

REINVESTMENT ZONE NUMBER SIX, CITY OF HOUSTON, TEXAS

May 8, 1997

PROJECT PLAN

Overview

Tax Increment Reinvestment Zone Number Six, City of Houston (the "reinvestment zone") was created by Ordinance 97-59 passed January 15, 1997. A preliminary Project and Financing Plan was prepared by the City of Houston (the "City") and a notice of the December 18, 1996 public hearing on the creation of the proposed zone was published on December 11, 1996. This document constitutes the project plan and reinvestment zone financing plan as required by Chapter 311.011, Tax Increment Financing Act.

The purpose of the reinvestment zone is to build a shared educational facility and to encourage further industrial development within the zone. It is estimated that the new development will require the expenditure of \$103 million in construction, related site improvements and financing. These expenditures will be funded by tax increment revenue derived from property value increases and through a rent agreement with the Houston Independent School District (the "HISD").

The reinvestment zone is intended to provide the financing and management tool to build a much needed shared educational facility on the East Side of Houston, as well as encourage and support additional industrial development within the zone.

The construction of a new shared educational facility will alleviate overcrowding at Stephen F. Austin and Milby High Schools, providing area children with improved educational opportunities. The construction of these public works and improvements will provide the City with ball fields, tennis courts and other outdoor recreational areas for municipal recreational purposes. The indoor gymnasias, lunchrooms, and other assembly areas will also be available for municipal purposes. It is anticipated that construction of a shared educational facility on the East Side will be a stepping-stone for development and redevelopment within and surrounding the reinvestment zone. Infrastructure and circulation improvements as well as other public improvements that will encourage and support private investment in new industrial and commercial development are contemplated. The major tenets of the reinvestment zone are:

- to maximize the ability of HISD to provide a new school utilizing all available financing tools;
- to provide municipal outdoor recreational, park and indoor meeting/recreational facilities;
- to encourage additional industrial development within the zone; and

- to encourage development in other nearby areas of the city through the provision of a new shared educational facility
- 1. Maps showing the existing uses and conditions of real property in the reinvestment zone and maps showing proposed improvements to and uses of that property**

The reinvestment zone is 751 acres located in southeast Houston. Old Galveston Road, State Highway 225, Allen Genoa Road, Gobar Avenue, and Howard Drive generally bound it. The reinvestment zone is located within the boundaries of the City of Houston, Harris County and the Houston Independent School District (HISD).

Exhibit A includes a legal description, a map showing the boundaries of the reinvestment zone, a vicinity and current land use map showing existing uses and conditions of real property located in the reinvestment zone, and a map showing the proposed improvements to and proposed uses of the property.

Current Site Conditions include:

- obsolete platting,
- deteriorated property,
- deteriorating streets and a poor circulation system, and
- blighting undeveloped and under-developed land.

- 2. Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances**

All construction will be done in conformance with existing rules and regulations of the City of Houston. There are no proposed changes of any city ordinance, master plan, or building codes.

- 3. List of Estimated Non-project Costs**

None

- 4. Statement of Method of Relocating Persons to be displaced as a Result of Implementing the Plan**

The Reinvestment Zone Project Plan calls for the development of only vacant property. Therefore, there is no displacement of property owners or residents.

EXHIBIT A

Description and Maps Showing Existing Uses and Conditions of Real Property and Maps Showing Proposed Improvements To and Uses of that Property

Boundaries of the Eastside Tax Incremental Reinvestment District

From a point at the southeast Corner of State Highway 225 and Allen-Genoa, south along Allen-Genoa to the north boundary of properties facing the north side of Gobar Avenue, west to the west boundary of properties facing the west side of Michael Drive and Bosworth Street, to a point intersecting with Howard Drive.

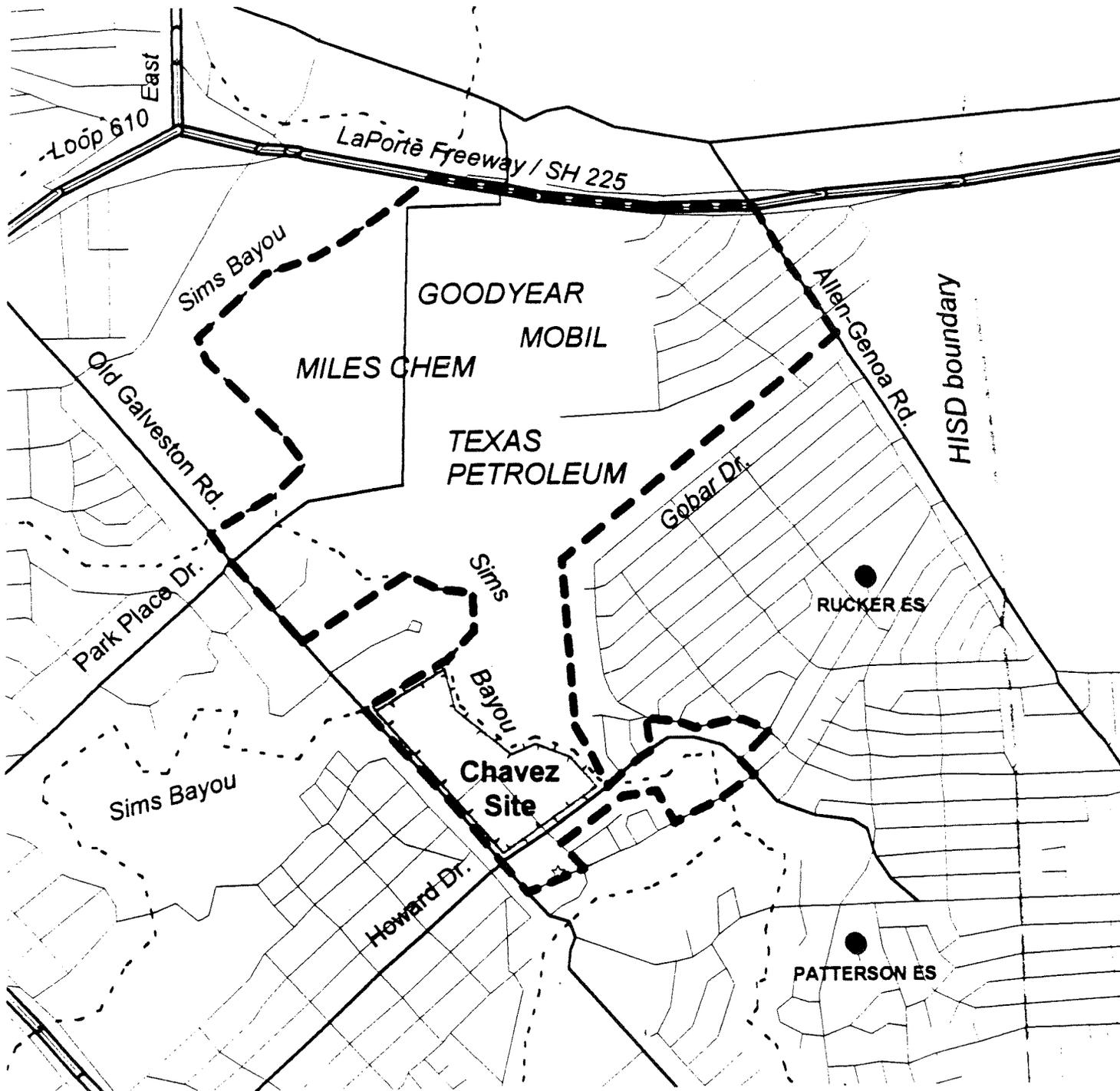
Following that point along the north ROW of Howard Drive to the east boundaries of properties on the east side of Michael Street, north to the South ROW of Oriole Avenue, east to the west ROW of Oak Meadows Boulevard, and south to the center line of the ROW of Howard Drive. East along the centerline of the ROW of Howard Drive to the north ROW of Ahrens Drive, west to the east and north boundaries of properties on facing the east and north of Bellnote Drive, then south to the south ROW of Barkley Drive.

Following that point along the south ROW of Barkley Drive to the east ROW of Berrydale Drive, south to the north ROW of Ahrens Drive, west along that boundary to Old Galveston Road. Following Old Galveston Road, north to the north bank of Sims Bayou, east and north along Sims Bayou to the north boundary of properties facing the north side of Rockleigh Place, west along those boundaries to the east ROW of Old Galveston Road.

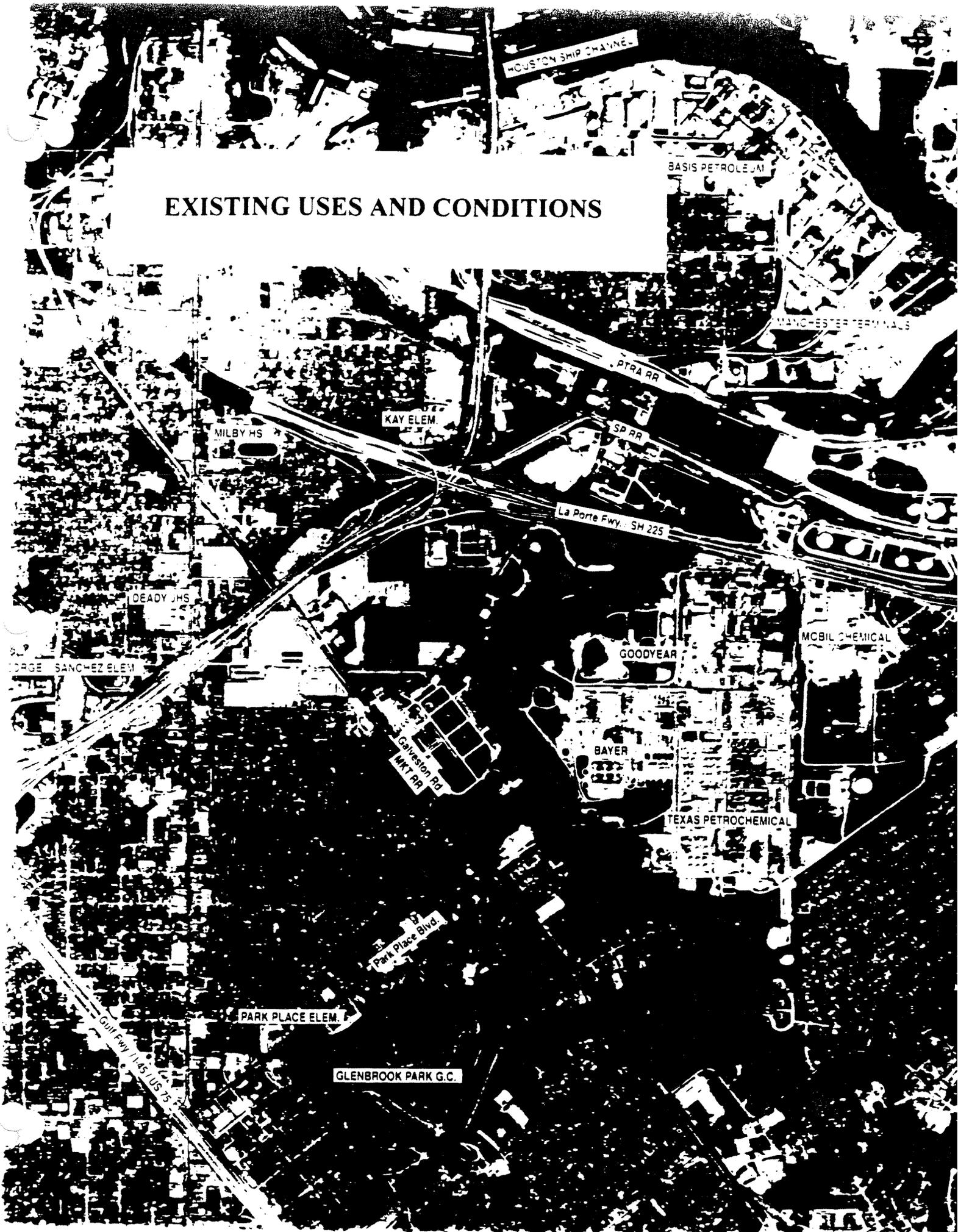
Following that point north to the south ROW of Park Place Blvd. east along that ROW to west bank of Sims Bayou. Along the west bank of Sims Bayou north and east to a point intersecting the south ROW of State Highway 225. East along the south ROW of State Highway 225 to the beginning point at the south east intersection with Allen Genoa Road.

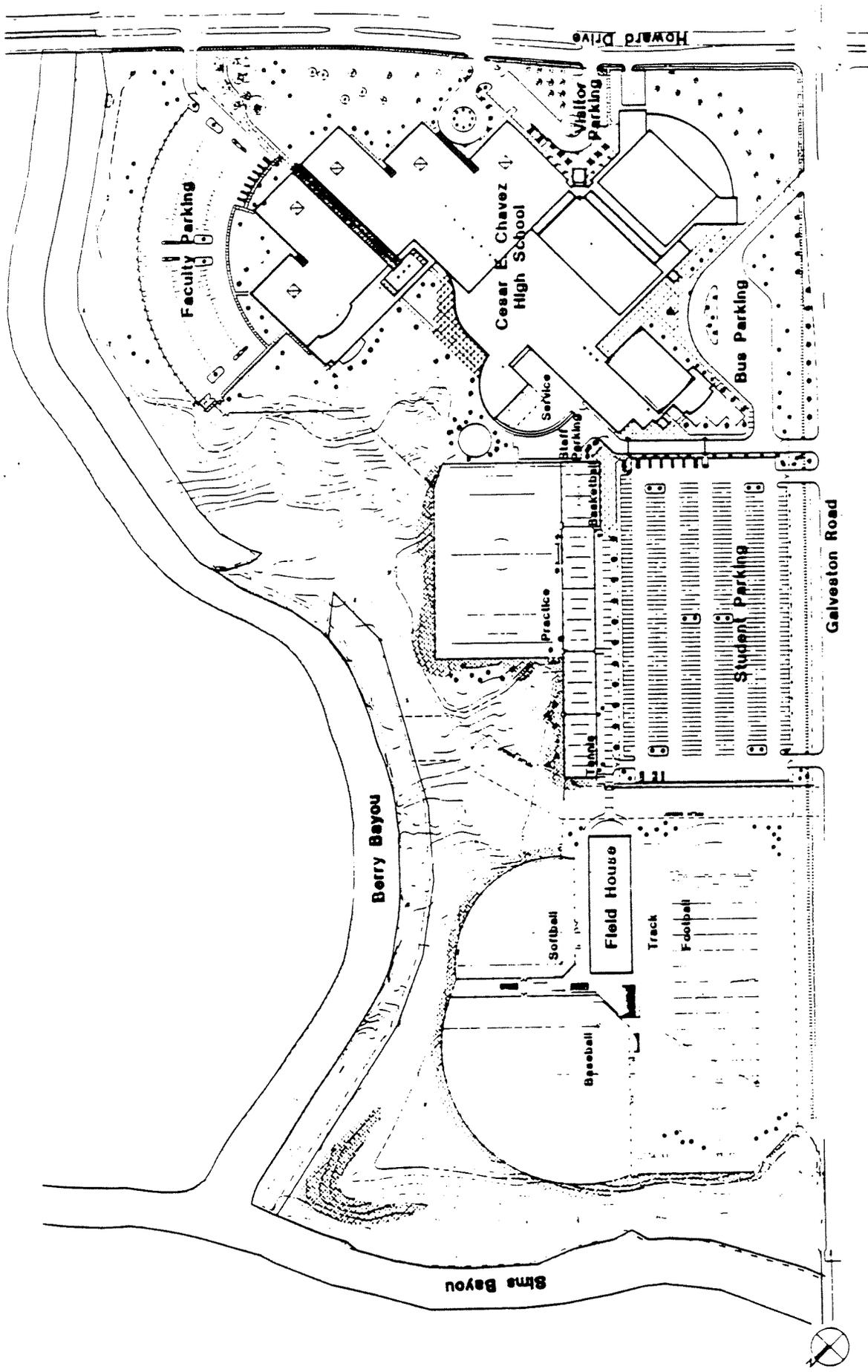
EXHIBIT A

Location of Tax Increment Reinvestment Zone #6



EXISTING USES AND CONDITIONS





CESAR E. CHAVEZ HIGH SCHOOL
HOUSTON I.S.D.

Site Plan



MOLINA/FARRELL ARCHITECTS
A JOINT VENTURE

REINVESTMENT ZONE FINANCING PLAN

Overview

The existence of quality shared community/educational facilities is a critical component to the stabilization of neighborhoods. The addition of community/educational facilities to an area provides the opportunity for an enhanced learning environment resulting in a better-educated, trained and productive citizenry. The construction of a new shared educational facility will provide a substantial number of temporary construction as well as more permanent jobs, and will have a long lasting affect on the greater community. The new school can be the spark to spur new development investment in the East Side.

HISD and the City are committed to making available to the community a higher quality, trained work force. HISD proposes to provide enhanced vocational education through the new-shared educational facility and to explore the creation of education/business partnerships in and around the reinvestment zone.

The Reinvestment Zone Financing Plan includes the following elements required by Chapter 311, Texas Tax Code.

1. **A list describing the estimated project costs of the reinvestment zone is attached as Exhibit A. Administrative expenses are described below and in Exhibit C.**

A detailed description of the estimated construction costs is included in Exhibit A. Organizational costs for the creation of the reinvestment zone are \$10,000. The administrative costs are estimated at \$50,000 for the first five years of operation and \$25,000 for each year thereafter.

2. **A statement listing the kind, number, and location of all proposed public works or public improvements in the zone are detailed below and in Exhibit B.**

The shared educational facility is designed as a complete facility to house 2,500 students serving grades 9 through 12, with "core" elements to serve 3,000. The proposed project contains 425,700 square feet, in two stories with meeting facilities for use by the East Side community. Other improvements on the 54 acre school site include parking for 980 cars in three lots, bus parking, a 4-lane track, fields for football, soccer, softball and baseball, 4 tennis courts, and an outdoor basketball court, which will also be available as municipal recreational community park facilities.

The facility consists of 75 classrooms, 15 computer and science laboratories, 2 gymnasia with related dressing facilities, an 8-lane natatorium, a 990 seat auditorium, a little theater, choral and band halls, 2 large special populations spaces, drama and art studios, life skills/home economics labs, 4 industrial tech./voc. ed. spaces, an ROTC facility, administrative offices, cafeteria-commons and food court to serve the student body in three seatings, a day care center, and a remote field house for men's and women's athletics. Academic spaces are clustered in five 500 - student "schools within a school" around the library, each teaching all major subjects, for a

more human scale. Elective spaces are aligned along a “student street” and a high public mall. A technology network is incorporated throughout for data and media. The in-door facilities will also be available as a community and municipal resource for meetings and other activities.

Other project activities and expenditures may include:

- the acquisition and construction of public works, public improvements, new buildings, structures and fixtures;
 - the acquisition of land and equipment and the clearing and grading of land;
 - financing costs including construction interest;
 - real property assembly costs;
 - professional service costs, including architectural, planning, engineering, and legal; and
 - organizational costs, and the cost of operating the reinvestment zone and project facilities.
- Other project related costs within the zone may include paving, storm sewer items, sanitary sewer items, water main items, and street lighting items to support commercial and industrial development within the reinvestment zone. The estimated cost of the listed items is \$2.4 million.
- 3. The estimated amount of bonded indebtedness to be incurred; the time when related costs or monetary obligations are to be incurred; the current total appraised value of taxable real property in the zone; and the estimated captured appraised value of then zone during each year of its existence is detailed in Exhibit C.**

It is expected that that the reinvestment zone will not issue any bonded indebtedness. Available tax increment revenue will be used in combination with a guaranteed rental payment contract to pay project costs and financing costs through a nonprofit entity.

- 4. A description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit that levies taxes on real property in the zone is described below.**

Description of the methods of financing

In accordance with 311.015 of the Tax Increment Financing Act, the City may issue tax increment bonds or notes, the proceeds of which may be used to pay project costs on behalf of the reinvestment zone. If such bonds are issued, reinvestment zone bond proceeds shall be used to fund construction of project public works and public improvement costs outlined in this plan.

The estimated construction related development and financing costs for the new shared educational facility and other public works and improvements are estimated to be \$103 million. Although the HISD and City are exploring all possible school construction financing methods, it is anticipated that the most likely method will reflect tax increment revenue combined with a guaranteed rental payment contract. This rental contract will cover any gap between costs of the project and the tax increment revenues collected.

Tax revenue can be used to construct the new shared educational facility, provide for necessary infrastructure and site development, support other development, organization and administration costs associated with the creation and operation of the reinvestment zone. As development occurs within the reinvestment zone, new tax increment revenues could be used to provide further infrastructure enhancements to support expanded industrial development.

Financial Impact

Exhibit C to this project plan and Reinvestment zone financing plan demonstrates the amount of increment revenue available to the reinvestment zone for the taxing jurisdictions participating at the rates shown. The total tax increment revenue available to support project related improvements over the 30-year life of the reinvestment zone is estimated to be \$35 million. This estimate is based on normal inflation of taxable values and no increases in tax rates. As the potential of the school encourages new taxable development, there will be additional funds available to pay for future related costs associated with the zone.

The Houston Independent School District proposes to participate in the reinvestment zone at a \$ 1.384/\$100 appraised value tax rate. Exhibit C shows the following:

- the current total appraised value of taxable real property in the zone,
- the estimated captured appraised value of the zone during each year of its existence,
- the increment revenue generated by each participating taxing jurisdiction,
- the one time creation cost and the estimated annual administrative cost,
- the estimated total increment revenue to support project related costs, and
- the estimated annual HISD rental payment.

Percentage of Increment Dedicated to the Zone

The percentage of tax value increment currently dedicated to the reinvestment zone is:

- City of Houston 100%
- Houston ISD 100%

The City anticipates the participation in the reinvestment zone by Harris County. If Harris County participates, the additional increment revenue generated would be used to reduce the obligations of the zone.

Tax Increment Fund

The City will establish and maintain the tax increment fund. The City will deposit an amount of money into the tax increment fund equal to the City's ad valorem tax revenues produced from the taxable property in the reinvestment zone less the tax increment base revenue. The City shall deposit revenues derived from other taxing jurisdictions participating in the reinvestment zone into the tax increment fund in accordance with the conditions of each jurisdictions' participation.

The tax increment fund will be used to pay obligations of the reinvestment zone.

5. Economic Feasibility Study

Exhibit C contains an economic feasibility study demonstrating the need for a new educational facility and its impact on the community.

6. Duration of the Zone

City of Houston Ordinance 97-59 established that the reinvestment zone shall take effect on January 1, 1998, and termination of the operation of the reinvestment zone shall occur on December 31, 2027, or at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, and interest on the bonds, have been paid in full.

EXHIBIT A.

A List Describing the Estimated project costs of the Reinvestment Zone

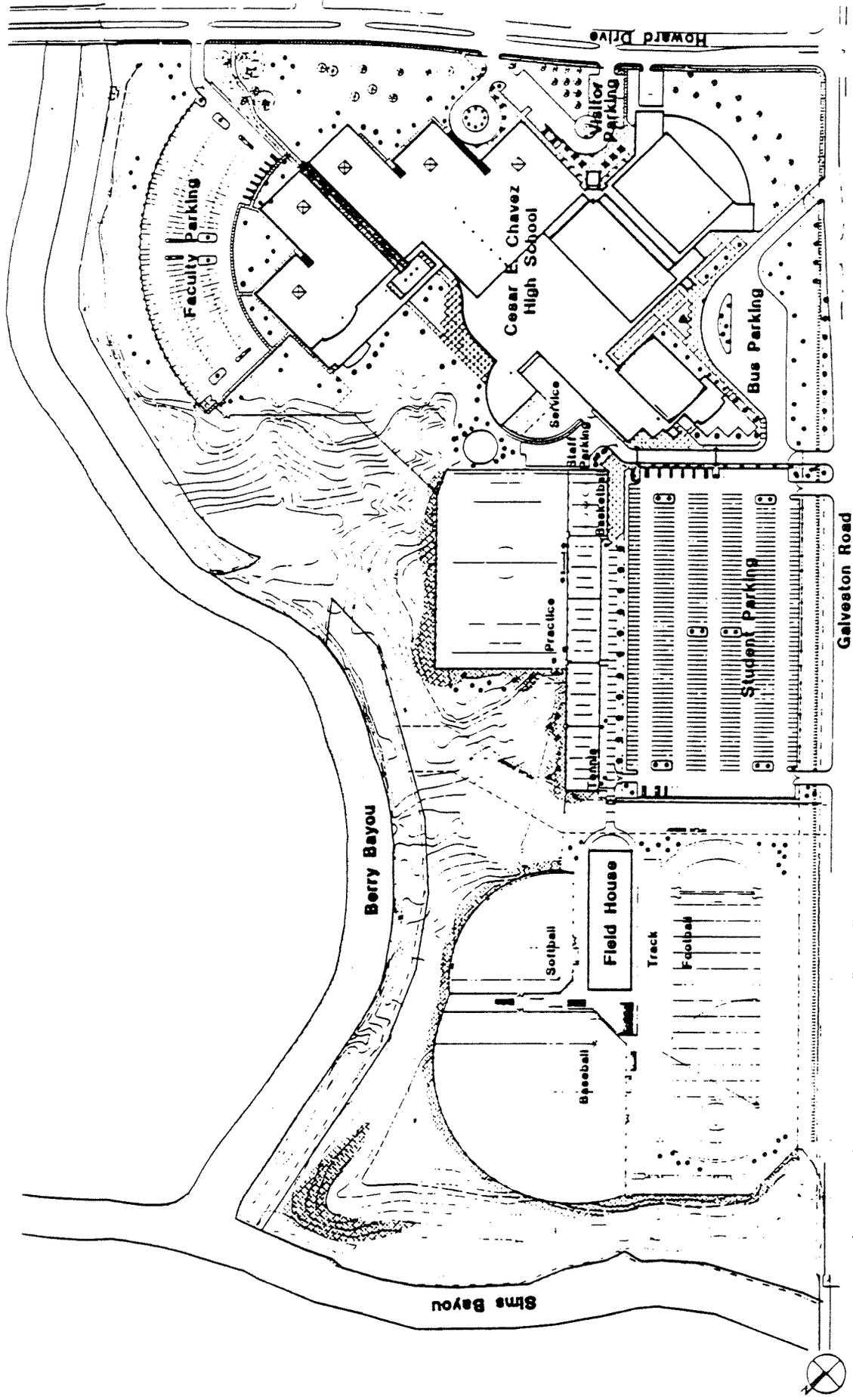
SHARED EDUCATIONAL FACILITY

		<u>Estimated Cost</u>
	Land and Related Work	\$ 4,250,500
Division	01 Gen. Conditions	3,140,300
Division	02 Sitework	4,491,700
Division	03 Concrete	1,543,000
Division	04 Masonry	4,338,000
Division	05 Metals	2,820,000
Division	06 Wood and Plastics	877,000
Division	07 Thermal & Moist. Prot.	1,835,500
Division	08 Doors and Windows	1,327,000
Division	09 Finishes	3,905,500
Division	10 Specialties	936,000
Division	11 Equipment	1,223,000
Division	12 Furnishings	1,555,000
Division	13 Special Construction	431,000
Division	14 Elevators	70,000
Division	15 Mechanical/Plumbing	9,518,000
Division	16 Electrical	<u>3,696,000</u>
	Total	\$ 45,957,500

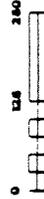
The above stated costs are preliminary revised amounts based on an April 1996 cost estimate and are subject to final adjustment upon determination of the future bid date.

EXHIBIT B

Site Plan Showing the Location of Public Works and Public Improvements



Site Plan



MOLINA/FARRELL ARCHITECTS
A JOINT VENTURE

CESAR E. CHAVEZ HIGH SCHOOL
HOUSTON I.S.D.

EXHIBIT C

A Schedule Showing

- **the current total appraised value of taxable real property in the zone,**
- **the estimated captured appraised value of the zone during each year of its existence,**
- **the increment revenue generated by each participating taxing jurisdiction,**
- **the one time creation cost and the estimated annual administrative cost,**
- **the estimated total increment revenue to support project related costs, and**
- **the estimated annual HISD cost**

Reinvestment Zone Number Six, City of Houston Reinvestment Zone Financing Plan Schedule

Tax Year	Total Value	Taxable Increment	HISD (\$1.384)		CITY (\$0.665)		Total		Estimated Admin. Cost	Available to Support Project		Estimated HISD Cost
			Inc. Revenue	Base	Inc. Revenue	Inc. Revenue	Inc. Revenue	Project Costs		HISD Cost		
1997	340,820,250		88,207		42,383	130,590	60,000	70,590	60,000	2,765,610		
1998	347,193,589	6,373,339	178,063	6,373,339	85,558	263,621	50,000	213,621	50,000	2,622,579		
1999	353,686,109	12,865,859	269,600	12,865,859	129,541	399,141	50,000	349,141	50,000	3,127,059		
2000	360,300,039	19,479,789	362,849	19,479,789	174,346	537,195	50,000	487,195	50,000	2,991,885		
2001	367,037,650	26,217,400	457,841	26,217,400	219,989	677,830	50,000	627,830	50,000	2,846,810		
2002	373,901,254	33,081,004	554,610	33,081,004	266,485	821,095	25,000	796,095	25,000	2,682,075		
2003	380,893,207	40,072,957	653,188	40,072,957	313,851	967,039	25,000	942,039	25,000	2,532,051		
2004	388,015,910	47,195,660	753,610	47,195,660	362,103	1,115,712	25,000	1,090,712	25,000	2,386,978		
2005	395,271,808	54,451,558	855,909	54,451,558	411,257	1,267,166	25,000	1,242,166	25,000	2,236,224		
2006	402,663,391	61,843,141	960,122	61,843,141	461,330	1,421,452	25,000	1,396,452	25,000	2,079,738		
2007	410,193,196	69,372,946	1,066,283	69,372,946	512,340	1,578,623	25,000	1,553,623	25,000	1,922,467		
2008	417,863,809	77,043,559	1,174,429	77,043,559	564,303	1,738,732	25,000	1,713,732	25,000	1,764,068		
2009	425,677,862	84,857,612	1,284,598	84,857,612	617,238	1,901,836	25,000	1,876,836	25,000	1,599,194		
2010	433,638,038	92,817,788	1,396,827	92,817,788	671,163	2,067,991	25,000	2,042,991	25,000	1,432,789		
2011	441,747,069	100,926,819	1,511,155	100,926,819	726,097	2,237,252	25,000	2,212,252	25,000	1,264,508		
2012	450,007,739	109,187,489	1,627,620	109,187,489	782,058	2,409,678	25,000	2,384,678	25,000	1,094,002		
2013	458,422,884	117,602,634	1,746,264	117,602,634	839,065	2,585,329	25,000	2,560,329	25,000	915,921		
2014	466,995,392	126,175,142	1,867,126	126,175,142	897,138	2,764,264	25,000	2,739,264	25,000	735,206		
2015	475,728,206	134,907,956	1,990,248	134,907,956	956,297	2,946,545	25,000	2,921,545	25,000	556,505		
2016	484,624,323	143,804,073	2,115,673	143,804,073	1,016,563	3,132,236	25,000	3,107,236	25,000	369,174		
2017	493,686,798	152,866,548	2,243,443	152,866,548	1,077,955	3,321,398	25,000	3,296,398	25,000	178,152		
2018	502,918,741	162,098,491	2,373,603	162,098,491	1,140,495	3,514,098	25,000	3,489,098	25,000	(11,918)		
2019	512,323,322	171,503,072	2,506,196	171,503,072	1,204,205	3,710,401	25,000	3,685,401	25,000	(206,681)		
2020	521,903,768	181,083,518	2,641,269	181,083,518	1,269,107	3,910,375	25,000	3,885,375	25,000	(406,495)		
2021	531,663,368	190,843,118		190,843,118								

21,611
3,471

**Reinvestment Zone Number Six,
City of Houston
Reinvestment Zone Financing Plan Schedule**

Tax Year	Total Value	Tax Increment	HISD (\$1.384)		CITY (\$0.665)		Total Inc. Revenue	Estimated Admin. Cost	Available to Support Project Project Costs	Estimated HISD Cost
			Inc. Revenue	Inc. Revenue	Inc. Revenue	Inc. Revenue				
2022	541,605,473	200,785,223	2,778,867	1,335,222	4,114,089	25,000	4,089,089	(611,719)		
2023	551,733,496	210,913,246	2,919,039	1,402,573	4,321,612	25,000	4,296,612	(817,712)		
2024	562,050,912	221,230,662	3,061,832	1,471,184	4,533,016	25,000	4,508,016	(1,030,126)		
2025	572,561,264	231,741,014	3,207,296	1,541,078	4,748,373	25,000	4,723,373	(1,244,323)		
2026	583,268,160	242,447,910	3,355,479	1,612,279	4,967,758	25,000	4,942,758	(1,465,958)		
2027	594,175,274	253,355,024	3,506,434	1,684,811	5,191,244	25,000	5,166,244	(1,690,394)		
TOTAL			\$ 49,507,681	\$ 23,788,011	\$ 73,295,692	\$ 885,000	\$ 72,410,692	\$ 30,617,668		

Notes:

1. Assumes tax value increase of 1.87% per year. No new taxable improvements are accounted for.
2. Assumes no increases in tax rates.
3. Analysis is based on City of Houston & HISD taxable values as reported by HCAD tax rolls.
4. Totals may not add due to rounding.

EXHIBIT D

Economic Feasibility Study

THE NEED FOR NEW SCHOOLS

Following a detailed inventory of the availability and use of classrooms at all schools, an assessment of the deficiencies and need for new facilities indicated that construction of 24 new schools would provide capacity to comply with existing HISD guidelines to offset crowding. However, needs were prioritized as a recommendation for construction of seven elementary schools, five middle schools, a K-8 school, and two high schools and design of three additional elementary schools. The estimated cost, including land, of the new construction is \$246 million.

Overcrowding is a persistent problem because of increases in enrollment, state mandates that lowered the student/teacher ratio, additional special education services at the neighborhood level rather than at target sites, and continued commitment to provide ancillary, enrichment, and career-oriented activities for all students. Each of those factors has increased the demand for classroom space, and together they have created multiple situations of severe crowding. New schools are needed to relieve these conditions, since at many sites HISD has reached the limit for increasing the number of classrooms with the use of additional transportable buildings.

Overcrowded conditions at HISD schools are well beyond the levels that other local school districts tolerate. Establishing an acceptable limit to the number of transportable classrooms at schools is difficult because of the uniqueness of each school, specifically due to program diversity and architectural differences. HISD used standardized formulas used to identify overcrowded conditions districtwide, but they do not necessarily portray accurately specific situations at some schools and may not identify other situations where overcrowding exists. There is no easy answer or single criterion to define overcrowding because of the multiple causes and the various ways in which schools respond to them.

Although overcrowding occurs for different reasons at each school level, the most common indicators are the following.

EXCESSIVELY LARGE ENROLLMENT

Crowded conditions diminish the sense of and opportunity for unique student identity within the school community. Phase A identified an ideal school size for each school level to create a positive atmosphere for learning and socialization. School designs supported the concept of small neighborhood schools—elementary: 750 students, middle: 1,200 students, and high school: 2,500 students. Many schools at all levels continue to exceed those thresholds. There are 56 elementary schools (33%) with enrollments that exceed 750 students, and nine of those have 1,000–1,350 students. Thirteen of 35 middle schools (37%) exceed the 1,200 enrollment threshold; seven of those exceed 1,400 students, and two more schools exceed 1,700 students. Four high schools approach or exceed 3,000 students. Enrollment thresholds have been repeatedly exceeded even at many of the 15 schools constructed under Phase A of Project Renewal.

A reconsideration of the ideal school size is necessary to adopt meaningful guidelines for achieving realistic enrollment thresholds. Ideal size must be defined in terms of educational and programmatic goals, but with consideration of financial constraints.

EXCESSIVE NUMBERS OF TRANSPORTABLE CLASSROOMS

When more than 35% of the total classrooms are transportable classrooms, there is excessive demand on the core building facilities, including the restrooms, lockers, hallways, cafeteria, and library. Currently, there are 50 schools with excessive numbers of transportable classrooms. Nineteen of those have more than half of their enrollment in transportable buildings. Excessive numbers of transportable buildings also consume playground or athletic space at schools with small sites. When the core function is overloaded, the cafeteria requires multiple lunch periods (beginning mid-morning), crowded hallways create circulation or security problems, inadequate rest rooms require shifts for use, and libraries are underequipped and without adequate study, table, or quiet space.

EXTENSIVE REDISTRIBUTION OF STUDENTS

When a class level is filled to capacity at the neighborhood school, the grade is considered "capped," and the students are directed to other schools where space is available. Although capping usually affects a specific grade or program, it is not uncommon for an entire school to be capped. At moderate levels, capping is an efficient procedure, because it uses more fully all classrooms without overloading certain schools or requiring additional classrooms. However, capping is an indicator of latent overcrowding,—i.e., those students within the home attendance boundary who should be accommodated but are not. Although families are not usually split between schools when capping occurs, the process disrupts the continuity of attending the same school from one year to the next and further complicates the opportunity for parental involvement. Undoubtedly this displacement can affect student achievement. "Compound capping" occurs when capped students displace neighborhood students from their own school because it is a receiver school. The neighborhood students are then sent to a third school at still greater distance from their homes. Occasionally they can be exchanged or sent back to the original school. Transportation of all capped students requires additional buses, which may not be available.

LACK OF CLASSROOM SPACE FOR ANCILLARY AND ENRICHMENT ACTIVITIES

State law requires only basic education in a regular classroom environment and allows transportable buildings to be used when they are needed to supplement existing facilities. As a means to create schools of excellence, however, HISD strives to have separate classrooms for science, music, and art, and to provide enrichment and ancillary activities (such as Title 1 resource) and other special programs or electives offered periodically throughout the day or week. Special education is also provided at the neighborhood level. It is the goal of HISD to provide these programs for all students at all schools.

An enrollment increase, rooms once used for enrichment activities must be used as classrooms to offer basic education. With severe crowding many ancillary programs must be eliminated. This creates a serious inequity with other schools where space more closely meets enrollment demand.

Under new school design standards, there is a need for five ancillary and three special education rooms, though the number varies by size of school. The demand for additional classrooms to achieve equity at most existing schools can be met with transportable buildings. No school should be without adequate ancillary space.

Note that additional ancillary classrooms do not increase the capacity of a school, because capacity is based on number of basic education classrooms.

PRIORITY SITES FOR NEW SCHOOLS

The steady increase in total enrollment since the late 1980s has not occurred evenly throughout the school district. Redevelopment, new housing construction, and conversion of apartment units to family housing have created high-density areas from previous vacant or underutilized property.

The top priority sites for new schools were determined by comparing residential density by census tracts. This approach is more accurate in identifying overcrowding than use of school enrollment figures, because factors besides neighborhood density cause annual enrollment fluctuations, including presence and variations in Magnet transfers, capping related to grade levels, modifications in available space grade configurations, such as pre-K and 6th grade, and volatility in apartment real estate market, which causes population shifts across the school district.

Because of these annual enrollment fluctuations, it is difficult to forecast long-range enrollment trends in specific areas. The recommendation for new construction for Phase B, however, is based on demand for classrooms in locations that currently are extremely crowded and locations where there is a need to increase accessibility and reduce travel time for neighborhood schools.

The following page groups by vicinity the elementary schools that have the most severely crowded conditions and excessive numbers of transportable classrooms. The priority locations for new construction are described on page 118.

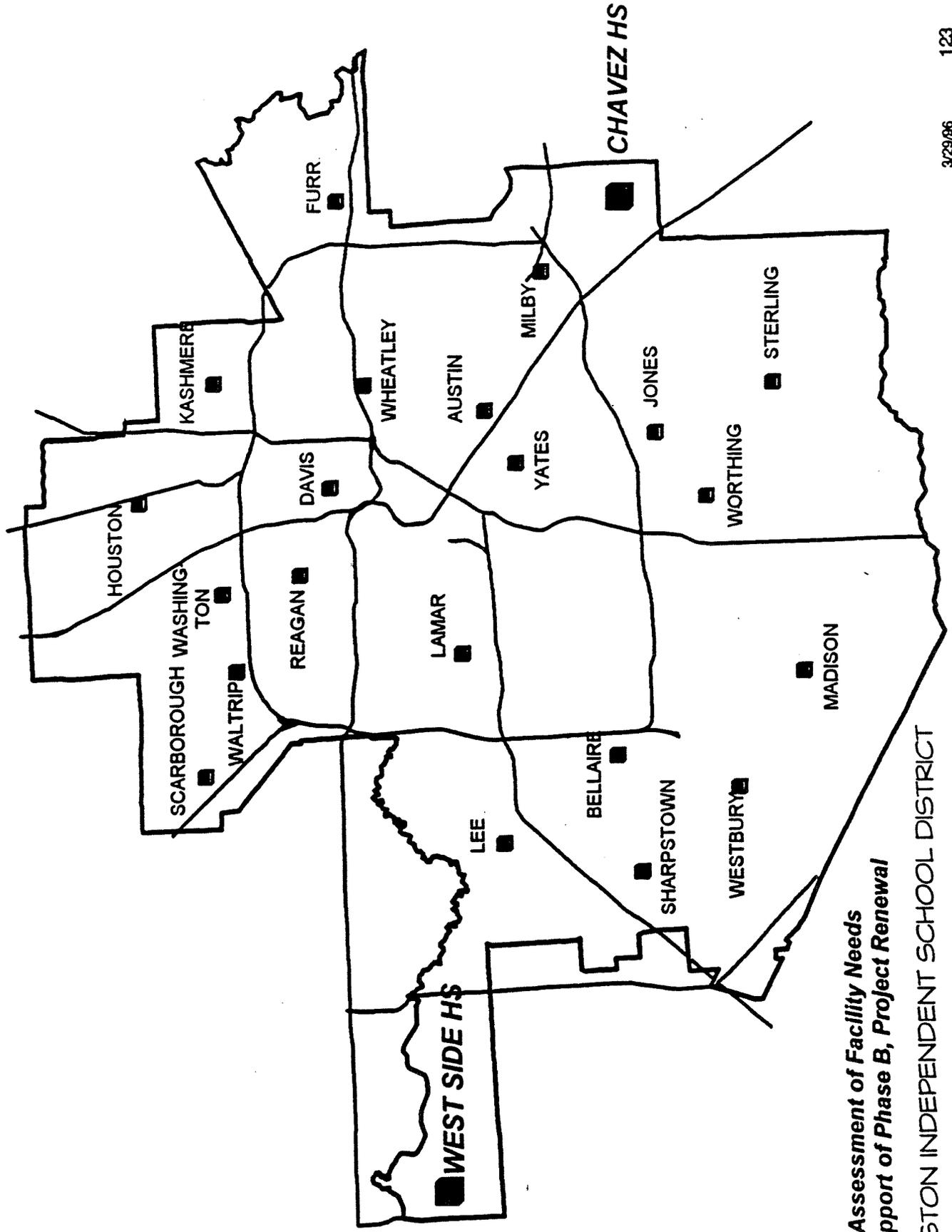
NEW HIGH SCHOOLS

Two high schools were designed in Phase A for bidding and construction in Phase B.

Chavez HS Designed for 2,500 students, this school will relieve two of the largest and most severely crowded schools in HISD. Austin, built in 1937, has an enrollment of 3,104, 18 transportable classrooms, and a deficiency of almost 450 seats. Milby, one of the largest high schools in the county, was built in 1925 and now has an enrollment of 3,553 students. There is a deficiency of almost 250 seats. The excessive enrollment size indicates the need for a new school.

West Side HS Students on the west side of HISD must travel 10 miles along Westheimer to attend Lee, and with continuing residential construction enrollment is increasing. Lee has an enrollment of more than 2,868 and a deficiency of almost 250 seats. When the school opens in about three years, enrollment will be more easily balanced between Lee and Sharpstown. Sharpstown is the most severely crowded high school, because it has 33 transportable classrooms and only 63 building classrooms.

Locations for 2 New High Schools



*Assessment of Facility Needs
in support of Phase B, Project Renewal*

HOUSTON INDEPENDENT SCHOOL DISTRICT