

City of Houston, Texas, Ordinance No. 2022-1006

AN ORDINANCE APPROVING THE FOURTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS (HARDY/NEAR NORTHSIDE ZONE); AUTHORIZING THE CITY SECRETARY TO DISTRIBUTE SUCH PLAN; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, by Ordinance No. 2003-1258, passed and adopted December 17, 2003, the City Council of the City of Houston, Texas ("City"), created Reinvestment Zone Number Twenty-One, 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 Hardy/Near Northside area; and

WHEREAS, by Ordinance No. 2008-1212, passed and adopted December 30, 2008, 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 (the "Zone Board"); and

WHEREAS, Chapter 311 of the Code authorizes the Zone Board to adopt an amendment to the Plan, which amendment becomes effective upon approval by the City Council; and

WHEREAS, the Zone Board has previously adopted and recommended amendments to the Project Plan and Reinvestment Zone Financing Plan, which were approved by the City Council pursuant to Ordinance No. 2009-1272 on December 9, 2009, Ordinance No. 2012-710 on August 15, 2012, and Ordinance No. 2019-994 on December 4, 2019 (the Project Plan and Reinvestment Zone Financing Plan, as amended, the "Plan"); and

WHEREAS, the Zone Board, at its December 9, 2022 board meeting, considered and adopted another set of proposed amendments to the Plan (the "Fourth Amended Plan"), and has recommended the Fourth Amended Plan for approval by the City Council; and

WHEREAS, the City has previously enlarged the boundaries of the Zone by Ordinance No. 2019-993, passed and adopted December 4, 2019, and Ordinance No. 2022-1005, passed and adopted December 14, 2022¹; and

¹ Ordinance number of the ordinance enlarging the boundaries of Reinvestment Zone Number Twenty-One, City of Houston, Texas, to be inserted by the City Secretary.

WHEREAS, the Fourth Amended Plan includes the implementation and continuation of projects for the enlarged Zone; and

WHEREAS, before the Zone Board may implement the Fourth Amended Plan, the City Council must approve the Fourth Amended Plan; and

WHEREAS, pursuant to Section 311.011 of the Code, a public hearing on the Fourth Amended Plan is required to be held prior to its approval by City Council; 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 Fourth Amended Plan on December 14, 2022; and

WHEREAS, at the public hearing, interested persons were allowed to speak for or against the proposed Fourth Amended Plan, the change in the Zone's boundaries and the concept of tax increment financing; and

WHEREAS, evidence was received and presented at the public hearing in favor of the proposed Fourth Amended Plan, the change in the Zone's boundaries and the concept of tax increment financing; and

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

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

Section 1. Findings. That the findings contained in the preamble of this Ordinance are determined to be true and correct and are adopted as part of this Ordinance.

Section 2. Approval of the Fourth Amended Plan. That the Plan is hereby amended by adding "Part E" to the Plan, which is attached to this Ordinance as **Exhibit**

A. The Fourth Amended Plan 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 Amended Plan.

Section 3. Distribution to Taxing Units. That the City Secretary is directed to provide copies of the Fourth Amended Plan 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 or their application to other persons or sets of circumstances 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. 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 14th day of December, 2022.

APPROVED this _____ day of _____, 2022.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 28 2022.

Lat D. Hsueh
City Secretary

(Prepared by Legal Department _____)
(JN:jn November 28, 2022) *Andrea Taylor*
(Requested by Andy Icken, Chief Development Officer, Office of the Mayor)
(LD-RE-0000000691) Assistant City Attorney

Meeting 12/14/2022

| Aye | No | |
|-----------------------------|---------|------------------------|
| ✓ | | Mayor Turner |
| | | Council Members |
| ✓ | | Peck |
| ✓ | | Jackson |
| ✓ | | Kamin |
| ✓ | | Evans-Shabazz |
| ✓ | | Martin |
| ✓ | | Thomas |
| ✓ | | Huffman |
| ✓ | | Cisneros |
| ✓ | | Gallegos |
| ✓ | | Pollard |
| ✓ | | Castex-Tatum |
| ✓ | | Knox |
| ✓ | | Robinson |
| Absent on personal business | | Kubosh |
| ✓ | | Plummer |
| ✓ | | Alcorn |
| Caption | Adopted | |

Captions Published in DAILY COURT REVIEW
 Date: 12/20/2022

Exhibit A

PART E

FOURTH AMENDED PROJECT PLAN AND
REINVESTMENT ZONE FINANCING PLAN FOR
REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS
(HARDY/NEAR NORTHSIDE ZONE)

**TAX INCREMENT REINVESTMENT ZONE NUMBER TWENTY-ONE
CITY OF HOUSTON, TEXAS,**

HARDY NEAR NORTHSIDE ZONE

Fourth Amended
Project Plan and Reinvestment Zone Financing Plan

December 9, 2022

REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS
HARDY/NEAR NORTHSIDE ZONE
Fourth Amended Project Plan and Reinvestment Zone Financing Plan

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TAX INCREMENT REINVESTMENT ZONE NUMBER TWENTY-ONE
HARDY/NEAR NORTHSIDE ZONE
PART E – FOURTH AMENDED PROJECT PLAN
AND REINVESTMENT ZONE FINANCING PLAN

Amended December 9, 2022

Introduction:

Reinvestment Zone Number Twenty-One, City of Houston, Texas, also known as the Hardy/Near Northside Zone (“Zone”) was created by Ordinance No. 2003-1258 on December 17, 2003, for the purposes of development and redevelopment in an area covering approximately 326.1 acres and generally bounded by Quitman Street on the North, U.S. Highway 59 on the East, Interstate 10 on the South, and Interstate Highway 45 on the West. The primary focus of the Zone was to address blighted conditions, deteriorated infrastructure and facilitate the remediation of a brownfield site into a new mixed-used residential community.

Section One:

The Part A Plan:

A Project Plan and Reinvestment Zone Financing Plan (Part A Plan) was adopted by the City on December 30, 2008, by Ordinance No. 2008-1212. The Part A Plan called for the redevelopment of a former 43-acre Union Pacific rail yard site and the North Main Street area in general. The Part A Plan also included provisions for the development of affordable housing and transit-oriented mixed-use developments. In addition, on May 27, 2009, by Ordinance No. 2009-432, the City and the Zone entered into an Affordable Housing Agreement which provided for a portion of the City’s tax increment revenue, per Exhibit 9 of the Part A Plan be returned to the City to use for affordable housing in and around the area of the Zone.

The Part B Plan:

On November 10, 2009, by Resolution No. 2009-0032, the City approved the creation of the Hardy/Near Northside Redevelopment Authority (“Authority”). The Authority was established to assist the City and the Zone Board of Directors in implementing the Part A Plan. On December 9, 2009, by Ordinance No. 2009-1272, the City adopted the First Amended Project Plan and Reinvestment Zone Financing Plan (Part B Plan). The Part B Plan restated the goals and objectives included in the Part A Plan and added several new project costs, including provisions for upgrades and improvements to public utility systems, public roadways and thoroughfares, transit facilities, trail systems, parks, provisions for public art, lighting, landscaping, and for the design and construction of a potential grade separated extension of San Jacinto Street north to the southern terminus of Fulton Street.

The Part C Plan:

On August 15, 2012, the City by Ordinance 2012-0710, adopted a second amendment to the Zone Project Plan and Reinvestment Zone Financing Plan (Part C Plan). The Part C Plan restates the goals and objectives of the Part A and Part B Plans and provided for enhancements in the 326.1

acres of the Zone covered by the Part A and Part B Plans. In addition, the Part C Plan included provisions for an extension of the duration of the Zone, to December 31, 2040.

The Part D Plan:

On December 4, 2019, by Ordinance 2019-993 the City annexed an additional 1,154.52 acres of land into the Zone for a total Zone area of 1,478.62 acres. On the same day, by Ordinance 2019-994, the City adopted the Third Amended Plan (Part D Plan), which restated the goals and objectives of the Part A, Part B, and Part C Plans. Provisions included in the Part A, Part B, Part C and Part D Plans provide for the design and construction of roadways and street projects, parks and related recreational facilities, public and cultural facilities, affordable housing, repair and replacement of drainage systems, and the design and construction of new public utility systems.

Section Two:

The Zone and the City now desire to further amend the Zone Project Plan and Financing Plan as further described herein (the "Part E Plan"). The Part E Plan combined collectively with prior Plans, will provide the necessary tools needed to alleviate blight, deteriorated street and site conditions, obsolete public services and facilities and encourage the sound growth of residential, retail, and commercial development within the Zone. The Part E Plan anticipates the annexation of an additional 41.4 acres in and around and adjacent to certain major thoroughfares including Link Road, Sylvester Road, Airline Drive and the North Loop.

The Part E Plan:

Goals: Public improvements proposed in the Part E Plan related to the goals of the Original and amended Plans and are as follows:

Goal 1: Create pedestrian-friendly, safe environments through the reconstruction of streets and sidewalks, with ample lighting and streetscape amenities:

Streetscape enhancements required to create an environment to stimulate investment in retail, residential, and commercial developments. Enhanced streetscape components include sidewalks, lighting, signage, street trees, landscaping, benches, and other pedestrian amenities. The construction of sidewalk systems, including ADA-compliant ramps, will improve pedestrian safety, enhance the visual environment, and provide connectivity both within the community and to adjacent districts.

Goal 2: Redevelopment and upgrades to public green space, parks, and other appropriate recreational facilities:

Public infrastructure, regional trail systems and other enhancements to area parks and other public open green space will attract and support redevelopment and improve the quality of life of area neighborhoods and visitors.

Goal 3: Expand pedestrian-attractive retail developments:

Providing base-level retail functionality is essential to the continued expansion of residential projects in the area through the implementation of enhanced pedestrian amenities with an emphasis on parking, lighting, street trees, landscaping, wide sidewalks, and public art.

Goal 4: Metropolitan Transit Authority (METRO) Initiatives and complementing the revitalization activities proposed to occur along the METRO North Corridor Alignment:

METRO funding of public transit systems can be complemented by Zone activities including the funding of streetscape upgrades, right-of-way acquisition, and provisions for parking to serve retail needs. The METRO Solutions North Corridor alignment located within the Zone includes a proposed Burnett Plaza Intermodal Terminal. The planned facility would provide for light rail, bus services, carpool, and bicycle and pedestrian modes of transportation. This METRO program, when executed, will significantly impact economic development within the Zone and facilitate the construction of transit-oriented development. A primary goal of the Part C Plan is to maximize the positive economic impacts of the METRO initiatives.

Goal 5: Cultural and Public Facilities; Affordable Housing:

Increasing public and cultural facilities and affordable housing for current residents is an important public policy goal of the Part E Plan. Zone funds will be leveraged with private, public, and non-profit developers to integrate affordable housing into proposed redevelopment projects within the City. These projects, along with improved infrastructure, additional fire, police, library, and public health facilities, and cultural and community centers, will improve security and enhance the quality of life for existing and new residents and businesses in the Zone.

Goal 6: Infrastructure Improvements:

Public streets and public utility systems are needed to create an environment that will stimulate private investment in retail, residential, multi-family, and commercial developments. Construction of key streets and utility systems will enhance the level of service in the area, improve functionality, replace aged facilities, and improve aesthetics. All roadway improvements will be integrated with the street reconstruction programs of the City of Houston, TXDOT, METRO, and others as needed, and where possible will include elements not included by those programs. Attention will be focused on leveraging TIRZ funds through the funding of elements not addressed by the capital improvement programs of sister agencies.

A. PROJECT PLAN

Existing Uses of Land (Texas Tax Code §311.011(b)(1)): Map 1 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, parks 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)): Non-project costs reflect, in part, costs of the Greater Near Northside Management District, and the portion of their annual assessment revenues that will be spent within the Zone to fund public safety, cleaning and trash removal, landscape maintenance, pedestrian lighting, streetscape amenities, wayfinding, planning and capital project development, retail and business development programs, and marketing and communications. Additional public infrastructure costs primarily associated with transportation and mobility projects are to be incurred by the Texas Department of Transportation, METRO, Harris County Toll Road Authority, Harris County Precinct Two and the City of Houston.

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.

Proposed kind, Number, and Location of all Proposed 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.

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 TIRZ including a Survey of Housing Demand conducted by CDS Market Research in 1999, the Northside Village Economic Redevelopment Plan conducted by the City of Houston Planning Department in 2001, and the Planned Development Relative to Total Market Demand Study conducted by CDS Market Research in 2003. Exhibits 2, 3 and 9a, 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 Part E Plan estimates total project costs of \$351,000,000. The TIRZ and the City find and determine that the Part A, Part B, Part C, Part D Plans, and Part E Plans are economically feasible.

Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred; Approval of Issuance by the Authority (Texas Tax Code §311.011(c)(4), §311.011(c)(5)): Issuance of notes and bonds by or on behalf of the Zone will occur as tax increment revenues allow. The amount of such bonds will be determined by the increment available and shall be in the amount of the Project Costs, plus the costs of issuance. 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 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 2003 was the base year of the Original area of the Zone, Tax Year 2018 is the base year for the 2019 Annexed Area of the Zone. As outlined in Exhibits 2, 3, and 4, approximately \$69,681,669 million in increment is estimated to be generated over the remaining life of the Zone, and available for use in funding project costs. This figure is calculated using an estimated collection rate of 95% and a City contribution of \$0.55083/\$100 of assessed valuation.

Current Total Appraised Value of Taxable Real Property (Texas Tax Code §311.011(c)(7)): The certified appraised value for Tax Year 2022 in the Zone, as of August, 2022, is \$1,006,496,559. Base year values are computed with regard to the original Zone, and annexations, in accordance with Texas Tax Code §311.012.

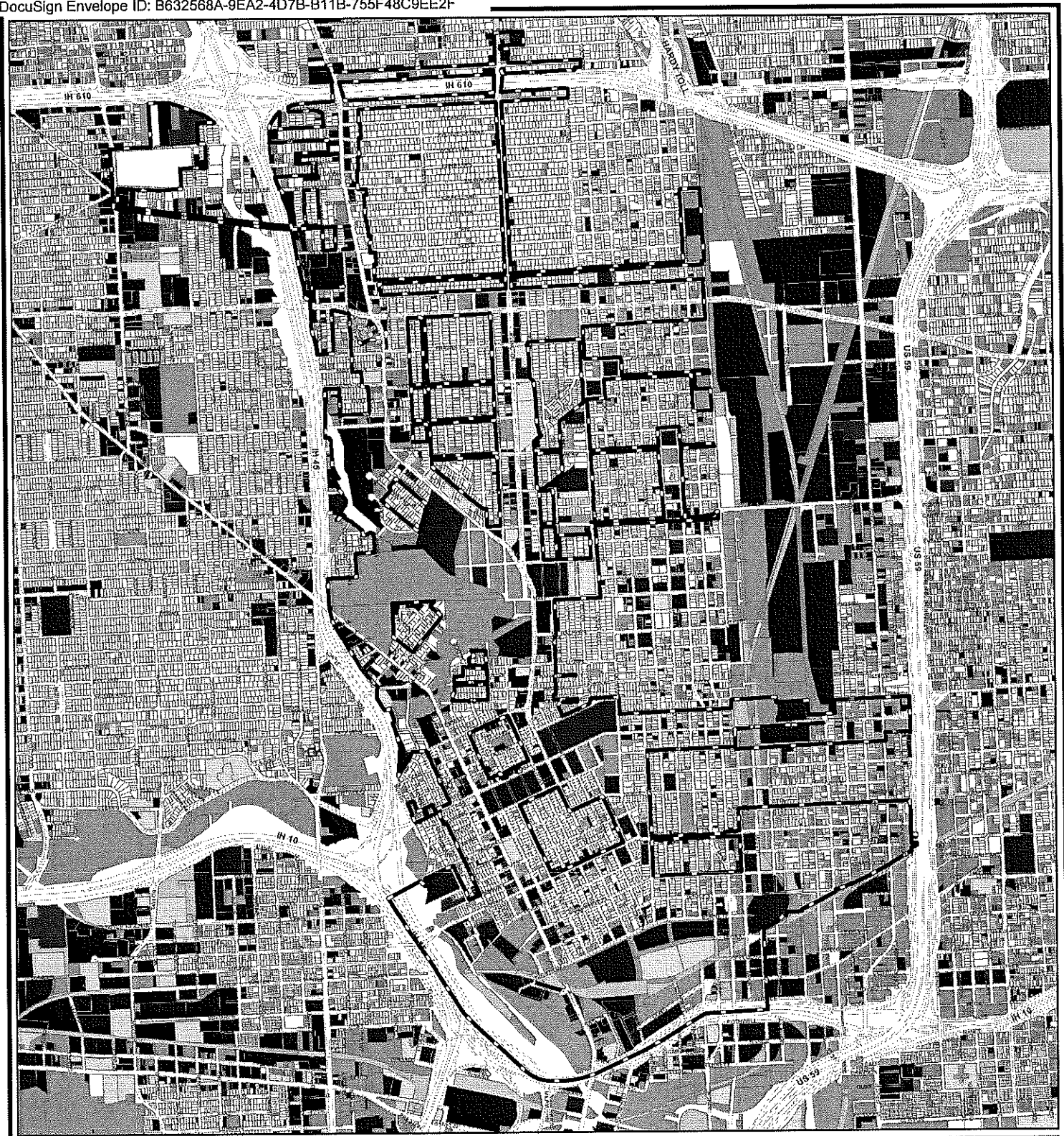
Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code §311.011(c)(8)): The estimated captured appraised value for the remaining duration of the Zone is set forth in Exhibit 2, 3 and 4.

Zone Duration (Texas Tax Code §311.011(c)(9)): When initially created by City Council on December 17, 2003, the term of the Zone was established at 30 years. Due to the magnitude of development within and adjacent to the Zone, an increased demand continues to be placed on the already-distressed infrastructure then what was originally projected, by Ordinance 2012-0710, adopted by the City on August 15, 2012, and in accordance with Texas Tax Code §311.007(c) the termination date of the Zone was extended to December 31, 2040, as part of the Part C Plan.

MAPS AND EXHIBITS

Project Cost Amendments: The following table includes the approved project cost for the Parts A, B, C & D Plans and the changes made to those budgets through this Part E Amendment:

| | Estimated Costs 2008 Plan - Part A | Estimated Costs 2009 Plan - Part B | Estimated Costs 2012 Plan - Part C | Estimated Costs 2019 Plan - Part D | Estimated Costs 2022 Plan - Part E | Total Costs | Cost Through 06/30/2022 | Remaining Costs |
|---|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|----------------|-------------------------------|--------------------|
| <u>Infrastructure Improvements:</u> | | | | | | | | |
| Roadway and Sidewalk Improvements - Parts A, B, C & D | | | | | | | | |
| Roadway, Sidewalk and Landscape Improvements | \$ 16,000,000 | \$ 21,692,000 | \$ - | \$ 60,000,000 | \$ - | \$ 97,692,000 | | |
| Roadway and Sidewalk - Part E | | | | | | | | |
| Roadway, Sidewalk and Bridge Improvements | | | | | \$ 200,000,000 | \$ 200,000,000 | \$ 13,166,287 | \$ 284,525,713 |
| Total Roadway, Sidewalks and Bridges - Parts A, B, C, D & E | \$ 16,000,000 | \$ 21,692,000 | \$ - | \$ 60,000,000 | \$ 200,000,000 | \$ 237,692,000 | | |
| Public Utility Improvements - Parts A, B, C & D | | | | | | | | |
| Public Utility Improvements | \$ - | \$ 1,929,000 | \$ 5,955,000 | \$ 40,000,000 | \$ - | \$ 47,884,000 | | |
| Public Utility Improvements - Part E | | | | | | | | |
| Public Utility Improvements | \$ - | \$ - | \$ - | \$ - | \$ 100,000,000 | \$ 100,000,000 | | |
| Total Public Utility Improvements - Parts A, B, C, D & E | \$ - | \$ 1,929,000 | \$ 5,955,000 | \$ 40,000,000 | \$ 100,000,000 | \$ 147,884,000 | \$ - | \$ 147,884,000 |
| Total Infrastructure Improvements - Parts A, B, C, D & E | \$ 16,000,000 | \$ 23,621,000 | \$ 5,955,000 | \$ 100,000,000 | \$ 300,000,000 | \$ 445,576,000 | \$ - | \$ 432,409,713 |
| <u>Other Project Costs:</u> | | | | | | | | |
| Parks and Recreational Facilities Improvements - Parts A, B, C & D | | | | | | | | |
| Parks, Plazas and Public Space Improvements | \$ - | \$ 1,440,000 | \$ 2,888,000 | \$ 25,000,000 | | \$ 29,328,000 | | |
| Parkland Recreational Facilities Improvements - Part E | | | | | | | | |
| Parks, Plazas and Public Space Improvements | \$ - | \$ - | \$ - | \$ - | \$ 50,000,000 | \$ 50,000,000 | | |
| Total Parks and Recreational Facilities Improvements - Parts A, B, C, D & E | \$ - | \$ 1,440,000 | \$ 2,888,000 | \$ 25,000,000 | \$ 50,000,000 | \$ 79,328,000 | \$ - | \$ 79,328,000 |
| Land Acquisition - Parts A, B, C & D | | | | | | | | |
| Land Assembly, Site Preparation, Environmental Remediation | \$ - | \$ 4,820,000 | \$ - | \$ 5,000,000 | | \$ 9,820,000 | | |
| Land Acquisition - Part E | | | | | | | | |
| Land Assembly, Site Preparation, Environmental Remediation | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Total Land Acquisition - Parts A, B, C, D & E | \$ - | \$ 4,820,000 | \$ - | \$ 5,000,000 | \$ - | \$ 9,820,000 | \$ - | \$ 9,820,000 |
| Zone Creation, Operations and Financing Costs - Parts A, B, C & D | | | | | | | | |
| Zone Creation and Administration | \$ 2,200,000 | \$ - | \$ - | \$ 2,000,000 | \$ - | \$ 4,200,000 | | |
| Financing Costs | \$ 1,700,000 | \$ - | \$ - | \$ - | \$ - | \$ 1,700,000 | | |
| Zone Creation, Operations and Financing Costs - Part E | | | | | | | | |
| Zone Creation and Administration | \$ - | \$ - | \$ - | \$ - | \$ 1,000,000 | \$ 1,000,000 | | |
| Total Creation, Operations and Financing Costs - Parts A, B, C, D & E | \$ 3,900,000 | \$ - | \$ - | \$ 2,000,000 | \$ 1,000,000 | \$ 6,900,000 | \$ 1,316,988 | \$ 5,583,012 |
| Affordable Housing | | | | | | | | |
| Affordable Housing Costs - Parts A, B, C & D | \$ 5,000,000 | \$ 12,500,000 | \$ 7,420,000 | \$ 8,000,000 | | \$ 32,920,000 | | |
| Affordable Housing | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Total Affordable Housing Costs - Parts A, B, C, D & E | \$ 5,000,000 | \$ 12,500,000 | \$ 7,420,000 | \$ 8,000,000 | \$ - | \$ 32,920,000 | \$ 2,556,586 | \$ 30,363,414 |
| Total Other Project Costs - Parts A, B, C, D & E | \$ 8,900,000 | \$ 18,760,000 | \$ 10,308,000 | \$ 132,000,000 | \$ 351,000,000 | \$ 541,624,000 | \$ 17,039,861 | \$ 527,140,725 |
| PROJECT PLAN TOTAL | \$ 24,900,000 | \$ 42,381,000 | \$ 16,263,000 | \$ 140,000,000 | \$ 351,000,000 | \$ 987,200,000 | \$ 17,039,861 | \$ 959,550,438 |

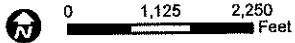


Legend

Land Use

- | | | | |
|--|---------------------------|--|-------------------------------|
| | Single-Family Residential | | Hardy/Near Northside Boundary |
| | Multi-Family Residential | | |
| | Commercial | | |
| | Office | | |
| | Industrial | | |
| | Public & Institutional | | |
| | Transportation & Utility | | |
| | Park & Open Spaces | | |
| | Agriculture Production | | |
| | Undeveloped | | |
| | Unknown | | |

**City of Houston Hardy/Near
Northside Proposed and
Existing Land Uses**



Source: COHGIS Data, HCAD, Economic Development

Date: December 9, 2022
Reference: PJ25671_Landuse

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

EXHIBIT 2: TIRZ 21 Hardy/Near Northside Net Revenue Schedule
Net Revenue

| TY | Increment Revenue | | | |
|------|-----------------------|---------------------------|---------------------------|----------------------------|
| | City Original Area | City 2019 Annexed Area | City 2022 Annexed Area | Total Increment Revenue |
| 2022 | \$ 705,819 | \$ 443,769 | \$ - | \$ 1,149,588 |
| 2023 | \$ 751,658 | \$ 595,730 | \$ 9,495 | \$ 1,356,883 |
| 2024 | \$ 799,788 | \$ 755,290 | \$ 19,465 | \$ 1,574,542 |
| 2025 | \$ 850,325 | \$ 922,827 | \$ 29,933 | \$ 1,803,085 |
| 2026 | \$ 903,389 | \$ 1,098,741 | \$ 40,924 | \$ 2,043,054 |
| 2027 | \$ 959,106 | \$ 1,283,451 | \$ 52,465 | \$ 2,295,022 |
| 2028 | \$ 1,017,609 | \$ 1,477,396 | \$ 64,584 | \$ 2,559,589 |
| 2029 | \$ 1,079,037 | \$ 1,681,039 | \$ 77,308 | \$ 2,837,384 |
| 2030 | \$ 1,143,537 | \$ 1,894,863 | \$ 90,668 | \$ 3,129,068 |
| 2031 | \$ 1,211,262 | \$ 2,119,379 | \$ 104,696 | \$ 3,435,337 |
| 2032 | \$ 1,282,372 | \$ 2,355,121 | \$ 119,426 | \$ 3,756,919 |
| 2033 | \$ 1,357,039 | \$ 2,602,649 | \$ 134,892 | \$ 4,094,580 |
| 2034 | \$ 1,435,438 | \$ 2,862,555 | \$ 151,132 | \$ 4,449,125 |
| 2035 | \$ 1,517,758 | \$ 3,135,455 | \$ 168,183 | \$ 4,821,396 |
| 2036 | \$ 1,604,193 | \$ 3,422,000 | \$ 186,087 | \$ 5,212,281 |
| 2037 | \$ 1,694,951 | \$ 3,722,873 | \$ 204,887 | \$ 5,622,711 |
| 2038 | \$ 1,790,246 | \$ 4,038,790 | \$ 224,626 | \$ 6,053,661 |
| 2039 | \$ 1,890,306 | \$ 4,370,502 | \$ 245,352 | \$ 6,506,160 |
| 2040 | \$ 1,995,369 | \$ 4,718,800 | \$ 267,114 | \$ 6,981,283 |
| | \$ 23,989,203 | \$ 43,501,229 | \$ 2,191,236 | \$ 69,681,669 |

EXHIBIT 2A: TIRZ 21 Revenue and Transfer Schedule
Net Revenue

| Tax Year | Increment Revenue | | | | | | Net Revenue (Total Increment Revenue less Transfers) |
|-------------|-------------------|----------------------|----------------------|-------------------------|--|---|---|
| | Original Area | 2019 Annexed Area | 2022 Annexed Area | Total | Less City Admin Fees (City Only) | Less City Affordable Housing (City Only) | |
| | City | City | City | Total City All Areas | | | |
| 2022 | \$ 705,819 | \$ 443,769 | \$ - | \$ 1,149,588 | \$ 57,479 | \$ 199,383 | \$ 892,726 |
| 2023 | \$ 751,658 | \$ 595,730 | \$ 9,495 | \$ 1,356,883 | \$ 67,844 | \$ 212,591 | \$ 1,076,448 |
| 2024 | \$ 799,788 | \$ 755,290 | \$ 19,465 | \$ 1,574,542 | \$ 78,727 | \$ 226,394 | \$ 1,269,421 |
| 2025 | \$ 850,325 | \$ 922,827 | \$ 29,933 | \$ 1,803,085 | \$ 90,154 | \$ 240,818 | \$ 1,472,113 |
| 2026 | \$ 903,389 | \$ 1,098,741 | \$ 40,924 | \$ 2,043,054 | \$ 102,153 | \$ 255,890 | \$ 1,685,012 |
| 2027 | \$ 959,106 | \$ 1,283,451 | \$ 52,465 | \$ 2,295,022 | \$ 114,751 | \$ 271,641 | \$ 1,908,630 |
| 2028 | \$ 1,017,609 | \$ 1,477,396 | \$ 64,584 | \$ 2,559,589 | \$ 127,979 | \$ 288,101 | \$ 2,143,508 |
| 2029 | \$ 1,079,037 | \$ 1,681,039 | \$ 77,308 | \$ 2,837,384 | \$ 141,869 | \$ 305,302 | \$ 2,390,212 |
| 2030 | \$ 1,143,537 | \$ 1,894,863 | \$ 90,668 | \$ 3,129,068 | \$ 156,453 | \$ 323,276 | \$ 2,649,339 |
| 2031 | \$ 1,211,262 | \$ 2,119,379 | \$ 104,696 | \$ 3,435,337 | \$ 171,767 | \$ 342,059 | \$ 2,921,511 |
| 2032 | \$ 1,282,372 | \$ 2,355,121 | \$ 119,426 | \$ 3,756,919 | \$ 187,846 | \$ 361,688 | \$ 3,207,385 |
| 2033 | \$ 1,357,039 | \$ 2,602,649 | \$ 134,892 | \$ 4,094,580 | \$ 204,729 | \$ 382,200 | \$ 3,507,651 |
| 2034 | \$ 1,435,438 | \$ 2,862,555 | \$ 151,132 | \$ 4,449,125 | \$ 222,456 | \$ - | \$ 4,226,668 |
| 2035 | \$ 1,517,758 | \$ 3,135,455 | \$ 168,183 | \$ 4,821,396 | \$ 241,070 | \$ - | \$ 4,580,326 |
| 2036 | \$ 1,604,193 | \$ 3,422,000 | \$ 186,087 | \$ 5,212,281 | \$ 260,614 | \$ - | \$ 4,951,667 |
| 2037 | \$ 1,694,951 | \$ 3,722,873 | \$ 204,887 | \$ 5,622,711 | \$ 281,136 | \$ - | \$ 5,341,575 |
| 2038 | \$ 1,790,246 | \$ 4,038,790 | \$ 224,626 | \$ 6,053,661 | \$ 302,683 | \$ - | \$ 5,750,978 |
| 2039 | \$ 1,890,306 | \$ 4,370,502 | \$ 245,352 | \$ 6,506,160 | \$ 325,308 | \$ - | \$ 6,180,852 |
| 2040 | \$ 1,995,369 | \$ 4,718,800 | \$ 267,114 | \$ 6,981,283 | \$ 349,064 | \$ - | \$ 6,632,219 |
| | \$ 23,989,203 | \$ 43,501,229 | \$ 2,191,236 | \$ 69,681,669 | \$ 3,484,083 | \$ 3,409,343 | \$ 62,788,242 |

