

City of Houston, Texas, Ordinance No. 2019 - 990

AN ORDINANCE APPROVING A THIRD AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER FOURTEEN, CITY OF HOUSTON, TEXAS (FOURTH WARD 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. 1999-565, adopted on June 9, 1999 ("Creation Ordinance"), the City Council of the City of Houston, Texas ("City") created Reinvestment Zone Number Fourteen, City of Houston, Texas ("Zone"), pursuant to Chapter 311 of the Texas Tax Code, as amended ("Code"), for the purposes of redevelopment in the area of the City generally referred to as the Fourth Ward; and

WHEREAS, the Board of Directors of the Zone ("Board") adopted, and the City approved, by Ordinance No. 1999-818 on July 28, 1999, the Project Plan and Reinvestment Zone Financing Plan for the Zone ("Plan"); and

WHEREAS, the Code authorizes the Board to adopt an amendment to the Plan, subject to, and effective upon, approval thereof by the City Council; and

WHEREAS, the Board previously adopted and recommended amendments to the Plan, which the City Council approved by Ordinance No. 2007-1440 on December 12, 2007 ("First Amendment"), and Ordinance No. 2013-980 on November 6, 2013 ("Second Amendment"); and

WHEREAS, the Board, at its October 22, 2019 board meeting, considered and adopted a proposed third amendment to the Plan ("Third Amendment"), and recommended approval thereof by the City Council; and

WHEREAS, before the Board may implement the Third Amendment, the City Council must approve the Third Amendment; and

WHEREAS, a public hearing on the Third Amendment is required to be held pursuant to 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 in the City in the time and manner required by law; and

WHEREAS, the City Council conducted a public hearing on the proposed Third Amendment on November 20, 2019; and

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

WHEREAS, evidence was received and presented at the public hearing in favor of the proposed Third Amendment, the enlargement of the boundaries of the Zone, or the concept of tax increment financing; and

WHEREAS, the City Council has approved the annexation of additional territory into the Zone pursuant to Ordinance No. 2019-989¹; and

WHEREAS, the Third Amendment includes the implementation and continuation of projects for the enlarged Zone; and

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

¹ Ordinance number of the ordinance enlarging the Zone's boundaries to be inserted by the City Secretary.

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

Section 1. Findings and Recitals. That the findings and recitals contained in the preamble of this Ordinance are found and declared to be true and correct and are adopted as part of this Ordinance for all purposes.

Section 2. Approval of the Third Amendment. That the existing Plan is hereby amended by adding Part "D", attached to this Ordinance as Exhibit "A." The Third 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 Third Amendment.

Section 3. Distribution to Taxing Units. That the City Secretary is directed to provide copies of the Third 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 portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 5. Emergency. 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 4th day of December, 2019.

APPROVED this _____ day of _____, 2019.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 1 0 2019.

A. J. Daniel
City Secretary **Assistant**

[Signature]
Prepared by Legal Dept. _____
OUT/ems November 25, 2019 Senior Assistant City Attorney
Requested by Andrew F. Icken
Chief Development Officer, Office of the Mayor
L.D. File No. 0421300081011

AYE	NO	
✓		MAYOR TURNER
••••	••••	COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
✓		COHEN
✓		BOYKINS
✓		MARTIN
✓		LE
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

EXHIBIT A

**THIRD AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN
(PART "D")**

REINVESTMENT ZONE NUMBER FOURTEEN
CITY OF HOUSTON, TEXAS

FOURTH WARD ZONE

Third Amended
Project Plan and Reinvestment Zone Financing Plan

October 22, 2019

REINVESTMENT ZONE NUMBER FOURTEEN, CITY OF HOUSTON, TEXAS
FOURTH WARD ZONE

Part D – Third Amended Project Plan and Reinvestment Zone Financing Plan

Table of Contents

Introduction:..... 2
Section One: 2
 The Part A Plan 2
 The Part B Plan: 2
 The Part C Plan:..... 2
Section Two: 3
 The Part D Plan 3
Proposed Goals for Improvements in the Zone: 3
Project Plan And Reinvestment Zone Financing Plan:..... 5
 A. Project Plan..... 5
 B. Reinvestment Zone Financing Plan 5

Maps

Map 1 – Proposed Annexation

Map 2 – Land Use

Exhibits

Exhibit 1: Project Costs of Part A, Part B, Part C and Part D Plans

Exhibit 2: Transfer Schedule – All Jurisdictions

Exhibit 3A: Revenue Schedule – Original Area City of Houston

Exhibit 3B: Revenue Schedule – 2007 Annexation City of Houston

Exhibit 3C: Revenue Schedule – 2019 Annexation City of Houston

Exhibit 4: Revenue Schedule – Houston Independent School District

Exhibit 5: Boundary Description (Part D Plan)

REINVESTMENT ZONE NUMBER FOURTEEN, CITY OF HOUSTON, TEXAS

FOURTH WARD ZONE

THIRD AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN

Introduction:

Reinvestment Zone Number Fourteen, City of Houston, Texas, also known as the Fourth Ward Zone (Zone or TIRZ), was created by Ordinance 1999-0565, adopted on June 9, 1999, for the purposes of development and redevelopment in an area of the City of Houston (City) generally known as the Fourth Ward. By Ordinance 1999-0818, adopted on July 28, 1999, the City approved a Project Plan and Reinvestment Zone Financing Plan (Plan) for the Zone. The intent of the Plan was to establish programs needed to reposition the Historic Fourth Ward from a blighted and deteriorated neighborhood into a viable residential community with supporting commercial development. Provisions included in the Plan provided for the design and construction of public roadways and utility systems, parks, affordable housing, cultural and educational facilities.

Section One:

The Part A Plan

The Part A Plan covered an estimated 144 acres and established goals, expectations, and redevelopment plans needed to address blighted conditions associated with failing infrastructure, lack of utility capacity, street network deficiencies, pedestrian environment deficiencies and declining property values and unsafe and unsanitary conditions. The Part A Plan sought to reverse the significant social and economic stresses affecting the stability and long-term economic viability of the area through the financing of mobility enhancements, public infrastructure and historic preservation.

The Part B Plan:

The Part B Plan, City Ordinances 2007-1439 and 2007-1440, Adopted by City Council December 12, 2007, sought to further define the goals stated in the Part A Plan, including a continued focus on roadway and street reconstruction, public utility system improvements, the design and construction of enhanced pedestrian environments, parks and historic preservation. Also included in the Part B Plan were provisions for cultural and public facility improvements and the annexation of approximately 13.8 acres into the Zone.

The Part C Plan:

The Part C Plan, City Ordinances 2013-979 and 2013-980, Adopted by City Council November 6, 2013, provided for the enhancement of and improvements to approximately 8.56 acres of land

added to the boundaries with the second amendment, and includes the areas covered by the Part A and Part B Plans.

The Zone and the City desire to further amend the Part A, Part B and Part C Plans as described below in the Part D Plan.

Section Two:

The Part D Plan:

The Zone and the City now propose a third amendment to the Zone's Plans, the Part D Plan. The Part D Plan provides for the enhancement of and improvements to approximately 20.1 acres of land added to the boundaries with this third amendment, and includes the areas covered by the Part A, Part B and Part C Plans. The reconstruction of I-45 provides an opportunity to enhance connectivity and pedestrian connections in the Zone and in the proposed annexed areas. Public improvements proposed as part of this plan include but are not limited to public infrastructure, including roadways, water, sewer and drainage; cultural facilities improvements, historic preservation; affordable housing initiatives; and parks, trails and pedestrian connections and improvements. Public improvements proposed in the Part D Plan are consistent with the goals, objectives, and project costs included in the Part A, Part B and Part C Plans.

The total plan project costs listed in Exhibit 1 consist of the combined project costs of the Part A, Part B, Part C and Part D Plans, and may be utilized for project costs identified in the Part A, Part B, Part C and Part D Plans.

Proposed Goals for Improvements in the Zone:

The proposed goals for improvements in the Zone are outlined as follows:

Goal 1: Cultural and Public Facilities, Historic Preservation, and Residential Development.

Increasing public and cultural facilities in the Fourth Ward, historic preservation programs, and residential development have emerged as important public policy goals since the creation of the TIRZ. TIRZ funds will be leveraged with private, public, and non-profit developers to encourage the development of housing initiatives with focus on the historic core of the community. The acquisition and rehabilitation of historic structures and landmarks for the purposes of preservation and restoration is anticipated. These projects, along with infrastructure improvements and enhancements to public facilities, libraries, and cultural facilities, will result in improved security and quality of life for existing and new residents and businesses.

Goal 2: Redevelopment and upgrades to open green space, pocket parks, plazas, public squares, and other appropriate recreational facilities throughout the Fourth Ward.

Public infrastructure needed to support park development, adequate shade, comfort and other enhancements to parks, plazas, squares, and other public open green spaces will attract, support,

and enhance the viability of residential, commercial, and retail districts. Providing connections and recreational opportunities through trails and walkways will enhance connectivity and viability of the area.

Goal 3: The creation of pedestrian-friendly, safe environments through the reconstruction of streets and sidewalks with ample lighting and streetscape amenities.

Streetscape enhancements create an environment that will help stimulate investment in retail, residential, and commercial developments. Enhanced streetscapes components will include: sidewalks, lighting, signage, street trees, landscaping, benches and other pedestrian amenities. The construction of sidewalk systems, including ADA-compliant ramps and other treatments, will improve pedestrian safety, enhance the visual environment, and provide connectivity both within the Fourth Ward and to adjacent districts. All improvements will be coordinated with the capital improvement programs of the City, Harris County, METRO, TxDOT, and other public entities, focusing on the leveraging of TIRZ monies through the funding of elements not addressed by the CIP programs of sister agencies.

Goal 4: The reinforcement of pedestrian-attractive retail developments along Dallas Street, West Gray Street, Gillette Street and Taft Street.

The retention and expansion of retail and commercial developments along key roadways is of key importance to the successful redevelopment of the Fourth Ward. Providing base level retail functionality is essential to the continued expansion of residential projects in the area. Development of complementary focal points supporting the community will result in key activity centers with an enhanced pedestrian environment and an emphasis on parking, lighting, street trees, landscaping, wide sidewalks, public art and adequate pedestrian amenities.

Goal 5: Streets and Mobility.

Public streets and public utility systems create an environment that will stimulate private investments in retail, commercial and mixed-use developments. The reconstruction of key streets, including drainage, water, and sewer improvements, will enhance the level of service in the area. As with sidewalk improvements, street projects and utility system improvements will be coordinated with the capital improvement projects of the City, Harris County, METRO, TxDOT and other public entities, focusing on leveraging Zone monies through the funding of elements not addressed by the CIP programs of sister agencies.

Goal 6: Economic Development.

In order to stimulate and accelerate redevelopment within the TIRZ, the TIRZ desires to establish an economic development program that would directly incentivize private enterprise that affect the TIRZ and serve as a catalyst for other business developments. Examples of how the program would be used include funding for business development and retention, business loss mitigation, economic development grants to catalyze investments, such as agreements under Chapter 380

of the Texas Local Government Code, and matching grants to provide leverage for other economic development funds, such as state enterprise projects, state economic development funds and new market tax credit allocations. In cases such as those described in this section, an appropriate economic development program would be proposed by the City and/or the TIRZ and approved by both the TIRZ and City Council. Payments made pursuant to this program shall be pursuant to economic development agreements entered into on behalf of the Zone and are considered Project Costs. No grant or loan shall be authorized by the Zone without prior consent of the City.

PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN:

A. PROJECT PLAN

Existing and Proposed Uses of Land (Texas Tax Code §311.011(b)(1)): Map 2 attached hereto depicts the existing land and proposed uses in the Zone. The existing and proposed land uses include multi-family residential, commercial, office, public and institutional, transportation and utility, park and open spaces, and undeveloped land uses.

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 Costs (Texas Tax Code §311.011(b)(3)): The non-project costs reflect, in part, costs of the City and its annual Capital Improvement Program, which includes provisions for public safety facilities, public libraries, parks, roadways and public utility improvements.

Method of Relocating Persons to be Displaced, if any, 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 1 (attached) details the proposed public improvement and administrative project costs. The dollar amounts are approximate and may be amended from time to time by 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 Public Works or Public Improvements to be Financed in the TIRZ (Texas Tax Code §311.011(c)(2)): These details are described throughout the Plan and include but are not limited to roadway and infrastructure improvements, pedestrian and

streetscape enhancements, affordable housing, cultural facilities and improvements to parks and trails.

Economic Feasibility Study and Finding of Feasibility (Texas Tax Code §311.011(c)(3)): Economic feasibility studies have been completed that demonstrate the economic potential of the Zone including the CDS Market Research Study titled Fourth Ward Redevelopment Concepts, completed in September 1997, the Fourth Ward Revitalization Plan completed in May 2001, and the Implementation Action Steps Freedman's Town/Fourth Ward TIRZ Plan completed in February 2004, both prepared by Stull and Lee, Inc. Architects and Planners, the Historic Resource Survey, Priority List and City of Houston Historic District Nomination of the Historic Resources of Freedman's Town, by SWCA Environmental Consultants completed in June 2010, and the Fourth Ward Livable Centers Study, completed by the Houston Galveston Area Council in conjunction with Design Workshop, the Bryant Design Group, Morris Architects, MWA Architects, RCLCO, and Walter P. Moore, completed in October 2010. Exhibits 2 through 4 constitute incremental revenue estimates for the Zone. The Part D Plan estimates total project costs of \$261,300,000 and projects will be implemented based on actual available funding. The Zone and the City find and determine that the Part A, Part B, Part C and Part D Plans are economically feasible.

Estimated Amount of Bond Indebtedness; Estimated 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 market conditions for the issue and sale of such notes and bonds. The Zone will explore other financing methods as well, including developer agreement financing and collaboration with other entities for grant funding and partnerships.

Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (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 1999 was the base year for the Zone. As outlined in Exhibits 2 through 4, approximately \$71.8 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 98% and a City contribution of \$0.56792/\$100 of assessed valuation in the Original Area, the 2007 Annexed Area, the Proposed 2019 Annexation Area, and an HISD contribution of \$0.96/\$100 of assessed valuation in the Original Area.

Current Total Appraised Value of Taxable Real Property (Texas Tax Code §311.011(c)(7)): The current projected appraised value of taxable real property in the Zone, is \$578,701,128, exclusive

of the area proposed to be annexed as part of the Part D Plan. The current taxable value of real property proposed to be annexed as part of this Plan is \$15,612,467.

Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code §311.011(c)(8)): The estimated captured appraised value for the remaining duration of the Zone is set forth in Exhibits 2 through 4.

Zone Duration (Texas Tax Code §311.011(c)(9)): The Zone was created in 1999 and was established for 30 years. It will terminate on December 31, 2029.

EXHIBITS

Map 1 – Proposed Annexation



Map 2 – Proposed and Existing Land Uses

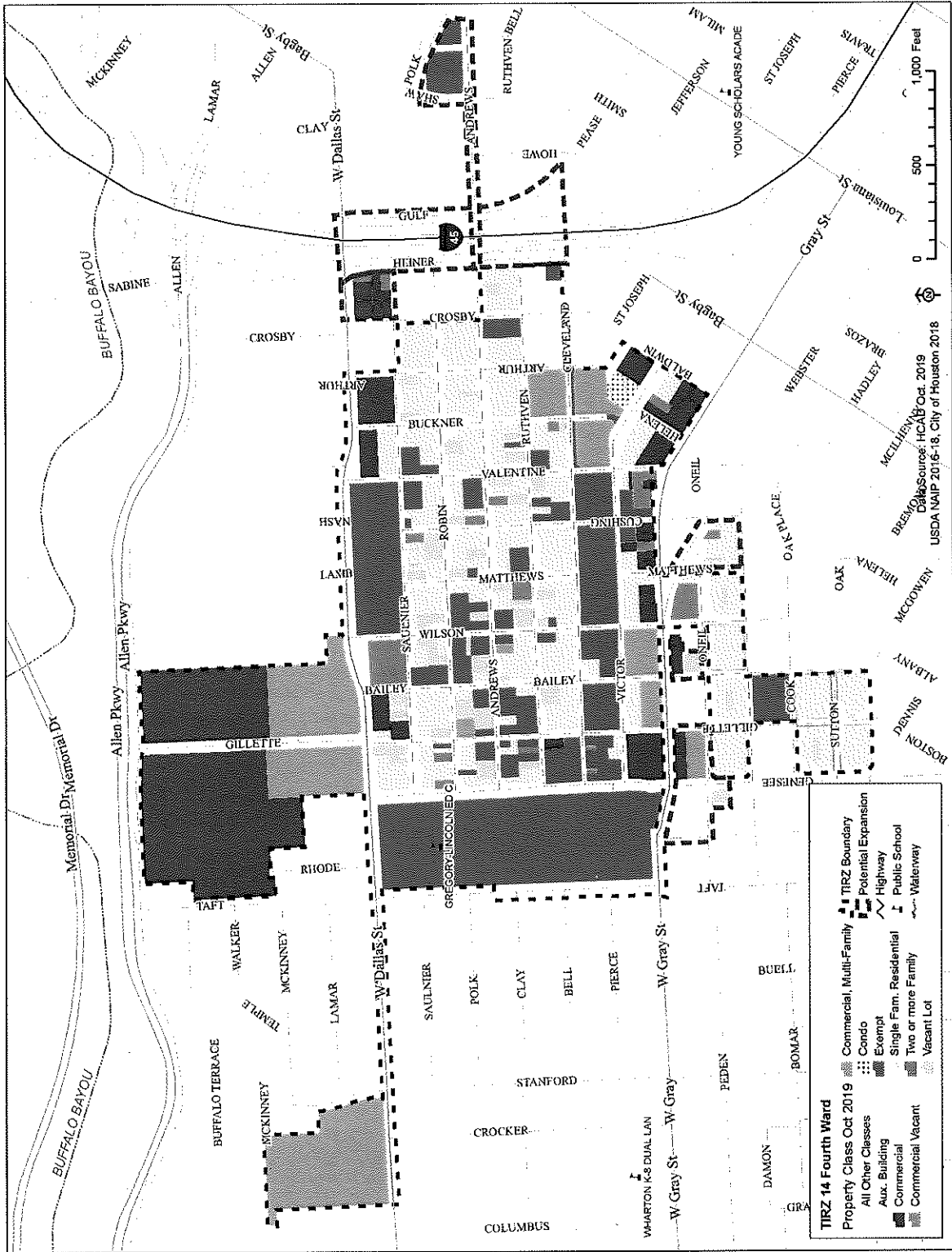


Exhibit 1: Project Costs of Part A, Part B, Part C and Part D Plans

Project Costs Part A, Part B, Part C and Part D Plans

	1999 (A) Plan Estimated Costs	2008 (B) Plan Estimated Costs	2013 (C) Plan Estimated Costs	2019 (D) Plan Estimated Costs	Total Plan	Costs through 06/30/19	Remaining Costs
Roadway and Street Reconstruction Projects							
Streetscapes	\$ 3,552,400	\$ 5,762,000	\$ -	\$ 10,000,000	\$ 19,314,400		
Streetlights	\$ 934,000	\$ -	\$ -	\$ -	\$ 934,000		
Roadway and Street Reconstruction Projects	\$ -	\$ -	\$ 1,200,000	\$ 20,000,000	\$ 21,200,000		
Total Roadway and Street Reconstruction	\$ 4,486,400	\$ 5,762,000	\$ 1,200,000	\$ 30,000,000	\$ 41,448,400	\$ 3,498,162	\$ 37,950,238
Infrastructure Improvements							
Storm & Sanitary Sewer General	\$ 3,189,100	\$ 3,500,000	\$ -	\$ -	\$ 6,689,100		
Storm & Sanitary Sewer Extensions	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 3,000,000		
Paving Street Reconstruction	\$ 4,118,500	\$ 7,000,000	\$ -	\$ -	\$ 11,118,500		
Demolition	\$ 846,000	\$ -	\$ -	\$ -	\$ 846,000		
Crosby Street (Outflow)	\$ -	\$ 2,000,000	\$ -	\$ -	\$ 2,000,000		
Eastside Streets	\$ -	\$ 2,340,000	\$ -	\$ -	\$ 2,340,000		
Gillette Street	\$ -	\$ 1,800,000	\$ -	\$ -	\$ 1,800,000		
Public Utility Improvements	\$ -	\$ -	\$ 11,950,000	\$ 20,000,000	\$ 31,950,000		
Total Infrastructure Improvements	\$ 11,153,600	\$ 16,640,000	\$ 11,950,000	\$ 20,000,000	\$ 59,743,600	85,295	\$ 59,658,305
Parks and Recreational Facilities Improvements							
San Felipe Park	\$ -	\$ 3,072,000	\$ -	\$ -	\$ 3,072,000		
West Webster Park	\$ -	\$ 605,000	\$ -	\$ -	\$ 605,000		
Wiley Park	\$ -	\$ 500,000	\$ -	\$ -	\$ 500,000		
Parks and Plazas	\$ 1,501,000	\$ -	\$ 1,800,000	\$ 45,000,000	\$ 48,301,000		
Total Parks and Recreational Facilities Improvements	\$ 1,501,000	\$ 4,177,000	\$ 1,800,000	\$ 45,000,000	\$ 52,478,000	\$ 5,255,503	\$ 47,222,497
Entry Features & Focal Points							
	\$ 256,000	\$ -	\$ 1,300,000	\$ 5,000,000	\$ 6,556,000	\$ -	\$ 6,556,000
Historic Preservation							
	\$ 3,750,000	\$ 4,100,000	\$ 1,000,000	\$ 20,000,000	\$ 28,850,000	\$ 5,870,197	\$ 22,979,803
Cultural & Public Facilities Improvements							
Cultural & Public Facilities Improvements	\$ -	\$ -	\$ -	\$ 20,000,000	\$ 20,000,000		
Gregory School	\$ -	\$ 2,000,000	\$ 1,406,132	\$ -	\$ 3,406,132		
Total Cultural & Public Facilities Improvements	\$ -	\$ 2,000,000	\$ 1,406,132	\$ 20,000,000	\$ 23,406,132	3,406,132	\$ 20,000,000
Administrative Costs							
TIRZ Creation and Management	\$ 800,000	\$ 3,500,000	\$ 3,500,000	\$ 4,200,000	\$ 12,000,000	\$ 4,174,017	\$ 7,825,983
Economic Development	\$ -	\$ -	\$ -	\$ 10,000,000	\$ 10,000,000		\$ 10,000,000
Financing Costs	\$ -	\$ -	\$ -	\$ 20,000,000	\$ 20,000,000		\$ 20,000,000
Educational Facilities Project Costs	\$ 15,300,000	\$ -	\$ -	\$ -	\$ 15,300,000	\$ 11,396,203	\$ 3,903,797
Affordable Housing Project Costs	\$ 32,900,000	\$ 9,800,000	\$ -	\$ 87,100,000	\$ 129,800,000	\$ 18,462,142	\$ 111,337,858
Total Administrative Costs	\$ 49,000,000	\$ 13,300,000	\$ 3,500,000	\$ 121,300,000	\$ 187,100,000	\$ 34,032,362	\$ 153,067,638
Project Plan Total	\$ 70,147,000	\$ 45,979,000	\$ 22,156,132	\$ 261,300,000	\$ 399,582,132	\$ 52,147,651	\$ 347,434,481

*Actual costs will be based on market conditions and debt financing options undertaken by the TIRZ/Authority

Exhibit 2: Transfer Schedule - All Jurisdiction

Tax Year	Incremental Revenue			Transfers/Administrative Fees							Net Revenues (Total Incremental Revenues less Total Transfers)
	City	Houston ISD	Total Incremental	City Admin	City Affordable Housing	HISD Educational Facilities	HISD Admin	HISD Affordable Housing	Total Admin/Transfers		
2019	\$ 3,030,002	\$ 2,412,357	\$ 5,442,359	\$ 151,500	\$ 1,010,001	\$ 803,414	\$ 25,000	\$ 804,119	\$ 2,794,034	\$ 2,648,325	
2020	\$ 3,096,156	\$ 2,412,357	\$ 5,508,513	\$ 154,808	\$ 1,032,052	\$ 803,414	\$ 25,000	\$ 804,119	\$ 2,819,393	\$ 2,689,120	
2021	\$ 3,202,593	\$ 2,412,357	\$ 5,614,950	\$ 160,130	\$ 1,067,531	\$ 803,414	\$ 25,000	\$ 804,119	\$ 2,860,194	\$ 2,754,756	
2022	\$ 3,327,499	\$ 2,412,357	\$ 5,739,856	\$ 166,375	\$ 1,109,166	\$ 803,414	\$ 25,000	\$ 804,119	\$ 2,908,074	\$ 2,831,782	
2023	\$ 3,399,604	\$ 2,412,357	\$ 5,811,961	\$ 169,980	\$ 1,133,201	\$ 803,414	\$ 25,000	\$ 804,119	\$ 2,935,714	\$ 2,876,246	
2024	\$ 3,531,589	\$ 2,412,357	\$ 5,943,946	\$ 176,579	\$ 1,177,196	\$ 803,414	\$ 25,000	\$ 804,119	\$ 2,986,309	\$ 2,957,637	
2025	\$ 3,607,775	\$ 2,412,357	\$ 6,020,132	\$ 180,389	\$ 1,202,592	\$ 803,414	\$ 25,000	\$ 804,119	\$ 3,015,514	\$ 3,004,619	
2026	\$ 3,985,410	\$ 2,412,357	\$ 6,397,767	\$ 199,271	\$ 1,328,470	\$ 803,414	\$ 25,000	\$ 804,119	\$ 3,160,274	\$ 3,237,494	
2027	\$ 4,976,822	\$ 2,412,357	\$ 7,389,179	\$ 248,841	\$ 1,658,941	\$ 803,414	\$ 25,000	\$ 804,119	\$ 3,540,315	\$ 3,848,864	
2028	\$ 6,482,570	\$ 2,412,357	\$ 8,894,927	\$ 324,129	\$ 2,160,857	\$ 803,414	\$ 25,000	\$ 804,119	\$ 4,117,518	\$ 4,777,409	
2029	\$ 6,617,776	\$ 2,412,357	\$ 9,030,133	\$ 330,889	\$ 2,205,925	\$ 803,414	\$ 25,000	\$ 804,119	\$ 4,169,347	\$ 4,860,786	
	\$ 45,257,797	\$ 26,535,927	\$ 71,793,724	\$ 2,262,890	\$ 15,085,932	\$ 8,837,554	\$ 275,000	\$ 8,845,309	\$ 35,306,685	\$ 36,487,039	

Exhibit 3A: Revenue Schedule: Original Area City of Houston

Projected Assessed Valuation

Projected Revenue

Tax Year	Base Year Valuation (1999)	Projected Taxable Valuation	Captured Appraised Value (Increment)	Tax Year	Coll Year	Tax Rate	Increment Revenue	Admin Fee (5%)	Affordable Housing	Net Revenues to Zone	Cumulative Revenues to Zone
2019	\$ 34,286,680	\$ 540,772,836	\$ 506,486,156	2019	2020	0.56792	\$ 2,818,907	\$ 140,945	\$ 939,636	\$ 1,738,326	\$ 1,738,326
2020	\$ 34,286,680	\$ 551,588,293	\$ 517,301,613	2020	2021	0.56792	\$ 2,879,102	\$ 143,955	\$ 959,701	\$ 1,775,446	\$ 3,513,773
2021	\$ 34,286,680	\$ 562,620,059	\$ 528,333,379	2021	2022	0.56792	\$ 2,940,501	\$ 147,025	\$ 980,167	\$ 1,813,309	\$ 5,327,081
2022	\$ 34,286,680	\$ 573,872,460	\$ 539,585,780	2022	2023	0.56792	\$ 3,003,127	\$ 150,156	\$ 1,001,042	\$ 1,851,928	\$ 7,179,010
2023	\$ 34,286,680	\$ 585,349,909	\$ 551,063,229	2023	2024	0.56792	\$ 3,067,006	\$ 153,350	\$ 1,022,335	\$ 1,891,321	\$ 9,070,330
2024	\$ 34,286,680	\$ 597,056,907	\$ 562,770,227	2024	2025	0.56792	\$ 3,132,163	\$ 156,608	\$ 1,044,054	\$ 1,931,501	\$ 11,001,831
2025	\$ 34,286,680	\$ 608,998,045	\$ 574,711,365	2025	2026	0.56792	\$ 3,198,623	\$ 159,931	\$ 1,066,208	\$ 1,972,484	\$ 12,974,315
2026	\$ 34,286,680	\$ 621,178,006	\$ 586,891,326	2026	2027	0.56792	\$ 3,266,412	\$ 163,321	\$ 1,088,804	\$ 2,014,287	\$ 14,988,602
2027	\$ 34,286,680	\$ 633,601,566	\$ 599,314,886	2027	2028	0.56792	\$ 3,335,557	\$ 166,778	\$ 1,111,852	\$ 2,056,927	\$ 17,045,529
2028	\$ 34,286,680	\$ 646,273,598	\$ 611,986,918	2028	2029	0.56792	\$ 3,406,084	\$ 170,304	\$ 1,135,361	\$ 2,100,419	\$ 19,145,947
2029	\$ 34,286,680	\$ 659,199,070	\$ 624,912,390	2029	2030	0.56792	\$ 3,478,022	\$ 173,901	\$ 1,159,341	\$ 2,144,780	\$ 21,290,728
							\$ 34,525,504	\$ 1,726,275	\$ 11,508,501	\$ 21,290,728	

Notes/Assumptions:
Assumes 2% annual growth

Exhibit 3B: Revenue Schedule – 2007 Annexation City of Houston

Projected Assessed Valuation

Projected Revenue

Tax Year	Base Year Valuation	Projected Taxable Valuation	Captured Appraised Value (Increment)	Tax Rate	Increment Revenue	Admin Fee (5%)	Affordable Housing	Net Revenues to Zone	Cumulative Revenues to Zone
2019	\$ -	\$ 37,928,292	\$ 37,928,292	0.56792	\$ 211,094	\$ 10,555	\$ 70,365	\$ 130,175	\$ 130,175
2020	\$ -	\$ 38,686,858	\$ 38,686,858	0.56792	\$ 215,316	\$ 10,766	\$ 71,772	\$ 132,778	\$ 262,953
2021	\$ -	\$ 46,460,595	\$ 46,460,595	0.56792	\$ 258,582	\$ 12,929	\$ 86,194	\$ 159,459	\$ 422,412
2022	\$ -	\$ 57,325,807	\$ 57,325,807	0.56792	\$ 319,053	\$ 15,953	\$ 106,351	\$ 196,750	\$ 619,162
2023	\$ -	\$ 58,472,323	\$ 58,472,323	0.56792	\$ 325,434	\$ 16,272	\$ 108,478	\$ 200,685	\$ 819,846
2024	\$ -	\$ 70,141,769	\$ 70,141,769	0.56792	\$ 390,382	\$ 19,519	\$ 130,127	\$ 240,736	\$ 1,060,582
2025	\$ -	\$ 71,544,605	\$ 71,544,605	0.56792	\$ 398,190	\$ 19,909	\$ 132,730	\$ 245,550	\$ 1,306,132
2026	\$ -	\$ 126,864,437	\$ 126,864,437	0.56792	\$ 706,079	\$ 35,304	\$ 235,360	\$ 435,415	\$ 1,741,547
2027	\$ -	\$ 292,213,726	\$ 292,213,726	0.56792	\$ 1,626,349	\$ 81,317	\$ 542,116	\$ 1,002,915	\$ 2,744,463
2028	\$ -	\$ 549,720,647	\$ 549,720,647	0.56792	\$ 3,059,534	\$ 152,977	\$ 1,019,845	\$ 1,886,713	\$ 4,631,176
2029	\$ -	\$ 560,715,060	\$ 560,715,060	0.56792	\$ 3,120,725	\$ 156,036	\$ 1,040,242	\$ 1,924,447	\$ 6,555,622
					\$ 10,650,739	\$ 531,537	\$ 3,543,580	\$ 6,555,622	

Notes/Assumptions:

Assumes 2% annual growth

Assumes partial build out of the Allen Development

Exhibit 3C: Revenue Schedule – 2019 Annexation City of Houston

Projected Assessed Valuation

Tax Year	Base Year Valuation	Projected Taxable Valuation	Captured Appraised Value (Increment)
2019	\$ 15,612,467	\$ 15,612,467	\$ -
2020	\$ 15,612,467	\$ 15,924,716	\$ 312,249
2021	\$ 15,612,467	\$ 16,243,211	\$ 630,744
2022	\$ 15,612,467	\$ 16,568,075	\$ 955,608
2023	\$ 15,612,467	\$ 16,899,436	\$ 1,286,969
2024	\$ 15,612,467	\$ 17,237,425	\$ 1,624,958
2025	\$ 15,612,467	\$ 17,582,174	\$ 1,969,707
2026	\$ 15,612,467	\$ 17,933,817	\$ 2,321,350
2027	\$ 15,612,467	\$ 18,292,493	\$ 2,680,026
2028	\$ 15,612,467	\$ 18,658,343	\$ 3,045,876
2029	\$ 15,612,467	\$ 19,031,510	\$ 3,419,043

Projected Revenue

Tax Year	Coll Year	Tax Rate	Increment Revenue	Admin Fee (5%)	Affordable Housing	Net Revenues to Zone	Cumulative Revenues to Zone
2019	2020	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -
2020	2021	0.56792	\$ 1,738	\$ 87	\$ 579	\$ 1,072	\$ 1,072
2021	2022	0.56792	\$ 3,510	\$ 176	\$ 1,170	\$ 2,165	\$ 3,236
2022	2023	0.56792	\$ 5,319	\$ 266	\$ 1,773	\$ 3,280	\$ 6,516
2023	2024	0.56792	\$ 7,163	\$ 358	\$ 2,388	\$ 4,417	\$ 10,933
2024	2025	0.56792	\$ 9,044	\$ 452	\$ 3,015	\$ 5,577	\$ 16,510
2025	2026	0.56792	\$ 10,963	\$ 548	\$ 3,654	\$ 6,760	\$ 23,271
2026	2027	0.56792	\$ 12,920	\$ 646	\$ 4,307	\$ 7,967	\$ 31,238
2027	2028	0.56792	\$ 14,916	\$ 746	\$ 4,972	\$ 9,198	\$ 40,436
2028	2029	0.56792	\$ 16,952	\$ 848	\$ 5,651	\$ 10,454	\$ 50,890
2029	2030	0.56792	\$ 19,029	\$ 951	\$ 6,343	\$ 11,735	\$ 62,624
			\$ 101,553	\$ 5,078	\$ 33,851	\$ 62,624	

Notes/Assumptions:

Assumes 2% annual growth

Exhibit 4: Revenue Schedule Houston Independent School District

Projected Assessed Valuation

Tax Year	Base Year Valuation (1995)	Projected Taxable Valuation	Captured Appraised Value (Increment)	Project Plan Appraised Value
2019	\$ 34,254,910	\$ 533,459,644	\$ 499,204,734	\$ 256,415,500
2020	\$ 34,254,910	\$ 544,128,837	\$ 509,873,927	\$ 256,415,500
2021	\$ 34,254,910	\$ 555,011,414	\$ 520,756,504	\$ 256,415,500
2022	\$ 34,254,910	\$ 566,111,642	\$ 531,856,732	\$ 256,415,500
2023	\$ 34,254,910	\$ 577,433,875	\$ 543,178,965	\$ 256,415,500
2024	\$ 34,254,910	\$ 588,982,552	\$ 554,727,642	\$ 256,415,500
2025	\$ 34,254,910	\$ 600,762,203	\$ 566,507,293	\$ 256,415,500
2026	\$ 34,254,910	\$ 612,777,447	\$ 578,522,537	\$ 256,415,500
2027	\$ 34,254,910	\$ 625,032,996	\$ 590,778,086	\$ 256,415,500
2028	\$ 34,254,910	\$ 637,533,656	\$ 603,278,746	\$ 256,415,500
2029	\$ 34,254,910	\$ 650,284,329	\$ 616,029,419	\$ 256,415,500

Lesser of:

Projected Revenue

Tax Year	Coll Year	Tax Rate	Increment Revenue	Admin Fee	Educational Facilities	Affordable Housing	Net Revenues to Zone	Cumulative Net Revenues to Zone
2019	2020	0.96	\$ 2,412,357	\$ 25,000	\$ 803,414	\$ 804,119	\$ 779,824	\$ 779,824
2020	2021	0.96	\$ 2,412,357	\$ 25,000	\$ 803,414	\$ 804,119	\$ 779,824	\$ 1,559,648
2021	2022	0.96	\$ 2,412,357	\$ 25,000	\$ 803,414	\$ 804,119	\$ 779,824	\$ 2,339,472
2022	2023	0.96	\$ 2,412,357	\$ 25,000	\$ 803,414	\$ 804,119	\$ 779,824	\$ 3,119,296
2023	2024	0.96	\$ 2,412,357	\$ 25,000	\$ 803,414	\$ 804,119	\$ 779,824	\$ 3,899,120
2024	2025	0.96	\$ 2,412,357	\$ 25,000	\$ 803,414	\$ 804,119	\$ 779,824	\$ 4,678,944
2025	2026	0.96	\$ 2,412,357	\$ 25,000	\$ 803,414	\$ 804,119	\$ 779,824	\$ 5,458,768
2026	2027	0.96	\$ 2,412,357	\$ 25,000	\$ 803,414	\$ 804,119	\$ 779,824	\$ 6,238,592
2027	2028	0.96	\$ 2,412,357	\$ 25,000	\$ 803,414	\$ 804,119	\$ 779,824	\$ 7,018,416
2028	2029	0.96	\$ 2,412,357	\$ 25,000	\$ 803,414	\$ 804,119	\$ 779,824	\$ 7,798,240
2029	2030	0.96	\$ 2,412,357	\$ 25,000	\$ 803,414	\$ 804,119	\$ 779,824	\$ 8,578,064
			\$ 26,535,927	\$ 275,000	\$ 8,837,554	\$ 8,845,309	\$ 8,578,064	

Notes/Assumptions:

Assumes 2% annual growth

**Exhibit 5: BOUNDARY DESCRIPTION OF PROPOSED ANNEXATION INTO
REINVESTMENT ZONE NUMBER FOURTEEN (FOURTH WARD ZONE)**

**BOUNDARY DESCRIPTION OF PROPOSED ANNEXATION INTO
REINVESTMENT ZONE NUMBER FOURTEEN (FOURTH WARD ZONE)**

Tract 1 of 4 being a +/- 14.32 acre tract of land situated in J. Austin Survey Abstract 1, and O. Smith Survey Abstract 696, City of Houston, Harris County, Texas and being more particularly described as follows: **BEGINNING** at boundary line of original Zone No. 14 Fourth Ward same being north Right-Of-Way (ROW) of Andrews St and west ROW of Heiner St; **THENCE**, north along west ROW of Heiner St to south ROW of Saulnier St; **THENCE**, west along south ROW of Saulnier St to east ROW of Crosby St and boundary line of original Zone No. 14 Fourth Ward; **THENCE**, north along east ROW of Crosby St to north ROW of W Dallas St; **THENCE**, east along north ROW of W Dallas St to east ROW of Gulf Fwy Northbound feeder road and southwest corner of ALLEN CENTER U/R ALL BLK 2; **THENCE**, south across ROW of W Dallas St and along east ROW of Gulf Fwy Northbound feeder road same being west boundary of ALLEN CENTER U/R TR 3B BLK 3 and TR 3A BLK 3 to southwest corner of said TR 3A and north ROW of Andrews St; **THENCE**, east along north ROW of Andrews St to west ROW of Shaw St; **THENCE**, generally north and east along west ROW of Shaw St same being boundary of ALLEN CENTER U/R TR 3C BLK 3 to south ROW of Clay St; **THENCE**, east southeast along south ROW of Clay St to west ROW of Smith St; **THENCE**, generally south along west ROW of Smith St to south ROW of Andrews St; **THENCE**, west along south ROW of Andrews St to east ROW of Pease St; **THENCE**, south and south southeast along east ROW of Pease St and west boundary of ABST 696 O SMITH TRS 2A & 9A to southwest corner of said TRS 2A & 9A; **THENCE**, west across IH-45 Gulf Fwy to boundary line of original Zone No. 14 Fourth Ward same being north ROW of Cleveland St and west ROW of Heiner St; **THENCE**, north along west ROW of Heiner St and boundary line of original Zone No. 14 Fourth Ward to north ROW of Andrews St and **point of beginning of +/- 14.32 acre Tract 1 of 4;**

Tract 2 of 4 being a +/- 1.68 acre tract of land situated in O. Smith Survey Abstract 696, City of Houston, Harris County, Texas and being more particularly described as follows: **BEGINNING** at boundary of original Zone No. 14 Fourth Ward same being east Right-Of-Way of Matthews St and north ROW of Webster St; **THENCE**, east and southeasterly along north ROW of Webster St same being boundary of Zone No. 2 Midtown to west ROW of Cushing St and boundary line of TIRZ No. 2 Midtown; **THENCE**, south along west ROW of Cushing St to north ROW of W Webster St; **THENCE**, west along north ROW of W Webster St to east ROW of Matthews St;

THENCE, north along east ROW of Matthews St same being boundary of original Zone No. 14 Fourth Ward to north ROW of Webster St and **point of beginning of +/- 1.68 acre Tract 2 of 4;**

Tract 3 of 4 being a +/- 0.66 acre tract of land situated in O. Smith Survey Abstract 696, City of Houston, Harris County, Texas and being more particularly described as follows: **BEGINNING** at boundary of original Zone No. 14 Fourth Ward same being south Right-Of-Way (ROW) of W Gray St and west ROW of Bailey St; THENCE, east across ROW of Bailey St and along south ROW of W Gray St and north boundary of BAILEY STREET T/H RES A BLK 1 and BAKER W R SSBB TR 2 BLK 71 Tracts to northeast corner of said TR 2; THENCE, south along east boundary of said TR 2 to southeast corner of said tract; THENCE, west along south boundary of said TR 2 and BAILEY STREET T/H RES A BLK 1 to northeast corner of BAKER W R SSBB TRS 7 & 8A BLK 71; THENCE, south along east boundary of said TRS 7 & 8A BLK 71 to southeast corner of said tract and north ROW of O'Neil St; THENCE, west along north ROW of O'Neil St to west ROW of Bailey St; THENCE, north along west ROW of Bailey St to south ROW of W Gray St and boundary of original Zone No. 14 Fourth Ward and **point of beginning of +/- 0.66 acre Tract 3 of 4;**

Tract 4 of 4 being a +/- 3.35 acre tract of land situated in O. Smith Survey Abstract 696, City of Houston, Harris County, Texas and being more particularly described as follows: **BEGINNING** at boundary line of Zone No. 14 Fourth Ward 2013 Expansion same being at south Right-Of-Way (ROW) of W Gray St and west ROW of Mason St; THENCE, in an easterly direction along south ROW of W Gray St across ROW of Genesee and Gillette Streets to east ROW of Gillette St; THENCE, south along east ROW of Gillette St to south ROW of O'Neil St; THENCE, west along south ROW of O'Neil St to east ROW of Genesee St; THENCE, south along east ROW of Genesee St to a point east of southeast corner of FAIRGROUNDS EXTN LT 2 BLK 4; THENCE, west across ROW of Genesee St and along south boundary of said LT 2 BLK 4 to southwest corner of said LT 2; THENCE, north along west boundary of said LT 2 and FAIRGROUNDS EXTN LT 1 BLK 4 to south ROW of O'Neil St; THENCE, west along south ROW of O'Neil St to west ROW of Mason St; THENCE, north along west ROW of Mason St to south ROW of W Gray St same

being boundary line of Zone No. 14 Fourth Ward 2013 Expansion and point of beginning of +/- 3.35 acre Tract 4 of 4;

