cultural and Public Facilities Improvements - Part A, C, D & E	\$ -	\$ 5,000,000	\$ 633,276	\$ 5,633,276	\$ -	\$ 5,633,276
<u>Affordable Housing Improvements</u>						
Affordable Housing	\$ 115,287,000	\$ -	\$ 14,601,707	\$ 129,888,707	\$ 32,782,889	\$ 97,105,818
Total Affordable Housing Improvements - Part A, C, D & E	\$ 115,287,000	\$ -	\$ 14,601,707	\$ 129,888,707	\$ 32,782,889	\$ 97,105,818
<u>Financing Cost:</u>						
Financing Cost	\$ 62,869,111	\$ -	\$ 7,962,705	\$ 70,831,816	\$ 26,808,816	\$ 44,023,000
Total Financing Costs - Part A, C, D & E	\$ 62,869,111	\$ -	\$ 7,962,705	\$ 70,831,816	\$ 26,808,816	\$ 44,023,000
<u>Zone Administration:</u>						
Operations for Duration of Zone	\$ 13,661,000	\$ -	\$ 1,730,238	\$ 15,391,238	\$ 8,400,011	\$ 6,991,227
Zone Creation	\$ 557,300	\$ -	\$ -	\$ 557,300	\$ 557,300	\$ -
Total Zone Administration Costs - Part A, C, D & E	\$ 14,218,300	\$ -	\$ 1,730,238	\$ 15,948,538	\$ 8,957,311	\$ 6,991,227
Total Non-Educational Project Costs - Part A, C, D & E	\$ 240,115,411	\$ 5,000,000	\$ 30,974,576	\$ 276,089,987	\$ 79,421,021	\$ 196,668,966
<u>Education Project Costs</u>						
Cost Associated with the construction/reconstruction of Educational Facilities	\$ 83,770,000	\$ -	\$ -	\$ 83,770,000	\$ 19,981,646	\$ 63,788,354
Total Education Project Costs - Part A, C, D & E	\$ 83,770,000	\$ -	\$ -	\$ 83,770,000	\$ 19,981,646	\$ 63,788,354
PROJECT PLAN TOTAL	\$ 434,622,411	\$ 5,000,000	\$ 45,000,001	\$ 484,622,412	\$ 132,185,556	\$ 352,436,856

Exhibit 2 -- Part E Plan Revenue Schedule -- Net Revenue

TY	Increment Revenue			Total Increment Revenue	Net Revenue (Total Increment Revenue Less Transfers)
	Original Area and Annexation 1995	Annexation 1999	Annexation 2009(1)		
2011	\$ 15,568,244	\$ 1,766,985	\$ 1,867	\$ 17,337,096	\$ 9,277,956
2012	\$ 16,326,652	\$ 1,862,462	\$ 2,073	\$ 18,191,186	\$ 9,773,460
2013	\$ 17,287,089	\$ 1,958,829	\$ 2,283	\$ 19,248,202	\$ 10,382,145
2014	\$ 18,088,275	\$ 2,056,109	\$ 2,499	\$ 20,146,884	\$ 10,904,149
2015	\$ 18,912,148	\$ 2,154,325	\$ 2,720	\$ 21,069,193	\$ 11,440,175
2016	\$ 20,053,094	\$ 2,253,499	\$ 2,947	\$ 22,309,540	\$ 12,153,142
2017	\$ 20,929,359	\$ 2,353,657	\$ 3,180	\$ 23,286,195	\$ 12,721,206
2018	\$ 22,032,037	\$ 2,454,790	\$ 3,418	\$ 24,490,245	\$ 13,416,115
2019	\$ 22,961,630	\$ 2,557,060	\$ 3,662	\$ 25,522,353	\$ 14,016,912
2020	\$ 23,917,064	\$ 2,660,389	\$ 3,913	\$ 26,581,365	\$ 14,633,668
2021	\$ 24,695,590	\$ 2,764,803	\$ 4,169	\$ 27,464,562	\$ 15,154,246
2022	\$ 25,481,870	\$ 2,870,329	\$ 4,432	\$ 28,356,631	\$ 15,680,860
2023	\$ 26,288,016	\$ 2,976,901	\$ 4,702	\$ 29,269,619	\$ 16,220,224
2024	\$ 27,114,509	\$ 3,084,642	\$ 4,978	\$ 30,204,129	\$ 16,772,681
2025	\$ 7,561,869	\$ 1,420,015	\$ 5,261	\$ 8,987,146	\$ 5,542,073
2026	\$ 7,774,746	\$ 1,463,813	\$ 5,552	\$ 9,244,110	\$ 5,700,535
2027	\$ 7,992,944	\$ 1,508,705	\$ 5,849	\$ 9,507,499	\$ 5,862,958
2028	\$ 8,216,598	\$ 1,554,720	\$ 6,154	\$ 9,777,472	\$ 6,029,441
2029	\$ 8,445,842	\$ 1,601,885	\$ 6,467	\$ 10,054,195	\$ 6,200,087
2030	\$ 8,680,818	\$ 1,650,230	\$ 6,787	\$ 10,337,835	\$ 6,374,999
2031	\$ 8,921,668	\$ 1,699,783	\$ 7,116	\$ 10,628,567	\$ 6,554,283
2032	\$ 9,168,540	\$ 1,750,575	\$ 7,452	\$ 10,926,567	\$ 6,738,050
	\$ 366,418,603	\$ 46,424,507	\$ 97,483	\$ 412,940,593	\$ 231,549,363

Notes:

(1) Property Annexed in 2009 encompasses tax-exempt properties, Museum of African American Culture and Asia House

Exhibit 2A – Part E Transfer Schedule

Tax Year (1)	Increment Revenue										Transfers (5)					Net Revenue (Total Increment Revenue less Total Transfers)		
	Original Area and Annexation 1995 (2)					Annexation 1999 (3)					Total	Affordable Housing	HSD Educational Transfer	Admin	Total			
	City	HSD	County	HCC	Total	City	HSD	County	HCC	Total							City	Total
2011	\$ 5,073,148	\$ 6,446,535	\$ 3,300,276	\$ 748,284	\$ 15,568,244	\$ 907,980	\$ 722,081	\$ -	\$ 136,924	\$ 1,766,985	\$ 1,867	\$ 1,867	\$ 17,337,096	\$ 5,373,449	\$ 2,174,528	\$ 514,164	\$ 8,059,140	\$ 9,777,956
2012	\$ 5,223,807	\$ 6,934,058	\$ 3,386,355	\$ 770,431	\$ 16,326,652	\$ 938,977	\$ 781,840	\$ -	\$ 141,545	\$ 1,862,462	\$ 2,073	\$ 2,073	\$ 18,191,166	\$ 5,642,616	\$ 2,245,750	\$ 528,161	\$ 8,417,727	\$ 9,773,460
2013	\$ 5,378,325	\$ 7,616,838	\$ 3,498,887	\$ 793,132	\$ 17,287,089	\$ 970,749	\$ 841,789	\$ -	\$ 146,282	\$ 1,959,829	\$ 2,883	\$ 2,883	\$ 19,248,202	\$ 5,979,440	\$ 2,344,109	\$ 542,508	\$ 8,866,057	\$ 10,382,145
2014	\$ 5,536,518	\$ 8,133,425	\$ 3,601,931	\$ 816,401	\$ 18,086,275	\$ 1,003,115	\$ 901,658	\$ -	\$ 151,137	\$ 2,056,109	\$ 2,499	\$ 2,499	\$ 20,146,884	\$ 6,262,695	\$ 2,422,627	\$ 557,213	\$ 9,242,735	\$ 10,904,149
2015	\$ 5,698,761	\$ 8,695,583	\$ 3,707,552	\$ 840,252	\$ 18,912,148	\$ 1,036,955	\$ 961,577	\$ -	\$ 156,113	\$ 2,154,325	\$ 2,720	\$ 2,720	\$ 21,069,193	\$ 6,553,822	\$ 2,502,910	\$ 572,286	\$ 9,629,018	\$ 11,449,175
2016	\$ 5,865,659	\$ 9,507,523	\$ 3,815,813	\$ 864,698	\$ 20,055,094	\$ 1,070,910	\$ 1,021,376	\$ -	\$ 161,214	\$ 2,253,499	\$ 2,947	\$ 2,947	\$ 22,309,540	\$ 6,950,349	\$ 2,618,312	\$ 587,736	\$ 10,156,398	\$ 12,153,142
2017	\$ 6,035,516	\$ 10,077,308	\$ 3,926,781	\$ 889,756	\$ 20,928,359	\$ 1,105,980	\$ 1,081,235	\$ -	\$ 166,442	\$ 2,353,657	\$ 3,180	\$ 3,180	\$ 23,286,195	\$ 7,288,556	\$ 2,702,961	\$ 603,573	\$ 10,584,990	\$ 12,721,206
2018	\$ 6,210,533	\$ 10,865,841	\$ 4,040,523	\$ 915,441	\$ 22,032,037	\$ 1,141,526	\$ 1,141,062	\$ -	\$ 171,800	\$ 2,454,780	\$ 3,418	\$ 3,418	\$ 24,480,245	\$ 7,642,127	\$ 2,812,198	\$ 619,805	\$ 11,074,131	\$ 13,416,115
2019	\$ 6,389,319	\$ 11,473,436	\$ 4,157,108	\$ 941,767	\$ 22,961,630	\$ 1,178,772	\$ 1,200,985	\$ -	\$ 177,294	\$ 2,557,060	\$ 3,662	\$ 3,662	\$ 25,522,353	\$ 7,967,940	\$ 2,901,058	\$ 636,443	\$ 11,505,441	\$ 14,016,912
2020	\$ 6,572,892	\$ 12,088,822	\$ 4,276,608	\$ 968,752	\$ 23,917,084	\$ 1,216,538	\$ 1,260,977	\$ -	\$ 182,824	\$ 2,660,389	\$ 3,913	\$ 3,913	\$ 26,581,365	\$ 8,302,266	\$ 2,991,934	\$ 653,487	\$ 11,947,697	\$ 14,633,668
2021	\$ 6,761,034	\$ 12,539,050	\$ 4,398,096	\$ 996,411	\$ 24,695,590	\$ 1,255,549	\$ 1,320,859	\$ -	\$ 188,695	\$ 2,764,803	\$ 4,169	\$ 4,169	\$ 27,464,562	\$ 8,577,519	\$ 3,061,819	\$ 670,977	\$ 12,310,216	\$ 15,154,246
2022	\$ 6,953,689	\$ 12,978,574	\$ 4,524,645	\$ 1,024,762	\$ 25,481,870	\$ 1,294,928	\$ 1,380,791	\$ -	\$ 194,611	\$ 2,870,329	\$ 4,432	\$ 4,432	\$ 28,356,631	\$ 8,855,252	\$ 3,131,625	\$ 688,895	\$ 12,675,771	\$ 15,680,860
2023	\$ 7,151,586	\$ 13,429,295	\$ 4,653,334	\$ 1,053,821	\$ 26,288,016	\$ 1,335,988	\$ 1,440,629	\$ -	\$ 200,674	\$ 2,975,901	\$ 4,702	\$ 4,702	\$ 29,289,519	\$ 9,139,466	\$ 3,202,689	\$ 707,260	\$ 13,049,395	\$ 16,220,224
2024	\$ 7,354,185	\$ 13,891,478	\$ 4,785,239	\$ 1,083,607	\$ 27,114,509	\$ 1,377,866	\$ 1,500,468	\$ -	\$ 206,886	\$ 3,094,642	\$ 4,978	\$ 4,978	\$ 30,204,128	\$ 9,430,352	\$ 3,275,012	\$ 726,084	\$ 13,431,448	\$ 16,772,681
2025	\$ 7,561,869	\$ -	\$ -	\$ -	\$ 7,561,869	\$ 1,420,015	\$ -	\$ -	\$ -	\$ 1,420,015	\$ 5,281	\$ 5,281	\$ 8,987,146	\$ 2,995,715	\$ -	\$ 449,357	\$ 3,445,072	\$ 5,542,073
2026	\$ 7,774,746	\$ -	\$ -	\$ -	\$ 7,774,746	\$ 1,463,813	\$ -	\$ -	\$ -	\$ 1,463,813	\$ 5,552	\$ 5,552	\$ 9,244,110	\$ 3,081,370	\$ -	\$ 462,206	\$ 3,543,576	\$ 5,700,535
2027	\$ 7,992,944	\$ -	\$ -	\$ -	\$ 7,992,944	\$ 1,508,705	\$ -	\$ -	\$ -	\$ 1,508,705	\$ 5,849	\$ 5,849	\$ 9,507,499	\$ 3,169,166	\$ -	\$ 475,375	\$ 3,644,541	\$ 5,862,958
2028	\$ 8,216,588	\$ -	\$ -	\$ -	\$ 8,216,588	\$ 1,554,720	\$ -	\$ -	\$ -	\$ 1,554,720	\$ 6,154	\$ 6,154	\$ 9,777,472	\$ 3,259,157	\$ -	\$ 488,874	\$ 3,748,031	\$ 6,029,441
2029	\$ 8,445,842	\$ -	\$ -	\$ -	\$ 8,445,842	\$ 1,601,665	\$ -	\$ -	\$ -	\$ 1,601,665	\$ 6,467	\$ 6,467	\$ 10,054,955	\$ 3,351,398	\$ -	\$ 502,710	\$ 3,854,106	\$ 6,200,847
2030	\$ 8,680,818	\$ -	\$ -	\$ -	\$ 8,680,818	\$ 1,650,230	\$ -	\$ -	\$ -	\$ 1,650,230	\$ 6,787	\$ 6,787	\$ 10,337,635	\$ 3,445,945	\$ -	\$ 516,892	\$ 3,962,637	\$ 6,374,999
2031	\$ 8,921,668	\$ -	\$ -	\$ -	\$ 8,921,668	\$ 1,699,783	\$ -	\$ -	\$ -	\$ 1,699,783	\$ 7,116	\$ 7,116	\$ 10,628,667	\$ 3,542,856	\$ -	\$ 531,428	\$ 4,074,284	\$ 6,554,283
2032	\$ 9,168,540	\$ -	\$ -	\$ -	\$ 9,168,540	\$ 1,750,575	\$ -	\$ -	\$ -	\$ 1,750,575	\$ 7,452	\$ 7,452	\$ 10,926,367	\$ 3,642,189	\$ -	\$ 546,328	\$ 4,189,517	\$ 6,738,050
2033	\$ 152,967,177	\$ 144,657,764	\$ 56,086,147	\$ 12,707,514	\$ 366,418,603	\$ 28,484,628	\$ 15,557,338	\$ -	\$ 2,382,343	\$ 46,424,507	\$ 97,483	\$ 97,483	\$ 412,940,593	\$ 130,424,047	\$ 38,385,411	\$ 12,581,772	\$ 181,391,230	\$ 231,548,363

Notes:

- (1) TR22 Expires in Tax Year 2032. Harris County, Houston ISD, and Houston Community College Participation ends in 2024
- (2) City, Harris County, Houston Independent School District, and Houston Community College participate in the 1984 Original Area and 1985 Annexed Area
- (3) City, Houston Independent School District, and Houston Community College participate in the 1989 Annexed Area. County does not
- (4) Only City of Houston participates in 2008 Annexation
- (5) Transfer categories Affordable Housing and Admin include all four jurisdictions. HSD Educational Transfer represents Houston Independent School District Only

Exhibit 4 – Part E Plan Revenue Schedule Houston Independent School District

Tax Year(1)	Base Values (2)		Captured Appraised Value		Project Plan Value (3)		Collection Rate (4)		Tax Rate	
	Original	Annexation 1999	Original	Annexation 1999	Original	Annexation 1999	Original	Annex. 1999	Original	Annex. 1999
2011	\$ 156,591,480	\$ 53,013,840	\$ 825,127,931	\$ 149,256,060	\$ 656,564,000	\$ 79,116,600	95.00%	1.1567	0.96	
2012	\$ 156,591,480	\$ 53,013,840	\$ 849,670,916	\$ 154,417,356	\$ 631,020,000	\$ 86,739,000	95.00%	1.1567	0.96	
2013	\$ 156,591,480	\$ 53,013,840	\$ 874,827,476	\$ 159,603,137	\$ 693,185,000	\$ 92,302,600	95.00%	1.1567	0.96	
2014	\$ 156,591,480	\$ 53,013,840	\$ 900,612,950	\$ 164,918,562	\$ 746,186,000	\$ 98,866,000	95.00%	1.1567	0.96	
2015	\$ 156,591,480	\$ 53,013,840	\$ 927,043,061	\$ 170,366,872	\$ 786,694,000	\$ 105,429,600	95.00%	1.1567	0.96	
2016	\$ 156,591,480	\$ 53,013,840	\$ 954,133,924	\$ 175,951,390	\$ 866,213,000	\$ 111,993,000	95.00%	1.1567	0.96	
2017	\$ 156,591,480	\$ 53,013,840	\$ 981,902,059	\$ 181,675,520	\$ 917,065,000	\$ 128,616,600	95.00%	1.1567	0.96	
2018	\$ 156,591,480	\$ 53,013,840	\$ 1,010,364,398	\$ 187,542,754	\$ 988,824,000	\$ 146,116,600	95.00%	1.1567	0.96	
2019	\$ 156,591,480	\$ 53,013,840	\$ 1,039,538,295	\$ 193,556,689	\$ 1,044,117,000	\$ 131,688,000	95.00%	1.1567	0.96	
2020	\$ 156,591,480	\$ 53,013,840	\$ 1,069,441,539	\$ 199,720,932	\$ 1,101,029,000	\$ 138,269,600	95.00%	1.1567	0.96	
2021	\$ 156,591,480	\$ 53,013,840	\$ 1,100,092,365	\$ 206,039,301	\$ 1,141,091,000	\$ 144,831,000	95.00%	1.1567	0.96	
2022	\$ 156,591,480	\$ 53,013,840	\$ 1,131,509,461	\$ 212,515,630	\$ 1,181,089,000	\$ 151,402,600	95.00%	1.1567	0.96	
2023	\$ 156,591,480	\$ 53,013,840	\$ 1,163,711,984	\$ 219,153,957	\$ 1,225,106,000	\$ 167,963,760	95.00%	1.1567	0.96	
2024	\$ 156,591,480	\$ 53,013,840	\$ 1,196,719,571	\$ 225,956,059	\$ 1,264,166,000	\$ 164,626,000	95.00%	1.1567	0.96	

Tax Year(1)	Increment Revenue		Total	Affordable Housing (E)	Educational Transfers	HISD Admin	Net Revenue(Less AH, Transfers, & Admin)
	Original	Annexation 1999					
2011	\$ 6,446,635	\$ 722,081	\$ 7,168,616	\$ 2,389,539	\$ 2,171,528	\$ 25,000	\$ 2,582,550
2012	\$ 6,934,058	\$ 781,940	\$ 7,715,998	\$ 2,571,989	\$ 2,246,750	\$ 25,000	\$ 2,872,246
2013	\$ 7,616,638	\$ 841,789	\$ 8,458,636	\$ 2,819,545	\$ 2,344,109	\$ 25,000	\$ 3,269,962
2014	\$ 8,133,425	\$ 901,658	\$ 9,035,083	\$ 3,011,694	\$ 2,422,627	\$ 25,000	\$ 3,575,762
2015	\$ 8,665,993	\$ 961,517	\$ 9,627,100	\$ 3,209,033	\$ 2,502,910	\$ 25,000	\$ 3,890,157
2016	\$ 9,507,523	\$ 1,021,376	\$ 10,528,899	\$ 3,508,633	\$ 2,618,312	\$ 25,000	\$ 4,375,954
2017	\$ 10,077,306	\$ 1,081,235	\$ 11,158,542	\$ 3,719,514	\$ 2,702,861	\$ 25,000	\$ 4,711,167
2018	\$ 10,865,841	\$ 1,141,062	\$ 12,006,903	\$ 4,002,301	\$ 2,812,198	\$ 25,000	\$ 5,187,404
2019	\$ 11,473,436	\$ 1,200,995	\$ 12,674,431	\$ 4,224,810	\$ 2,901,058	\$ 25,000	\$ 5,523,563
2020	\$ 12,088,622	\$ 1,260,927	\$ 13,359,749	\$ 4,452,250	\$ 2,991,934	\$ 25,000	\$ 5,869,965
2021	\$ 12,539,050	\$ 1,320,859	\$ 13,859,909	\$ 4,619,969	\$ 3,081,819	\$ 25,000	\$ 6,153,120
2022	\$ 12,978,574	\$ 1,380,791	\$ 14,359,364	\$ 4,786,455	\$ 3,131,625	\$ 25,000	\$ 6,416,285
2023	\$ 13,429,295	\$ 1,440,629	\$ 14,869,924	\$ 4,956,641	\$ 3,202,669	\$ 25,000	\$ 6,685,614
2024	\$ 13,891,478	\$ 1,500,468	\$ 15,391,946	\$ 5,130,649	\$ 3,275,012	\$ 25,000	\$ 6,961,285
	\$ 144,857,764	\$ 15,557,336	\$ 160,215,100	\$ 53,405,033	\$ 38,385,411	\$ 350,000	\$ 68,074,656

Notes:

- (1) Houston Independent School District participation ends in Tax Year 2024. TRZ 2 Expires in Tax Year 2032
- (2) Base Year is Tax Year 1995; HISD includes area created by Ord. 94-1345 and enlarged by Ord. 95-1322 as part of Original Area for determining tax year payments to the City of Houston per Ord. 97-119
- (3) Tax Year 2011 Projected Property Values, Tax Years 2012 to 2024 increase at an annual rate of growth of 2.5%
- (4) Collection Rate 95%
- (5) City distributes Total Increment less Educational Transfer and Admin Costs to the Redevelopment Authority. Redevelopment Authority is responsible for the Affordable Housing component

Exhibit 5 – Part E Plan Revenue Schedule – Harris County

Tax Year(t)	Base Values (2)		Captured Appraised Value		Collection Rate (4)	Tax Rate
	Original Area	Annexation 1995	Original Area	Annexation 1995		
2011	\$ 98,476,590	\$ 57,654,830	\$ 527,079,810	\$ 305,448,686	95.00%	0.41728
2012	\$ 98,476,590	\$ 57,654,830	\$ 542,743,720	\$ 314,528,274	95.00%	0.41728
2013	\$ 98,476,590	\$ 57,654,830	\$ 558,799,228	\$ 323,830,802	95.00%	0.41728
2014	\$ 98,476,590	\$ 57,654,830	\$ 576,256,124	\$ 333,367,943	95.00%	0.41728
2015	\$ 98,476,590	\$ 57,654,830	\$ 592,124,441	\$ 343,143,512	95.00%	0.41728
2016	\$ 98,476,590	\$ 57,654,830	\$ 608,414,467	\$ 353,163,470	95.00%	0.41728
2017	\$ 98,476,590	\$ 57,654,830	\$ 627,136,744	\$ 363,433,928	95.00%	0.41728
2018	\$ 98,476,590	\$ 57,654,830	\$ 645,302,077	\$ 373,961,147	95.00%	0.41728
2019	\$ 98,476,590	\$ 57,654,830	\$ 663,921,544	\$ 384,751,546	95.00%	0.41728
2020	\$ 98,476,590	\$ 57,654,830	\$ 683,006,487	\$ 395,611,706	95.00%	0.41728
2021	\$ 98,476,590	\$ 57,654,830	\$ 702,568,574	\$ 407,148,369	95.00%	0.41728
2022	\$ 98,476,590	\$ 57,654,830	\$ 722,619,703	\$ 418,768,449	95.00%	0.41728
2023	\$ 98,476,590	\$ 57,654,830	\$ 743,172,111	\$ 430,679,031	95.00%	0.41728
2024	\$ 98,476,590	\$ 57,654,830	\$ 764,238,328	\$ 442,887,378	95.00%	0.41728

Tax Year(t)	Increment Revenue		Affordable Housing (5)	County Admin 5%	Net Revenue, Less AH & Admin	
	Original Area	Annexation 1995				Total
2011	\$ 2,089,429	\$ 1,210,847	\$ 3,300,276	\$ 694,509	\$ 165,014	\$ 2,440,753
2012	\$ 2,151,523	\$ 1,246,832	\$ 3,398,355	\$ 711,872	\$ 169,918	\$ 2,516,566
2013	\$ 2,215,170	\$ 1,283,717	\$ 3,498,887	\$ 729,669	\$ 174,944	\$ 2,594,274
2014	\$ 2,280,407	\$ 1,321,524	\$ 3,601,931	\$ 747,811	\$ 180,097	\$ 2,673,924
2015	\$ 2,347,276	\$ 1,360,276	\$ 3,707,552	\$ 766,608	\$ 185,378	\$ 2,755,566
2016	\$ 2,415,816	\$ 1,399,997	\$ 3,815,813	\$ 785,773	\$ 190,791	\$ 2,839,249
2017	\$ 2,486,070	\$ 1,440,710	\$ 3,926,781	\$ 805,418	\$ 196,339	\$ 2,925,024
2018	\$ 2,558,081	\$ 1,482,442	\$ 4,040,523	\$ 825,553	\$ 202,026	\$ 3,012,943
2019	\$ 2,631,891	\$ 1,525,217	\$ 4,157,108	\$ 846,192	\$ 207,855	\$ 3,103,060
2020	\$ 2,707,547	\$ 1,569,061	\$ 4,276,608	\$ 867,347	\$ 213,830	\$ 3,195,431
2021	\$ 2,785,094	\$ 1,614,001	\$ 4,399,096	\$ 888,031	\$ 219,955	\$ 3,290,110
2022	\$ 2,864,580	\$ 1,660,065	\$ 4,524,645	\$ 911,256	\$ 226,232	\$ 3,387,157
2023	\$ 2,946,053	\$ 1,707,281	\$ 4,653,334	\$ 934,038	\$ 232,667	\$ 3,486,629
2024	\$ 3,028,563	\$ 1,755,676	\$ 4,784,239	\$ 957,389	\$ 239,262	\$ 3,586,589
	\$ 35,508,501	\$ 20,577,646	\$ 56,086,147	\$ 11,472,566	\$ 2,804,307	\$ 41,809,274

Notes:

- Harris County participation ends in Tax Year 2024. TIRZ 2 Expires in Tax Year 2032
- Base Year is Tax Year 1994 for the Original Area, Tax Year 1995 for Annexed Area
- Tax Year 2011 Projected Property Values; Tax Years 2012 to 2024 increase at an annual rate of growth of 2.5%
- Collection Rate 95%
- City distributes Total Increment less Admin Costs to the Redevelopment Authority, Redevelopment Authority is responsible for the Affordable Housing component; Affordable Housing for Tax Year 2010 is revenue less one-third of admin overhead less affordable housing bond debt service multiplied by 19%; Tax Year 2011 and beyond applies 2.5% to the previous years Affordable Housing

Exhibit 6 – Part E Plan Revenue Schedule – Houston Community College

Tax Year(1)	Base Values (2)			Projected Value			Captured Appraised Value			Collection Rate (3)	Tax Rate
	Original	Annexation 1995	Annexation 1999	Original	Annexation 1995	Annexation 1999	Original	Annexation 1995	Annexation 1999		
2011	\$ 99,343,200	\$ 57,738,340	\$ 54,694,350	\$ 643,893,325	\$ 367,305,516	\$ 210,984,295	\$ 544,550,125	\$ 309,567,176	\$ 156,288,945	95.00%	0.09222
2012	\$ 99,343,200	\$ 57,738,340	\$ 54,694,350	\$ 659,990,658	\$ 376,488,154	\$ 216,258,903	\$ 560,647,458	\$ 318,749,814	\$ 161,564,553	95.00%	0.09222
2013	\$ 99,343,200	\$ 57,738,340	\$ 54,694,350	\$ 676,490,425	\$ 385,900,358	\$ 221,665,375	\$ 577,147,225	\$ 328,162,018	\$ 166,971,025	95.00%	0.09222
2014	\$ 99,343,200	\$ 57,738,340	\$ 54,694,350	\$ 693,402,685	\$ 395,547,867	\$ 227,207,010	\$ 594,059,485	\$ 337,809,527	\$ 172,512,660	95.00%	0.09222
2015	\$ 99,343,200	\$ 57,738,340	\$ 54,694,350	\$ 710,737,753	\$ 405,438,563	\$ 232,887,185	\$ 611,394,553	\$ 347,698,223	\$ 178,192,835	95.00%	0.09222
2016	\$ 99,343,200	\$ 57,738,340	\$ 54,694,350	\$ 728,506,196	\$ 415,672,478	\$ 238,709,365	\$ 629,162,996	\$ 357,834,138	\$ 184,015,015	95.00%	0.09222
2017	\$ 99,343,200	\$ 57,738,340	\$ 54,694,350	\$ 746,718,851	\$ 425,961,790	\$ 244,677,098	\$ 647,375,651	\$ 368,223,450	\$ 189,982,749	95.00%	0.09222
2018	\$ 99,343,200	\$ 57,738,340	\$ 54,694,350	\$ 765,386,823	\$ 436,610,834	\$ 250,794,026	\$ 666,043,623	\$ 378,872,494	\$ 196,089,678	95.00%	0.09222
2019	\$ 99,343,200	\$ 57,738,340	\$ 54,694,350	\$ 784,521,483	\$ 447,528,105	\$ 257,063,877	\$ 685,178,293	\$ 389,787,765	\$ 202,369,527	95.00%	0.09222
2020	\$ 99,343,200	\$ 57,738,340	\$ 54,694,350	\$ 804,134,531	\$ 458,714,258	\$ 263,490,474	\$ 704,791,331	\$ 400,975,918	\$ 208,796,124	95.00%	0.09222
2021	\$ 99,343,200	\$ 57,738,340	\$ 54,694,350	\$ 824,237,894	\$ 470,162,114	\$ 270,077,736	\$ 724,894,694	\$ 412,443,774	\$ 215,383,386	95.00%	0.09222
2022	\$ 99,343,200	\$ 57,738,340	\$ 54,694,350	\$ 844,843,841	\$ 481,935,687	\$ 276,829,679	\$ 745,500,641	\$ 424,198,327	\$ 222,135,329	95.00%	0.09222
2023	\$ 99,343,200	\$ 57,738,340	\$ 54,694,350	\$ 865,964,937	\$ 493,985,084	\$ 283,750,421	\$ 766,621,737	\$ 436,246,744	\$ 229,056,071	95.00%	0.09222
2024	\$ 99,343,200	\$ 57,738,340	\$ 54,694,350	\$ 887,614,061	\$ 506,334,711	\$ 290,844,182	\$ 788,270,861	\$ 448,596,371	\$ 236,149,832	95.00%	0.09222

Tax Year(1)	Increment Revenue			Total	Affordable Housing (4)	HCC Admin	Net Revenue(Less Transfers and AH)
	Original	Annexation 1995	Annexation 1999				
2011	\$ 477,075	\$ 271,209	\$ 136,824	\$ 885,208	\$ 295,069	\$ 25,000	\$ 565,138
2012	\$ 491,178	\$ 279,254	\$ 141,545	\$ 911,976	\$ 303,992	\$ 25,000	\$ 562,984
2013	\$ 505,633	\$ 287,499	\$ 146,282	\$ 939,414	\$ 313,138	\$ 25,000	\$ 601,276
2014	\$ 520,450	\$ 295,952	\$ 151,137	\$ 967,538	\$ 322,513	\$ 25,000	\$ 620,025
2015	\$ 535,637	\$ 304,615	\$ 156,113	\$ 996,365	\$ 332,122	\$ 25,000	\$ 639,243
2016	\$ 551,203	\$ 313,485	\$ 161,214	\$ 1,025,912	\$ 341,971	\$ 25,000	\$ 658,941
2017	\$ 567,159	\$ 322,597	\$ 166,442	\$ 1,056,198	\$ 352,066	\$ 25,000	\$ 679,132
2018	\$ 583,514	\$ 331,926	\$ 171,801	\$ 1,087,242	\$ 362,414	\$ 25,000	\$ 699,828
2019	\$ 600,278	\$ 341,489	\$ 177,294	\$ 1,119,061	\$ 373,020	\$ 25,000	\$ 721,041
2020	\$ 617,461	\$ 351,291	\$ 182,824	\$ 1,151,676	\$ 383,892	\$ 25,000	\$ 742,784
2021	\$ 635,073	\$ 361,338	\$ 188,695	\$ 1,185,106	\$ 395,035	\$ 25,000	\$ 765,071
2022	\$ 653,126	\$ 371,636	\$ 194,611	\$ 1,219,372	\$ 406,457	\$ 25,000	\$ 787,915
2023	\$ 671,630	\$ 382,191	\$ 200,674	\$ 1,254,495	\$ 418,165	\$ 25,000	\$ 811,330
2024	\$ 690,596	\$ 393,011	\$ 206,888	\$ 1,290,496	\$ 430,165	\$ 25,000	\$ 835,330
	\$ 8,100,012	\$ 4,607,503	\$ 2,382,543	\$ 15,090,057	\$ 5,030,019	\$ 350,000	\$ 9,710,038

- Notes:
- (1) Houston Community College participation ends in Tax Year 2024. TIRZ 2 Expires in Tax Year 2032
 - (2) Base Year is Tax Year 1995
 - (3) Collection Rate 95%
 - (4) City distributes Total Increment less Admin Costs to the Redevelopment Authority. Redevelopment Authority is responsible for the Affordable Housing component