HOUSTON:

Opportunity Zone Prospectus Phase 1

Vision Statement

The City of Houston aims to encourage both practical and innovative investment in economically distressed areas that have been designated as Opportunity Zones in a manner that extends benefit to both investors, as well as the existing residents and businesses.

The City of Houston Investment Prospectus (Phases 1 & 2): Content

Growth
Set economic context for city and metropolis, identifying key drivers/assets

Capital Demand
Identify investable projects and propositions within the Opportunity Zones

Inclusion
Focus on human capital, job connections, and wealth creation

Place Making
Commentary on the essential must do's to re-knit spatial and social fabric

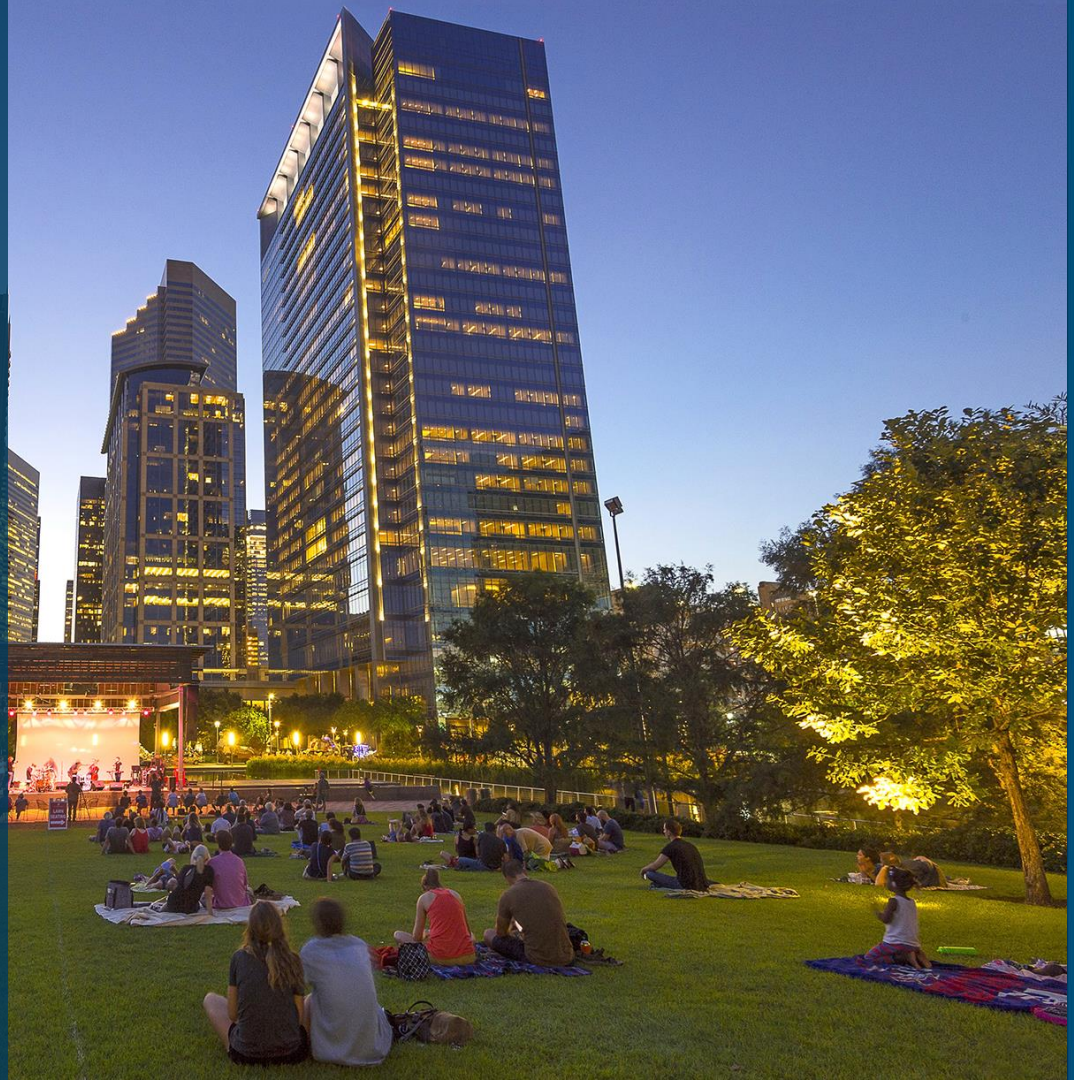
Institutional Capacity
Recommendations on institution building options to expedite growth and inclusion

Houston Opportunity Zone Approach

This document is Phase 1 of Houston's Opportunity Zone Prospectus. The purpose of this document is to provide general knowledge of the city of Houston and provide a high-level overview of how Opportunity Zone opportunities can be woven into the growth of the city of Houston. This Phase 1 Prospectus will set the economic context for Houston & highlight a few examples of capital demand and institutional capacity.

Phase 2 of the Prospectus will involve more robust community and stakeholder engagement and will include a larger sampling of specific projects that are investment ready and other opportunities related to the Opportunity Zones in the city of Houston. The Phase 2 Prospectus will be made available later in 2019, and will also focus on more examples of inclusion and placemaking.

About Houston



The City of Houston

Nation's 7th largest metro economy.

World's 26th largest economy by GDP.

Houston has grown by $76 billion over the past decade.

592,100 jobs created in the last 10 years.

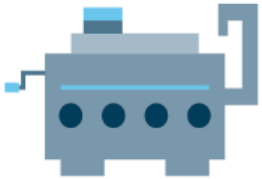
Employment to grow to 4.7 million by 2040.

Home to the World's Largest Medical Center

Energy Capital of the World

Third Coast for Life Sciences

Growing Innovation Ecosystem



Manufacturing Powerhouse

Top Headquarters City

Trade and Logistics Hub for the Americas

Houston's Momentum

By the Numbers

- City of Houston population over 2.3 million (ACS 2017)
- The Houston metro region offers a diverse and extensive labor force of more than three million workers, larger than 35 states.
- Over 5,000 venture capital deals from 2015-2017

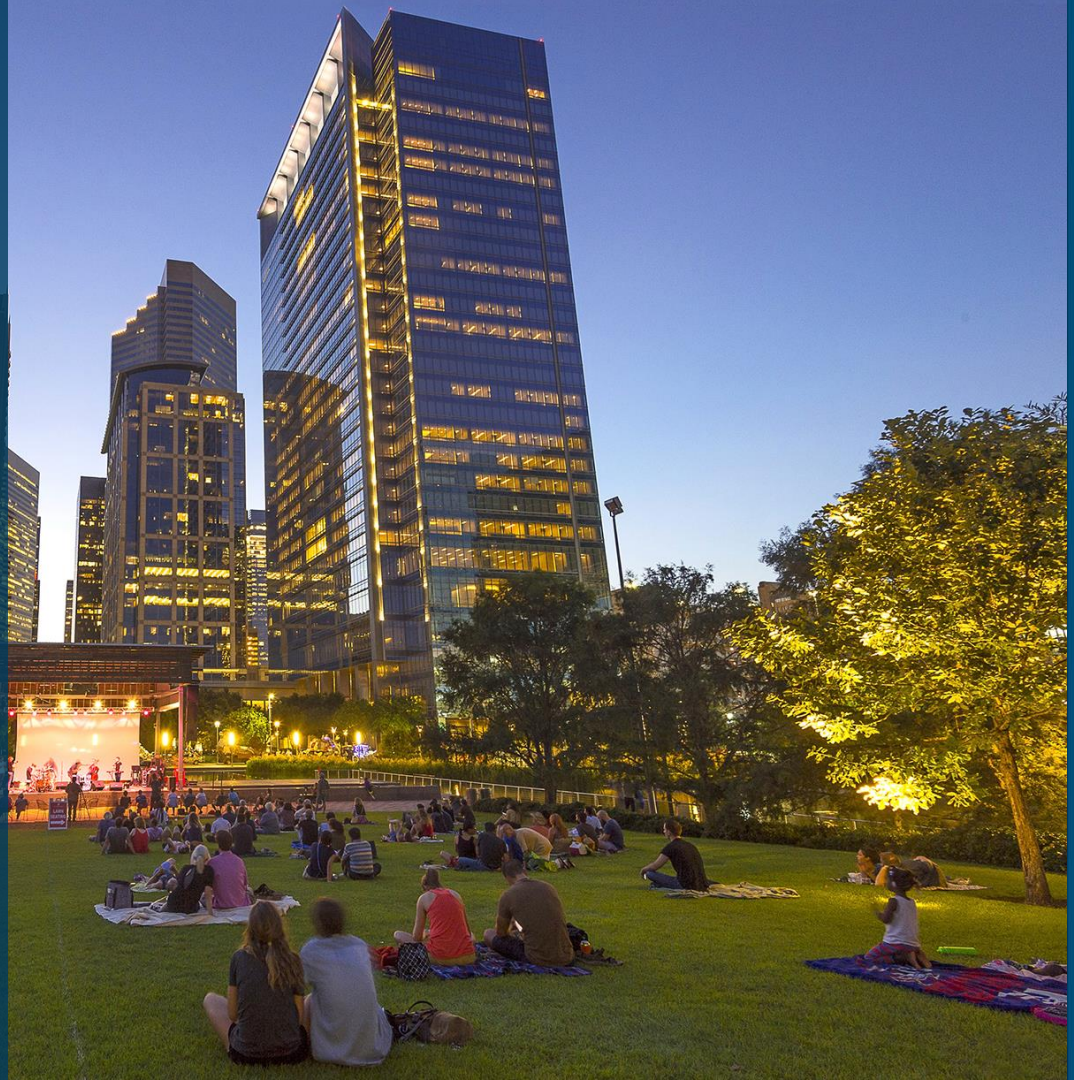
By the Assets

- Central U.S. location with two international airports and four major deep water seaports
- 3rd highest concentration of Fortune 1,000 headquarters
- Home to more than 50 Fortune Global 1,000 companies' global or regional headquarters

By the Opportunity Zones

- Harris county contains 105 opportunity zones, over 16% of the zones designated in Texas
- Zones include transformational projects throughout the city

Houston By the Numbers



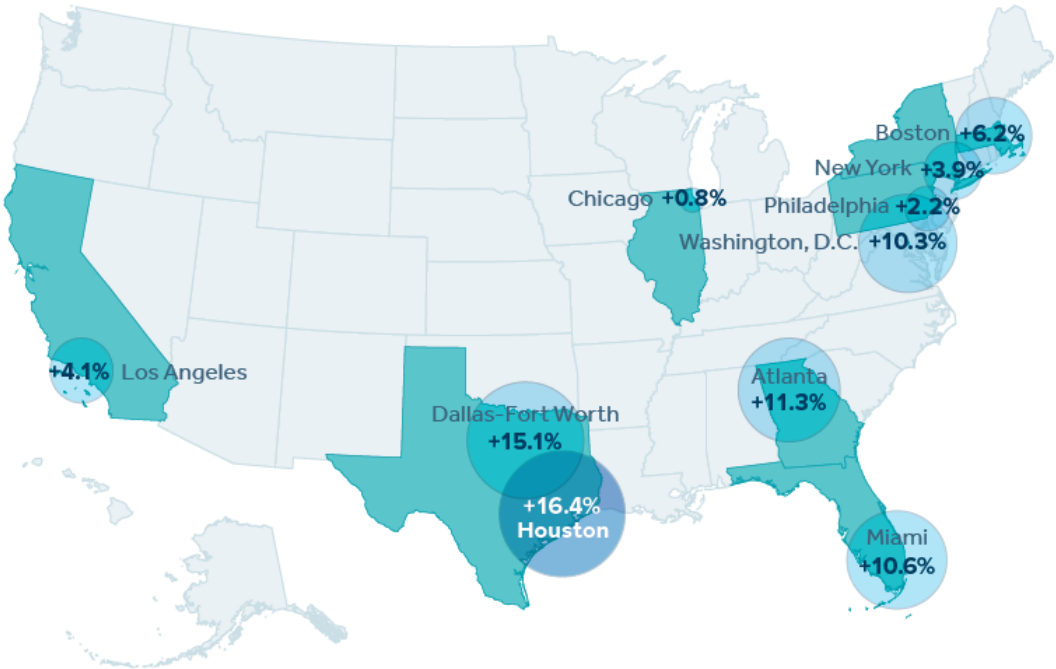
Fastest Growing Consumer Market in U.S.

Houston is one of the youngest, fastest-growing and most diverse populations anywhere in the world.

Fastest rate of population growth among the 10 most populous U.S. Metros from ‘10 to ’17

Houston’s pretax per capita **personal income** in ‘16 was **20.3% above the U.S. average.**

POPULATION GROWTH 2010-2017
(% Change)



America's Most Diverse City

145 languages spoken in Houston

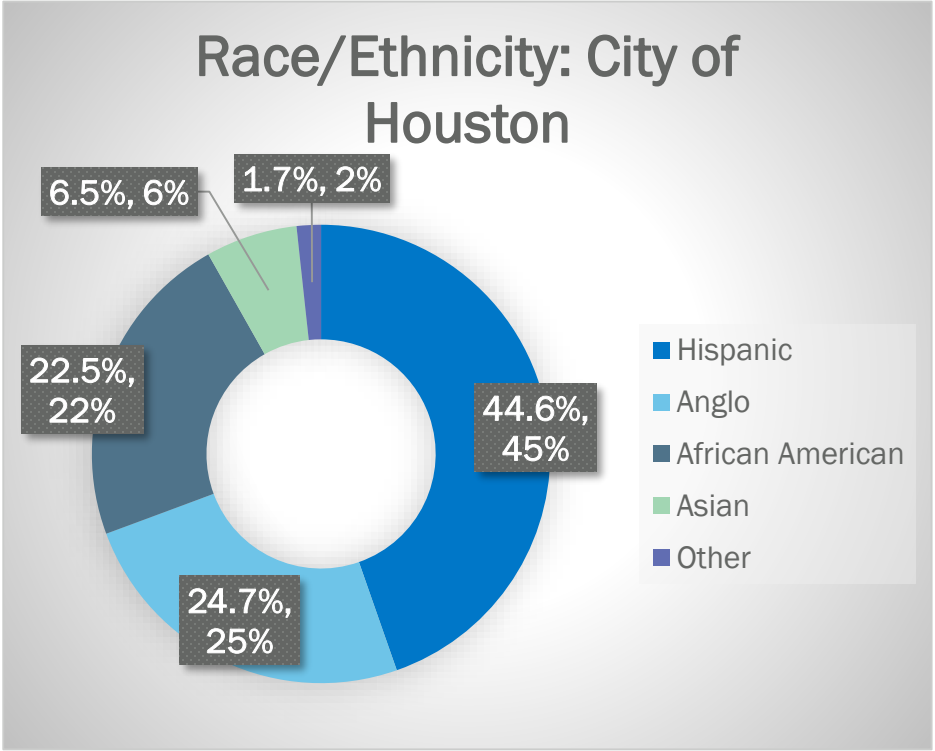
48.6% of Houstonians speak a language other than English

29.1% of Houstonians are foreign born.

Home to over 400,000 millennials, consisting of 18.5% of the population in '17

Top 10 city for attracting millennials

Top city for retaining college graduates.



Houston is Business and Wallet Friendly

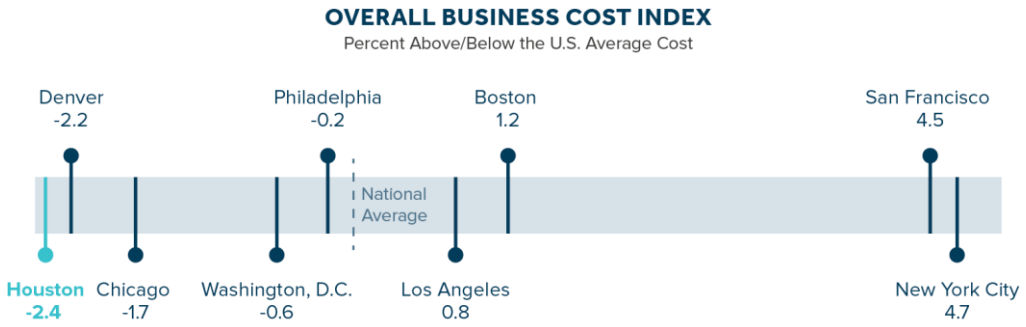
Consistently **pro-growth, pro-business** attitude.

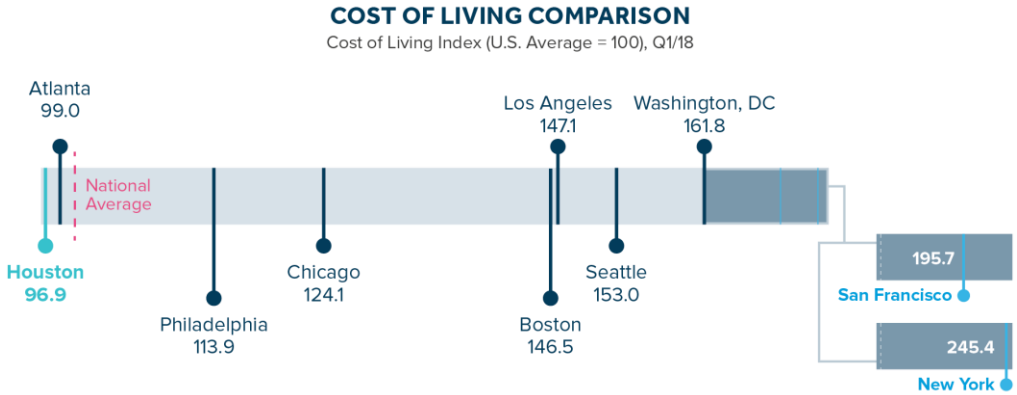
Houston and Texas have **no state or corporate income taxes.**

Texas is **a right-to-work state** with one of the country's lowest unionization rates.

Lower **cost for development** due to proximity to raw materials, suppliers, global air and seaports.

No zoning laws allow for quality development to take place without undue requirements.





Source: KPMG Competitive Alternatives

Consistently Among the Best Cities

America's Top State for Business
CNBC - 2018

2nd Largest U.S. Metro Exporter
EMSI, A CareerBuilder Company

#5 Metro in U.S. Forbes Global 2000 Headquarters
Forbes

No. 2 Metro Business Relocations & Expansions
Site Selection Magazine

Top 10 Metro America's Best Cities
Resonance Place Equity Index

Top 5 Metro for Fortune 1000 Headquarters
Fortune

Houston Employment Profile

City of Houston Employment by Industry 2017		
Industry	Jobs	Percent of Total
Total Nonfarm	1,105,198	100.0
Agriculture, Forestry, Fishing and Hunting	2,207	0.2%
Mining and Logging	29,867	2.7%
Construction	117,617	10.6%
Manufacturing	91,529	8.3%
Wholesale Trade	30,195	2.7%
Retail Trade	112,623	10.2%
Trade, Transportation, and Utilities	66,607	6.0%
Information	12,530	1.1%
Financial Activities	67,743	6.1%
Professional and Business Services	162,251	14.7%
Educational and Health Services	207,555	18.8%
Leisure and Hospitality	109,196	9.9%
Other Services	65,944	6.0%
Government	29,334	2.7%
Source: U.S. Census Bureau, 2017 American Community Survey		

Houston’s Largest Employers

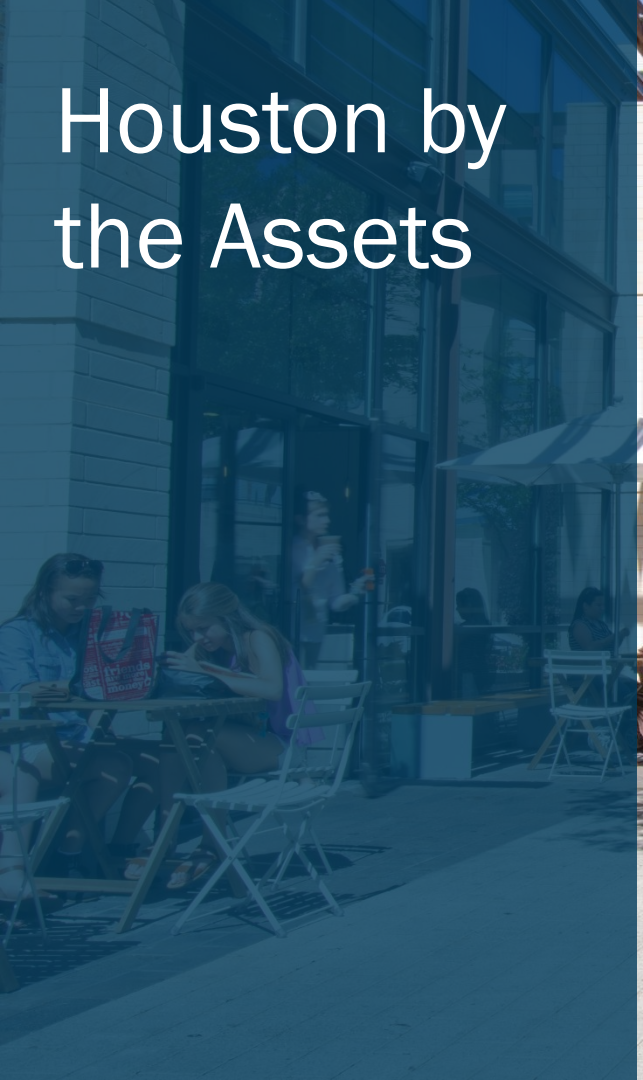
The top 100 employers in Houston account for nearly 600,000 regional workers.

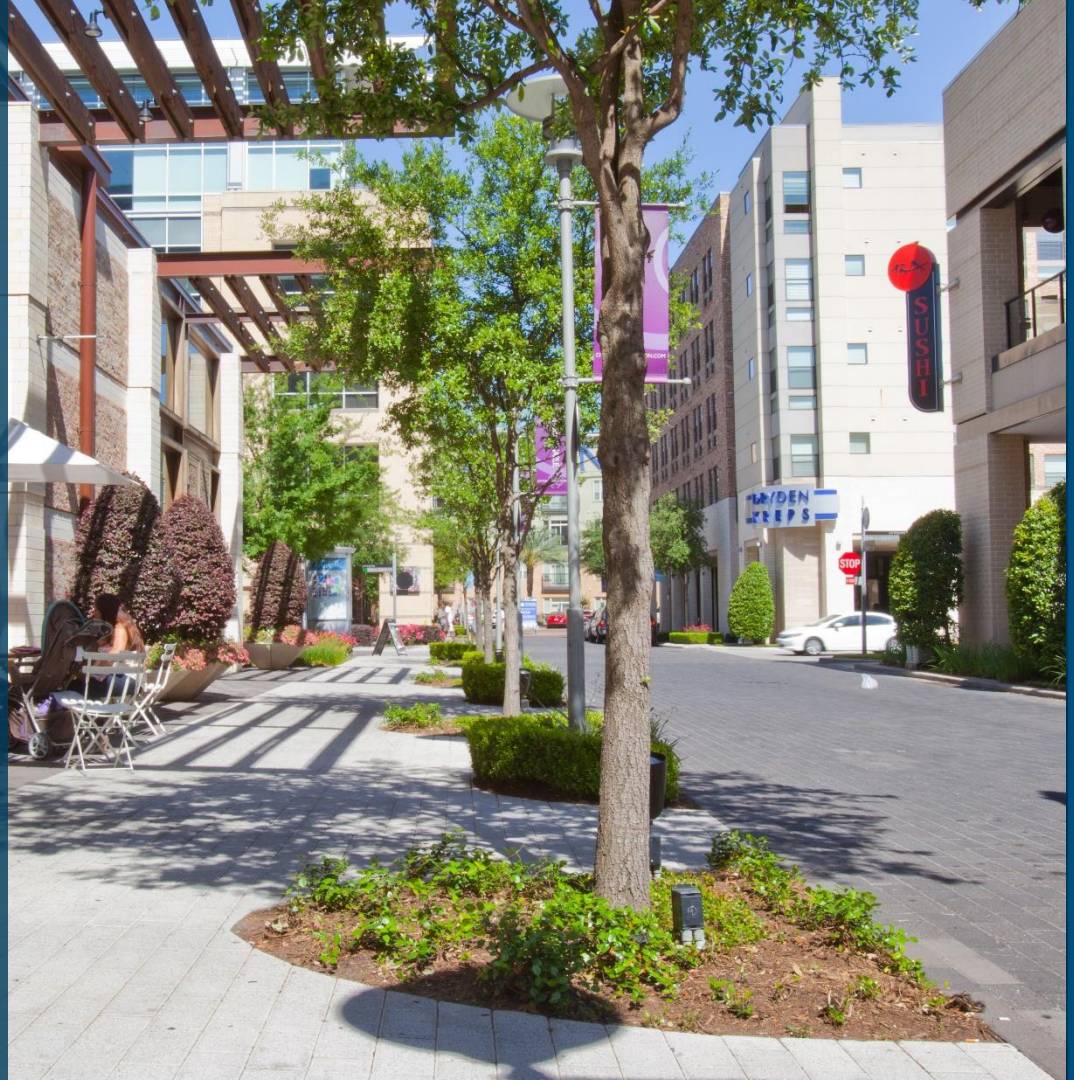
More than 20,000 employees				
H-E-B	Houston Methodist	Memorial Hermann Health System	UT MD Anderson Cancer Center	Walmart

	10,000 to 19,999 employees	
ExxonMobil	Kroger	Schlumberger
Shell Oil	United Airlines	UT Medical Branch Health System

5,000 to 9,999 employees		
Academy Sports & Outdoors	Aramark	Archdiocese of Galveston-Houston
AT&T	Baker Hughes, a GE company	Baylor College of Medicine
BP America	Chevron	CHI St. Luke's Health
Daikin/Goodman	Dow Chemical	Fluor
Harris Health System	HCA	Hewlett Packard Enterprise
Home Depot	Houston Community College	JPMorgan Chase
Landry’s	Lone Star College	Macy’s
National Oilwell Varco	Pappas Restaurants	S&B Engineers and Constructors
Target	TechnipFMC	Texas Children’s Hospital
University of Houston	UT Health Science Center at Houston	

Houston by the Assets





Headquarters Hub for the Americas

Corporate headquarters thrive in our region, powered by a diverse, highly-skilled and well-trained talent base who enjoy an excellent quality of life.

Houston has one of the largest concentrations of global headquarters in the world.

3rd highest concentration of Fortune 1,000 headquarters in the U.S. (ranking just behind New York and Chicago).

Home to more than 50 Fortune Global 1,000 companies' global or regional headquarters.

Houston is a Great Global City

1,000+ Houston firms report foreign ownership.

More than 90 consulate offices.

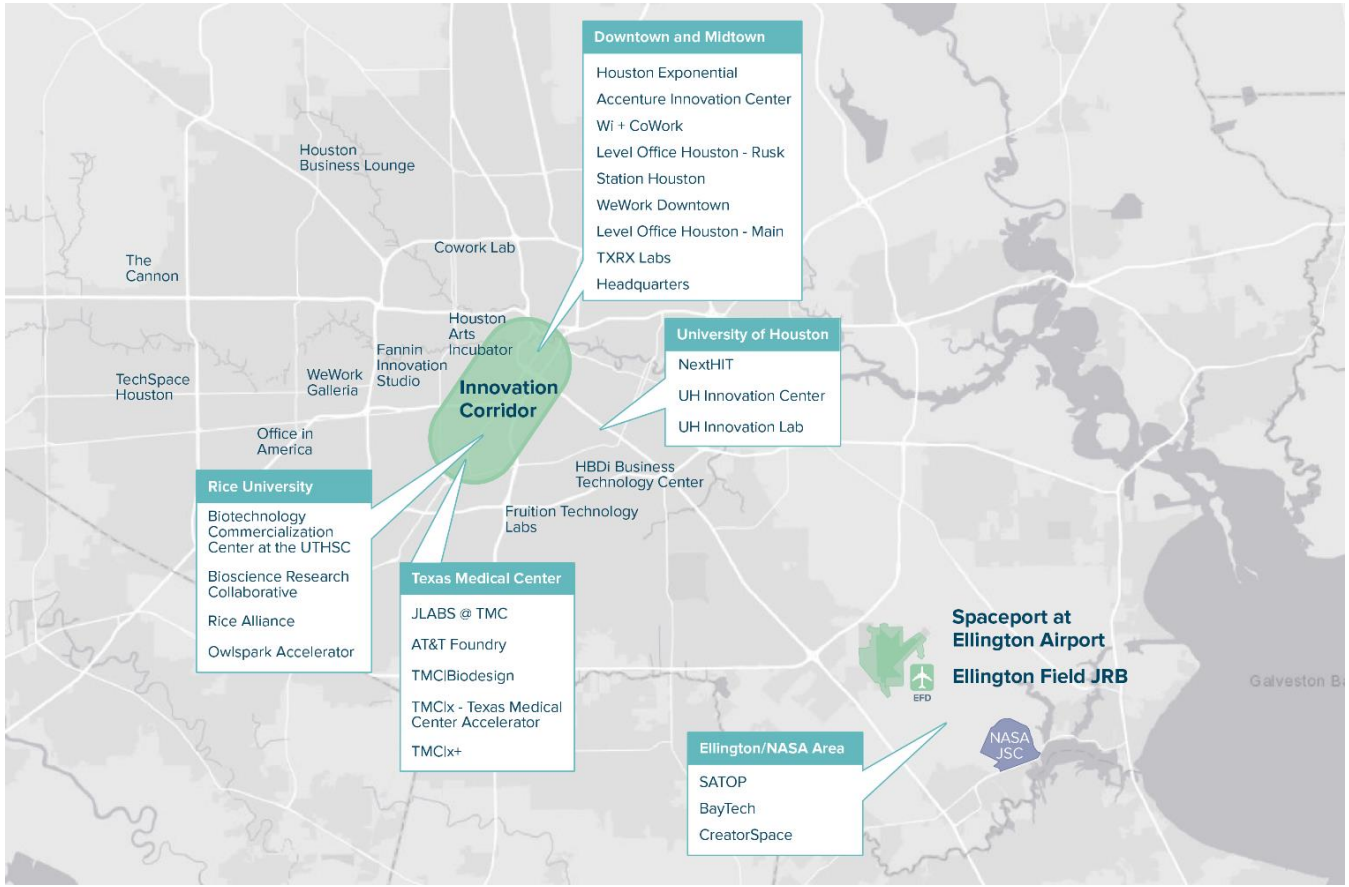
More than 150 companies with nearly 3,500 subsidiaries in 118 other nations.

5,000+ Houston-area firms, foreign government offices and nonprofit organizations involved in international business.

19 foreign banks, representing ten nations.

Hundreds of international companies have opened, expanded or relocated to Houston.

Houston's Innovation Ecosystem



Houston’s Innovation Ecosystem

Over the last few years, Houston has made transformational moves to accelerate the growth of our innovation ecosystem, positioning Houston as a world class digital tech city over the next five years.

INNOVATION CORRIDOR

INNOVATION DISTRICT

COLLABORATION SPACES

HOUSTON EXPONENTIAL

TMC x

TMC3 – TRANSLATIONAL RESEARCH CAMPUS

Third Coast for Life Science

Home to the world's largest medical campus, the **Texas Medical Center**, one of the top destinations in the U.S. for clinical health care and medical research.

10+ million patient encounters at TMC each year.

106,000 employees including multiple **Nobel Laureates** and the highest concentration of **nationally awarded scientists**.

Houston has more than **1,760 life sciences companies**, cutting edge hospitals, health facilities and research institutions.

Digital Tech in Houston

Houston has a over 500 digital tech companies developing new and innovative technology for energy, healthcare, business services, e-commerce, cloud-computing, cyber-security, logistics and other vital industries.

ALERT LOGIC
bmcsoftware
CARDTRONICS
Cimarron
COMPUGEN
Simplifying the business of technology ... together
CSAT Solutions
DataVox
Dicentral
highradius
hp
IDERA
PREDICTif
PROS
quorum
energy driven by innovation
riversand
Microsoft
amazon
TRUMBULL
FLY UNMANNED
SPACEX
BLUE ORIGIN
FOXCONN
Hewlett Packard Enterprise
DXC.technology
BLINDS.COM
TEXAS INSTRUMENTS

Manufacturing Market in Houston

Houston is a **leading global manufacturing center** and **logistics hub for the Americas and the world**.

Houston has the **second largest manufacturing GDP** in the U.S.

Houston manufactures **$80 billion in products annually**.

The labor shed for the Houston region includes **more than 559,000 workers in goods-producing industries**.

Houston manufacturers employ more than **236,000 manufacturing workers**.

Strategic Location for Global Access by Air

Houston provides direct access to every major city in the U.S. from two airports – Bush Intercontinental (IAH) and Hobby (HOU).

823 daily nonstop flights globally

Atlanta	1:50 hrs.	New Orleans	1:00 hrs.
Boston	3:40 hrs.	New York City	3:20 hrs.
Chicago	2:25 hrs.	Philadelphia	3:10 hrs.
Cleveland	2:35 hrs.	Phoenix	2:40 hrs.
Dallas/Ft. Worth	30 min.	San Diego	3:20 hrs.
Denver	2:20 hrs.	San Francisco	4:10 hrs.
Los Angeles	3:30 hrs.	Seattle	4:30 hrs.
Miami	2:20 hrs.	Washington, D.C.	2:50 hrs.

Houston Region's Ports Offer Global Access

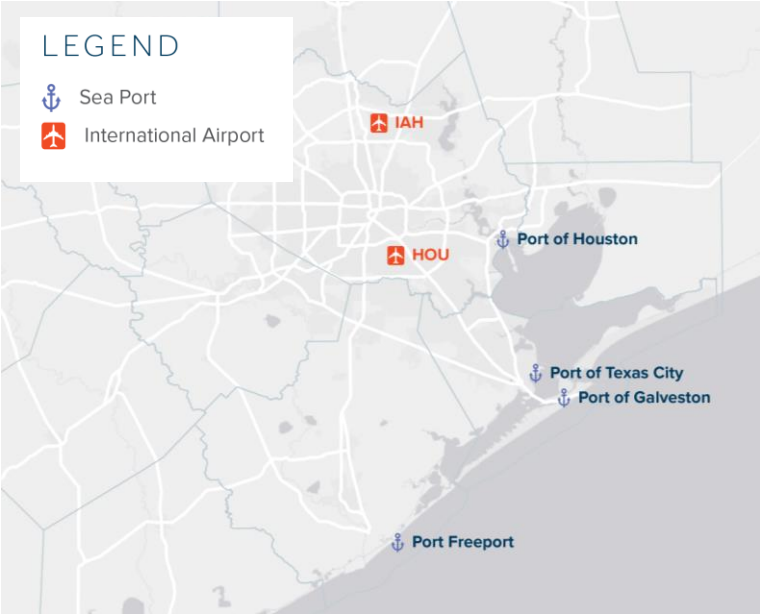
Four major deep water seaports enable companies to import goods from around the world. Efficiently linked by rail, interstate and local roadways, Houston's ports are an unparalleled gateway to global shipping lanes.

Port Houston is the largest **container** in the Gulf Coast and **6th largest** in the U.S., amounting to **over 230 million tons of cargo**

#1 Export port in the U.S. in terms of foreign waterborne tonnage

#1 break bulk port in the nation, accounting for 41% of project cargo, break bulk and neo-bulk at Gulf Coast ports.

Each year, more than **8,300 vessels** and **223,000 barges** carry throughout the Port of Houston



Easy Access to Major Interstates

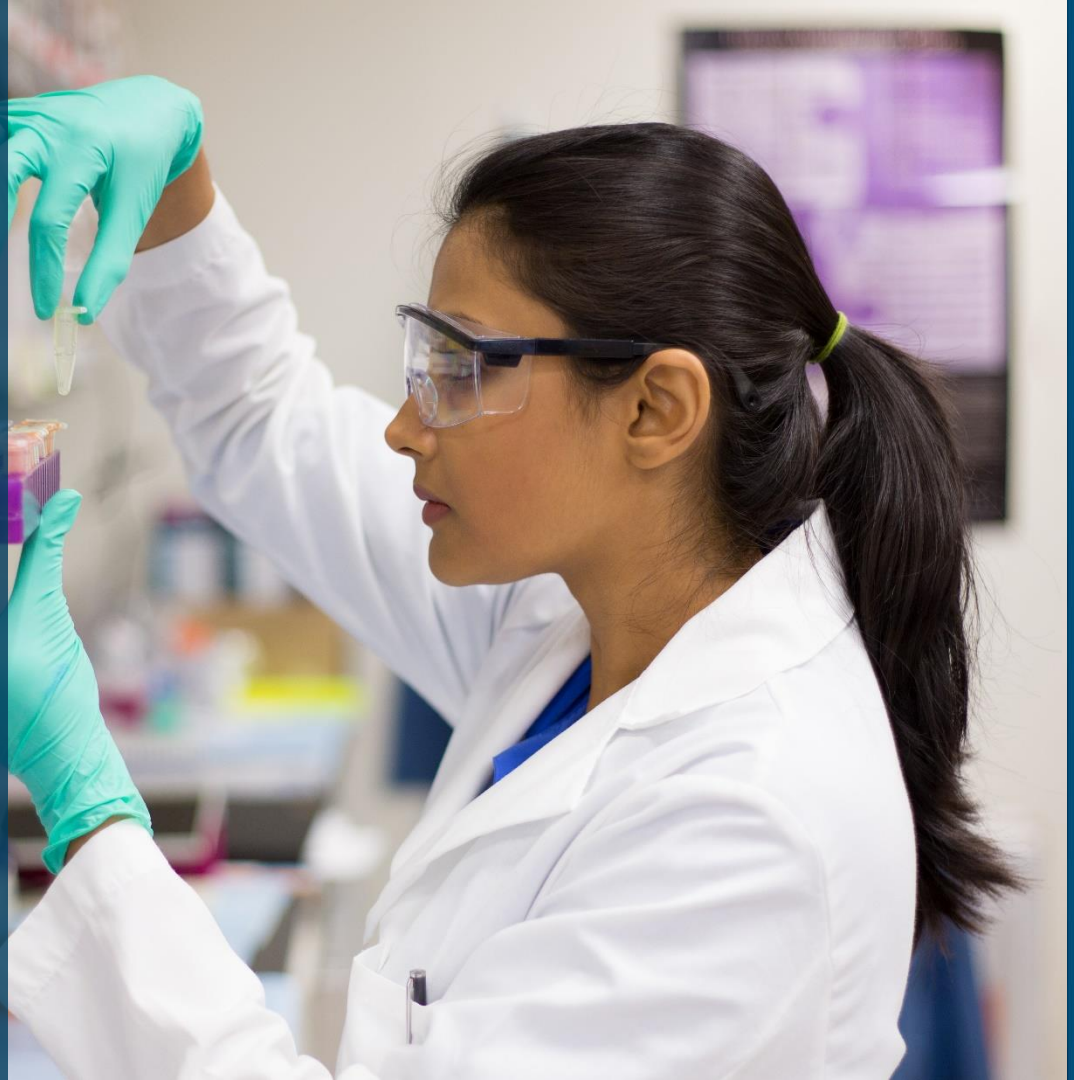
Houston's extensive highway system is well-integrated with the ports, airports, and railroads serving the city.

Crossroads of Interstate Highways 10, 45, and 69.

I-69 is known as the **"NAFTA superhighway"** that will link Canada, the U.S. Industrial Midwest, Texas, and Mexico.

"Three-loop system" enabling easy connections across the region including Interstate 610, Beltway 8 and Highway 99.

Houston Has Talent



Extensive Talent Pool

With a labor pool of over 3 million workers, businesses thrive in our region, powered by a diverse, highly-skilled and well-trained talent base from all sectors.

HQ & Business Services — Over 1 million workers

Digital Tech Talent – 97,550 workers

Engineers – 57,480 workers

Biotech Specialist – 19.400 workers

Health Care — 330,000 jobs

Manufacturing – 221,100 jobs

Colleges in the City of Houston – 2 Year

ALTIERUS CAREER COLLEGE-BISSONNET	Private not-for-profit
AVIATION INSTITUTE OF MAINTENANCE-HOUSTON	Private for-profit
CENTER FOR ADVANCED LEGAL STUDIES	Private for-profit
COMMONWEALTH INSTITUTE OF FUNERAL SERVICE	Private not-for-profit
CULINARY INSTITUTE INC	Private for-profit
FLORIDA CAREER COLLEGE-HOUSTON CAMPUS	Private for-profit
FORTIS COLLEGE-HOUSTON	Private for-profit

FORTIS INSTITUTE-HOUSTON	Private for-profit
HOUSTON COMMUNITY COLLEGE	Public
HOUSTON INTERNATIONAL COLLEGE CARDIOTECH ULTRASOUND SCHOOL	Private for-profit
INTERACTIVE COLLEGE OF TECHNOLOGY	Private for-profit
LONE STAR COLLEGE	Public
MEDIATECH INSTITUTE-HOUSTON	Private for-profit
PIMA MEDICAL INSTITUTE-HOUSTON	Private for-profit
SAN JACINTO COLLEGE-NORTH CAMPUS	Public

SAN JACINTO COLLEGE-SOUTH CAMPUS	Public
SCHOOL OF AUTOMOTIVE MACHINISTS & TECHNOLOGY	Private for-profit
THE COLLEGE OF HEALTH CARE PROFESSIONS-SOUTHWEST HOUSTON	Private for-profit
UNIVERSAL TECHNICAL INSTITUTE OF TEXAS INC.	Private for-profit
VET TECH INSTITUTE OF HOUSTON	Private for-profit

Colleges in the City of Houston – 4 years or above

AMERICAN COLLEGE OF ACUPUNCTURE AND ORIENTAL MED	Private for-profit
AMERICAN INTERCONTINENTAL UNIVERSITY-HOUSTON	Private for-profit
BAYLOR COLLEGE OF MEDICINE	Private not-for-profit
CHAMBERLAIN UNIVERSITY-TEXAS	Private for-profit
COLLEGE OF BIBLICAL STUDIES-HOUSTON	Private not-for-profit
HOUSTON BAPTIST UNIVERSITY	Private not-for-profit
HOUSTON GRADUATE SCHOOL OF THEOLOGY	Private not-for-profit

NATIONAL AMERICAN UNIVERSITY-HOUSTON	Private for-profit
RELAY GRADUATE SCHOOL OF EDUCATION - HOUSTON	Private not-for-profit
REMINGTON COLLEGE-NORTH HOUSTON CAMPUS	Private not-for-profit
RICE UNIVERSITY	Private not-for-profit
SOUTH TEXAS COLLEGE OF LAW HOUSTON	Private not-for-profit
STRAYER UNIVERSITY - NORTHWEST HOUSTON CAMPUS	Private for-profit
STRAYER UNIVERSITY-NORTHWEST HOUSTON	Private for-profit
TEXAS SOUTHERN UNIVERSITY	Public

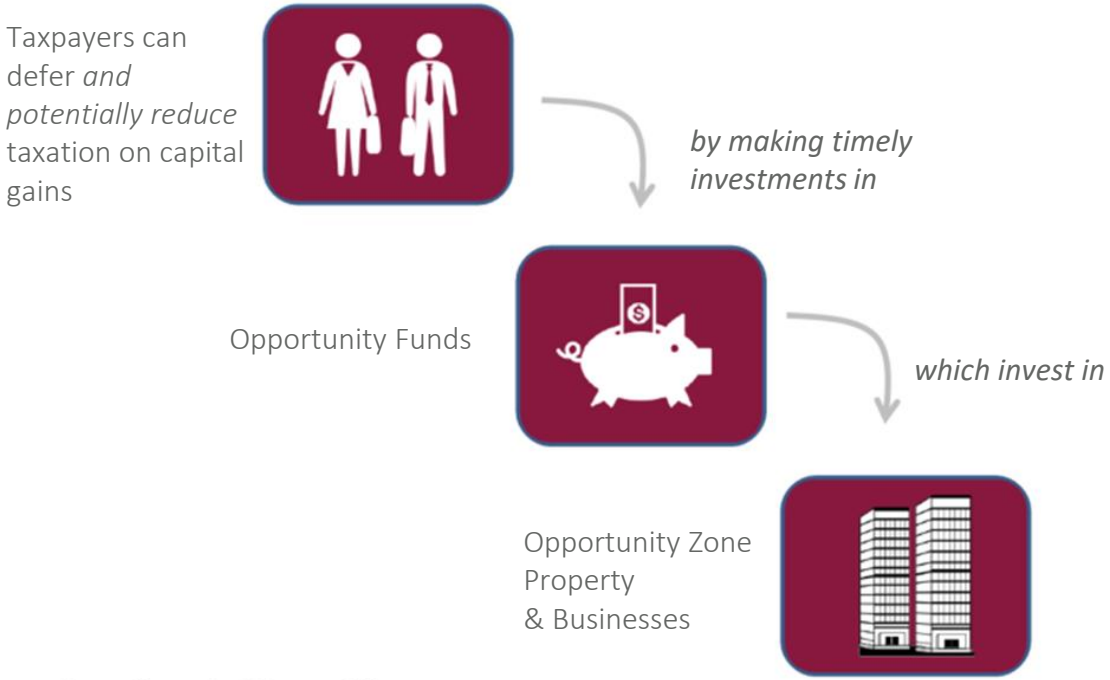
THE ART INSTITUTE OF HOUSTON	Private for-profit
THE COLLEGE OF HEALTH CARE PROFESSIONS-NORTHWEST	Private for-profit
THE UNIVERSITY OF TEXAS HEALTH SCIENCE CENTER AT HOUSTON	Public
THE UNIVERSITY OF TEXAS MD ANDERSON CANCER CENTER	Public
UNIVERSITY OF HOUSTON	Public Two additional locations in Clear Lake and Downtown
UNIVERSITY OF PHOENIX-TEXAS	Private for-profit
UNIVERSITY OF ST THOMAS	Private not-for-profit

About Opportunity Zones

Opportunity Zone Tax Incentives

Different than Other Tax Credits:

- More Market Oriented
- Residential, commercial real estate, and business investments
- No benefit cap



Source: Novogradac & Company LLP

Opportunity Zone Tax Incentives

Established by the 2017 Tax Cuts and Jobs Act, the program was established as an innovative approach to spur long-term investments in low-income urban and rural communities nationwide.

Temporary Deferral

A temporary deferral of inclusion in taxable income for capital gains reinvested into an Opportunity Fund. The deferred gain must be recognized on the earlier of the date on which the opportunity zone investment is disposed of or December 31, 2026.

Step-Up In Basis

A step-up in basis for capital gains reinvested in an Opportunity Fund. The basis is increased by 10% if the investment in the Opportunity Fund is held by the taxpayer for at least 5 years and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.

Permanent Exclusion

A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years. This exclusion only applies to gains accrued after an investment in an Opportunity Fund.

Source: Economic Innovation Group

Opportunity Zone Tax Incentives

	Investment Year 2018	Year 5 2023	Year 7 2025	Year 8 2026	Year 10 2028
Tax on Capital Gain Invested	Gain realized and invested in Opportunity Fund **within 180 days***	10% reduction of capital gains tax	15% reduction of capital gains tax	All taxes due on 12/31/26. Investor pays tax on 85% of original gain	
Tax on Opportunity Fund Investment		Any gain realized on Opportunity Fund investment is fully taxable if liquidated	Any gain realized on Opportunity Fund investment is fully taxable if liquidated	Any gain realized on Opportunity Fund investment is fully taxable if liquidated	Any gain realized on Opportunity Fund investment is tax free**

*** Tax is deferred until the earlier of investment liquidation (return of capital) or 12/31/26**

**** Any appreciation on Opportunity Fund investment is tax free if held > 10 years**

Source: LISC

City of Houston Opportunity Zone Investment Priorities

Affordable and Workforce Housing

Retail Development/Food Deserts

Manufacturing/Distribution

Innovation/Tech

Complete Communities

City of Houston Governance – Opportunity Zones

The City of Houston has multiple local entities, including tax increment reinvestment zones (TIRZs), management districts and other relevant entities.

Many (but not all of the OZs) have quasi-governmental entities that aid in the planning and development of areas.

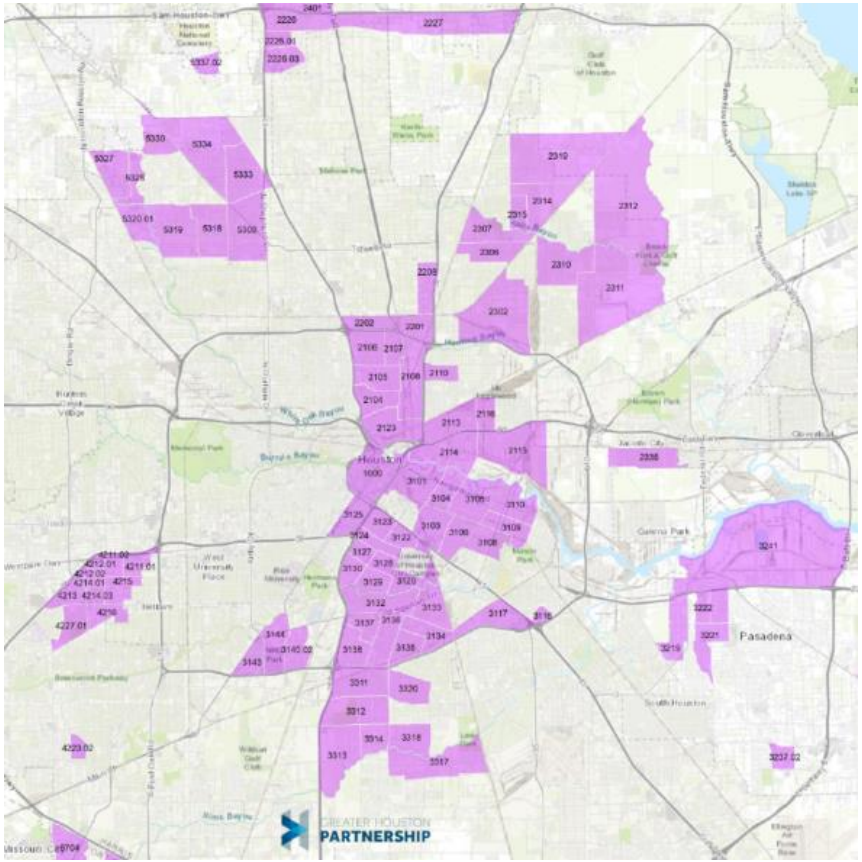
Geography of Houston's Opportunity Zones

99

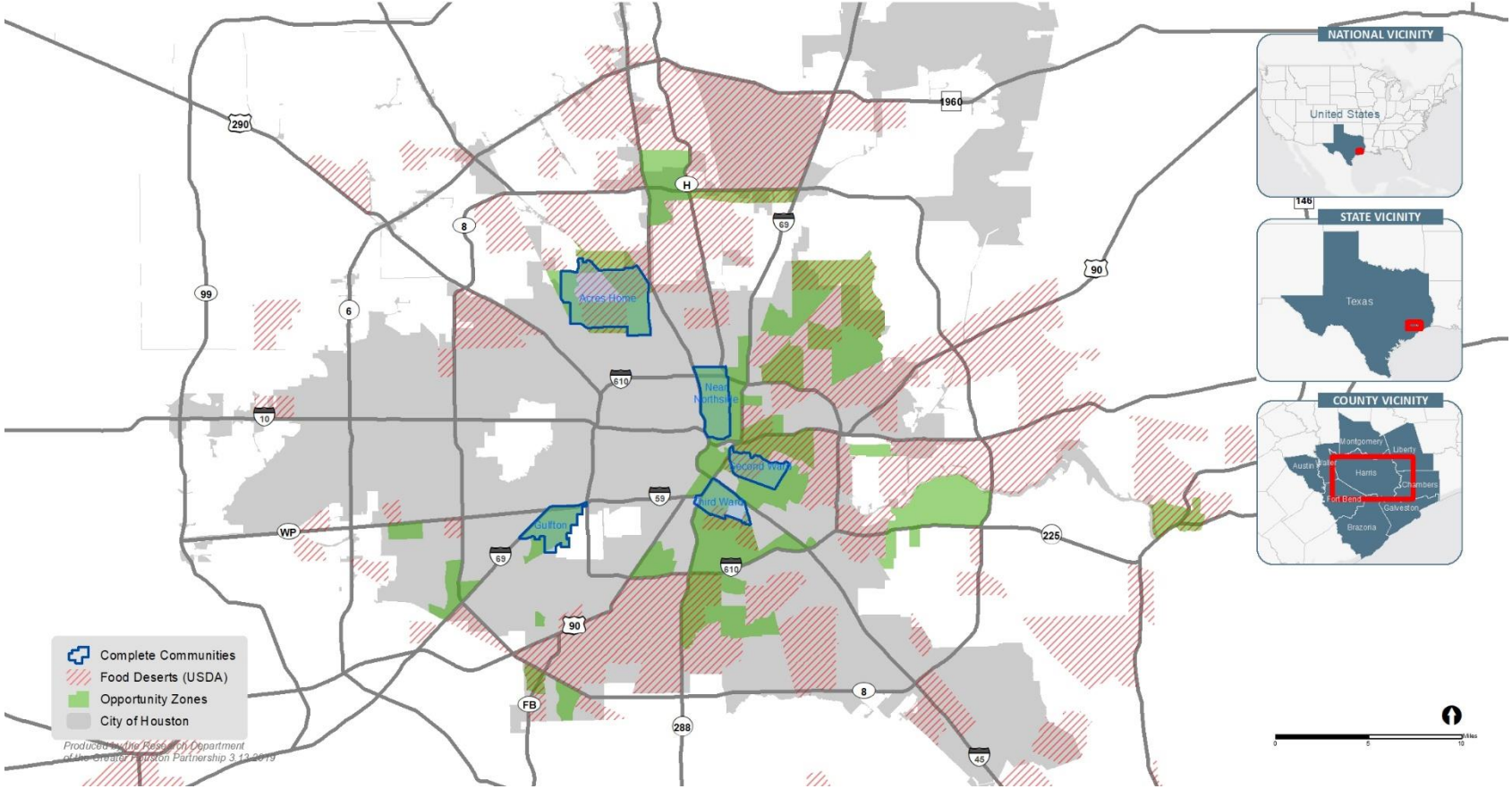
census tracts designated

Average poverty rate	33.5%
Average unemployment rate	13.3%
Average family income in OZ census tracts relative to area median income (AMI)	56.4%

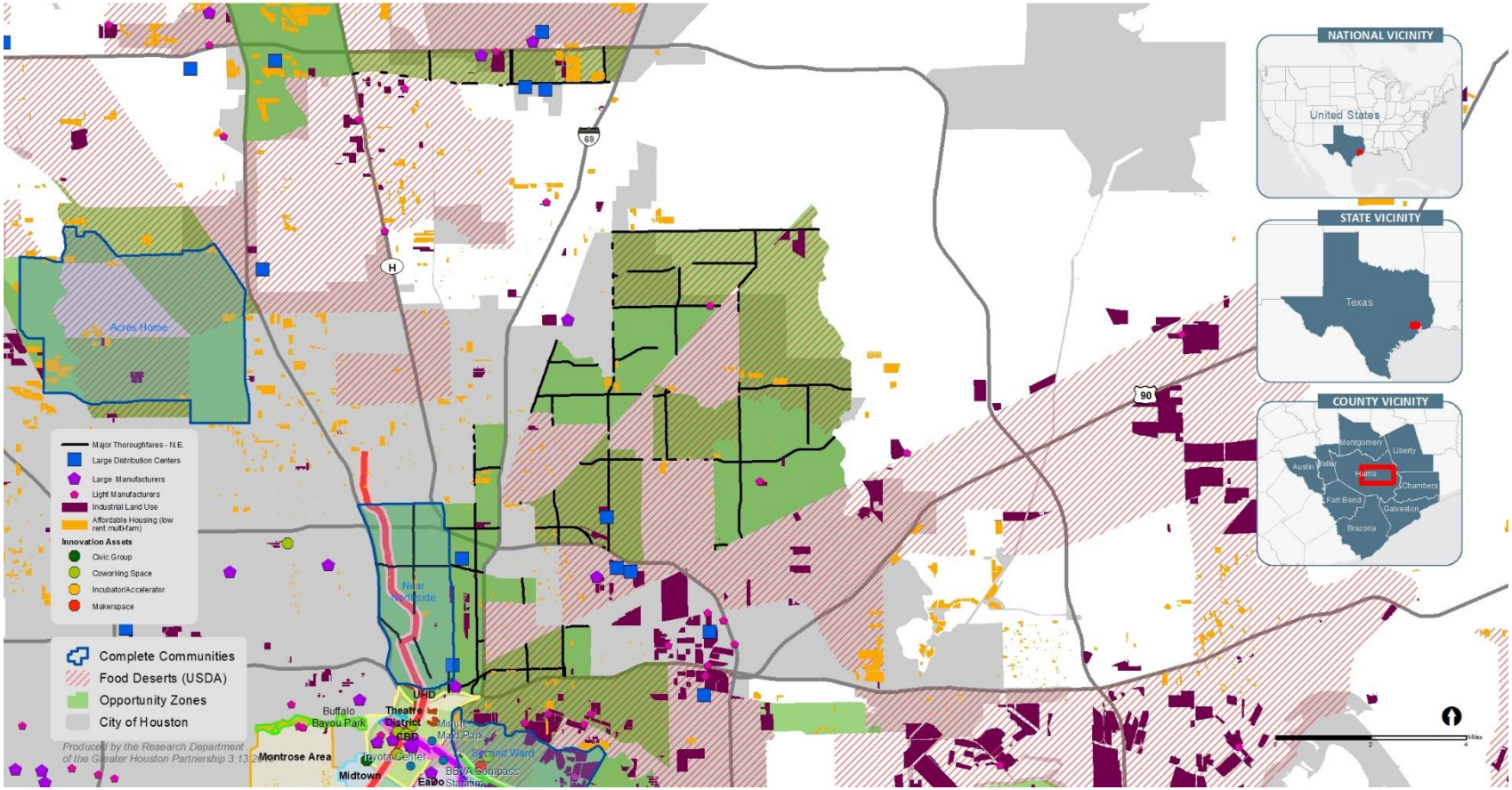
Source : LISC



Geography of Houston's Opportunity Zones



Northeast Quadrant Opportunity Zones



Northeast Quadrant Neighborhoods

Neighborhoods in this quadrant include but are not limited to the following:

- Greater Fifth Ward
- Second Ward
- Denver Harbor
- Kashmere Gardens
- Near Northside
- Trinity Gardens
- Greenspoint
- IAH Airport
- East Text Jensen Area
- Downtown
- East Little York/ Homestead
- Denver/Port Houston
- East Houston
- Magnolia Park
- Northshore

North Main and Quitman Corridor

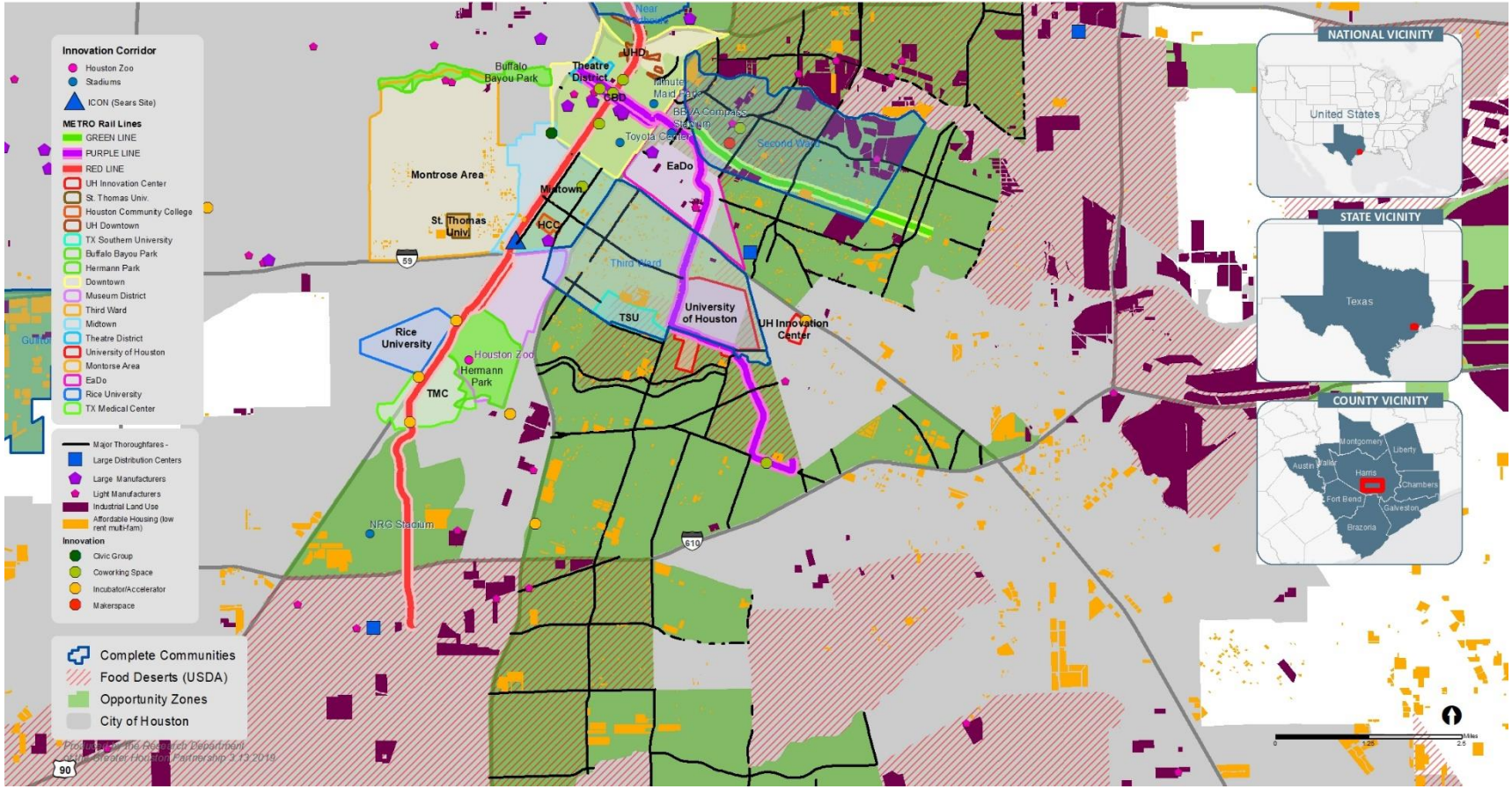
Northeast Quadrant Points of Contacts

- Near Northside Complete Community - Davonte Caldwell, CC_NearNorthside@houstontx.gov
- Greater Northside Management District – Rebecca Reyna, rc.reyna@greaternorthsidedistrict.org
- TIRZ 18 – Fifth Ward – Kathy Payton, kpayton@fifthwardcrc.org
- TIRZ 21 – Hardy/Near Northside – Ralph Deleon, rdeleon1028@sbcglobal.net
- TIRZ 22 – Leland Woods – Joel Alba, joel.alba@houstontx.gov

North Main Transit Corridor – Hardy Yards

For detailed map information visit City of Houston Map Viewer

Southeast Quadrant Opportunity Zones



Southeast Quadrant Neighborhoods:

Neighborhoods in this quadrant include but are not limited to the following:

- South Main
- Medical Center Area
- Astrodome Area
- Greater Third Ward
- MacGregor
- Greater Ost/South Union
- Sunnyside
- South Park
- South Acres/Crestmont Park
- Minnetex
- Greater Eastwood
- Lawndale/Wayside
- Pecan Park
- Gulfgate Riverview/Pine Valley

Innovation Corridor

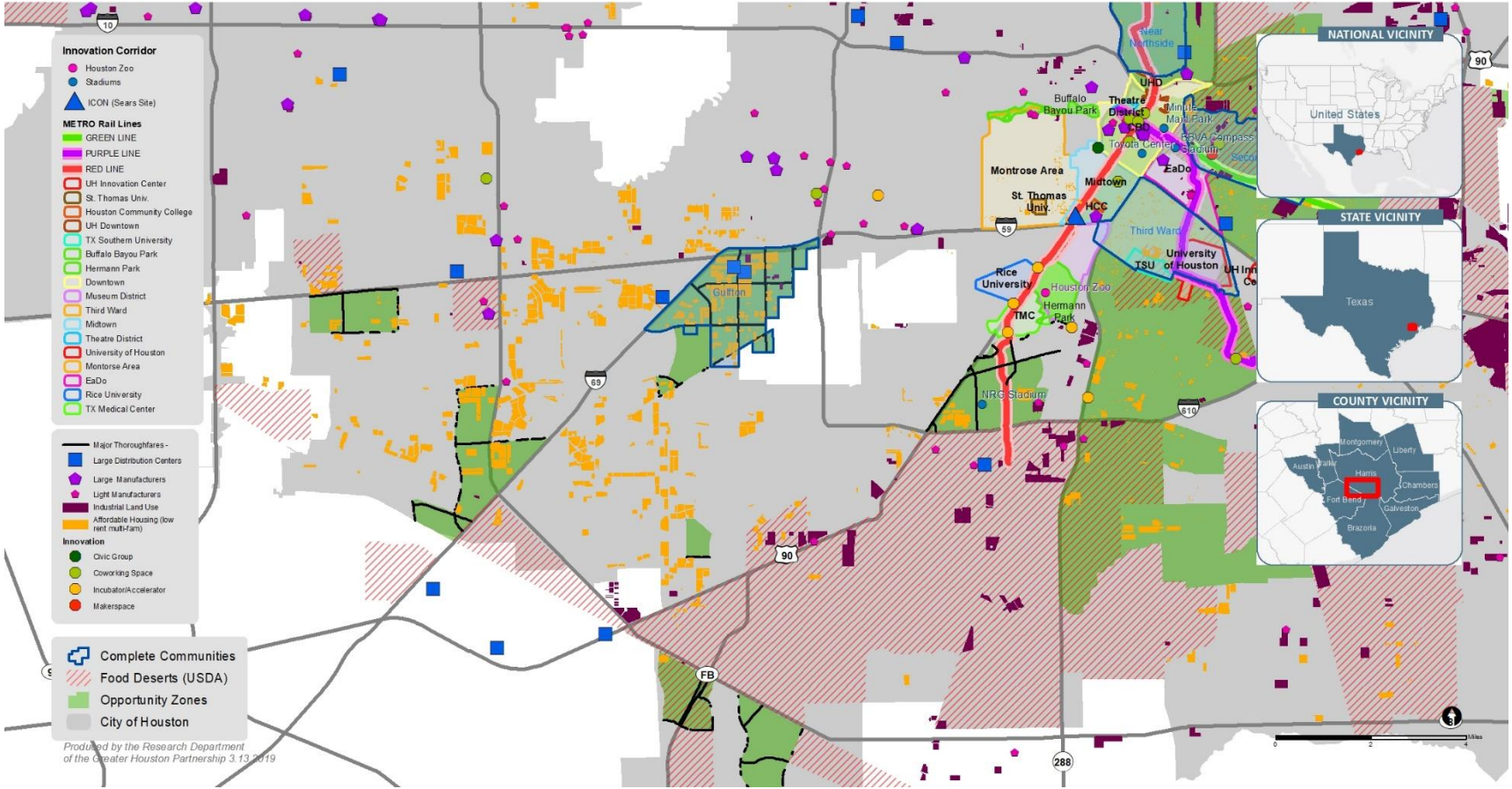
Southeast Quadrant Points of Contact:

- Second Ward Complete Community - David Welch, CC_SecondWard@houstontx.gov
- Third Ward Complete Community - Lynn Henson, CC_ThirdWard@houstontx.gov
- Downtown Management District – Bob Eury, rmeury@downtowndistrict.org
- East End Management District – Veronica Gorczynski, veronica@eastenddistrict.com
- Five Corners Improvement District – David Hawes, dhawes@haweshill.com
- Hobby Area Management District – Jerry Lowry, jlowry@hadistrict.org
- Midtown Management District – Matt Thibodeaux, mattt@houstonmidtown.com
- Southeast Management District – Theola Petteway, tdpetteway@ostalmeda.com
- TIRZ 2 – Midtown – Matt Thibodeaux, mattt@houstonmidtown.com
- TIRZ 3 - Market Square – Ryan Leach, rleach@downtowntirz.com
- TIRZ 7 – O.S.T/ Almeda TIRZ– Theola Petteway, tdpetteway@ostalmeda.com
- TIRZ 8 – Gulfgate – David Hawes, dhawes@haweshill.com
- TIRZ 15 – East Downtown – Ralph Deleon, rdeleon1028@sbcglobal.net
- TIRZ 18 – Fifth Ward – Kathy Payton, kpayton@fifthwardcrc.org
- TIRZ 23 – Harrisburg – David Hawes, dhawes@haweshill.com
- TIRZ 26 – Sunnyside – Carnell Emanuel, carnell.Emanuel@houstontx.gov

East River Development

For detailed map information visit City of Houston Map Viewer

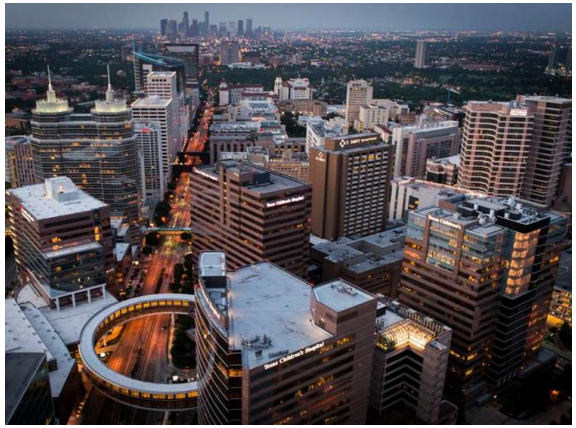
Southwest Quadrant Opportunity Zones



Southwest Quadrant Neighborhoods:

Neighborhoods in this quadrant include but are not limited to the following:

- Alief
- Sharpstown
- Gulfton
- Westwood
- Brays Oaks
- Westbury
- Fort Bend Houston
- Midtown



Texas Medical Center

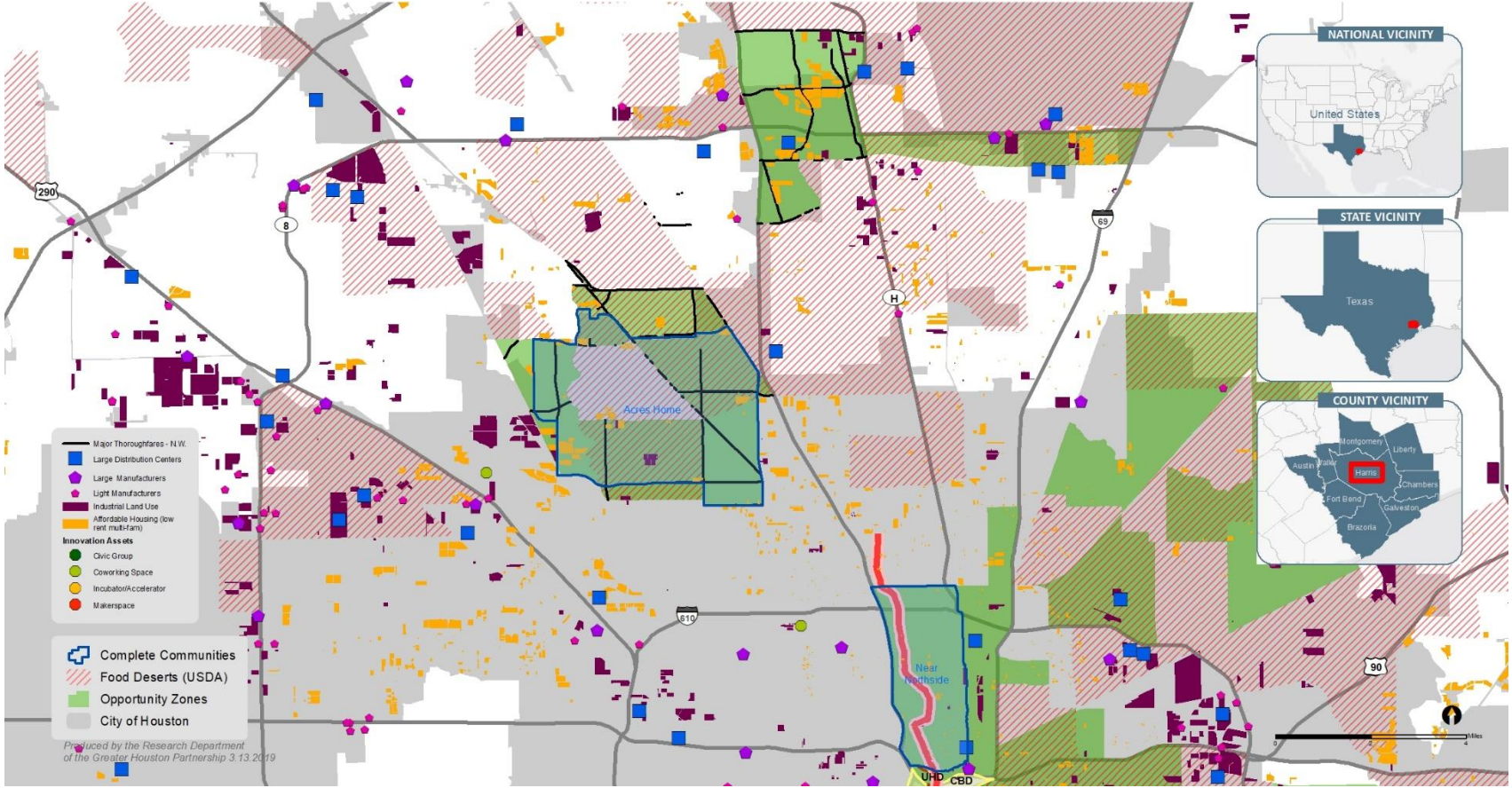
Southwest Quadrant Points of Contact:

- Gulfton Complete Community - Tonya Sawyer, CC_Gulfton@houstontx.gov
- Brays Oaks Management District - Ben Brewer, bbrewer@braysoaksmd.org
- Gulfton Management District-
- International Management District - David Hawes, dhawes@haweshill.com
- Southwest Management District - Alice Lee, alee@southwestmanagementdistrict.org
- TIRZ 20 - Southwest Houston - David Hawes, dhawes@haweshill.com
- TIRZ 25 - Hiram Clarke/Ft. Bend Houston - Ralph Deleon, rdeleon1028@sbcglobal.net

Gulfton Complete Community

For detailed map information visit City of Houston Map Viewer

Northwest Quadrant Opportunity Zones

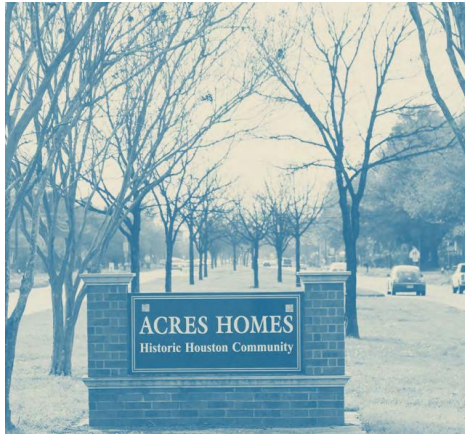


Northwest Quadrant Neighborhoods:

Neighborhoods in the quadrant include but are not limited to the following:

- Acres Home
- Greater Inwood
- Greater Greenspoint

Greenspoint Mall



Acres Homes Complete Community

Northwest Quadrant Points of Contact:

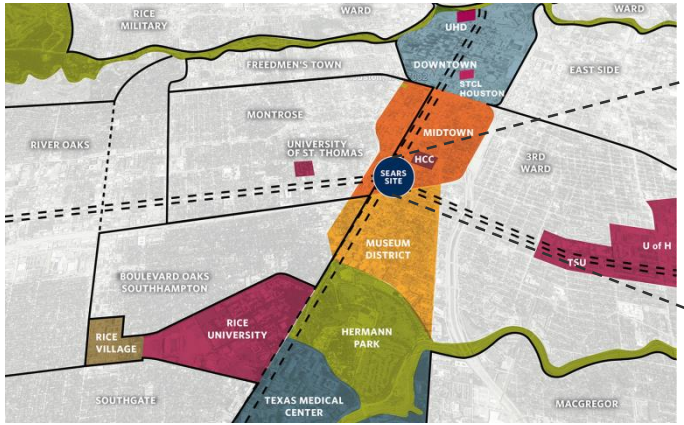
- Acres Homes Complete Community - Christa Stoneham, CC_AcresHome@houstontx.gov
- North Houston Management District - Greg Simpson, gsimpson@northhouston.org
- Near Northwest Management District - Wayne Norden, wnorden@nnmd.org
- Greenspoint TIRZ - Sally Bradford, sbradford@greenspoint.org

For detailed map information visit City of Houston Map Viewer

Opportunity Zone Corridor Development

Innovation Corridor

The Assets:



Innovation Corridor

- 4 miles that integrate cutting edge companies among existing research and business hubs between the Texas Medical Center and downtown Houston.
- Rail-transit oriented for ease of access.
- Investment from Rice University, City of Houston, and other collaborative partners.

The Ion & Midtown Innovation District

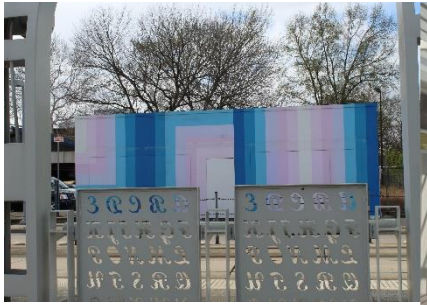
- The Ion is a $100 million, 270,000 sq. ft. facility that will serve as a multi-institutional technology collaboration hub for startups and universities to innovate alongside Houston's top companies. The building will open in Q4 2020.
- The Ion is located within a 16 acre master planned district that will consist of various retail, multi-family, office, hotel, and greenspace amenities.

The Opportunities: Invest in qualifying start-ups and business expansions in a growing tech industry and partner with a major university to expand the innovation ecosystem in the City of Houston.

Innovation Corridor Programs and Incentives

- Located within a TIRZ
- Located within a management district
- Specific potential incentives include the following:
  - 380 program consideration
  - TEZ nomination (based on capital investment and job creation/retention)
  - TEF (based on job creation)

N. Main Transit Corridor



The Assets:

- Northside Livable Center Study completed in 2010
- Houston Metro Red Line Light Rail Transit opened in 2013
- Quitman Pedestrian-Transit Improvements to begin late 2019 by Greater Northside Management District
- Hernandez Tunnel Improvements to begin Mid March 2019 by the City of Houston Housing and Community Development Department including lights and artwork by Greater Northside Management District .
- Two Multi income developments – one completed 2017 by Avenue CDC and one to be completed 2019 by Zieban Group
- Planned development of a new restaurant and Brewery in vicinity.

The Opportunities:

Redevelop Industrial and semi-industrial properties as single-family residential, neighborhood oriented commercial and community facilities. Develop mixed-use complexes that integrate with transit and encourage multi-family and higher density development to locate near transit stations. Opportunities to create vibrant community gathering places, improving the visual appearance of commercial corridors and nearby residential areas while preserving historic housing stock and commercial structures.

N. Main Transit Corridor – Hardy Yards

The Assets and Opportunities:

- 36 acres of developable land, currently held by Cypress Advisors or Austin, Texas. Hardy Yards has the infrastructure already in place for a mixed-use development potential. Abutting next to the Burnett Street Station of the METRO LRT, it is the perfect location for a multi-use Transit Orientated Development.
- At a major node of North Main and Burnett Street, with new wide sidewalks along Burnett and in the Hardy Yards, shovel ready.
- Near University of Houston- Downtown and with spectacular views of Downtown.
- Already existing a soon to open 350 multi-family, mixed use development by Zieban Group

NORTHSIDE

Emancipation Avenue Corridor

The Assets:

The Emancipation Avenue Corridor is the primary commercial/retail spine of the vibrant Third Ward community. Emancipation Avenue has excellent access to Downtown Houston and employment centers throughout the Houston region. The corridor also features excellent access to Texas Southern University and the University of Houston, both of which are in expansion mode. Moreover, Emancipation Avenue has been designated a National Trust for Historic Preservation Main Street Corridor, a designation that will stimulate and support development and redevelopment.

Emancipation Avenue is a Designated Economic Corridor in the **Houston Southeast Community Plan** sponsored by the Greater Southeast Management District. Emancipation Avenue traverses Tax Increment Reinvestment Zone #7 (TIRZ#7). Its inclusion in the aforementioned plan and its location in TIRZ#7 means that the Emancipation Avenue corridor has been or will be the beneficiary of numerous infrastructure and placemaking improvements.

The iconic Emancipation Park *(pictured on the right)*, new housing development nearby, and existing and upcoming commercial/retail development are additional assets that serve as a catalyst for new investment.

Emancipation Avenue Corridor

The Opportunities:

The Emancipation Avenue Corridor lies within a City of Houston Complete Community. The **Third Ward Complete Community** contains a number of initiatives that will serve as a catalyst for investment on and around the Emancipation Corridor, which is the gateway to a close-in neighborhood. In addition to the involvement of quasi-governmental and governmental organizations, local foundations and nonprofit land owners are engaged in planning a number of projects for the corridor, all under the banner of Revive Emancipation!

The adopted **Midtown Affordable Housing Plan** addresses potential affordable housing uses for multiple tracts of land in and around the Emancipation Avenue corridor. Moreover, several nonprofit entities own land on the Emancipation Corridor on which they anticipate constructing housing and other types of development.

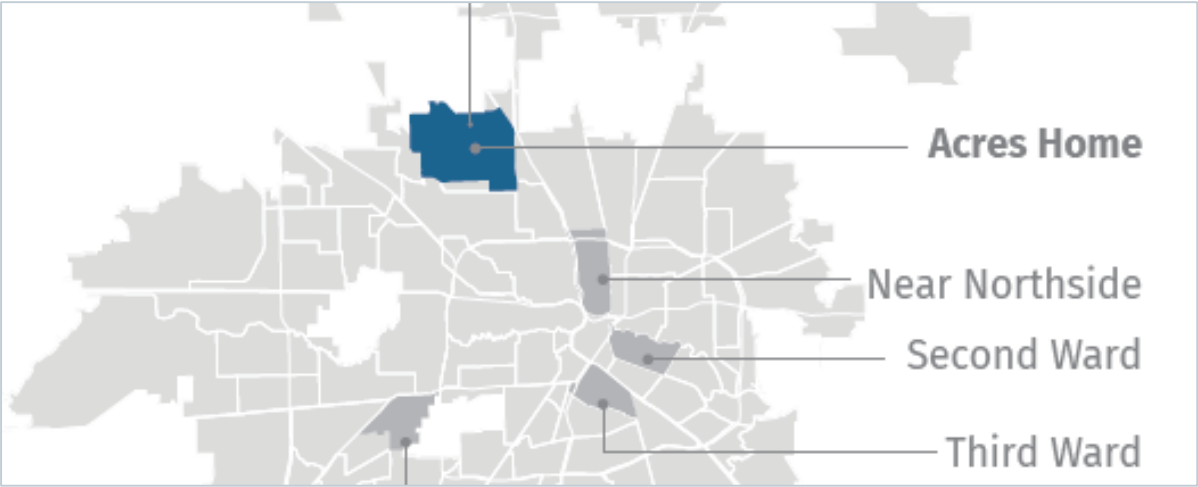
Opportunities for public-private partnerships are presented by the fact that there are two tax increment financing entities (TIRZ#7 and TIRZ#2) and a management district (Houston Southeast). These entities have the ability to support projects on the Emancipation Avenue Corridor.

Complete Communities within Opportunity Zones

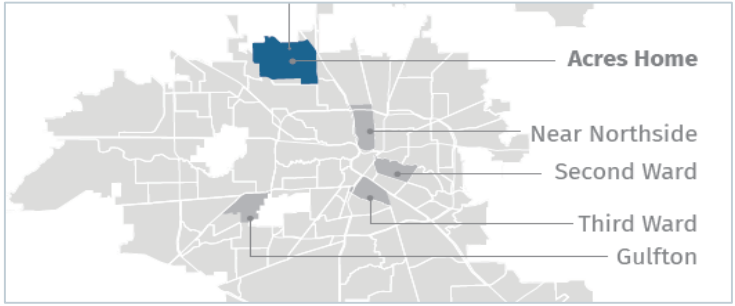
About Complete Communities

Complete Communities is an initiative led by Mayor Turner that focuses on five pilot communities to redirect current city and federal resources to the pilot neighborhoods to improve access to jobs, schools, parks, quality affordable housing and more, in an effort that will require coordination across city departments as well as with outside bodies, including the local school districts and transit agencies.

Currently, the Complete Communities initiative includes Third Ward, Second Ward, Acres Home, Near Northside and Gulfton.



Acres Home Complete Community



The Assets:

- The existing community is 10 miles from downtown Houston and is a short commute from major employment centers.
- The community has a large amount of undeveloped land.
- Large parks including Sylvester Turner Park that features playgrounds walking trails and a baseball field sponsored by the Houston Astros.
- A potential repurposing of the Bethune Academy into the Bethune Empowerment Center.

The Opportunities:

- Partner with HCDD for CDBG funds to build higher-density, mixed income housing and a town center along West Montgomery.
- Redevelop vacant lots into single-family rental housing.
- Open a full service grocery store to meet demand in the neighborhood.

Gulfton Complete Community

The Assets:

- Burnett Bayland Park is undergoing revitalization and currently features amenities including a water playground, a children's playground, walking trail, a community garden, picnic tables, athletic fields, a basketball pavilion, and a community center.
- Gulfton is most densely populated and diverse community in Houston.
- Near major employment centers including Galleria/Uptown.

The Opportunities:

- Develop properties along I-69 freeway to compliment existing retail anchors such as Walmart and Sam's Club.
- Partner with HCDD for CDBG funds to reinvest in existing multi-family housing stock.
- Increase banking options for residents.
- Entire community located within an Opportunity Zone.

Near Northside Complete Community

<u>The Assets:</u>

- Construction has started on Avenue Center, a multi-million dollar community improvement center.
- Moody Park is a central gathering place in the northern part of the neighborhood and contains the iconic architecture done by Rey de la Reza.
- The area is served by METRORail and has recent upgrades to pedestrian infrastructure and an expansion of bike lanes along Hardy and Elysian.
- Hardy Yards

<u>The Opportunities:</u>

- Redevelop vacant or under-utilized properties along the METRORail Red Line.
- Partner with HCDD for CDBG funds to increase single and multi-family housing.
- Develop new full service grocery stores, retail or restaurants in high demand areas along major corridors such as Cavalcade, Quitman, Fulton, North Main.
- Entire community located within an Opportunity Zone.

Second Ward
Complete Community

The Assets:

- The completion of Harrisburg Boulevard light rail east end corridor provides high quality mass transit to downtown Houston less than two miles away.
- Navigation Boulevard is the cultural center of Second Ward it includes a wide, attractive esplanade that is both functional and artistic with restaurants, a weekly farmers market and cultural events.
- Buffalo Bayou East Sector- A master planned linear park that will feature access to the water front, a system of hike & bike trails, public art, and new recreational activities.

The Opportunities:

- Partner with HCDD for CBDG funds to redevelop large, formerly industrial properties that are available into new office, retail, mixed use, and live-work spaces.
- Develop mixed-income residential along redeveloped waterfront properties.
- Invest in the local businesses that are poised for growth.
- 100% of the neighborhood has Opportunity Zones designations.

Third Ward Complete Community

The Assets:

- A $33.6 million renovation of Emancipation Park has been recently completed. The revitalized park is already attracting new development.
- Two major universities, Texas Southern and University of Houston, are located in the neighborhood.
- Third Ward is centrally located with light rail and three major highways providing easy access to downtown Houston and the Texas Medical Center.

The Opportunities:

- Partner with HCDD for CDBG funds to redevelop vacant lots throughout the neighborhood into mixed-income, single-family housing.
- Invest in restaurants with fresh foods to increase access to healthy foods.
- Redevelop vacant lots near Emancipation Park into mixed-uses and multi-family housing.
- Majority of the neighborhood is within a designated Opportunity Zone.

Local Incentives

The City of Houston is prepared to provide local incentives for projects that benefit both investors and existing residents and businesses.

Chapter 312 - Property Tax Abatement

Chapter 380 – Economic Development Agreements

Enterprise Zone Program

Tax Increment Reinvestment Zones

Foreign Trade Zones (FTZs)

Freeport Exemption for Aircraft Parts

Freeport Tax Exemption

Goods in Transit Exemption

LEED Incentive

Renewables Franchise Tax Deduction

Renewables Property Tax Exemption

The City of Houston Brownfield Redevelopment Program

Additional information may be found on the following website:

https://www.houstontx.gov/ecodev/

State Incentives

Business Relocation Incentive

Capital Development Fund

Economic Development and Diversification Waiver

Manufacturing Sales Tax Exemption

Sales Tax Exemption on Utilities

On-the-Job Training

Pollution Control Property Tax Abatements

Permit Assistance

Research & Development Tax Credit

Self Sufficiency Fund

Skills Development Fund

Skills for Small Business

Sales Tax Exemption for Qualified Data Centers

Talent Recruitment and Employer Services

Texas Capital Fund

Texas Economic Development Act – Chapter 313

Texas Enterprise Fund

Texas Enterprise Zone Program

Texas Manufacturing Assistance Center (TMAC)

Additional information for each program may be found here:

https://gov.texas.gov/uploads/files/business/IncentivesOverview.pdf

Houston Resources & Assistance

City of Houston Resources and Assistance

Greater Houston Partnership

Since 1840, the Greater Houston Partnership has strived to make the region the best place to live, work and build a business. We serve over 1,000 member companies in the 11-county Houston region.

www.Houston.org

City of Houston – Economic Development

Under the leadership of Mayor Sylvester Turner, the Chief Development Officer and staff develops, implements, and manages citywide policies and procedures for encouraging and attracting growth to make Houston even more of the metropolitan city that it is.

https://www.houstontx.gov/ecodev/

Council Member Amanda K. Edwards At-Large 4 Council Office

Amanda K. Edwards serves as the Houston City Council Member in At-Large Position 4. Amanda strives to innovatively address the city's fiscal challenges and its urban core needs to move all of Houston forward so that it can be the place where the Gulf Coast and the world's future meet.

https://www.houstontx.gov/council/4/about_amanda_edwards.html

Glossary of Terms

Opportunity Zone: An Opportunity Zone is a low-income census tract, as determined within New Markets Tax Credits legislation, that was designated by the governor of the state or territory in which the zone is located. These zones are typically in an economically-distressed community where new investments, under certain conditions in the program, may be eligible for preferential tax treatment.

Qualified Opportunity Zone Business: A qualified opportunity zone business is a trade or business in which:

- Substantially all of its tangible property, owned or leased, is qualified opportunity zone business property;
- At least 50 percent of its total gross income is derived from the active conduct of its business;
- A substantial portion of its intangible property is used in the active conduct of its business;
- Less than five percent of the average of its aggregate unadjusted bases of the property is attributable to nonqualified financial property; and
- No portion of its proceeds is used to provide (including the provision of land for) any private or commercial golf course, country club, massage parlor, hot tub facility, suntan facility, racetrack or other facility used for gambling, or any store the principal business of which is the sale of alcoholic beverages for consumption off premises.

A qualified opportunity zone business must maintain 70% of its assets within an opportunity zone.

Temporary Deferral: A temporary deferral of inclusion in taxable income for capital gains reinvested into an Opportunity Fund. The deferred gain must be recognized on the earlier of the date on which the opportunity zones is disposed of or December 21, 2026.

Step-Up In Basis: A step-up in basis for capital gains reinvested in an Opportunity Fund. The basis is increased by 10% if the investment in the Opportunity Fund is held by the taxpayer for a least 5 years and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.

Glossary of Terms

Permanent Exclusion: A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years. This exclusion applies to gains accrued after an investment in an Opportunity Fund.

Opportunity Fund: The Opportunity Fund must be certified by the U.S. Treasury Department. To become a Qualified Opportunity Fund, an eligible corporation or partnership self-certifies by filing Form 8996, Qualified Opportunity Fund, with its federal income tax return. The return with Form 8996 must be filed timely, taking extensions into account. The fund must be organized as a corporation or partnership for the purpose of investing in Qualified Opportunity Zone Property.

Qualified Opportunity Fund Investments: The funds must hold at least 90% of their assets in Qualified Opportunity Zone Property. Qualified opportunity Zone property includes newly issued stock, partnership interests, or business property in a Qualified Opportunity Zone business. Opportunity Fund investments are limited to equity investments in businesses, real estate, and business assets that are in a Qualified Opportunity Zone. Loans are not eligible for the tax incentives. Opportunity Fund investments in real estate are subject to a substantial rehabilitation requirement.

Qualified Opportunity Zone Property: Qualified opportunity zone property can be on of the following:

- Qualified opportunity zone stock
- Qualified opportunity zone partnership interest
- Qualified opportunity zone business property

Glossary of Terms

Economically Distressed Area: For the purposes of Opportunity Zones, an economically distressed area is also known as a low-income community, which is defined as a population census tract that has a poverty rate of at least 20 percent.

Management Districts: Management Districts are special districts created by the Texas legislature. These districts are empowered to promote, develop, encourage and maintain employment, commerce, transportation, housing, tourism, recreation, arts, entertainment, economic development, safety and the public welfare. Management Districts are given the power to finance their operations by issuing bonds or other obligations, payable in whole or in part from ad valorem taxes, assessments, impact fees, or other funds of the District to provide improvements and services. They may not levy a tax or assessment on single-family detached residences. Furthermore, districts may levy a tax only after holding an election within the district. These districts are intended to supplement, not supplant, existing public services.

Tax Increment Reinvestment Zones (TIRZs): TIRZs are special zones approved by City Council to counteract blight and attract new investment in an area. These zones help finance costs of redevelopment and promote growth in areas that would otherwise not attract sufficient market development in a timely manner. Taxes attributable to new improvements (tax increments) are set-aside in a fund to finance public improvements within the boundaries of the zone.

Complete Communities: An initiative led by Mayor Turner that focuses on improving access to mobility and infrastructure, housing, parks, economy, safety and more in five pilot communities. The initiative leverages and coordinates the resources of city, county, school district, and other governmental agencies, as well as non-profit and philanthropic support. The pilot areas, which include Third Ward, Second Ward, Acres Home, Near Northside and Gulfton, each concluded with an individual Action Plan driven by a community-driven process.