

City of Houston, Texas, Ordinance No. 2021- 823

AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE FOURTH WARD REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER FOURTEEN, CITY OF HOUSTON, TEXAS (FOURTH WARD ZONE); APPROVING THE FISCAL YEAR 2022 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2022-2026 CAPITAL IMPROVEMENT PROJECTS BUDGET FOR THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, the Fourth Ward Redevelopment Authority (the "Authority"), a local government corporation acting on behalf of the City in connection with Reinvestment Zone Number Fourteen, City of Houston, Texas (the "Zone"), has submitted an Operating Budget for Fiscal Year 2022 (the "Operating Budget") and a five-year Capital Improvement Projects Budget for Fiscal Years 2022-2026 (the "CIP Budget," and, collectively with the Operating Budget, the "Budgets") to the City Council for approval pursuant to the Tri-Party agreement among the City, the Authority, and the Zone approved by Ordinance No. 2000-1110, as amended by Ordinance No. 2009-212; and

WHEREAS, the City designated the Zone on June 9, 1999 by Ordinance No. 1999-565 over a certain area within the City; and

WHEREAS, the Budgets are based upon the following assumptions:

1. The timely implementation of capital improvement projects in the Budget may require the Authority to incur debt; and
2. The City's Chief Development Officer will assist the Authority in identifying a cost-efficient method to finance the costs of the capital improvement projects; and
3. The Authority may receive grants from the state and federal agencies during Fiscal Year 2022, and may receive grants from other sources, which may require the Authority to pay a local match; and

WHEREAS, the City has experienced an incremental increase in the cost of providing municipal services as a result of the creation of the Zone and the development and redevelopment of the land in the Zone; and

WHEREAS, the City Council finds that it is appropriate to recover its incremental costs of providing municipal services for Fiscal Year 2022 from the tax increment produced by the City and paid into the Tax Increment Fund of the Zone, subject to complying with the provisions of Texas Tax Code Section 311.010(i); and

WHEREAS, the City Council finds that the incremental costs of providing municipal services set forth in the Operating Budget attached hereto as **Exhibit A** are reasonable

and will be paid from the tax increment produced by the City and paid into the Tax Increment Fund of the Zone; and

WHEREAS, the City Council desires to approve the Budgets; **NOW, THEREFORE**,

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

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

Section 2. That the City Council takes cognizance of the fact that in order to implement the Project Plan and Reinvestment Zone Financing Plan for the Zone, and to make adjustments occasioned by events transpiring during the year, the Authority may need to transfer funds from one Line Item of Project Costs shown on **Exhibit A** to another. Unless approved by the City Council, the Authority may transfer funds only (1) as needed for Debt Service; and (2) from one Line Item of Project Costs to another, provided that the aggregate of such transfers does not exceed the lesser of Four Hundred Thousand Dollars (\$400,000) of the Project Costs during Fiscal Year 2022. Subject to the foregoing, the Operating Budget attached hereto as **Exhibit A** is hereby approved for the Authority.

Section 3. That the CIP Budget attached hereto as **Exhibit B** is hereby approved for the Zone.

Section 4. That not later than March 31, 2022, the Zone and the Authority shall, in cooperation with City representatives: (1) identify surplus funds in the Authority's Fiscal Year 2022 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2022 Operating Budget for the Authority approved by the City; and (2) make available any surplus Zone funds, through appropriate agreement, for projects identified by the City that are eligible for tax increment funding, such as affordable housing, areas

of public assembly, incremental costs of municipal services attributable to development and redevelopment in the Zone, and capital projects that benefit the City and the Zone. The agreement may provide for the payment of surplus funds into one or more accounts established by the City or may provide for direct payment by the Authority for the purpose. The Zone and the Authority shall consider amendments to the Zone's Project Plan and Reinvestment Zone Financing Plan that may be necessary to accomplish this purpose and shall expedite any such amendments.

Section 5. That the Authority is authorized to spend any grant money not reflected in the Operating Budget that it receives during Fiscal Year 2022 in the manner prescribed by law. In the event the Authority is required to pay a matching share of any such grant, the Authority, after consultation with and approval by the City's Chief Development Officer, may spend an amount not to exceed ten percent (10%) of the Operating Budget for such match.

Section 6. That the Chief Development Officer is directed to assist the Authority in identifying a cost-efficient method for financing public infrastructure consistent with financing principles used by the City.

Section 7. That the approval of these Budgets is contingent upon receipt by the City's Chief Development Officer of a document signed by the Administrator of the Authority and/or Zone disclosing the name of each owner or developer of property within the Zone from which the Administrator has received compensation during the last five calendar years, and the amount of compensation by owner by year. Compensation may be expressed by category as follows:

Category I	Less than \$1,000.00
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Category II	At least \$1,000.00 but less than \$10,000.00
Category III	At least \$10,000.00 but less than \$50,000.00
Category IV	At least \$50,000.00 but less than \$100,000.00
Category V	At least \$100,000.00 but less than \$500,000.00
Category VI	At least \$500,000.00 but less than \$1,000,000.00
Category VII	\$1,000,000.00 or more

Section 8. 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 September, 2021.

APPROVED this _____ day of _____, 2021.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is SEP 28 2021.

AST J. Manuel
City Secretary

DocuSigned by:

Kent Kelsey

Prepared by Legal Department

(KK;gd September 8, 2021)

Senior Assistant City Attorney

Requested by Andrew F. Icken, Chief Development Officer, Office of the Mayor

L.D. File No. 042-1300081-015

Meeting 09/22/2021

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

Captions Published in DAILY COURT REVIEW

Date: 9/28/2021

EXHIBIT A

**Fiscal Year 2022 Operating Budget for
Fourth Ward Redevelopment Authority**

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2022 BUDGET PROFILE

Fund Summary
Fund Name: Fourth Ward Redevelopment Authority
TIRZ: 14
Fund Number: 7562/50

P R O F I L E	Base Year:		1999
	Base Year Taxable Value:	\$	34,286,680
	Projected Taxable Value (TY2021):	\$	586,380,313
	Current Taxable Value (TY2020):	\$	563,827,224
	Acres:		276.99
	Administrator (Contact):		Vanessa Sampson
	Contact Number:		(713) 526-7577

N A R R A T I V E	Zone Purpose:
	Tax Increment Reinvestment Zone Number Fourteen, City of Houston, Texas was created to facilitate the revitalization of the historic Fourth Ward from a blighted and deteriorated neighborhood into a viable residential community with supporting commercial development, affordable housing, infrastructure improvements, educational facilities, parks, property acquisition, and the preservation and restoration of historic structures.
	The following is a list of accomplishments for FY 2021:
	The Fourth Ward Street Reconstruction Project Phase I - construction of Phase I was completed in FY 2021. Due to COVID 19 restrictions the community meetings and outreach goals were not met but the Authority was able to convene a virtual meeting with the community to close out the Phase I portion of the project.
	Fourth Ward Street Reconstruction Project Phase II - the design phase of Phase II commenced and moved forward albeit at a slower pace due to COVID restrictions. The project continues to move forward and final signatures on the Phase II drawings are anticipated by the first quarter of FY 2022. The project will be bid by the close of Q1 2022 and under construction by Q2 2022.
	Shot-gun houses rehabilitation - the project remains on hold. A critical path forward is being discussed and negotiated at this time as the project is being reevaluated.
	Project Plan Amendment - the Authority amended its project plan for a second time (Project Plan Amendment 4) to annex Sam Houston Park (maintain historical structures) as well as surrounding parcels in the Downtown area. The Authority will commence negotiating a Memorandum of Understanding with the Heritage Society to determine the terms of the proposed maintenance of the historical structures.
Gregory School Row Houses/Visitor's Center Project - the Authority approved and executed an addendum to its Master Agreement for Project Design and Construction with the City of Houston to include the build out design and construction of the Gregory School Row Houses to be utilized as the Visitor's Center for the Freedmen's Town Conservancy. The project is slated to be designed and constructed during FY 2022.	

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/20)	Variance
		Infrastructure Improvements		
	Infrastructure Improvements	\$ 59,743,600	\$ 85,295	\$ 59,658,305
	Roadway and streetscape improvements	41,448,400	9,290,881	32,157,519
	Total Infrastructure Improvements	101,192,000	9,376,176	91,815,824
	Parks and Recreational Facilities	52,478,000	5,255,503	47,222,497
	Entry Features and Focal Points	6,556,000	-	6,556,000
	Historic Preservation	28,850,000	5,870,197	22,979,803
	Cultural and Public Facilities Improvements	23,406,132	3,406,132	20,000,000
	Total Capital Projects	\$ 212,482,132	\$ 23,908,008	\$ 188,574,124
	Affordable Housing	129,800,000	19,032,930	110,767,070
	School & Education/Cultural Facilities	15,300,000	12,224,557	3,075,443
	Economic Development	10,000,000	-	10,000,000
	Financing Costs	20,000,000	-	20,000,000
	TIRZ creation and administration	12,000,000	4,409,558	7,590,442
		-	-	-
	Total Project Plan	\$ 399,582,132	\$ 59,575,053	\$ 340,007,079

D E B T	Additional Financial Data	FY2021 Budget	FY2021 Estimate	FY2022 Budget
		Debt Service		
	Principal	\$ -	\$ -	\$ -
	Interest	\$ -	\$ -	\$ -
		Balance as of 6/30/20	Projected Balance as of 6/30/21	Projected Balance as of 6/30/22
	Year End Outstanding (Principal)			
	Bond Debt	\$ -	\$ -	\$ -
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2022 BUDGET DETAIL

Fund Summary
 Fund Name: Fourth Ward Redevelopment Auth
 TIRZ: 14
 Fund Number: 7562/50

TIRZ Budget Line Items	FY2021 Budget	FY2021 Estimate	FY2022 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 12,790,458	\$ 11,876,765	\$ 9,555,924
RESTRICTED Funds - Affordable Housing	\$ 2,007,508	\$ 2,493,374	\$ 2,007,508
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Beginning Balance	\$ 14,797,966	\$ 14,370,139	\$ 11,563,432
City tax revenue	\$ 2,877,896	\$ 2,653,576	\$ 3,967,419
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ 2,403,488	\$ 2,455,508	\$ 2,455,508
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 5,281,384	\$ 5,109,084	\$ 6,422,927
Sponsorship Agreement Refund	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ Interest	\$ -	\$ -	\$ -
Interest Income	\$ 175,000	\$ 11,440	\$ 15,000
Other Interest Income	\$ 175,000	\$ 11,440	\$ 15,000
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Grant Proceeds	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 20,254,350	19,490,663	18,001,359

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2022 BUDGET DETAIL

Fund Summary
 Fund Name: Fourth Ward Redevelopment Auth
 TIRZ: 14
 Fund Number: 7562/50

TIRZ Budget Line Items	FY2021 Budget	FY2021 Estimate	FY2022 Budget
EXPENDITURES			
Accounting	\$ 9,600	\$ 9,600	\$ 10,000
Administration Salaries & Benefits	\$ 175,000	\$ 129,166	\$ 175,000
Auditor	\$ 10,100	\$ 9,500	\$ 10,100
Bond Services/Trustee/Financial Advisor	\$ -	\$ 5,446	\$ -
Insurance	\$ 1,600	\$ 1,200	\$ 1,600
Tax Consultant	\$ 5,000	\$ 4,146	\$ 5,000
Office Administration	\$ 50,000	\$ 35,746	\$ 50,000
TIRZ Administration and Overhead	\$ 251,300	\$ 194,804	\$ 251,700
Engineering Consultants	\$ -	\$ -	\$ -
Legal - General	\$ 20,000	\$ 31,553	\$ 20,000
Legal - Capital Projects	\$ 25,000	\$ -	\$ 25,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ 15,000	\$ -	\$ 15,000
Program and Project Consultants	\$ 60,000	\$ 31,553	\$ 60,000
Management consulting services	\$ 311,300	226,357	311,700
Capital Expenditures (See CIP Schedule)	\$ 7,471,958	\$ 4,925,504	\$ 9,026,849
TIRZ Capital Expenditures	\$ 7,471,958	4,925,504	9,026,849
Camden	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ -	\$ -	\$ -
System debt service	\$ -	\$ -	\$ -
TOTAL PROJECT COSTS	\$ 7,783,258	5,151,861	9,338,549
Payment/transfer to ISD - educational facilities	\$ 803,414	\$ 818,384	818,384
Payment/transfer to ISD - educational facilities (Pass Through)	\$ -	\$ -	-
Administration Fees:			
City	\$ 143,895	\$ 132,679	198,371
County	\$ -	\$ -	-
ISD	\$ 25,000	\$ 25,000	25,000
HCC	\$ -	\$ -	-
Affordable Housing:			
City	\$ 639,532	\$ 589,684	881,649
Fourth Ward AH Program**	\$ 586,820	\$ 567,676	713,659
ISD to City of Houston	\$ 534,108	\$ 543,446	543,446
Municipal Services Charge	\$ 98,501	\$ 98,501	98,501
Municipal Services - Supplemental	\$ -	\$ -	-
Total Transfers	\$ 2,831,270	2,775,370	3,279,010
Total Budget	\$ 10,614,528	7,927,231	12,617,559
RESTRICTED Funds - Capital Projects	\$ 7,632,314	\$ 9,555,924	\$ 3,376,292
RESTRICTED Funds - Affordable Housing	\$ 2,007,508	\$ 2,007,508	\$ 2,007,508
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 9,639,822	11,563,432	5,383,800
Total Budget & Ending Fund Balance	\$ 20,254,350	\$ 19,490,663	\$ 18,001,359

Notes:

EXHIBIT B

**Fiscal Years 2022-2026 Capital Improvement Projects Budget for
Tax Increment Reinvestment Zone Number Fourteen (Fourth Ward Zone)**

Council District	CIP No.	Project	Fiscal Year Planned Appropriations										Cumulative Total (To Date)
			Through 2020	Projected 2021	2022	2023	2024	2025	2025	FY22 - FY25 Total			
C	T-1403	Gillette - Genesee Street Pedestrian Amenities and Landscaping	\$ 653,035	\$ -	500,000	500,000	500,000	500,000	336,400	-	1,836,400	2,489,435	
C	T-1409	Fourth Ward Street Reconstruction Project	\$ 325,594	4,907,119	4,828,350	3,737,850	3,000,000	3,000,000	1,000,000	-	15,566,200	20,786,913	
C	T-1410	Bethel Missionary Baptist Church Preservation	\$ 3,935,073	-	-	-	-	-	-	-	-	3,935,073	
C	T-1411	Carnegie Park	\$ 2,500,000	-	-	-	-	-	-	-	-	2,500,000	
C	T-1412	Historical Monuments	\$ -	-	50,000	425,000	175,000	175,000	-	-	1,000,000	1,000,000	
C	T-1413	Wylie Park and Bethel Park Security Enhancements	\$ -	-	-	-	-	-	-	-	-	-	
C	T-1414	Street Signs	\$ -	-	61,958	-	-	-	-	-	61,958	61,958	
C	T-1414a	Decorative Street Lights	\$ -	-	150,000	150,000	-	-	-	-	300,000	300,000	
C	T-1415	Affordable Housing	\$ -	18,385	500,000	-	-	-	-	-	500,000	518,385	
C	T-1415	Affordable Housing - New Housing Development	\$ -	-	1,650,000	1,500,000	1,500,000	1,500,000	-	-	7,650,000	7,650,000	
C	T-1417	Gregory School Row Houses/Visitor's Center	\$ -	-	1,086,541	-	-	-	-	-	1,086,541	1,086,541	
D	T-1418	Antioch Park Improvements	\$ -	-	100,000	-	-	-	-	-	100,000	100,000	
D	T-1419	Wylie Park - Redesign	\$ -	-	100,000	-	-	-	-	-	100,000	100,000	
C	T-1499	Concrete Panel Replacement or Safe Sidewalk Program	\$ -	-	-	-	-	-	-	-	-	-	
Totals			\$ 7,413,702	\$ 4,925,504	\$ 9,026,549	\$ 6,312,850	\$ 5,175,000	\$ 5,011,400	\$ 2,675,000	\$ 28,201,099	\$ 40,540,305		

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2022 - 2026 CAPITAL IMPROVEMENT PLAN
 TIRZ No. 14 - Fourth Ward Redevelopment Authority

CITY OF HOUSTON - TIRZ PROGRAM
 Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations										Cumulative Total (To Date)
	Through 2020	Projected 2021	2022	2023	2024	2025	2026	FY22 - FY26 Total			
TIRZ Funds	7,413,702	4,925,504	8,964,891	6,312,850	5,175,000	5,011,400	2,675,000	28,139,141	40,478,347		
City of Houston	-	-	-	-	-	-	-	-	-		
Grants	-	-	-	-	-	-	-	-	-		
Other	-	-	61,958	-	-	-	-	61,958	61,958		
Project Total	7,413,702	4,925,504	9,026,849	6,312,850	5,175,000	5,011,400	2,675,000	28,201,099	40,540,305		

Project:		Fourth Ward Street Reconstruction Project			City Council District		Key Map:		WBS.:												
		Location:		C		493		T-1409													
		Served:		C		60															
Description:		Roadway reconstruction and streetscape enhancement on Ruthven, Robin, Buckner, Cleveland, Saulnier, Victor, Mathews, Bailey, Cushing, Valentine and Arthur.																			
Justification:		Existing conditions consist of subsurface street failure, missing curbs, none or intermediate sidewalks.																			
		Operating and Maintenance Costs: (\$ Thousands)		2022		2023		2024		2025		2026		Total							
		Personnel		-		-		-		-		-		-							
		Supplies		-		-		-		-		-		-							
		Svcs. & Chgs.		-		-		-		-		-		-							
		Capital Outlay		-		-		-		-		-		-							
		Total		-		-		-		-		-		-							
		FTEs		-		-		-		-		-		-							
Fiscal Year Planned Expenses																					
Project Allocation		Projected Expenses thru 6/30/20		2021 Budget		2021 Estimate		2022		2023		2024		2025		2026		FY22 - FY26 Total		Cumulative Total (To Date)	
1 Planning		-		-		-		50,000		-		-		-		-		50,000		\$ 50,000	
2 Bid Phase		-		35,000		-		40,500		-		-		-		-		40,500		\$ 40,500	
3 Design		-		305,000		-		350,000		350,000		-		-		-		700,000		\$ 700,000	
4 Construction		312,351		4,000,000		4,907,119		4,000,000		3,000,000		3,000,000		3,000,000		1,000,000		14,000,000		\$ 19,219,470	
5 Construction Phase Servid		-		70,000		-		87,850		87,850		-		-		-		175,700		\$ 175,700	
6 Close-Out		-		-		-		-		-		-		-		-		-		-	
7 Other		13,243		300,000		-		300,000		300,000		-		-		-		600,000		\$ 613,243	
		-		-		-		-		-		-		-		-		-		-	
		-		-		-		-		-		-		-		-		-		-	
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		-		-		-		-		-		-		-		-		-		-	
Other Sub-Total:		13,243		300,000		-		300,000		300,000		-		-		-		600,000		\$ 613,243	
Total Allocations		\$ 325,594		\$ 4,710,000		\$ 4,907,119		\$ 4,828,350		\$ 3,737,850		\$ 3,000,000		\$ 3,000,000		\$ 1,000,000		\$ 15,566,200		\$ 20,798,913	
Source of Funds																					
TIRZ Funds		325,594		4,710,000		4,907,119		4,828,350		3,737,850		3,000,000		3,000,000		1,000,000		15,566,200		\$ 20,798,913	
City of Houston		-		-		-		-		-		-		-		-		-		-	
Grants		-		-		-		-		-		-		-		-		-		-	
Other		-		-		-		-		-		-		-		-		-		-	
Total Funds		\$ 325,594		\$ 4,710,000		\$ 4,907,119		\$ 4,828,350		\$ 3,737,850		\$ 3,000,000		\$ 3,000,000		\$ 1,000,000		\$ 15,566,200		\$ 20,798,913	

Project:	Historical Monuments		City Council District		Key Map:		WBS.:		T-1412					
Description:	To develop and construct historical monuments in the Freedman's Town area.		Location: C		Geo. Ref.:		Served: C							
Justification:	The Fourth Ward area has lost most of its historical heritage and monuments would serve as a reminder and educational tool of the African American heritage of the Fourth Ward area.		2022		2023		2024		2025		2026		Total	
			Personnel	-	-	-	-	-	-	-	-	-	-	\$
			Supplies	-	-	-	-	-	-	-	-	-	-	\$
			Svcs. & Chgs.	-	-	-	-	-	-	-	-	-	-	\$
			Capital Outlay	-	-	-	-	-	-	-	-	-	-	\$
			Total	\$	-	\$	-	\$	-	\$	-	\$	-	\$
			FTEs											

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$	\$
2 Acquisition	-	250,000	-	-	250,000	-	-	-	\$	250,000
3 Design	-	50,000	-	50,000	-	-	-	-	\$	50,000
4 Construction	-	-	-	-	175,000	175,000	175,000	175,000	\$	700,000
5 Equipment	-	-	-	-	-	-	-	-	\$	\$
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$
7 Other	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
Other Sub-Total:	-	-	-	-	-	-	-	-	\$	\$
Total Allocations	\$	\$ 300,000	\$	\$ 50,000	\$ 425,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 1,000,000	\$ 1,000,000
Source of Funds										
TIRZ Funds	-	300,000	-	50,000	425,000	175,000	175,000	175,000	\$ 1,000,000	\$ 1,000,000
City of Houston	-	-	-	-	-	-	-	-	\$	\$
Grants	-	-	-	-	-	-	-	-	\$	\$
Other	-	-	-	-	-	-	-	-	\$	\$
Total Funds	\$	\$ 300,000	\$	\$ 50,000	\$ 425,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 1,000,000	\$ 1,000,000

Project:	Street Signs		City Council District		Key Map:		WBS.:		T-1414		
	Location:	C			Geo. Ref.:						
	Served:	C			Neighborhood:						
Description:	Decorative street signage.										
Justification:	The New Fourth Ward HOA dissolved and transferred its funds to the Authority to be utilized for improvements in the Fourth Ward TIRZ area.										
			Operating and Maintenance Costs: (\$ Thousands)								
			2022	2023	2024	2025	2026	Total			
	Personnel		-	-	-	-	-	-		\$ -	
	Supplies		-	-	-	-	-	-		\$ -	
	Svcs. & Chgs.		-	-	-	-	-	-		\$ -	
	Capital Outlay		-	-	-	-	-	-		\$ -	
	Total	\$	-	-	-	-	-	-		\$ -	
	FTEs									-	

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
1	-	-	-	-	-	-	-	-	\$ -	\$ -
2	-	-	-	-	-	-	-	-	\$ -	\$ -
3	-	20,000	-	20,000	-	-	-	-	\$ 20,000	\$ 20,000
4	-	41,958	-	41,958	-	-	-	-	\$ 41,958	\$ 41,958
5	-	-	-	-	-	-	-	-	\$ -	\$ -
6	-	-	-	-	-	-	-	-	\$ -	\$ -
7	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ 61,958	\$ -	\$ 61,958	\$ -	\$ -	\$ -	\$ -	\$ 61,958	\$ 61,958

Source of Funds	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	61,958	-	-	-	\$ 61,958	\$ 61,958
Total Funds	\$ -	\$ 61,958	\$ -	\$ -	\$ -	\$ 61,958	\$ 61,958

Project:	Decorative Street Lights		City Council District	Key Map:			WBS.:	T-1414a
Description:	Originally project T-1401. Replace standard cobra-arm street lights on existing light poles with bracket mount decorative updated fixtures.		Location:	Geo. Ref.:				
Justification:	The TIRZ intends to purchase and install decorative street lights to replace the standard cobra-arm lights on existing poles. In conjunction with street signage, it is the intent to have the fixtures reflect the historic nature of the Fourth Ward Area.		Served:	Neighborhood:				
			Operating and Maintenance Costs: (\$ Thousands)					
			2022	2023	2024	2025	2026	Total
Personnel			-	-	-	-	-	\$ -
Supplies			-	-	-	-	-	\$ -
Svcs. & Chgs.			-	-	-	-	-	\$ -
Capital Outlay			-	-	-	-	-	\$ -
Total			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs			-	-	-	-	-	-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	150,000	-	150,000	-	-	-	-	\$ 300,000	\$ 300,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000

Source of Funds	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	150,000	150,000	-	-	-	\$ 300,000	\$ 300,000
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000

Project:	Affordable Housing		City Council District		Key Map:		WES.:		T-1415	
	Location:	C	Geo. Ref.:							
	Served:	C	Neighborhood:							
Description:	Rehabilitate 3 shotgun houses located at 1414 Robin Street.									
Justification:	The Authority receives 1/3rd of its affordable housing set aside to develop affordable housing within the Fourth Ward Reinvestment Zone.									
		Operating and Maintenance Costs: (\$ Thousands)								
		2022	2023	2024	2025	2026	Total			
	Personnel	-	-	-	-	-	\$			
	Supplies	-	-	-	-	-	\$			
	Svcs. & Chgs.	-	-	-	-	-	\$			
	Capital Outlay	-	-	-	-	-	\$			
	Total	-	-	-	-	-	\$			
	FTEs									

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$	\$
2 Acquisition	-	-	-	-	-	-	-	-	\$	\$
3 Design	-	-	-	-	-	-	-	-	\$	\$
4 Construction	-	400,000	-	400,000	-	-	-	-	\$ 400,000	\$ 400,000
5 Equipment	-	-	-	-	-	-	-	-	\$	\$
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$
7 Other	-	100,000	18,385	100,000	-	-	-	-	\$ 100,000	\$ 118,385
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
Other Sub-Total:	-	100,000	18,385	100,000	-	-	-	-	\$ 100,000	\$ 118,385
Total Allocations	\$	\$ 500,000	\$ 18,385	\$ 500,000	\$	\$	\$	\$	\$ 500,000	\$ 518,385

Source of Funds	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
TIRZ Funds	500,000	-	-	-	-	\$ 500,000	\$ 518,385
City of Houston	-	-	-	-	-	\$	\$
Grants	-	-	-	-	-	\$	\$
Other	-	-	-	-	-	\$	\$
Total Funds	\$	\$ 500,000	\$ 18,385	\$ 500,000	\$	\$ 500,000	\$ 518,385

Project: Affordable Housing - New Housing Development	City Council District: C	Key Map: T-1416
Description: Acquire property to develop new affordable housing.	Location: C	Geo. Ref.:
Justification: The Authority receives 1/3 of its affordable housing set aside to develop affordable housing within the Fourth Ward Reinvestment Zone.	Served: C	Neighborhood:
	Operating and Maintenance Costs: (\$ Thousands)	
	2022	2023
Personnel	-	-
Supplies	-	-
Svcs. & Chgs.	-	-
Capital Outlay	-	-
Total	\$ -	\$ -
FTEs	-	-

Project Allocation	Phase	Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	Fiscal Year Planned Expenses					Cumulative Total (To Date)
					2022	2023	2024	2025	2026	
1	Planning	-	25,000	-	50,000	-	-	-	50,000	\$ 50,000
2	Acquisition	-	900,000	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	\$ 5,000,000
3	Design	-	100,000	-	100,000	-	-	-	100,000	\$ 100,000
4	Construction	-	-	-	500,000	500,000	500,000	500,000	500,000	\$ 2,500,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -
		-	-	-	-	-	-	-	-	\$ -
		-	-	-	-	-	-	-	-	\$ -
		-	-	-	-	-	-	-	-	\$ -
		-	-	-	-	-	-	-	-	\$ -
		-	-	-	-	-	-	-	-	\$ -
		-	-	-	-	-	-	-	-	\$ -
		-	-	-	-	-	-	-	-	\$ -
		-	-	-	-	-	-	-	-	\$ -
		-	-	-	-	-	-	-	-	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -

Total Allocations	\$ -	\$ 1,025,000	\$ -	\$ 1,650,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 7,650,000
Source of Funds										
TIRZ Funds	-	1,025,000	-	1,650,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	\$ 7,650,000
City of Houston	-	-	-	-	-	-	-	-	-	\$ -
Grants	-	-	-	-	-	-	-	-	-	\$ -
Other	-	-	-	-	-	-	-	-	-	\$ -
Total Funds	\$ -	\$ 1,025,000	\$ -	\$ 1,650,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 7,650,000

Project:	Gregory School Row Houses/Visitor's Center		City Council District	C		Key Map:	T-1417	
Description:	Build out historical structure(s) located on property previously acquired by TIRZ #14 on behalf of the City of Houston to be utilized as a visitor's center and community space for visitors to the historic freedmen's town.		Location:	C		Geo. Ref.:		
Justification:	The Freedmen's Town Conservancy is a 501(c)3 organization whose mission is to preserve the historic legacy of Freedmen's Town inspiring all through education and awareness of its unique story.		Served:	C		Neighborhood:		
			Operating and Maintenance Costs: (\$ Thousands)					
			2022	2023	2024	2025	2026	Total
Personnel			-	-	-	-	-	\$ -
Supplies			-	-	-	-	-	\$ -
Svcs. & Chgs.			-	-	-	-	-	\$ -
Capital Outlay			-	-	-	-	-	\$ -
Total			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs			-	-	-	-	-	-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	50,000	-	121,915	-	-	-	-	\$ 121,915	\$ 121,915
4 Construction	-	150,000	-	964,626	-	-	-	-	\$ 964,626	\$ 964,626
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	25,000	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	25,000	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ 225,000	\$ -	\$ 1,086,541	\$ -	\$ -	\$ -	\$ -	\$ 1,086,541	\$ 1,086,541

Source of Funds	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	225,000	-	-	-	-	\$ 225,000	\$ 225,000
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ -	\$ 225,000	\$ -	\$ -	\$ -	\$ 225,000	\$ 225,000

Project:	Antioch Park Improvements		City Council District	Key Map:		WBS.:		T-1418	
Description:	Antioch Park was annexed into the TIRZ boundaries in FY 2021.		Location:	Geo. Ref.:		2024		2025	
Justification:	The TIRZ has identified Antioch Park as a significant site to erect historical monuments and make park improvements.		Served:	Neighborhood:		2026		Total	
			Operating and Maintenance Costs: (\$ Thousands)						
			2022	2023	2024	2025	2026	Total	
			Personnel	-	-	-	-	-	\$ -
			Supplies	-	-	-	-	-	\$ -
			Svcs. & Chgs.	-	-	-	-	-	\$ -
			Capital Outlay	-	-	-	-	-	\$ -
			Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			FTEs	-	-	-	-	-	-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	100,000	-	-	-	-	\$ 100,000	\$ 100,000
4 Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000

Source of Funds	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
TIRZ Funds	100,000	-	-	-	-	\$ 100,000	\$ 100,000
City of Houston	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000

Project:	Wyllie Park - Redesign		City Council District	Key Map:	WBS.:		T-1419	
Description:	Pursuant to the Master Agreement for Project Design and Construction between the City of Houston and FWRA, Wyllie Park was identified as project T-1405 and damaged/outdated park equipment was replaced.		Location:	Geo. Ref.:	Neighborhood:			
Justification:	Park equipment has been improperly maintained. The park's design will be revisited so that the utilization of the park by the community can be enhanced.		Operating and Maintenance Costs: (\$ Thousands)					
			2022	2023	2024	2025	2026	Total
	Personnel		-	-	-	-	-	\$ -
	Supplies		-	-	-	-	-	\$ -
	Svcs. & Chgs.		-	-	-	-	-	\$ -
	Capital Outlay		-	-	-	-	-	\$ -
	Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs		-	-	-	-	-	-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	100,000	-	-	-	-	\$ 100,000	\$ 100,000
4 Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000

Source of Funds	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	100,000	-	-	-	-	\$ 100,000	\$ 100,000
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000

*NOTE:

Project:	Concrete Panel Replacement or Safe Sidewalk Program		City Council District:	C	Key Map:	T-1499	
Description:	Street maintenance program		Location:	C	Geo. Ref.:	WBS.:	
Justification:	Mobility improvements to extend life of roads.		Served:	C	Neighborhood:		
			Operating and Maintenance Costs: (\$ Thousands)				
	2022	2023	2024	2025	2026	Total	
Personnel	-	-	-	-	-	\$ -	
Supplies	-	-	-	-	-	\$ -	
Svcs. & Chgs.	-	-	-	-	-	\$ -	
Capital Outlay	-	-	-	-	-	\$ -	
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
FTEs	-	-	-	-	-	-	

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -

Total Allocations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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Source of Funds	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -