

City of Houston, Texas, Ordinance No. 2016- 957

**AN ORDINANCE APPROVING THE SIXTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER SEVEN, CITY OF HOUSTON, TEXAS (OLD SPANISH TRAIL/ALMEDA CORRIDORS ZONE); AUTHORIZING THE CITY SECRETARY TO DISTRIBUTE SUCH PLANS; EXTENDING THE DURATION OF THE ZONE TO DECEMBER 31, 2038; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

\* \* \* \* \*

**WHEREAS**, by City Ordinance No. 97-478 adopted May 7, 1997, the City Council of the City of Houston ("City"), pursuant to the provisions of Chapter 311, Texas Tax Code, as amended ("Code"), created Reinvestment Zone Number Seven, City of Houston, Texas ("Zone") for the purposes of development in the area of the City generally referred to as the Old Spanish Trail/Almeda Corridors area; and

**WHEREAS**, the Board of Directors of the Zone adopted, and the City approved, by City Ordinance No. 97-539, the Project Plan and Reinvestment Zone Financing Plan for the Zone ("Plans"); and

**WHEREAS**, the Code authorizes the Board of Directors of the Zone to adopt an amendment to the Plans, which amendment becomes effective upon approval by the City Council; and

**WHEREAS**, the Board of Directors of the Zone adopted and recommended subsequent amendments to the Plans, which the City Council approved, by City Ordinance No. 1998-1146 on December 9, 1998; by City Ordinance No. 1999-829 on August 11, 1999; by City Ordinance No. 2006-1110 on November 8, 2006; and by City Ordinance No. 2008-419 on May 14, 2008; and by City Ordinance No. 2013-797; and

**WHEREAS**, the Board of Directors of the Zone, at its November 18, 2015 board meeting, considered and adopted a proposed sixth amendment to the Plans ("Sixth Amendment"), and recommended the Sixth Amendment for approval by the City Council; and

**WHEREAS**, the City Council previously enlarged the boundaries of the Zone by City Ordinance No. 1998-1145 on December 9, 1998, by City Ordinance No. 2008-418 on May 14, 2008, by City Ordinance No. 2013-796 on September 17, 2013, and by City Ordinance No. 2016-957 on December 7, 2016<sup>1</sup>; and

**WHEREAS**, the Board of Directors of the Zone, at its November 18, 2015 board meeting, approved the enlargement of the boundaries of the Zone (“Enlarged Area”) and has requested City Council’s approval of the boundary enlargement; and

**WHEREAS**, the Sixth Amendment includes projects for the Enlarged Area; and

**WHEREAS**, before the Board of Director of the Zone may implement the Sixth Amendment, the City Council must approve the Sixth Amendment; and

**WHEREAS**, a public hearing on the Sixth Amendment is required to be held in accordance with the provisions of Section 311.011 of the Code; and

**WHEREAS**, the City Council finds that notice of the public hearing was published in a newspaper of general circulation in the City in the time and manner required by law; and

**WHEREAS**, the City Council conducted a public hearing on the proposed Sixth Amendment on November 30, 2016; and

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

**WHEREAS**, evidence was received and presented at the public hearing in favor of the proposed Sixth Amendment and the concept of tax increment financing; and

**WHEREAS**, in the Creation Ordinance, the effective date specified for the Zone was January 1, 1998, and the termination date specified for the Zone was December 31, 2028, establishing a 30-year duration period of the Zone; and

**WHEREAS**, pursuant to the Sixth Amendment, the Zone’s projects have been expanded, requiring additional time to implement the projects in the Plans, rendering inadequate the initially established 30-year duration of the Zone; and

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<sup>1</sup> Ordinance number of ordinance enlarging the Zone’s boundaries and date of Council approval to be inserted by City Secretary.

**WHEREAS**, the addition of 10 years to the duration of the Zone, extending the Zone duration to December 31, 2038, will permit the Zone to complete the purposes for which it was established under current conditions and circumstances, and to implement the Sixth Amendment; and

**WHEREAS**, pursuant to Code Section 311.007(c) and Section 311.017(a)(1), the City Council may, by ordinance, extend a reinvestment zone's termination date to a date later than the date originally established for termination for a zone; and

**WHEREAS**, the Zone's Board of Directors has requested the City Council extend the termination date of the Zone for an additional 10 years; and

**WHEREAS**, the findings contained in the Creation Ordinance continue to apply to the Zone and all terms and conditions of the Creation Ordinance, except as modified herein, remain in full force and effect; and

**WHEREAS**, the City desires to approve the Sixth Amendment and to extend the Zone's termination date for an additional 10 years as described herein; **NOW, THEREFORE,**

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

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

**Section 2.** Approval of the Sixth Amendment. That the existing Plans are hereby amended by adding "Part G." The City Council approves the Plans, as amended to include Part "G," that are attached to this Ordinance as Exhibit "A". The Sixth Amendment is hereby found to be feasible and is approved. The appropriate officials of the City are authorized to take all steps reasonably necessary to implement the Sixth Amendment.

**Section 3.** Distribution to Taxing Units. That the City Secretary is directed to provide copies of the Sixth Amendment to each taxing unit levying ad valorem taxes in the Zone.

**Section 4.** Extension of the Duration of the Zone. That the termination of Reinvestment Zone Number Seven, City of Houston, Texas, is hereby extended to

December 31, 2038. Except as provided in the preceding sentence of this Ordinance, the Creation Ordinance shall continue in full force and effect.

**Section 5. Severability.** That if any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining provisions of this Ordinance shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

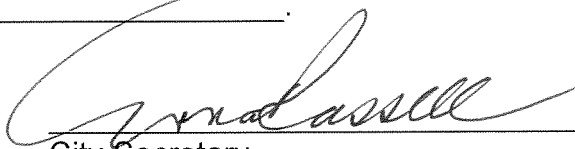
**Section 6. Emergency.** That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor.

PASSED AND ADOPTED this 7<sup>th</sup> day of December, 2016.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 13 2016.

  
\_\_\_\_\_  
City Secretary

 *Grind*  
\_\_\_\_\_  
Assistant City Attorney

(Prepared by Legal Department  
(OUT:out November 16, 2016)  
(Requested by Andrew F. Icken, Chief Development Officer, Office of the Mayor)  
(L.D. File No. 0421300011006)

AYE	NO	
✓		<b>MAYOR TURNER</b>
••••	••••	<b>COUNCIL MEMBERS</b>
✓		STARDIG
✓		DAVIS
✓		COHEN
✓		BOYKINS
✓		MARTIN
✓		LE
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
✓		GREEN
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

**EXHIBIT "A"**

**SIXTH AMENDMENT ADDING PART "G" TO THE PROJECT PLAN AND  
REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE  
NUMBER SEVEN (OST/ALMEDA CORRIDORS ZONE)**

**TAX INCREMENT REINVESTMENT ZONE NUMBER  
SEVEN CITY OF HOUSTON**

**OST/ALMEDA CORRIDORS ZONE**

**Sixth Amended  
Project Plan and Reinvestment Zone Financing Plan**

**November \_\_, 2016**

**REINVESTMENT ZONE NUMBER SEVEN, CITY OF HOUSTON, TEXAS  
OST/ALMEDA CORRIDORS ZONE  
Part G – Sixth Amended Project Plan and Reinvestment Zone Financing Plan**

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TAX INCREMENT REINVESTMENT ZONE NUMBER SEVEN  
OST/ALMEDA CORRIDORS REDEVELOPMENT AUTHORITY  
SIXTH AMENDED PROJECT PLAN  
AND REINVESTMENT ZONE FINANCING PLAN

AMENDED-November \_\_ 2016

**Introduction:**

The purpose of the Project Plan and Reinvestment Zone Financing Plan (collectively, the Parts A, B, C, D, E, F and G Plans are the "Plans") for Reinvestment Zone Number Seven, City of Houston, Texas, the OST/Almeda Corridors Zone (herein referred to as the "TIRZ") is to set forth goals, expectations and redevelopment plans and programs necessary to create and support an environment attractive to private investment along the Almeda, Old Spanish Trail, Griggs and Dowling corridors and in the Upper Third Ward area. The intent of the Plan is to ensure that the improvements will result in the long-term stability and viability of the area.

The City created the TIRZ on May 7, 1997 as an area covering 656 acres located primarily along and adjacent to Almeda Road and Old Spanish Trail in southeast Houston. The City adopted the Plan for the area on May 14, 1997 (the "Part A Plan"). On October 26, 1998, the TIRZ recommended that the City approve an annexation. The enlarged TIRZ area squared-off the Almeda corridor northern sector, and included several areas for which property owners requested annexation, including several tracts located west of Almeda Road in the Ewing and Binz St. area, and an area of the Almeda corridor south of OST, generally bounded by OST, Almeda Road, Corder St., and Hwy 288. The expansion area resulted in a total Zone area of 1,215 acres. On December 9, 1998, the City approved the Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (the "Part B Plan"). On August 11, 1999, the City approved the Second Amended Project Plan and Reinvestment Zone Financing Plan; necessitated by changes in Texas law specific to school district participation in TIRZ's (the "Part C Plan"). On November 8, 2006, by Ordinance 2006-1110, the City approved the Third Amended Plan and Reinvestment Zone Financing Plan, which consisted predominately of a reallocation of funds within the approved Part C Plan and the addition of new project categories, including Park Improvements (the "Part D Plan"). On May 5, 2008, by Ordinance 2008-0420, the City approved a Fourth Amended Plan and Reinvestment Zone Financing Plan (the "Part E Plan"). The Amended Plan included provisions for the annexation of approximately 497 acres of territory consisting of the Brays Bayou channel between Almeda Road and Martin Luther King Boulevard, street rights-of-way, parks and other public lands. On September 11, 2013, by ordinance 2013-797, the City approved a Fifth Amended Plan and Reinvestment (the "Part F Plan"). The Amended Plan included provisions for the annexation of approximately 5.15 acres north of Emancipation Park bounded by Tuam, Hutchins, Dennis and Dowling.

**Section One:**

The Part A Plan: Part A Plan covered a total of 656 acres. The primary focus of the Part A Plan was to facilitate the construction of new single family and multi-family housing and associated retail and commercial development. The intent was to compensate for the continued loss of existing housing stock in the greater Third Ward/Almeda/OST areas. Focus was also placed on either the repositioning of existing or construction of new multi-family and commercial development within the Almeda and Old Spanish Trail Corridors. The methodology defined

in the Part A Plan, consisted primarily of roadway and street reconstruction, including associated public utilities, street lighting, and sidewalk construction. Additional efforts consisted of emphasis on the creation of pedestrian environments, environmental remediation and real property acquisition.

The Part B Plan: The Part B Plan sought to build upon the goals previously defined in the Part A Plan and expanded the TIRZ boundaries from 656 acres to approximately 1,215 acres. The Part B Plan further defined TIRZ functions specific to assisting in commercial, multi-family and single-family residential development. Additionally, criteria was defined that provided for improvements within the footprints of Griggs Road and Martin Luther King Boulevard and included the proposed improvements as recommended in the Houston Small Business Development Corporation 1995 Master Plan. The Part B Plan sought to implement the redefined goals while remaining consistent with the Part A Plan through continued focus on roadway and street reconstruction, associated public utility replacement and system upgrades, street lighting, and improvements in the pedestrian realm through the construction of sidewalks, street lighting, landscaping, street furniture, and other pedestrian amenities and the acquisition of real property.

The Part C Plan: The Part C Plan both restated and further defined the fundamental goals and objectives identified in the Part A and Part B Plans. However, the primarily intent of the Part C Plan was to incorporate changes in the HISD participation in the TIRZ.

The Part D Plan: The Part D Plan reallocated funds between existing public works and public improvement project costs categories and a new category for parks and park improvements. The Parts A, B, and C Plans had no provision for park and park improvements.

The Part E Plan: The Part E Plan provided for a second expansion of the TIRZ by an additional 497 acres including Emancipation Park, MacGregor Park, Brays Bayou and several street rights-of-way in northern Third Ward and along the Metropolitan Transit Authority's Southeast and proposed University alignments. The Part E Plan included provisions for the reconstruction of public utility systems/public infrastructure including roadways and streets, pedestrian amenities, renovation of the historic Emancipation Park, construction of parking, cultural and other public facilities improvements, specifically a new library in Palm Center area, as well as historic preservation and affordable housing in the northern Third Ward area.

The Part F Plan: The Part F Plan provided for a third TIRZ expansion of an additional 5.15 acre to provide off-site parking for Emancipation Park. The geographic area covered by the Part F Plan included the areas covered by Parts A, B, C, D and E Plans. Parts A, B, C, D and E Plans, combined with the Part F Plan, provided the tools needed to help alleviate blight, deteriorated street and site conditions, obsolete public services and facilities and encouraged the sound growth of commercial (retail/office/industrial), residential (multi-family, single-family and affordable housing), and mixed-use development within the area.

The TIRZ and the City now desire to further amend the TIRZ Project Plan and Financing Plan as described herein, as the Part G Plan.

## **Section Two:**

**The Part G Plan:** The City approved the Sixth Amended Project Plan and Reinvestment Zone Financing Plan (“Part G Plan”) by Ordinance No. \_\_\_\_\_.<sup>1</sup> The Part G Plan consists of (i) a summary of the redevelopment efforts of the Zone; (ii) a restatement of the Zone’s redevelopment goals for the Zone, (iii) the reallocation of the Zone’s project cost categories and allocations to align with the current goals and objectives of the Zone, and (iv) the anticipated use of expenditures for the renewal, replacement, maintenance, and operation of capital projects of the Zone. The Part G Plan provides for the annexation of approximately 327 acres, extends the duration of the Zone to December 31, 2038, and increases Zone project costs by \$174,712,696 to facilitate, cause or undertake the following (i) creation or improvement of public infrastructure, public utilities and public parking to support and induce the acquisition/remediation, construction and development of urban, pedestrian-oriented retail/commercial, multi-family and mixed-use development along major economic development corridors (Almeda, Griggs, Old Spanish Trail, Dowling, etc.) as well as other economic development nodes within the Zone; (ii) redevelopment/development of certain historic, cultural, public facilities and public spaces that reflect the unique culture of the historic African-American neighborhood surrounding Emancipation Park to enhance and grow tourism within the Zone; (iii) redevelopment/development of open green space, parks, public plazas and other similar improvements within the Zone; and (iv) enhancement of a transportation network in the Zone to bolster economic development that is safe, efficient and equitable for bicyclists, pedestrians, transit users, and motorists. These goals are consistent with prior plans; therefore, the Part G plan incorporates, restates and affirms the goals and objectives included in the Part A, B, C, D, E and F plans. Together, Parts A, B, C, D, E and F Plans, combined with the Part G Plan, will provide the financing and management tools necessary for alleviating blight, deteriorated street and site conditions, obsolete public services and facilities and will encourage the sound growth and development of residential, commercial and complementary retail development within the Zone by supporting an environment attractive to private investment specifically along the key economic development corridors of Almeda, Old Spanish Trail, Griggs, Dowling, economic development nodes and in the Upper Third Ward area.

### **A. Summary of Redevelopment Efforts**

Significant redevelopment and reinvestment has occurred in the OST/Almeda Zone since its inception. The Zone will continue to partner with the Greater Southeast Management District (Houston Southeast) District, TXDOT, Metropolitan Transit Authority, other public entities and community/neighborhood organizations to achieve these goals.

### **B. Redevelopment Plan Goals**

The redevelopment goals of the Part G Plan restate the prior redevelopment goals, and are updated based on the results of the Zone’s redevelopment efforts. To the extent that prior statements of redevelopment concepts conflict with the concepts and goals articulated in the Part G Plan, the concepts and goals outlined below control.

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

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<sup>1</sup> City Secretary to insert the Ordinance number of the ordinance approving the Sixth Amended Project Plan and Reinvestment Zone Financing Plan.

Streetscape enhancements are required to create an environment that will help stimulate investment in retail, residential, and commercial developments. Enhanced streetscapes components will include: sidewalks, lighting, signage, street trees, landscaping, public art, benches and other pedestrian amenities. The reconstruction of major thoroughfares and key streets will enhance the level of service in the area. The construction of sidewalk systems including ADA complaint ramps and other treatments will improve pedestrian safety, enhance the visual environment and provide connectivity both within the Zone and to adjacent districts. All improvements will be coordinated with the street reconstruction programs of the City of Houston, METRO, TxDOT and other public entities. Attention will be placed on the leveraging of TIRZ monies to obtain federal, state and local funding to expand the scope and quantity of projects implemented in the Zone, specifically to work closely with Greater Southeast Management District (Houston Southeast), an FTA grantee, to identify mobility infrastructure improvements which are eligible for federal and state funding.

*Goal 2: Redevelopment and upgrades to public green space, parks, trails, greenways and other recreational facilities including Emancipation Park and MacGregor Park.*

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

*Goal 3: Reinforcement of pedestrian-attractive retail, office, mixed-use and other commercial developments along economic development corridors, specifically, Almeda, Old Spanish Trail, Griggs, Dowling and Scott as well as economic development nodes along Gray, McGowan, Elgin, Ennis, Blodgett, Holman and other streets within the Zone.*

The retention and expansion of retail, office, mixed-use and commercial developments along Almeda, Old Spanish Trail, Griggs Dowling and Scott Streets is of key importance to the successful redevelopment of the area. To redevelop historic Dowling Street into a key arterial/town center, through the implementation of a program resulting in an enhanced pedestrian environment with an emphasis on parking, lighting, street trees, landscaping, wider sidewalks, public art and adequate pedestrian amenities.

*Goal 4: Complementing the revitalization activities proposed to occur along the Metropolitan Transit Authority (METRO)'s Southeast Light Rail and future University Light Rail alignments.*

Complement METRO funding of public transit systems along the Southeast and University alignments by funding of streetscapes upgrades, right-of-way acquisition, and provisions for parking to serve retail needs. Additional focus will be placed on inducing emerging business enterprises and developers to increase revitalization efforts and spur the highest and best land uses of this mixed-use community for all users and stakeholders.

*Goal 5: Cultural, Public Facilities, Historic Preservation and Affordable Housing*

Increase public and cultural facilities, historic preservation programs and affordable housing for current Third Ward residents as well as the universities, Downtown and medical center workforce by leveraging TIRZ funds with private, public, and non-profit developers to integrate cultural and historic preservation initiatives with affordable housing in the upper Third Ward area.

*Goal 6: Economic Development.*

In cases where improving public infrastructure alone is insufficient or inadequate to stimulating private investment and economic development, the TIRZ would seek to

fund an economic development program that would directly incentivize private enterprise that affects the TIRZ and serve as a catalyst for other business developments.

**C. Authorized Projects and Project Costs**

The amended and restated project costs are detailed in **Exhibit 1**. **Exhibit 1** is a schedule of the Zone’s project costs, details of adjustments in the project costs from Plan A to Plan F and amounts remaining under each project costs category as of June 30, 2015. Exhibit 1 is a schedule of the Zone’s project costs for Part G along with Part A, B, C, D, E and F. The Zone may adjust costs among line items as costs and priorities change. The dollar amounts for each category are approximate and to the extent inflation or other factors impact actual costs, the amounts may be amended from time to time by the Board of Directors of the Zone, upon approval or applicable annual budgets by the City Council.

Existing and Proposed Uses of Land Within the Zone: **Map 1** reflects the boundary map of proposed expansion area. **Map 2** reflects the land uses in proposed expansion area. **Map 3** reflects the existing and proposed boundary expansion areas. **Map 4** reflects the proposed boundary expansion area with surrounding TIRZs.

Estimated Non-Project Cost Items: It is estimated that the Greater Southeast Management District (Houston Southeast) will generate approximately \$2 million in annual revenues, a portion of which will be expended within the TIRZ to fund public safety programs, graffiti abatement, beautification, landscape maintenance, illegal dumping cleanup, marketing and perception, and business development programs.

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.

Statement of Method of Relocating Persons to be Displaced as a Result of Implementing the Plan: It is not anticipated that residents will be displaced by any of the projects to be undertaken by the TIRZ.

**D. Economic Development Programs.**

As an alternative to direct investment in capital improvements or public infrastructure to stimulate private investment, the Zone may fund an economic development program with the City Council approval to incentivize private enterprise in the Zone and serve as a catalyst for other business developments. The Zone may adopt a more formal program to address future conditions.

**E. Maintenance and Sustainability**

As a direct consequence of an expanding list of projects, particularly park and public space projects, the Zone must provide for the maintenance and operation of the Zone’s existing and planned projects in the near term and in years to come beyond the duration of the Zone. In order to adequately provide for maintenance and sustainability, maintenance and operation is added as project costs in **Exhibit 1** attached hereto in an amount of up to 5% of total project costs for the Zone regardless of project cost category.

## **F. Reinvestment Zone Financing Plan**

Estimated Project Costs: **Exhibit 1** is a detailed listing of the estimated project costs including administrative and educational project costs. **Exhibit 1** lists costs for Plan A, B, C, D, E and F, as those projects remain part of the overall Plan.

Economic Feasibility: **Exhibits 2** through **4A** are updated revenue estimates for both the original and annexed areas. These estimates detail the total appraised value, the captured appraised value, and the net revenue from each taxing entity participating in the TIRZ over the remaining life of the TIRZ.

Bonded Indebtedness/Methods of Financing: Bonds have been issued by the TIRZ. Additional bond issues are anticipated. The value and timing of these future bond issues will correlate to the debt capacity as derived from the revenue and project schedules attached herein, and by actual market conditions for the issue and sale of such bonds. The TIRZ will explore other financing methods, as well, including short-term notes, developer agreement financing and collaboration with other entities for grant funding and partnerships.

Reinvestment Zone Duration: When initially created by City Council on May 7, 1997, the term of the Zone was established at 30 years. The Part G Plan extends the duration of the Zone to December 31, 2038.

## EXHIBITS

**Exhibit I: Parts A, B, C, D, E, F and G Plan Project Costs**

	Estimated Costs									Total Costs	Cost Through 06/30/2015	Remaining Costs		
	1997 (A) Plan	1998 (B) Plan	1999 (C) Plan	2006 (D) Plan	2008 (E) Plan	2013 (F) Plan	2015 (G) Plan							
<b>Infrastructure Improvements:</b>														
Roadway and Sidewalk Improvements														
Street Reconstruction	\$ 7,056,000	\$ 8,823,150	\$ 6,431,040	\$ 6,147,489	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Street Resurfacing	\$ 2,277,000	\$ 3,249,840	\$ 2,616,240	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Installation of Sidewalks	\$ 358,500	\$ 569,400	\$ 569,400	\$ 866,345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Installation of Street Lights	\$ 196,500	\$ 246,500	\$ 242,500	\$ 390,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetscape Improvements	\$ 905,250	\$ 1,198,250	\$ 2,275,000	\$ 5,181,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Utilities														
Water Lines	\$ 307,200	\$ 433,296	\$ 433,296	\$ 319,508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wastewater Lines	\$ 498,000	\$ 789,360	\$ 789,360	\$ 1,398,015	\$ 30,500,000	\$ 73,195,449	\$ 139,740,400	\$ 139,740,400	\$ 139,740,400	\$ 139,740,400	\$ 19,153,022	\$ -	\$ -	\$ -
Roadway, Sidewalk & Public Utility Improvements	\$ 11,598,450	\$ 15,309,756	\$ 13,556,836	\$ 14,313,070	\$ 30,500,000	\$ 73,195,449	\$ 139,740,400	\$ 139,740,400	\$ 139,740,400	\$ 139,740,400	\$ 19,153,022	\$ -	\$ -	\$ -
<b>Total Infrastructure Improvements - Part A, B, C, D, E, F &amp; G</b>	\$ 11,598,450	\$ 15,309,756	\$ 13,556,836	\$ 14,313,070	\$ 30,500,000	\$ 73,195,449	\$ 139,740,400	\$ 139,740,400	\$ 139,740,400	\$ 139,740,400	\$ 19,153,022	\$ -	\$ -	\$ -
<b>Cultural, Parks, Greenways and Public Facilities Improvements:</b>														
Parks, Greenways and Other Public Spaces Improvements:														
Parks, Recreational Facilities and Public Spaces	\$ -	\$ -	\$ -	\$ 3,596,763	\$ 10,000,000	\$ 30,853,465	\$ 80,966,567	\$ 80,966,567	\$ 80,966,567	\$ 80,966,567	\$ 25,311,732	\$ -	\$ -	\$ -
Total Parks, Greenways and Other Public Spaces - Part A, B, C, D, E, F & G	\$ -	\$ -	\$ -	\$ 3,596,763	\$ 10,000,000	\$ 30,853,465	\$ 80,966,567	\$ 80,966,567	\$ 80,966,567	\$ 80,966,567	\$ 25,311,732	\$ -	\$ -	\$ -
Public Facilities Improvements														
Public Facilities Improvements & Public Parking	\$ -	\$ -	\$ -	\$ -	\$ 6,000,000	\$ 8,200,000	\$ 30,200,000	\$ 30,200,000	\$ 30,200,000	\$ 30,200,000	\$ 8,193,792	\$ -	\$ -	\$ -
Total Public Facilities Improvements - Part A, B, C, D, E, F & G	\$ -	\$ -	\$ -	\$ -	\$ 6,000,000	\$ 8,200,000	\$ 30,200,000	\$ 30,200,000	\$ 30,200,000	\$ 30,200,000	\$ 8,193,792	\$ -	\$ -	\$ -
<b>Total Cultural and Public Facility Improvements - Part A, B, C, D, E, F &amp; G</b>	\$ -	\$ -	\$ -	\$ -	\$ 6,000,000	\$ 8,200,000	\$ 30,200,000	\$ 30,200,000	\$ 30,200,000	\$ 30,200,000	\$ 8,193,792	\$ -	\$ -	\$ -
<b>Other Project Costs:</b>														
Bras Bayou Projects														
Bras Bayou Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bras Bayou Bridge Upgrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Bras Bayou HCFCO Projects - Part A, B, C, D, E, F & G	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land Acquisition														
Land Acquisition	\$ 1,500,000	\$ 3,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,141,799	\$ -	\$ -	\$ -
Land Assembly, Site Preparation, Environmental Remediation	\$ 1,500,000	\$ 3,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,141,799	\$ -	\$ -	\$ -
Total Land Acquisition - Part A, B, C, D, E, F & G	\$ 1,500,000	\$ 3,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,141,799	\$ -	\$ -	\$ -
Economic Development & Job Creation Program														
Business Development & Catalyst Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Economic Development Program - Part A, B, C, D, E, F & G	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements														
Economic Development Infrastructure Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Developer Agreements - Part A, B, C, D, E, F & G	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School and Educational Facilities:														
School and Educational Facilities	\$ -	\$ -	\$ 26,260,451	\$ 26,260,451	\$ 26,260,451	\$ 26,260,451	\$ 26,260,451	\$ 26,260,451	\$ 26,260,451	\$ 26,260,451	\$ 10,878,367	\$ -	\$ -	\$ -
Total School and Educational Facilities - Part A, B, C, D, E, F & G	\$ -	\$ -	\$ 26,260,451	\$ 26,260,451	\$ 26,260,451	\$ 26,260,451	\$ 26,260,451	\$ 26,260,451	\$ 26,260,451	\$ 26,260,451	\$ 10,878,367	\$ -	\$ -	\$ -
Affordable Housing:														
Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Affordable Housing - Part A, B, C, D, E, F & G	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Financing Cost:														
Financing Cost	\$ -	\$ -	\$ 8,924,294	\$ 8,924,294	\$ 8,924,294	\$ 8,924,294	\$ 8,924,294	\$ 8,924,294	\$ 8,924,294	\$ 8,924,294	\$ 8,992,671	\$ -	\$ -	\$ -
Total Financing Costs - Part A, B, C, D, E, F & G	\$ -	\$ -	\$ 8,924,294	\$ 8,924,294	\$ 8,924,294	\$ 8,924,294	\$ 8,924,294	\$ 8,924,294	\$ 8,924,294	\$ 8,924,294	\$ 8,992,671	\$ -	\$ -	\$ -
Zone Administration:														
Zone Administration and Creation Cost	\$ -	\$ -	\$ 1,550,000	\$ 2,706,948	\$ 6,938,035	\$ 6,938,035	\$ 6,938,035	\$ 6,938,035	\$ 6,938,035	\$ 6,938,035	\$ 5,469,735	\$ -	\$ -	\$ -
Total Zone Administration Costs - Part A, B, C, D, E, F & G	\$ -	\$ -	\$ 1,550,000	\$ 2,706,948	\$ 6,938,035	\$ 6,938,035	\$ 6,938,035	\$ 6,938,035	\$ 6,938,035	\$ 6,938,035	\$ 5,469,735	\$ -	\$ -	\$ -
Total Other Project Costs - Part A, B, C, D, E, F & G	\$ 1,500,000	\$ 3,000,000	\$ 41,734,745	\$ 42,891,693	\$ 70,142,780	\$ 70,142,780	\$ 70,142,780	\$ 70,142,780	\$ 70,142,780	\$ 70,142,780	\$ 30,482,672	\$ -	\$ -	\$ -
<b>PROJECT PLAN TOTAL</b>	\$ 13,098,450	\$ 18,309,796	\$ 55,091,581	\$ 60,801,526	\$ 116,642,780	\$ 182,391,694	\$ 364,237,383	\$ 364,237,383	\$ 364,237,383	\$ 364,237,383	\$ 83,141,118	\$ -	\$ -	\$ -



Exhibit 2: Net Revenue and Transfer Schedule: Original and Annexed Areas- All Entities

Tax Year (1)	Increment Revenue			Transfers			Net Revenue (Total Increment Revenue less Total Transfers)
	City	Houston ISD (2)	Total Increment Revenue	City	Houston ISD	Total	
2015	\$ 6,718,760	\$ 1,527,708	\$ 8,246,468	\$ 335,938	\$ 25,000	\$ 360,938	\$ 870,174
2016	\$ 7,054,064	\$ 1,527,708	\$ 8,581,772	\$ 352,703	\$ 25,000	\$ 377,703	\$ 886,939
2017	\$ 7,402,780	\$ 1,527,708	\$ 8,930,488	\$ 370,139	\$ 25,000	\$ 395,139	\$ 904,375
2018	\$ 7,765,444	\$ 1,527,708	\$ 9,293,152	\$ 388,272	\$ 25,000	\$ 413,272	\$ 922,508
2019	\$ 8,142,615	\$ 1,527,708	\$ 9,670,323	\$ 407,131	\$ 25,000	\$ 432,131	\$ 941,367
2020	\$ 8,534,873	\$ 1,527,708	\$ 10,062,581	\$ 426,744	\$ 25,000	\$ 451,744	\$ 960,980
2021	\$ 8,942,822	\$ 1,527,708	\$ 10,470,530	\$ 447,141	\$ 25,000	\$ 472,141	\$ 981,377
2022	\$ 9,367,088	\$ 1,527,708	\$ 10,894,796	\$ 468,354	\$ 25,000	\$ 493,354	\$ 1,002,590
2023	\$ 9,808,325	\$ 1,527,708	\$ 11,336,033	\$ 490,416	\$ 25,000	\$ 515,416	\$ 1,024,652
2024	\$ 10,267,211	\$ 1,527,708	\$ 11,794,919	\$ 513,361	\$ 25,000	\$ 538,361	\$ 1,047,597
2025	\$ 10,744,453	\$ 1,527,708	\$ 12,272,161	\$ 537,223	\$ 25,000	\$ 562,223	\$ 1,071,459
2026	\$ 11,240,785	\$ 1,527,708	\$ 12,768,493	\$ 562,039	\$ 25,000	\$ 587,039	\$ 1,096,275
2027	\$ 11,756,970	\$ 1,527,708	\$ 13,284,678	\$ 587,848	\$ 25,000	\$ 612,848	\$ 1,122,084
2028	\$ 12,293,802	\$ 1,527,708	\$ 13,821,510	\$ 614,690	\$ 25,000	\$ 639,690	\$ 1,148,926
2029	\$ 12,852,107	\$ -	\$ 12,852,107	\$ 642,605	\$ -	\$ 642,605	\$ 642,605
2030	\$ 13,432,745	\$ -	\$ 13,432,745	\$ 671,637	\$ -	\$ 671,637	\$ 671,637
2031	\$ 14,036,608	\$ -	\$ 14,036,608	\$ 701,830	\$ -	\$ 701,830	\$ 701,830
2032	\$ 14,664,626	\$ -	\$ 14,664,626	\$ 733,231	\$ -	\$ 733,231	\$ 733,231
2033	\$ 15,317,765	\$ -	\$ 15,317,765	\$ 765,888	\$ -	\$ 765,888	\$ 765,888
2034	\$ 15,997,029	\$ -	\$ 15,997,029	\$ 799,851	\$ -	\$ 799,851	\$ 799,851
2035	\$ 16,703,463	\$ -	\$ 16,703,463	\$ 835,173	\$ -	\$ 835,173	\$ 835,173
2036	\$ 17,438,155	\$ -	\$ 17,438,155	\$ 871,908	\$ -	\$ 871,908	\$ 871,908
2037	\$ 18,202,235	\$ -	\$ 18,202,235	\$ 910,112	\$ -	\$ 910,112	\$ 910,112
2038	\$ 18,996,878	\$ -	\$ 18,996,878	\$ 949,844	\$ -	\$ 949,844	\$ 949,844
	\$ 287,681,603	\$ 21,387,912	\$ 309,069,515	\$ 7,129,304	\$ 14,384,080	\$ 350,000	\$ 14,734,080
							\$ 21,863,384
							\$ 287,206,131

Notes:  
 (1) TIRZ 7 is scheduled to terminate in Tax Year 2038  
 (2) Houston Independent School District participation in the TIRZ ends with the collection of the Tax Year 2028 payment

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

Tax Year (1)	Base Value (2)	Projected Value (3)	Captured Appraised Value	Collection Rate (4)	Tax Rate	Increment Revenue
2015	\$ 89,520,330	\$ 903,422,595	\$ 813,902,265	95.00%	0.601120	\$ 4,647,903
2016	\$ 89,520,330	\$ 939,559,499	\$ 850,039,169	95.00%	0.601120	\$ 4,854,268
2017	\$ 89,520,330	\$ 977,141,879	\$ 887,621,549	95.00%	0.601120	\$ 5,068,887
2018	\$ 89,520,330	\$ 1,016,227,554	\$ 926,707,224	95.00%	0.601120	\$ 5,292,091
2019	\$ 89,520,330	\$ 1,056,876,656	\$ 967,356,326	95.00%	0.601120	\$ 5,524,224
2020	\$ 89,520,330	\$ 1,099,151,722	\$ 1,009,631,392	95.00%	0.601120	\$ 5,765,641
2021	\$ 89,520,330	\$ 1,143,117,791	\$ 1,053,597,461	95.00%	0.601120	\$ 6,016,716
2022	\$ 89,520,330	\$ 1,188,842,503	\$ 1,099,322,173	95.00%	0.601120	\$ 6,277,833
2023	\$ 89,520,330	\$ 1,236,396,203	\$ 1,146,875,873	95.00%	0.601120	\$ 6,549,395
2024	\$ 89,520,330	\$ 1,285,852,051	\$ 1,196,331,721	95.00%	0.601120	\$ 6,831,820
2025	\$ 89,520,330	\$ 1,337,286,133	\$ 1,247,765,803	95.00%	0.601120	\$ 7,125,541
2026	\$ 89,520,330	\$ 1,390,777,578	\$ 1,301,257,248	95.00%	0.601120	\$ 7,431,012
2027	\$ 89,520,330	\$ 1,446,408,681	\$ 1,356,888,351	95.00%	0.601120	\$ 7,748,701
2028	\$ 89,520,330	\$ 1,504,265,029	\$ 1,414,744,699	95.00%	0.601120	\$ 8,079,098
2029	\$ 89,520,330	\$ 1,564,435,630	\$ 1,474,915,300	95.00%	0.601120	\$ 8,422,710
2030	\$ 89,520,330	\$ 1,627,013,055	\$ 1,537,492,725	95.00%	0.601120	\$ 8,780,067
2031	\$ 89,520,330	\$ 1,692,093,577	\$ 1,602,573,247	95.00%	0.601120	\$ 9,151,719
2032	\$ 89,520,330	\$ 1,759,777,320	\$ 1,670,256,990	95.00%	0.601120	\$ 9,538,236
2033	\$ 89,520,330	\$ 1,830,168,413	\$ 1,740,648,083	95.00%	0.601120	\$ 9,940,215
2034	\$ 89,520,330	\$ 1,903,375,150	\$ 1,813,854,820	95.00%	0.601120	\$ 10,358,272
2035	\$ 89,520,330	\$ 1,979,510,156	\$ 1,889,989,826	95.00%	0.601120	\$ 10,793,051
2036	\$ 89,520,330	\$ 2,058,690,562	\$ 1,969,170,232	95.00%	0.601120	\$ 11,245,222
2037	\$ 89,520,330	\$ 2,141,038,184	\$ 2,051,517,854	95.00%	0.601120	\$ 11,715,480
2038	\$ 89,520,330	\$ 2,226,679,712	\$ 2,137,159,382	95.00%	0.601120	\$ 12,204,548
						\$ 189,362,651

Notes:

- (1) TIRZ 7 is projected to terminate in Tax Year 2038
- (2) Base Year is Tax Year 1997
- (3) For Tax Years 2015 to 2038, the property value increases at an annual rate of 4%
- (4) For Tax Years 2015 to 2038, the property growth rate estimated at 4%

Exhibit 3A: Revenue Schedule: 1998 Annexed Area - City of Houston

Tax Year (1)	Base Value (2)	Projected Value (3)	Captured Appraised Value	Collection Rate (4)	Tax Rate	Increment Revenue
2015	\$ 87,881,410	\$ 450,512,741	\$ 362,631,331	95.00%	0.601120	\$ 2,070,857
2016	\$ 87,881,410	\$ 468,533,251	\$ 380,651,841	95.00%	0.601120	\$ 2,173,766
2017	\$ 87,881,410	\$ 487,274,581	\$ 399,393,171	95.00%	0.601120	\$ 2,280,791
2018	\$ 87,881,410	\$ 506,765,564	\$ 418,884,154	95.00%	0.601120	\$ 2,392,097
2019	\$ 87,881,410	\$ 527,036,187	\$ 439,154,777	95.00%	0.601120	\$ 2,507,855
2020	\$ 87,881,410	\$ 548,117,634	\$ 460,236,224	95.00%	0.601120	\$ 2,628,243
2021	\$ 87,881,410	\$ 570,042,339	\$ 482,160,929	95.00%	0.601120	\$ 2,753,447
2022	\$ 87,881,410	\$ 592,844,033	\$ 504,962,623	95.00%	0.601120	\$ 2,883,660
2023	\$ 87,881,410	\$ 616,557,794	\$ 528,676,384	95.00%	0.601120	\$ 3,019,081
2024	\$ 87,881,410	\$ 641,220,106	\$ 553,338,696	95.00%	0.601120	\$ 3,159,918
2025	\$ 87,881,410	\$ 666,868,910	\$ 578,987,500	95.00%	0.601120	\$ 3,306,389
2026	\$ 87,881,410	\$ 693,543,667	\$ 605,662,257	95.00%	0.601120	\$ 3,458,719
2027	\$ 87,881,410	\$ 721,285,413	\$ 633,404,003	95.00%	0.601120	\$ 3,617,142
2028	\$ 87,881,410	\$ 750,136,830	\$ 662,255,420	95.00%	0.601120	\$ 3,781,902
2029	\$ 87,881,410	\$ 780,142,303	\$ 692,260,893	95.00%	0.601120	\$ 3,953,253
2030	\$ 87,881,410	\$ 811,347,995	\$ 723,466,585	95.00%	0.601120	\$ 4,131,457
2031	\$ 87,881,410	\$ 843,801,915	\$ 755,920,505	95.00%	0.601120	\$ 4,316,790
2032	\$ 87,881,410	\$ 877,553,992	\$ 789,672,582	95.00%	0.601120	\$ 4,509,536
2033	\$ 87,881,410	\$ 912,656,151	\$ 824,774,741	95.00%	0.601120	\$ 4,709,992
2034	\$ 87,881,410	\$ 949,162,397	\$ 861,280,987	95.00%	0.601120	\$ 4,918,466
2035	\$ 87,881,410	\$ 987,128,893	\$ 899,247,483	95.00%	0.601120	\$ 5,135,279
2036	\$ 87,881,410	\$ 1,026,614,049	\$ 938,732,639	95.00%	0.601120	\$ 5,360,764
2037	\$ 87,881,410	\$ 1,067,678,611	\$ 979,797,201	95.00%	0.601120	\$ 5,595,269
2038	\$ 87,881,410	\$ 1,110,385,755	\$ 1,022,504,345	95.00%	0.601120	\$ 5,839,154
						\$ 88,503,826

Notes:

- (1) TIRZ 7 is scheduled to terminate in Tax Year 2038
- (2) Base Year is Tax Year 1998
- (3) For Tax Years 2015 to 2038, the property value increases at an annual rate of 4%
- (4) For Tax Years 2015 to 2038, the property growth rate estimated at 4%

Exhibit 3B: Revenue Schedule: 2008 Annexed Area - City of Houston

Tax Year (1)	Base Value (2)	Projected Value (3)	Captured Appraised Value	Collection Rate (4)	Tax Rate	Increment Revenue
2015	\$ 627,440	\$ 125,649	\$ (501,791)	95.00%	0.601120	\$ -
2016	\$ 627,440	\$ 130,675	\$ (496,765)	95.00%	0.601120	\$ -
2017	\$ 627,440	\$ 135,902	\$ (491,538)	95.00%	0.601120	\$ -
2018	\$ 627,440	\$ 141,338	\$ (486,102)	95.00%	0.601120	\$ -
2019	\$ 627,440	\$ 146,991	\$ (480,449)	95.00%	0.601120	\$ -
2020	\$ 627,440	\$ 152,871	\$ (474,569)	95.00%	0.601120	\$ -
2021	\$ 627,440	\$ 158,986	\$ (468,454)	95.00%	0.601120	\$ -
2022	\$ 627,440	\$ 165,345	\$ (462,095)	95.00%	0.601120	\$ -
2023	\$ 627,440	\$ 171,959	\$ (455,481)	95.00%	0.601120	\$ -
2024	\$ 627,440	\$ 178,837	\$ (448,603)	95.00%	0.601120	\$ -
2025	\$ 627,440	\$ 185,991	\$ (441,449)	95.00%	0.601120	\$ -
2026	\$ 627,440	\$ 193,430	\$ (434,010)	95.00%	0.601120	\$ -
2027	\$ 627,440	\$ 201,168	\$ (426,272)	95.00%	0.601120	\$ -
2028	\$ 627,440	\$ 209,214	\$ (418,226)	95.00%	0.601120	\$ -
2029	\$ 627,440	\$ 217,583	\$ (409,857)	95.00%	0.601120	\$ -
2030	\$ 627,440	\$ 226,286	\$ (401,154)	95.00%	0.601120	\$ -
2031	\$ 627,440	\$ 235,338	\$ (392,102)	95.00%	0.601120	\$ -
2032	\$ 627,440	\$ 244,751	\$ (382,689)	95.00%	0.601120	\$ -
2033	\$ 627,440	\$ 254,541	\$ (372,899)	95.00%	0.601120	\$ -
2034	\$ 627,440	\$ 264,723	\$ (362,717)	95.00%	0.601120	\$ -
2035	\$ 627,440	\$ 275,312	\$ (352,128)	95.00%	0.601120	\$ -
2036	\$ 627,440	\$ 286,324	\$ (341,116)	95.00%	0.601120	\$ -
2037	\$ 627,440	\$ 297,777	\$ (329,663)	95.00%	0.601120	\$ -
2038	\$ 627,440	\$ 309,688	\$ (317,752)	95.00%	0.601120	\$ -

Notes:

- (1) TIRZ 7 is scheduled to terminate in Tax Year 2038
- (2) Base Year is Tax Year 2008
- (3) For Tax Years 2015 to 2038, the property value increases at an annual rate of 4%
- (4) Collection rate for Tax year 2015 to Tax Year 2038 estimated at 95%

Exhibit 3C: Revenue Schedule: 2013 Annexed Area - City of Houston

Tax Year (1)	Base Value (2)	Projected Value (3)	Captured Appraised Value	Collection Rate (4)	Tax Rate	Increment Revenue
2015	\$ 1,409,377	\$ 1,409,377	\$ -	95.00%	0.601120	\$ -
2016	\$ 1,409,377	\$ 1,465,752	\$ 56,375	95.00%	0.601120	\$ 322
2017	\$ 1,409,377	\$ 1,524,382	\$ 115,005	95.00%	0.601120	\$ 657
2018	\$ 1,409,377	\$ 1,585,357	\$ 175,980	95.00%	0.601120	\$ 1,005
2019	\$ 1,409,377	\$ 1,648,772	\$ 239,395	95.00%	0.601120	\$ 1,367
2020	\$ 1,409,377	\$ 1,714,723	\$ 305,346	95.00%	0.601120	\$ 1,744
2021	\$ 1,409,377	\$ 1,783,312	\$ 373,935	95.00%	0.601120	\$ 2,135
2022	\$ 1,409,377	\$ 1,854,644	\$ 445,267	95.00%	0.601120	\$ 2,543
2023	\$ 1,409,377	\$ 1,928,830	\$ 519,453	95.00%	0.601120	\$ 2,966
2024	\$ 1,409,377	\$ 2,005,983	\$ 596,606	95.00%	0.601120	\$ 3,407
2025	\$ 1,409,377	\$ 2,086,222	\$ 676,845	95.00%	0.601120	\$ 3,865
2026	\$ 1,409,377	\$ 2,169,671	\$ 760,294	95.00%	0.601120	\$ 4,342
2027	\$ 1,409,377	\$ 2,256,458	\$ 847,081	95.00%	0.601120	\$ 4,837
2028	\$ 1,409,377	\$ 2,346,716	\$ 937,339	95.00%	0.601120	\$ 5,353
2029	\$ 1,409,377	\$ 2,440,585	\$ 1,031,208	95.00%	0.601120	\$ 5,889
2030	\$ 1,409,377	\$ 2,538,208	\$ 1,128,831	95.00%	0.601120	\$ 6,446
2031	\$ 1,409,377	\$ 2,639,737	\$ 1,230,360	95.00%	0.601120	\$ 7,026
2032	\$ 1,409,377	\$ 2,745,326	\$ 1,335,949	95.00%	0.601120	\$ 7,629
2033	\$ 1,409,377	\$ 2,855,139	\$ 1,445,762	95.00%	0.601120	\$ 8,256
2034	\$ 1,409,377	\$ 2,969,345	\$ 1,559,968	95.00%	0.601120	\$ 8,908
2035	\$ 1,409,377	\$ 3,088,119	\$ 1,678,742	95.00%	0.601120	\$ 9,587
2036	\$ 1,409,377	\$ 3,211,643	\$ 1,802,266	95.00%	0.601120	\$ 10,292
2037	\$ 1,409,377	\$ 3,340,109	\$ 1,930,732	95.00%	0.601120	\$ 11,026
2038	\$ 1,409,377	\$ 3,473,713	\$ 2,064,336	95.00%	0.601120	\$ 11,789
						\$ 121,392

Notes:

- (1) TIRZ 7 is scheduled to terminate in Tax Year 2028
- (2) Base Year is Tax Year 2013
- (3) For Tax Years 2015 to 2038, the property value increases at an annual rate of 4%
- (4) Collection rate for Tax year 2015 to Tax Year 2038 estimated at 95%

Exhibit 3D: Revenue Schedule: 2015 Annexed Area - City of Houston

Tax Year (1)	Base Value (2)	Projected Value (3)	Captured Appraised Value	Collection Rate (4)	Tax Rate	Increment Revenue
2015	\$ 112,545,991	\$ 112,545,991	\$ -	95.00%	0.601120	\$ -
2016	\$ 112,545,991	\$ 117,047,831	\$ 4,501,840	95.00%	0.601120	\$ 25,708
2017	\$ 112,545,991	\$ 121,729,744	\$ 9,183,753	95.00%	0.601120	\$ 52,445
2018	\$ 112,545,991	\$ 126,598,934	\$ 14,052,943	95.00%	0.601120	\$ 80,251
2019	\$ 112,545,991	\$ 131,662,891	\$ 19,116,900	95.00%	0.601120	\$ 109,170
2020	\$ 112,545,991	\$ 136,929,407	\$ 24,383,416	95.00%	0.601120	\$ 139,245
2021	\$ 112,545,991	\$ 142,406,583	\$ 29,860,592	95.00%	0.601120	\$ 170,523
2022	\$ 112,545,991	\$ 148,102,846	\$ 35,556,855	95.00%	0.601120	\$ 203,052
2023	\$ 112,545,991	\$ 154,026,960	\$ 41,480,969	95.00%	0.601120	\$ 236,883
2024	\$ 112,545,991	\$ 160,188,038	\$ 47,642,047	95.00%	0.601120	\$ 272,067
2025	\$ 112,545,991	\$ 166,595,560	\$ 54,049,569	95.00%	0.601120	\$ 308,658
2026	\$ 112,545,991	\$ 173,259,382	\$ 60,713,391	95.00%	0.601120	\$ 346,712
2027	\$ 112,545,991	\$ 180,189,758	\$ 67,643,767	95.00%	0.601120	\$ 386,289
2028	\$ 112,545,991	\$ 187,397,348	\$ 74,851,357	95.00%	0.601120	\$ 427,449
2029	\$ 112,545,991	\$ 194,893,242	\$ 82,347,251	95.00%	0.601120	\$ 470,256
2030	\$ 112,545,991	\$ 202,688,972	\$ 90,142,981	95.00%	0.601120	\$ 514,774
2031	\$ 112,545,991	\$ 210,796,530	\$ 98,250,539	95.00%	0.601120	\$ 561,073
2032	\$ 112,545,991	\$ 219,228,392	\$ 106,682,401	95.00%	0.601120	\$ 609,225
2033	\$ 112,545,991	\$ 227,997,527	\$ 115,451,536	95.00%	0.601120	\$ 659,302
2034	\$ 112,545,991	\$ 237,117,428	\$ 124,571,437	95.00%	0.601120	\$ 711,383
2035	\$ 112,545,991	\$ 246,602,126	\$ 134,056,135	95.00%	0.601120	\$ 765,546
2036	\$ 112,545,991	\$ 256,466,211	\$ 143,920,220	95.00%	0.601120	\$ 821,877
2037	\$ 112,545,991	\$ 266,724,859	\$ 154,178,868	95.00%	0.601120	\$ 880,460
2038	\$ 112,545,991	\$ 277,393,853	\$ 164,847,862	95.00%	0.601120	\$ 941,387
						\$ 9,693,735

Notes:

- (1) TIRZ 7 is projected to terminate in Tax Year 2038
- (2) Base Year is Tax Year 2015
- (3) For Tax Years 2015 to 2038, the property value increases at an annual rate of 4%
- (4) Collection rate for Tax year 2015 to Tax Year 2038 estimated at 95%

Exhibit 4: Revenue Schedule: Original Area- HISD

Tax Year (1)	Base Value (2)	Lesser of:		Projected Plan Appraised Value	Collection Rate (4)	Tax Rate	Increment Revenue
		Captured Appraised Value	Captured Appraised Value				
2015	\$ 89,239,610	\$ 773,426,285	\$ 684,186,675	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2016	\$ 89,239,610	\$ 812,097,599	\$ 722,857,989	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2017	\$ 89,239,610	\$ 852,702,479	\$ 763,462,869	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2018	\$ 89,239,610	\$ 895,337,603	\$ 806,097,993	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2019	\$ 89,239,610	\$ 940,104,483	\$ 850,864,873	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2020	\$ 89,239,610	\$ 987,109,708	\$ 897,870,098	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2021	\$ 89,239,610	\$ 1,036,465,193	\$ 947,225,583	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2022	\$ 89,239,610	\$ 1,088,288,453	\$ 999,048,843	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2023	\$ 89,239,610	\$ 1,142,702,875	\$ 1,053,463,265	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2024	\$ 89,239,610	\$ 1,199,838,019	\$ 1,110,598,409	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2025	\$ 89,239,610	\$ 1,259,829,920	\$ 1,170,590,310	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2026	\$ 89,239,610	\$ 1,322,821,416	\$ 1,233,581,806	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2027	\$ 89,239,610	\$ 1,388,962,487	\$ 1,299,722,877	\$ 73,890,000	95.00%	1.1567	\$ 811,951
2028	\$ 89,239,610	\$ 1,458,410,611	\$ 1,369,171,001	\$ 73,890,000	95.00%	1.1567	\$ 11,367,314

Notes:

- (1) Houston Independent School District participation in the TIRZ ends with the collection of the Tax Year 2028 payment
- (2) Base Year is Tax Year 1998
- (3) For Tax Years 2015 to 2028, the property value increases at an annual rate of 5%
- (4) Collection rate for Tax year 2015 to Tax Year 2028 estimated at 95%

Exhibit 4A: Revenue Schedule: 1998 Annexed Area- HISD

Tax Year (1)	Base Value (2)	Lesser of:		Projected Plan Appraised Value	Collection Rate (4)	Tax Rate	Increment Revenue
		Captured Appraised Value	Captured Appraised Value				
2015	\$ 87,995,210	\$ 401,055,219	\$ 313,060,009	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2016	\$ 87,995,210	\$ 421,107,980	\$ 333,112,770	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2017	\$ 87,995,210	\$ 442,163,379	\$ 354,168,169	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2018	\$ 87,995,210	\$ 464,271,548	\$ 376,276,338	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2019	\$ 87,995,210	\$ 487,485,125	\$ 399,489,915	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2020	\$ 87,995,210	\$ 511,859,381	\$ 423,864,171	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2021	\$ 87,995,210	\$ 537,452,350	\$ 449,457,140	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2022	\$ 87,995,210	\$ 564,324,968	\$ 476,329,758	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2023	\$ 87,995,210	\$ 592,541,216	\$ 504,546,006	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2024	\$ 87,995,210	\$ 622,168,277	\$ 534,173,067	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2025	\$ 87,995,210	\$ 653,276,691	\$ 565,281,481	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2026	\$ 87,995,210	\$ 685,940,526	\$ 597,945,316	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2027	\$ 87,995,210	\$ 720,237,552	\$ 632,242,342	\$ 65,136,000	95.00%	1.1567	\$ 715,757
2028	\$ 87,995,210	\$ 756,249,429	\$ 668,254,219	\$ 65,136,000	95.00%	1.1567	\$ 715,757
							\$ 10,020,598

- Notes:
- (1) Houston Independent School District participation in the TIRZ ends with the collection of the Tax Year 2028 payment
  - (2) Base Year is Tax Year 1998



MAPS



- LEGEND**
- ROW
  - Parcel Boundaries
  - Existing Boundary
  - Proposed Annexation

Map- 1 (Continue)



**LEGEND**

- ROW
- Existing Boundary
- Proposed Annexation



- LEGEND**
- Proposed Boundary
  - Existing Boundary
  - LAND USE**
  - Unknown
  - Civic
  - Commercial
  - Industrial
  - Multi Family Residential
  - Open Space
  - Single Family Residential
  - Transportation/Utilities
  - Vacant



**LEGEND**

- ROW
- Existing Boundary
- Proposed Annexation



**LEGEND**

- ROW
- Existing Boundary
- Proposed Annexation
- Surrounding TIRZ
  - East Downtown
  - Harrisburg
  - MIDTOWN

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### TIRZ#7 OST/ALMEDA CORRIDORS

O.S.T/ALMEDA  
 Proposed Annexations

0 1 000 2 000  
 Feet

Source: Mayor's Office  
 Date: November 2016  
 Reference: P19373



**PLANNING &  
 DEVELOPMENT  
 DEPARTMENT**

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