

City of Houston, Texas, Ordinance No. 2020-1065

**AN ORDINANCE APPROVING THE FIFTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER EIGHT, CITY OF HOUSTON, TEXAS (GULFGATE ZONE); AUTHORIZING THE CITY SECRETARY TO DISTRIBUTE SUCH PLAN; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

\* \* \* \* \*

**WHEREAS**, by Ordinance No. 1997-1524, adopted on December 10, 1997, the City Council of the City of Houston, Texas ("City"), created Reinvestment Zone Number Eight, City of Houston, Texas ("Zone"), pursuant to Chapter 311 of the Texas Tax Code, as amended ("Code"), for the purposes of development and redevelopment in the area of the City generally referred to as the Gulfgate area; and

**WHEREAS**, by Ordinance No. 1997-1572, adopted on December 17, 1997, the City approved the Project Plan and Reinvestment Zone Financing Plan for the Zone, as adopted and recommended by the Board of Directors of the Zone (the "Zone Board"); and

**WHEREAS**, Section 311.011 of the Code authorizes the Zone Board to adopt an amendment to the Project Plan and Reinvestment Zone Financing Plan for the Zone, which amendment becomes effective upon approval by the City Council; and

**WHEREAS**, the Zone Board has previously adopted and recommended amendments to the Project Plan and Reinvestment Zone Financing Plan, which were approved by the City pursuant to Ordinance No. 1999-707 on July 7, 1999, Ordinance No. 1999-824 on August 11, 1999, Ordinance No. 2014-1193 on December 17, 2014, and Ordinance No. 2018-1024 on December 19, 2018 (the Project Plan and Reinvestment Zone Financing Plan, as amended, the "Plan"); and

**WHEREAS**, the Zone Board, at its November 18, 2020 board meeting, considered and adopted another set of proposed amendments to the Plan (the "Fifth Amendment to the Plan"), and has recommended the Fifth Amendment to the Plan for approval by the City Council; and

**WHEREAS**, the City previously enlarged the boundaries of the Zone by Ordinance No. 1999-706 approved on July 7, 1999, Ordinance No. 2014-1192 approved on December 17, 2014, and Ordinance No. 2018-1023 approved on December 19, 2018; and

**WHEREAS**, the City Council has approved a change in the Zone's boundaries, which includes the annexation of additional territory into the Zone, pursuant to Ordinance No. 2020- 1064<sup>1</sup>; and

**WHEREAS**, the Fifth Amendment to the Plan includes the implementation and continuation of projects for the enlarged Zone; and

**WHEREAS**, before the Zone Board may implement the Fifth Amendment to the Plan, the City Council must approve the Fifth Amendment to the Plan; and

**WHEREAS**, pursuant to Section 311.011 of the Code, a public hearing on the Fifth Amendment to the Plan is required to be held prior to its approval by City Council; and

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

**WHEREAS**, the City Council conducted a public hearing on the proposed Fifth Amendment to the Plan on December 2, 2020; and

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

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

**WHEREAS**, the City desires to approve the Fifth Amendment to the Plan; **NOW, THEREFORE,**

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

**Section 1. Findings.** That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are hereby adopted as part of this Ordinance.

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<sup>1</sup> Ordinance number of the ordinance enlarging the boundaries of Reinvestment Zone Number Eight, City of Houston, Texas, to be inserted by the City Secretary.

**Section 2.** Approval of the Fifth Amendment to the Plan. That the Plan is hereby amended by adding "Part E" to the Plan, which is attached to this Ordinance as **Exhibit A**. The Fifth Amendment to the Plan is hereby determined to be feasible and is approved. The appropriate officials of the City are authorized to take all steps reasonably necessary to implement the Fifth Amendment to the Plan.

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

**Section 4.** Severability. That if any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining provisions of this Ordinance shall not be affected, it being the intent of the City Council in adopting this Ordinance that no portion, provision, or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion, provision, or regulation, and all provisions of this Ordinance are declared to be severable for that purpose.

**Section 5.** Emergency. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 9<sup>th</sup> day of December, 2020.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 14 2020.

*L. D. Kaniel*  
Interim City Secretary

(Prepared by Legal Department  
(JN:gd December 2, 2020)  
(Requested by Andy Icken, Chief Development Officer, Office of the Mayor)  
(L.D. File No. 042-1300159-015)

DocuSigned by: *[Signature]* <sup>DS</sup> 01  
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CAPTION PUBLISHED IN DAILY COURT  
REVIEW  
DATE: **DEC 14 2020**

AYE	NO	
✓		<b>MAYOR TURNER</b>
••••	••••	<b>COUNCIL MEMBERS</b>
✓		PECK
		DAVIS
		ABSENT-ON PERSONAL BUSINESS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

**Exhibit A**

PART E  
FIFTH AMENDMENT TO THE  
PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN  
FOR REINVESTMENT ZONE NUMBER EIGHT, CITY OF HOUSTON, TEXAS  
(GULFGATE ZONE)

**REINVESTMENT ZONE NUMBER EIGHT  
CITY OF HOUSTON, TEXAS**

**GULFGATE ZONE**

**FIFTH AMENDED  
PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN**

November 2020

REINVESTMENT ZONE NUMBER EIGHT, CITY OF HOUSTON, TEXAS

Part E – Fifth Amended Project Plan and Reinvestment Zone Financing Plan

Table of Contents

Introduction ..... 1

Section One

    The Part A Plan, Part B Plan, Part C Plan and Part D Plan..... 1

Section Two

    The Part E Plan ..... 2

        A. Summary of Redevelopment Efforts..... 2

        B. Redevelopment Plan Concepts and Goals ..... 3

        C. Authorized Projects and Project Costs..... 6

        D. Project Plan ..... 7

        E. Reinvestment Zone Financing Plan ..... 7

Map 1 – Proposed 2020 Annexation

Map 2 – Existing and Proposed Land Uses

Exhibit 1 – Project Costs

Exhibit 2 – Transfer Schedule, All Entities

Exhibit 3a – City Of Houston, Values and Revenues – Original Zone

Exhibit 3b – City of Houston, Values and Revenues – 1999 Annex

Exhibit 3c – City of Houston, Values and Revenues – 2014 Annex

Exhibit 3d – City of Houston, Values and Revenues – 2018 Annex

Exhibit 3e – City of Houston, Values and Revenues – 2020 Annex

Exhibit 4a – HISD, Values and Revenues - Original Zone

Exhibit 4b – HISD, Values and Revenues - 1999 Annex



**REINVESTMENT ZONE NUMBER EIGHT, CITY OF HOUSTON, TEXAS**  
**Fifth Amended Project Plan and Reinvestment Zone Financing Plan**

**Introduction**

Reinvestment Zone Number Eight, City of Houston, Texas, (the “Gulfgate Zone” or “Zone”) was created by the City Council of the City of Houston, Texas (“City”) by Ordinance No. 1997-1524, passed and adopted on December 10, 1997, which originally consisted of approximately 67 acres of land, including the Gulfgate Mall site. The primary goals are to provide a source of funding through tax increments generated by redevelopment to better eliminate the blight and substandard conditions existing in the Zone, provide a way to remediate unsafe and unsanitary conditions in the Zone, and encourage the sound growth of the residential, retail, and commercial sectors in the Zone through the purchase, demolition and reconstruction of property, as well as design and construction of improved mobility systems, streetscape enhancements, pedestrian amenities, public utility system upgrades, adequate public facilities, and parkland and public space improvements.

**Section One**

The Part A Plan, Part B Plan, Part C Plan and Part D Plan

On December 17, 1997, the City approved Gulfgate Zone’s Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 1997-1572 (the “Part A Plan”). On July 7, 1999, the City approved the annexation of approximately 185 additional acres into the Gulfgate Zone by Ordinance No. 1999-0706, and approved a First Amendment to the Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 1999-0707, which was further amended by a Second Amendment to the Project Plan and Reinvestment Zone Financing Plan on August 11, 1999 by Ordinance No. 1999-0824 (The First and Second Amendments, collectively, the “Part B Plan”). The Part A Plan and the Part B Plan collectively consisted of a comprehensive plan for redevelopment in the Zone with project costs consisting of purchase, demolition and reconstruction of property, as well as relocation and reconstruction of infrastructure, mobility improvements, and streetscape enhancements. On December 17, 2014, the City approved the annexation of approximately 7,769 additional acres into the Gulfgate Zone by Ordinance No. 2014-1192, and approved Gulfgate Zone’s Third Amendment to the Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 2014-1193 (the “Part C Plan”). The Part C Plan added project costs for the enlarged area and focused on opportunities to bring new life to areas such as the Bellfort Avenue Corridor, Telephone Road Corridor, Dixie Drive Corridor, Long Road Corridor, Mykawa Road Area, and the Broadway Street Corridor. On December 19, 2018, the City approved the annexation of approximately 13.55 additional acres into the Gulfgate Zone by Ordinance No. 2018-1023, and approved Gulfgate Zone’s Fourth Amended Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 2018-1024 (the “Part D Plan”). The Part D Plan provided for the annexation of a senior affordable housing development located at 6000 Telephone Road; right-of-way along Telephone Road, from 6000 Telephone Road to the

intersection of Reveille Street and Telephone Road; and right-of-way along Park Place, from Hartford Street to Galveston Road (Hwy 3).

## **Section Two**

### The Part E Plan

The Zone and the City now propose the Fifth Amendment to the Project Plan and Reinvestment Zone Financing Plan (the “Part E Plan”). The purpose of this amendment is to provide for the annexation of approximately 199.32 acres of land into the Zone (the “2020 Annexed Area”), and add project costs for the enlarged area, including Sims Bayou Park, Robert C. Stuart Park, Reveille Park, and Blackhawk Park; vacant land suitable for potential workforce/affordable housing; Mosley Road, from Airport Blvd. to Scranton Street; Telephone Road, from Dixie Drive to Oak Vista Street; Almeda Genoa Road, from Ballantine Street to Blackhawk Boulevard; and Blackhawk Boulevard, from Almeda Genoa Road. to Fuqua. Map 1 depicts the proposed areas to be annexed. The Part E Plan consists of (i) a summary of the redevelopment efforts of the Zone, (ii) a restatement of the Zone’s redevelopment goals, and (iii) the Zone’s project cost categories and allocations.

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

Significant redevelopment and reinvestment have occurred in the Gulfgate Zone since inception of the Zone. Improvements to Gulfgate Mall and adjacent properties have served as a catalyst for private reinvestment in surrounding areas, most notably in neighborhoods and commercial areas north of the Zone.

The initial wave of development transformed neighborhoods north of Gulfgate Mall, with specific emphasis in the East End, but reinvestment south of the Mall has remained limited. Substantial public and nonprofit investment focused around William P. Hobby Airport offered a unique and timely opportunity to enlarge the Zone boundaries in 2014 and to couple the Zone’s resources with those of other partners such as the City of Houston, Scenic Houston and the Hobby Area Management District to enhance revitalization efforts and spur private activity. Projects include improvements to the airport, reconstruction and enhancement of corridors such as Broadway Street, and visual enhancements and streetscape improvements along Broadway Street and Airport Boulevard.

Over the past several years, Zone projects have focused on parks, recreation and trail improvements as well as infrastructure needs in each of the corridor areas. The Zone has completed projects in support of the Houston Parks Board’s initiatives along Sims Bayou, including improvements to the intersection of MLK and Airport Blvd. and lighting improvements at underpasses for I-45, Broadway Street, Bellfort, Telephone Road, and Mykawa Road. Park Place Boulevard, which serves as the main thoroughfare and entrance into the Houston Botanical Gardens, is currently under construction and will include new lighting and expanded sidewalks. In addition to major capital improvements, the Zone has

completed a series of short-term multi-modal projects, including sidewalks, panel replacements and ramps, that have had an immediate impact on the area.

## **B. Redevelopment Plan Concepts and Goals**

The redevelopment concepts and goals of the Part E Plan restate and amend the concepts and goals identified in the Part D Plan. To the extent prior statements of redevelopment plan concepts and goals conflict with the concepts and goals articulated in the Part E Plan outlined below, the Part E Plan controls.

### **Goal 1: Improve and enhance major and/or strategic corridors and opportunities for connectivity throughout the Zone.**

When the boundaries of the Zone were enlarged in 2014, increased emphasis was placed on continuing to improve the network of roadways, sidewalks, trails, and transit sites for purposes of reconditioning or reconstructing deteriorating infrastructure, improving mobility, increasing multimodal connectivity, and improving the appearance of the corridor network. Initial efforts included partial funding for expansion of streetscape and pedestrian enhancements along Broadway Street in coordination with roadway reconstruction efforts by the City of Houston. Funds from Scenic Houston and the Hobby Area Management District were leveraged for additional private and public funds. The proposed enlarged Zone will further support public infrastructure improvements necessary to spur and/or complement future economic development, as well as support development of affordable/workforce housing within the Zone.

Streetscape enhancements may further be expanded to include support and expansion of enhancement efforts by the Houston Airport System along Airport Boulevard. Roadway reconstruction and streetscape improvements could likewise extend along Bellfort Avenue through the commercial areas that extend to Telephone Road.

Other major investment areas include:

- **Bellfort Avenue Corridor.** Improvements to include roadway reconstruction along the length of the roadway from Telephone Road to Martin Luther King, including advocacy for a “complete streets” approach to the extent practical, appropriate to the character of the corridor and as financing becomes available. The possibility of pedestrian and bikeway enhancements will allow the corridor to be multifunctional to the extent practical. Visual enhancements are envisioned along the corridor that will tie into improvements along Broadway Street and positively impact adjacent commercial areas and neighborhoods.
- **Telephone Road Corridor.** Improvements proposed include roadway reconstruction that follow the “complete streets” philosophy, including the possibility of pedestrian enhancements and other multifunctional improvements to the extent practical and as financing becomes available. Visual enhancements

are critical to the Telephone Road Corridor as a major north-south route to local commercial areas and neighborhoods, but also for travelers to and from Hobby Airport.

- Dixie Drive Corridor. Improvements focus upon roadway reconstruction appropriate to each phase of the roadway extending from Mykawa Road to Reveille Street, including application of “complete streets” concepts, as well as visual enhancements as is practical and as financing becomes available.
- Long Road Corridor. Improvements focus upon roadway reconstruction, including possible accommodation of extended rail service in the event that the corridor is a candidate for rail transit service. Like preceding roadway corridors, improvements within the Long Road Corridor extending from Interstate 610 to Reveille Street are proposed to follow the “complete streets” format to the extent practical and as financing becomes available.
- Mykawa Road Area. Improvements within the Mykawa Road area are intended to spur neighborhood reinvestment and preservation, while also creating economic opportunity and encouraging creation of affordable housing. Improvements include infrastructure and roadway improvements in the areas surrounding Mykawa Road to offset development costs. Improvements in vacant or underperforming areas offer the opportunity for new development while similar improvements in existing commercial areas and neighborhoods promote reinvestment and long-term sustainability.
- Enhancement of the area-wide system of bike pathways that are either planned or currently in place, such as the signed shared lanes along Belfort Avenue and the trail network under development along Sims Bayou.
- System-wide visual enhancements that improve safety, wayfinding and the overall experience of traveling throughout the Zone, including use of visual enhancement to unify the area under a common theme. Examples of such improvements are similar to elements proposed along Broadway Street, including landscaping, signage, monumentation, lighting, street furniture, street and sidewalk treatments, intersection improvements, and bridge enhancements, among other improvements.
- Area-wide strategic acquisition and clearance of property for purposes of targeted blight removal in order to promote public safety, preservation and enhancement of existing commercial areas, neighborhood reinvestment and preservation, and overall improvement of economic opportunity.

**Goal 2: Enhance public infrastructure, facilities and services throughout the Zone.**

Similar to treatment of corridors, the Zone would focus on enhancements to public infrastructure and facilities within the Zone to provide adequate capacity, enhance provision of critical public services and support development of affordable/workforce housing in the Zone.

**Goal 3: Develop and enhance open green space, parks, plazas, and other similar improvements within the Zone.**

The Zone will place an effort on development of green space and green connection opportunities, redevelopment of existing spaces for the creation of cohesive and vibrant communities within the Zone, as well as attracting economic investment from outside of the Zone. There is an established need for public open spaces consisting of parks, plazas, public squares, natural areas, recreational amenities, cultural amenities, and landscaping in public right-of-way as a means to carry out the vision for creating a series of communities with open spaces, connectivity and mixed uses along strategic corridors. Parks and plazas help foster social interactions that define the public realm and urban culture. Incorporation of Glenbrook Golf Course and the surrounding green space provides an opportunity for participation in improvements at this location, as well as along Sims Bayou. Improvements along the esplanades of Broadway Street and Airport Boulevard will serve as a model for additional improvements along other major corridors throughout the Zone.

**Goal 4: Facilitate development and redevelopment of vacant, underdeveloped and underperforming areas of the Zone through targeted real estate acquisition, strategic demolition and land improvements.**

Improvements to Gulfgate Mall, Hobby Airport, Broadway Street and Airport Boulevard substantially improve the marketability of property within the Zone and implementation of goals to enhance infrastructure, connectivity, mobility, visual quality and adequate services will further positively influence the development position of area sites. The Zone has the opportunity to even further improve the economic position of the area through targeted blight removal to eliminate impediments that make property difficult to develop. This includes acquisition of property, demolition of structures, remediation to remove site impediments, and potential construction of parking or stormwater management facilities to spur appropriate development activity, promote private investment and improve economic opportunities for residents, visitors and businesses.

The Zone will support the removal of blighted or underperforming structures, as well as targeted acquisitions of additional property to induce complimentary projects, increase local economic opportunity, and improve safety and services for area residents and business owners.

The Zone will expedite capital improvement projects by managing the projects and using tax increment to finance them. The Zone will further add value to strategic improvements by using tax increment to leverage additional improvements above those contemplated by typical and traditional improvements as a means of increasing value and functionality, enhancing reinvestment potential, and also serving as a model for best practices to surrounding property owners. The Zone will continue to enhance public infrastructure in order to keep pace with expanding demands and to spur reinvestment in currently developed locations, as well as new development on vacant properties.

**C. Authorized Projects and Project Costs**

The amended and restated project costs are detailed in Table 1, below. Additionally, attached as **Exhibit 1** is a schedule of the Zone’s project costs, details of adjustments in the project costs from the Part A Plan to the Part E Plan and amounts remaining under each project costs category as of June 30, 2020. The dollar amounts for each category are approximate and may be amended from time to time by the Board of Directors of the Zone with approval of the City Council.

**Table 1  
Project Costs**

	Part A Plan	Part B Plan		Part C Plan	Part D Plan	Part E Plan	Total Project Costs
	Original Zone Project Costs	1st Amendment Project Costs	2nd Amendment Project Costs	3rd Amendment Project Costs	4th Amendment Project Costs	5th Amendment Project Costs	
<b>Original Zone Project Costs</b>							
Property Acquisition	\$5,250,000				\$0		\$5,250,000
Related Costs and Creation Fees	\$1,250,000				\$0		\$1,250,000
Financing Costs	\$8,251,920				\$0		\$8,251,920
HISD Schools and Educational Facilities			\$12,043,725		\$0		\$12,043,725
<b>1<sup>st</sup>/2<sup>nd</sup> Amendment/Annexation Projects</b>							
Box Culvert Removal		\$2,116,150			\$0		\$2,116,150
Contingency & Engineering		\$560,780			\$0		\$560,780
Right Turn Lane Additions		\$100,000			\$0		\$100,000
Traffic Signalization		\$500,000			\$0		\$500,000
Contingency & Engineering		\$159,000			\$0		\$159,000
Refurbished Crosswalk		\$100,000			\$0		\$100,000
Landscaping & Irrigation		\$127,870			\$0		\$127,870
Contingency & Engineering		\$33,886			\$0		\$33,886
TIRZ Annexation: Professional/Legal Fees		\$210,000			\$0		\$210,000
Related Costs & Interest Carry		\$680,000			\$0		\$680,000
							\$0
HISD Annexation School & Education Facilities			\$3,823,497		\$0		\$3,823,497
<b>3rd/4th/5th Amendment Projects</b>							
<b>Areawide Projects</b>							
Parks, Trails, Public Spaces				\$4,000,000	\$0	\$7,000,000	\$11,000,000
Public Infrastructure/Facilities				\$5,000,000	\$0	\$3,000,000	\$8,000,000
Targeted Blight Removal Costs				\$5,000,000	\$0		\$5,000,000
<b>Corridor and Area Projects</b>							
Long Road Corridor				\$15,530,000	\$0	\$3,000,000	\$18,530,000
Dixie Road Corridor				\$10,950,000	\$0	\$5,000,000	\$15,950,000
Bellfort Avenue Corridor				\$14,250,000	\$0	\$25,000,000	\$39,250,000
Telephone Road Corridor				\$11,300,000	\$0	\$15,000,000	\$26,300,000
Broadway Street Corridor				\$2,300,000	\$0	\$5,000,000	\$7,300,000
Mykawa Area			- 6 -	\$16,000,000	\$0	\$10,000,000	\$26,000,000
<b>Total Project Costs</b>	<b>\$14,751,920</b>	<b>\$4,587,686</b>	<b>\$15,867,222</b>	<b>\$84,330,000</b>	<b>\$0</b>	<b>\$73,000,000</b>	<b>\$192,536,828</b>

**D. Project Plan**

Existing and Proposed Uses of Land (Texas Tax Code § 311.011(b)(1)): Map 2, attached hereto, depicts the existing and proposed land uses of real property in the Zone. Existing and proposed land uses include similar, but enhanced, multi-family and single family residential, commercial retail, office, hotel and travel-related activity, heavy commercial and industrial, public and institutional, transportation, park and open spaces with increasingly diminished undeveloped land over time.

Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances (Texas Tax Code § 311.011(b)(2)): All construction will be performed in conformance with the City's existing rules and regulations. There are no proposed changes to any City ordinance, master plan, or building code.

Estimated Non-Project Costs (Texas Tax Code § 311.011(b)(3)): The project costs referenced in Table 1 reflect project costs to be incurred by the Zone only. The costs that would otherwise be project costs but are funded by other parties, such as the Texas Department of Transportation or private sources, are non-project costs. Funding identified in Table 1 will be leveraged with other sources to secure non-project funding when appropriate and available.

Method of Relocating Persons to be Displaced, if any, as a Result of Implementing the Plan (Texas Tax Code § 311.011(b)(4)): It is not anticipated that any residents will be displaced or relocated as a result of implementing the Project Plan and Reinvestment Zone Financing Plan for the Zone (the Parts A, B, C, D and Part E Plans are collectively referred to herein as the "Plan").

**E. Reinvestment Zone Financing Plan**

Estimated Project Costs (Texas Tax Code § 311.011(c)(1)): Table 1 details the proposed public improvements to be funded utilizing resources from the Gulfgate Zone. The dollar amounts are approximate and may be amended from time to time by the Board of Directors of the Zone with approval of the City Council. The financing costs are a function of project financing needs and will vary with market conditions from the estimates shown on Table 1. The Part E Plan adds \$73 million in project costs.

Proposed Kind, Number, and Location of all Proposed Public Works or Public Improvements to be Financed in the Zone (Texas Tax Code § 311.011(c)(2)): These details are described throughout the Plan and are identified in Table 1.

Economic Feasibility (Texas Tax Code § 311.011(c)(3)): An economic feasibility study was completed for the Gulfgate area in 1997 by CDS Market Research. The study documents the economic potential in the Zone. **Exhibit 2** constitutes updated incremental revenue estimates for the Plan. The incremental revenue estimates are projected to be sufficient to cover the costs of the proposed redevelopment and infrastructure improvements in

the Zone. Implementation and timing of improvements will be based on actual revenues received by the Zone. The Plan estimates total project costs of \$192.5 million, of which \$33.4 million has been expended during the life of the Zone, leaving a total of \$159.1 million in remaining project costs. The Board of Directors of the Zone finds and determines that the Plan is economically feasible.

Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred (Texas Tax Code § 311.011(c)(4), § 311.011(c)(5)): Issuance of notes and bonds by the Zone will occur as tax increment revenues allow. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the attached revenue and project schedules, as well as actual market conditions for the issue and sale of such notes and bonds.

Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code § 311.011(c)(6)): Methods and sources of financing include the issuance of notes and bonds, as well as agreements with developers and other entities for grant funding and partnerships.

Tax increment associated with the Part E Plan will consist of contributions from the City of Houston. Tax year 1997 is the base year for the Gulfgate Zone and tax year 2044 is the scheduled final year for participation by the City. This figure is calculated using an estimated collection rate of 98% and a City contribution of \$0.561840/\$100 of assessed valuation. Houston Independent School District ("HISD") participates in the original zone and 1999 annexed areas only, and tax year 2027 is the scheduled final year for participation by HISD (see **Exhibits 4A and 4B**).

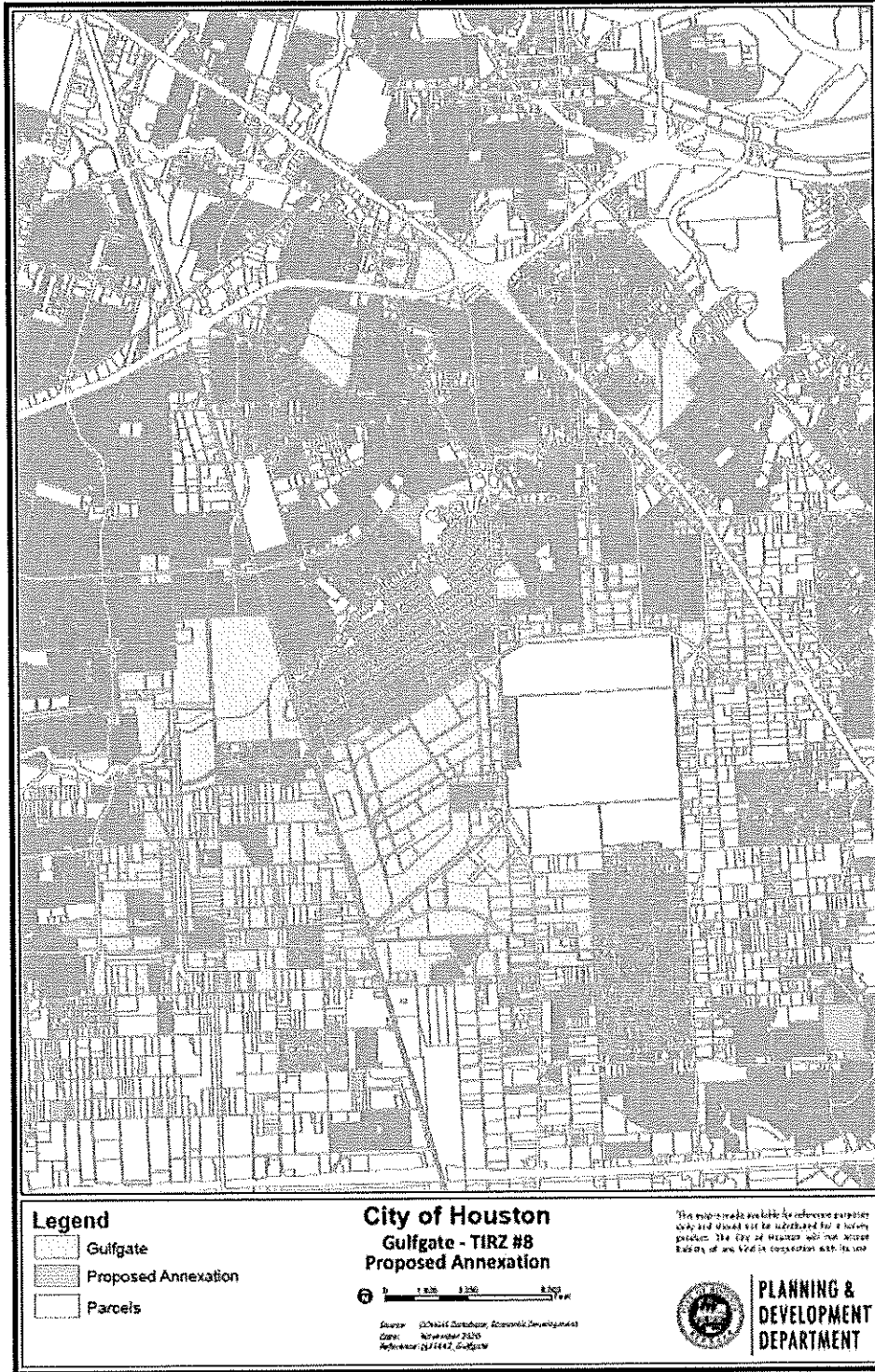
Current Total Appraised Value of Taxable Real Property (Texas Tax Code § 311.011(c)(7)): As of November 2020], the current appraised value of taxable real property in the Zone is \$1,825,213,175. The current appraised value of the 2020 Annexed Area is \$1,520,526.

Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code § 311.011(c)(8)): The estimated captured appraised value for the remaining duration of the Zone is contained in **Exhibits 2 - 4**.

Zone Duration (Texas Tax Code § 311.011(c)(9)): The Zone will terminate on December 31, 2044.

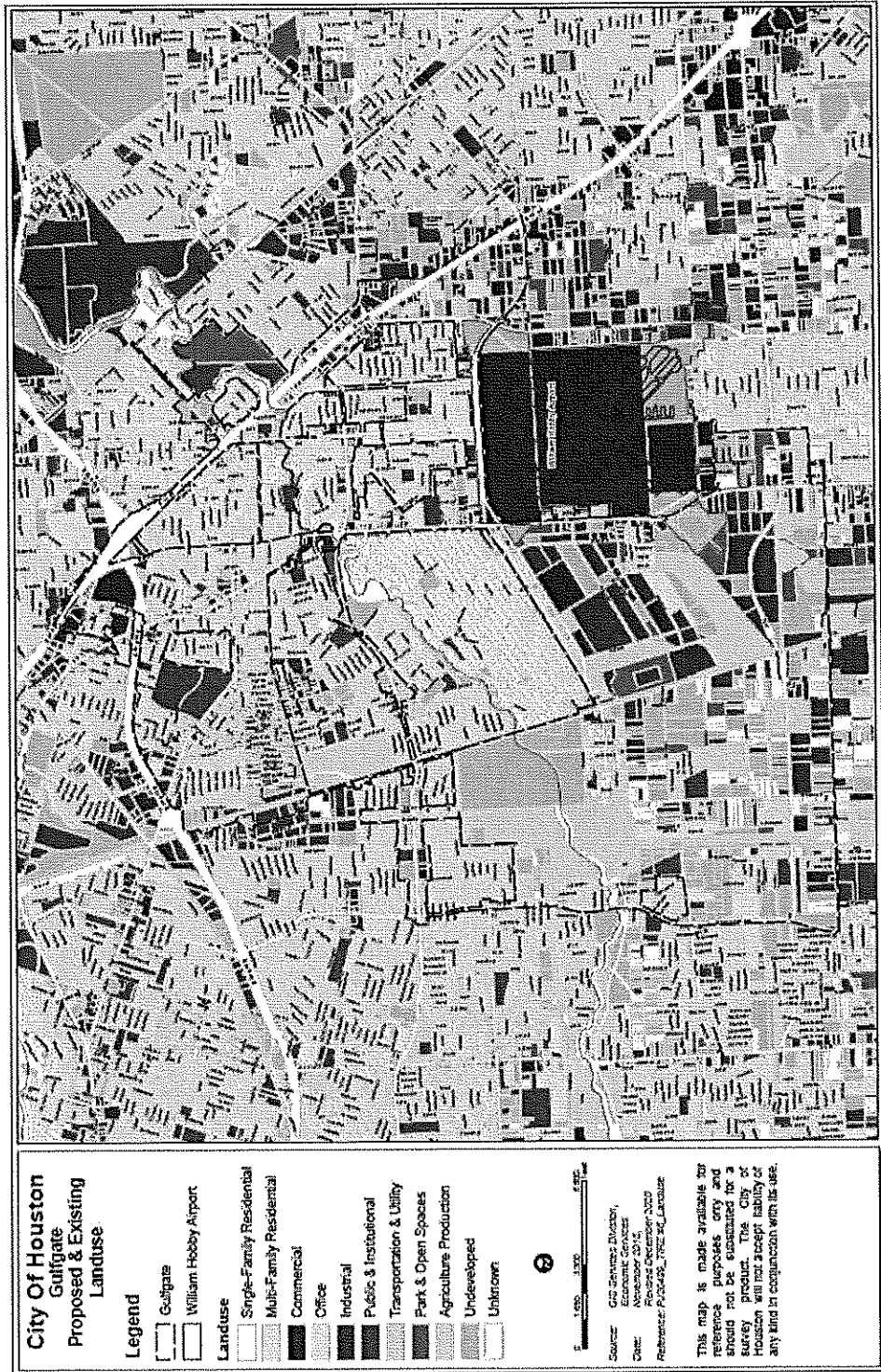


# Map 1 Proposed 2020 Annexation



Map 2

Existing and Proposed Land Uses



**Exhibit 1  
Project Costs**

	Part A Plan	Part B Plan		Part C Plan	Part D Plan	Part E Plan	Total Project Costs	Costs to Date	Remaining Costs
	Original Zone Project Costs	1st Amendment Project Costs	2nd Amendment Project Costs	3rd Amendment Project Costs	4th Amendment Project Costs	5th Amendment Project Costs			
<b>Original Zone Project Costs</b>									
Property Acquisition	\$5,250,000				\$0		\$5,250,000	\$5,391,214	-\$141,214
Related Costs and Creation Fees	\$1,250,000				\$0		\$1,250,000	\$1,810,978	-\$560,978
Financing Costs	\$8,251,920				\$0		\$8,251,920	\$6,661,820	\$1,590,100
HISD Schools and Educational Facilities			\$12,043,725		\$0		\$12,043,725	\$7,646,362	\$4,397,363
<b>1<sup>st</sup>/2<sup>nd</sup> Amendment/Annexation Projects</b>									\$0
Box Culvert Removal		\$2,116,150			\$0		\$2,116,150		\$2,116,150
Contingency & Engineering		\$560,780			\$0		\$560,780	\$31,145	\$529,635
Right Turn Lane Additions		\$100,000			\$0		\$100,000		\$100,000
Traffic Signalization		\$500,000			\$0		\$500,000	\$69,699	\$430,301
Contingency & Engineering		\$159,000			\$0		\$159,000		\$159,000
Refurbished Crosswalk		\$100,000			\$0		\$100,000	\$885,756	-\$785,756
Landscaping & Irrigation		\$127,870			\$0		\$127,870	\$86,028	\$41,842
Contingency & Engineering		\$33,886			\$0		\$33,886		\$33,886
TIRZ Annexation: Professional/Legal Fees		\$210,000			\$0		\$210,000	\$403,792	-\$193,792
Related Costs & Interest Carry		\$680,000			\$0		\$680,000	\$745,965	-\$65,965
							\$0		
HISD Annexation School & Education Facilities			\$3,823,497		\$0		\$3,823,497		\$3,823,497
<b>3rd/4th/5th Amendment Projects</b>									
<b>Areawide Projects</b>									
Parks, Trails, Public Spaces				\$4,000,000	\$0	\$7,000,000	\$11,000,000	\$127,667	\$10,872,333
Public Infrastructure/Facilities				\$5,000,000	\$0	\$3,000,000	\$8,000,000		\$8,000,000
Targeted Blight Removal Costs				\$5,000,000	\$0		\$5,000,000	\$7,531	\$4,992,469
<b>Corridor and Area Projects</b>									
Long Road Corridor				\$15,530,000	\$0	\$3,000,000	\$18,530,000	\$64,536	\$18,465,464
Dixie Road Corridor				\$10,950,000	\$0	\$5,000,000	\$15,950,000	\$444,099	\$15,505,901
Bellfort Avenue Corridor				\$14,250,000	\$0	\$25,000,000	\$39,250,000	\$2,072,266	\$37,177,734
Telephone Road Corridor				\$11,300,000	\$0	\$15,000,000	\$26,300,000	\$411,065	\$25,888,935
Broadway Street Corridor				\$2,300,000	\$0	\$5,000,000	\$7,300,000	\$4,531,115	\$2,768,885
Mykawa Area				\$16,000,000	\$0	\$10,000,000	\$26,000,000	\$2,041,171	\$23,958,829
<b>Total Project Costs</b>	<b>\$14,751,920</b>	<b>\$4,587,686</b>	<b>\$15,867,222</b>	<b>\$84,330,000</b>	<b>\$0</b>	<b>\$73,000,000</b>	<b>\$192,536,828</b>	<b>\$33,432,209</b>	<b>\$159,104,619</b>

**Exhibit 2  
Transfer Schedule, All Entities**

Incremental Revenues					Total Transfers				Zone Revenues Available for Zone Projects	Cumulative Zone Revenues Available for Projects
Tax Year	Coll. Year	City	Houston ISD	Total Revenues	Admin Fee 5%	Municipal Services Fee	Educational Facilities	ISD Admin Fee		
2020	2021	\$4,062,222	\$1,083,687	\$5,145,909	\$203,111	\$507,330	\$425,458	\$25,000	\$3,985,010	\$3,985,010
2021	2022	\$4,263,383	\$1,098,250	\$5,361,633	\$213,169	\$507,330	\$431,821	\$25,000	\$4,184,313	\$8,169,323
2022	2023	\$4,468,568	\$1,113,104	\$5,581,672	\$223,428	\$507,330	\$438,312	\$25,000	\$4,387,601	\$12,556,924
2023	2024	\$4,677,856	\$1,128,255	\$5,806,111	\$233,893	\$507,330	\$444,933	\$25,000	\$4,594,955	\$17,151,879
2024	2025	\$4,891,329	\$1,143,709	\$6,035,039	\$244,566	\$507,330	\$451,686	\$25,000	\$4,806,456	\$21,958,336
2025	2026	\$5,109,073	\$1,159,473	\$6,268,545	\$255,454	\$507,330	\$458,574	\$25,000	\$5,022,188	\$26,980,523
2026	2027	\$5,331,171	\$1,175,551	\$6,506,722	\$266,559	\$507,330	\$465,599	\$25,000	\$5,242,234	\$32,222,757
2027	2028	\$5,557,711	\$1,191,951	\$6,749,662	\$277,886	\$507,330	\$472,766	\$25,000	\$5,466,680	\$37,689,437
2028	2029	\$5,788,782		\$5,788,782	\$289,439	\$507,330			\$4,992,012	\$42,681,450
2029	2030	\$6,024,474		\$6,024,474	\$301,224	\$507,330			\$5,215,920	\$47,897,370
2030	2031	\$6,264,880		\$6,264,880	\$313,244	\$507,330			\$5,444,306	\$53,341,676
2031	2032	\$6,510,094		\$6,510,094	\$325,505	\$507,330			\$5,677,259	\$59,018,935
2032	2033	\$6,760,213		\$6,760,213	\$338,011	\$507,330			\$5,914,872	\$64,933,807
2033	2034	\$7,015,334		\$7,015,334	\$350,767	\$507,330			\$6,157,237	\$71,091,044
2034	2035	\$7,275,557		\$7,275,557	\$363,778	\$507,330			\$6,404,449	\$77,495,493
2035	2036	\$7,540,985		\$7,540,985	\$377,049	\$507,330			\$6,656,605	\$84,152,099
2036	2037	\$7,811,721		\$7,811,721	\$390,586	\$507,330			\$6,913,805	\$91,065,904
2037	2038	\$8,087,872		\$8,087,872	\$404,394	\$507,330			\$7,176,148	\$98,242,052
2038	2039	\$8,369,546		\$8,369,546	\$418,477	\$507,330			\$7,443,739	\$105,685,791
2039	2040	\$8,656,854		\$8,656,854	\$432,843	\$507,330			\$7,716,681	\$113,402,472
2040	2041	\$8,949,907		\$8,949,907	\$447,495	\$507,330			\$7,995,082	\$121,397,554
2041	2042	\$9,248,822		\$9,248,822	\$462,441	\$507,330			\$8,279,051	\$129,676,605
2042	2043	\$9,553,715		\$9,553,715	\$477,686	\$507,330			\$8,568,700	\$138,245,304
2043	2044	\$9,864,706		\$9,864,706	\$493,235	\$507,330			\$8,864,141	\$147,109,445
2044	2045	\$10,181,917		\$10,181,917	\$509,096	\$507,330			\$9,165,491	\$156,274,936
		<b>\$172,266,689</b>	<b>\$9,093,981</b>	<b>\$181,360,670</b>	<b>\$8,613,335</b>	<b>\$12,683,250</b>	<b>\$3,589,149</b>	<b>\$200,000</b>	<b>\$156,274,936</b>	

**Exhibit 3a  
City of Houston, Values and Revenues – Original Zone**

Tax Roll Jan 1	Base Year 1997	Total Taxable Value	Captured Appraised Value	Tax Year	Coll. Year	City of Houston Tax Rate	City Zone Collection	Cumulative Zone Revenue
2020	\$9,728,120	\$65,364,588	\$55,636,468	2020	2021	\$ 0.561840	\$306,336	\$306,336
2021	\$9,728,120	\$66,671,880	\$56,943,760	2021	2022	\$ 0.561840	\$313,534	\$619,870
2022	\$9,728,120	\$68,005,317	\$58,277,197	2022	2023	\$ 0.561840	\$320,876	\$940,746
2023	\$9,728,120	\$69,365,424	\$59,637,304	2023	2024	\$ 0.561840	\$328,365	\$1,269,111
2024	\$9,728,120	\$70,752,732	\$61,024,612	2024	2025	\$ 0.561840	\$336,003	\$1,605,115
2025	\$9,728,120	\$72,167,787	\$62,439,667	2025	2026	\$ 0.561840	\$343,795	\$1,948,910
2026	\$9,728,120	\$73,611,143	\$63,883,023	2026	2027	\$ 0.561840	\$351,742	\$2,300,652
2027	\$9,728,120	\$75,083,365	\$65,355,245	2027	2028	\$ 0.561840	\$359,848	\$2,660,500
2028	\$9,728,120	\$76,585,033	\$66,856,913	2028	2029	\$ 0.561840	\$368,116	\$3,028,616
2029	\$9,728,120	\$78,116,733	\$68,388,613	2029	2030	\$ 0.561840	\$376,550	\$3,405,166
2030	\$9,728,120	\$79,679,068	\$69,950,948	2030	2031	\$ 0.561840	\$385,152	\$3,790,318
2031	\$9,728,120	\$81,272,649	\$71,544,529	2031	2032	\$ 0.561840	\$393,926	\$4,184,244
2032	\$9,728,120	\$82,898,102	\$73,169,982	2032	2033	\$ 0.561840	\$402,876	\$4,587,121
2033	\$9,728,120	\$84,556,064	\$74,827,944	2033	2034	\$ 0.561840	\$412,005	\$4,999,126
2034	\$9,728,120	\$86,247,186	\$76,519,066	2034	2035	\$ 0.561840	\$421,316	\$5,420,442
2035	\$9,728,120	\$87,972,129	\$78,244,009	2035	2036	\$ 0.561840	\$430,814	\$5,851,256
2036	\$9,728,120	\$89,731,572	\$80,003,452	2036	2037	\$ 0.561840	\$440,502	\$6,291,758
2037	\$9,728,120	\$91,526,203	\$81,798,083	2037	2038	\$ 0.561840	\$450,383	\$6,742,141
2038	\$9,728,120	\$93,356,728	\$83,628,608	2038	2039	\$ 0.561840	\$460,462	\$7,202,602
2039	\$9,728,120	\$95,223,862	\$85,495,742	2039	2040	\$ 0.561840	\$470,742	\$7,673,345
2040	\$9,728,120	\$97,128,339	\$87,400,219	2040	2041	\$ 0.561840	\$481,228	\$8,154,573
2041	\$9,728,120	\$99,070,906	\$89,342,786	2041	2042	\$ 0.561840	\$491,924	\$8,646,497
2042	\$9,728,120	\$101,052,324	\$91,324,204	2042	2043	\$ 0.561840	\$502,834	\$9,149,331
2043	\$9,728,120	\$103,073,371	\$93,345,251	2043	2044	\$ 0.561840	\$513,962	\$9,663,293
2044	\$9,728,120	\$105,134,838	\$95,406,718	2044	2045	\$ 0.561840	\$525,312	\$10,188,606
							<b>\$10,188,606</b>	

Notes & Assumptions:  
Assumes 2% annual growth rate  
Assumes 98% collection rate

**Exhibit 3b  
City of Houston, Values and Revenues – 1999 Annex**

Tax Roll Jan 1	Base Year 1999	Total Taxable Value	Captured Appraised Value	Tax Year	Coll. Year	City of Houston Tax Rate	City Zone Collection	Cumulative Zone Revenue
2020	\$15,399,720	\$77,111,002	\$61,711,282	2020	2021	\$ 0.561840	\$339,784	\$339,784
2021	\$15,399,720	\$78,653,222	\$63,253,502	2021	2022	\$ 0.561840	\$348,276	\$688,060
2022	\$15,399,720	\$80,226,286	\$64,826,566	2022	2023	\$ 0.561840	\$356,937	\$1,044,997
2023	\$15,399,720	\$81,830,812	\$66,431,092	2023	2024	\$ 0.561840	\$365,772	\$1,410,769
2024	\$15,399,720	\$83,467,428	\$68,067,708	2024	2025	\$ 0.561840	\$374,783	\$1,785,552
2025	\$15,399,720	\$85,136,777	\$69,737,057	2025	2026	\$ 0.561840	\$383,974	\$2,169,526
2026	\$15,399,720	\$86,839,513	\$71,439,793	2026	2027	\$ 0.561840	\$393,350	\$2,562,876
2027	\$15,399,720	\$88,576,303	\$73,176,583	2027	2028	\$ 0.561840	\$402,913	\$2,965,789
2028	\$15,399,720	\$90,347,829	\$74,948,109	2028	2029	\$ 0.561840	\$412,667	\$3,378,455
2029	\$15,399,720	\$92,154,785	\$76,755,065	2029	2030	\$ 0.561840	\$422,616	\$3,801,071
2030	\$15,399,720	\$93,997,881	\$78,598,161	2030	2031	\$ 0.561840	\$432,764	\$4,233,835
2031	\$15,399,720	\$95,877,839	\$80,478,119	2031	2032	\$ 0.561840	\$443,115	\$4,676,950
2032	\$15,399,720	\$97,795,396	\$82,395,676	2032	2033	\$ 0.561840	\$453,673	\$5,130,624
2033	\$15,399,720	\$99,751,303	\$84,351,583	2033	2034	\$ 0.561840	\$464,443	\$5,595,066
2034	\$15,399,720	\$101,746,330	\$86,346,610	2034	2035	\$ 0.561840	\$475,427	\$6,070,493
2035	\$15,399,720	\$103,781,256	\$88,381,536	2035	2036	\$ 0.561840	\$486,632	\$6,557,125
2036	\$15,399,720	\$105,856,881	\$90,457,161	2036	2037	\$ 0.561840	\$498,060	\$7,055,185
2037	\$15,399,720	\$107,974,019	\$92,574,299	2037	2038	\$ 0.561840	\$509,717	\$7,564,902
2038	\$15,399,720	\$110,133,499	\$94,733,779	2038	2039	\$ 0.561840	\$521,607	\$8,086,509
2039	\$15,399,720	\$112,336,169	\$96,936,449	2039	2040	\$ 0.561840	\$533,735	\$8,620,244
2040	\$15,399,720	\$114,582,893	\$99,183,173	2040	2041	\$ 0.561840	\$546,106	\$9,166,350
2041	\$15,399,720	\$116,874,550	\$101,474,830	2041	2042	\$ 0.561840	\$558,724	\$9,725,074
2042	\$15,399,720	\$119,212,041	\$103,812,321	2042	2043	\$ 0.561840	\$571,594	\$10,296,668
2043	\$15,399,720	\$121,596,282	\$106,196,562	2043	2044	\$ 0.561840	\$584,722	\$10,881,389
2044	\$15,399,720	\$124,028,208	\$108,628,488	2044	2045	\$ 0.561840	\$598,112	\$11,479,501
							<b>\$11,479,501</b>	

Notes & Assumptions

Assumes 2% annual growth rate

Assumes 98% collection rate

**Exhibit 3c  
City of Houston, Values and Revenues – 2014 Annex**

Tax Roll Jan 1	Base Year 2014	Total Taxable Value	Captured Appraised Value	Tax Year	Coll. Year	City of Houston Tax Rate	City Zone Collection	Cumulative Zone Revenue
2020	\$1,062,308,630	\$1,682,737,585	\$620,428,955	2020	2021	\$ 0.561840	\$3,416,102	\$3,416,102
2021	\$1,062,308,630	\$1,716,392,337	\$654,083,707	2021	2022	\$ 0.561840	\$3,601,406	\$7,017,507
2022	\$1,062,308,630	\$1,750,720,183	\$688,411,553	2022	2023	\$ 0.561840	\$3,790,416	\$10,807,924
2023	\$1,062,308,630	\$1,785,734,587	\$723,425,957	2023	2024	\$ 0.561840	\$3,983,206	\$14,791,130
2024	\$1,062,308,630	\$1,821,449,279	\$759,140,649	2024	2025	\$ 0.561840	\$4,179,853	\$18,970,983
2025	\$1,062,308,630	\$1,857,878,264	\$795,569,634	2025	2026	\$ 0.561840	\$4,380,432	\$23,351,415
2026	\$1,062,308,630	\$1,895,035,830	\$832,727,200	2026	2027	\$ 0.561840	\$4,585,023	\$27,936,437
2027	\$1,062,308,630	\$1,932,936,546	\$870,627,916	2027	2028	\$ 0.561840	\$4,793,705	\$32,730,142
2028	\$1,062,308,630	\$1,971,595,277	\$909,286,647	2028	2029	\$ 0.561840	\$5,006,561	\$37,736,704
2029	\$1,062,308,630	\$2,011,027,183	\$948,718,553	2029	2030	\$ 0.561840	\$5,223,675	\$42,960,378
2030	\$1,062,308,630	\$2,051,247,726	\$988,939,096	2030	2031	\$ 0.561840	\$5,445,130	\$48,405,509
2031	\$1,062,308,630	\$2,092,272,681	\$1,029,964,051	2031	2032	\$ 0.561840	\$5,671,015	\$54,076,524
2032	\$1,062,308,630	\$2,134,118,135	\$1,071,809,505	2032	2033	\$ 0.561840	\$5,901,417	\$59,977,941
2033	\$1,062,308,630	\$2,176,800,497	\$1,114,491,867	2033	2034	\$ 0.561840	\$6,136,428	\$66,114,369
2034	\$1,062,308,630	\$2,220,336,507	\$1,158,027,877	2034	2035	\$ 0.561840	\$6,376,139	\$72,490,508
2035	\$1,062,308,630	\$2,264,743,237	\$1,202,434,607	2035	2036	\$ 0.561840	\$6,620,643	\$79,111,151
2036	\$1,062,308,630	\$2,310,038,102	\$1,247,729,472	2036	2037	\$ 0.561840	\$6,870,038	\$85,981,189
2037	\$1,062,308,630	\$2,356,238,864	\$1,293,930,234	2037	2038	\$ 0.561840	\$7,124,421	\$93,105,611
2038	\$1,062,308,630	\$2,403,363,641	\$1,341,055,011	2038	2039	\$ 0.561840	\$7,383,892	\$100,489,503
2039	\$1,062,308,630	\$2,451,430,914	\$1,389,122,284	2039	2040	\$ 0.561840	\$7,648,552	\$108,138,054
2040	\$1,062,308,630	\$2,500,459,533	\$1,438,150,903	2040	2041	\$ 0.561840	\$7,918,505	\$116,056,559
2041	\$1,062,308,630	\$2,550,468,723	\$1,488,160,093	2041	2042	\$ 0.561840	\$8,193,857	\$124,250,416
2042	\$1,062,308,630	\$2,601,478,098	\$1,539,169,468	2042	2043	\$ 0.561840	\$8,474,716	\$132,725,133
2043	\$1,062,308,630	\$2,653,507,660	\$1,591,199,030	2043	2044	\$ 0.561840	\$8,761,193	\$141,486,325
2044	\$1,062,308,630	\$2,706,577,813	\$1,644,269,183	2044	2045	\$ 0.561840	\$9,053,399	\$150,539,724
							<b>\$150,539,724</b>	

Notes & Assumptions  
Assumes 2% annual growth rate  
Assumes 98% collection rate

**Exhibit 3d  
City of Houston, Values and Revenues – 2018 Annex**

Tax Roll Jan 1	Base Year 2018	Total Taxable Value	Captured Appraised Value
2020	\$ -	\$ -	\$ -
2021	\$ -	\$ -	\$ -
2022	\$ -	\$ -	\$ -
2023	\$ -	\$ -	\$ -
2024	\$ -	\$ -	\$ -
2025	\$ -	\$ -	\$ -
2026	\$ -	\$ -	\$ -
2027	\$ -	\$ -	\$ -
2028	\$ -	\$ -	\$ -
2029	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -
2035	\$ -	\$ -	\$ -
2036	\$ -	\$ -	\$ -
2037	\$ -	\$ -	\$ -
2038	\$ -	\$ -	\$ -
2039	\$ -	\$ -	\$ -
2040	\$ -	\$ -	\$ -
2041	\$ -	\$ -	\$ -
2042	\$ -	\$ -	\$ -
2043	\$ -	\$ -	\$ -
2044	\$ -	\$ -	\$ -

Tax Year	Coll. Year	City of Houston Tax Rate	City Zone Collection	Cumulative Zone Revenue
2020	2021	\$ 0.561840	\$ -	\$ -
2021	2022	\$ 0.561840	\$ -	\$ -
2022	2023	\$ 0.561840	\$ -	\$ -
2023	2024	\$ 0.561840	\$ -	\$ -
2024	2025	\$ 0.561840	\$ -	\$ -
2025	2026	\$ 0.561840	\$ -	\$ -
2026	2027	\$ 0.561840	\$ -	\$ -
2027	2028	\$ 0.561840	\$ -	\$ -
2028	2029	\$ 0.561840	\$ -	\$ -
2029	2030	\$ 0.561840	\$ -	\$ -
2030	2031	\$ 0.561840	\$ -	\$ -
2031	2032	\$ 0.561840	\$ -	\$ -
2032	2033	\$ 0.561840	\$ -	\$ -
2033	2034	\$ 0.561840	\$ -	\$ -
2034	2035	\$ 0.561840	\$ -	\$ -
2035	2036	\$ 0.561840	\$ -	\$ -
2036	2037	\$ 0.561840	\$ -	\$ -
2037	2038	\$ 0.561840	\$ -	\$ -
2038	2039	\$ 0.561840	\$ -	\$ -
2039	2040	\$ 0.561840	\$ -	\$ -
2040	2041	\$ 0.561840	\$ -	\$ -
2041	2042	\$ 0.561840	\$ -	\$ -
2042	2043	\$ 0.561840	\$ -	\$ -
2043	2044	\$ 0.561840	\$ -	\$ -
2044	2045	\$ 0.561840	\$ -	\$ -
				\$ -

Notes & Assumptions

Assumes 2% annual growth rate

Assumes 98% collection rate



**Exhibit 3e  
City of Houston, Values and Revenues – 2020 Annex**

Tax Roll Jan 1	Base Year 2020	Total Taxable Value	Captured Appraised Value	Tax Year	Coll. Year	City of Houston Tax Rate	City Zone Collection	Cumulative Zone Revenue
2020	\$1,520,526	\$1,520,526	\$0	2020	2021	\$ 0.561840	\$0	\$0
2021	\$1,520,526	\$1,550,937	\$30,411	2021	2022	\$ 0.561840	\$167	\$167
2022	\$1,520,526	\$1,581,955	\$61,429	2022	2023	\$ 0.561840	\$338	\$506
2023	\$1,520,526	\$1,613,594	\$93,068	2023	2024	\$ 0.561840	\$512	\$1,018
2024	\$1,520,526	\$1,645,866	\$125,340	2024	2025	\$ 0.561840	\$690	\$1,708
2025	\$1,520,526	\$1,678,784	\$158,258	2025	2026	\$ 0.561840	\$871	\$2,580
2026	\$1,520,526	\$1,712,359	\$191,833	2026	2027	\$ 0.561840	\$1,056	\$3,636
2027	\$1,520,526	\$1,746,606	\$226,080	2027	2028	\$ 0.561840	\$1,245	\$4,881
2028	\$1,520,526	\$1,781,539	\$261,013	2028	2029	\$ 0.561840	\$1,437	\$6,318
2029	\$1,520,526	\$1,817,169	\$296,643	2029	2030	\$ 0.561840	\$1,633	\$7,951
2030	\$1,520,526	\$1,853,513	\$332,987	2030	2031	\$ 0.561840	\$1,833	\$9,785
2031	\$1,520,526	\$1,890,583	\$370,057	2031	2032	\$ 0.561840	\$2,038	\$11,822
2032	\$1,520,526	\$1,928,395	\$407,869	2032	2033	\$ 0.561840	\$2,246	\$14,068
2033	\$1,520,526	\$1,966,963	\$446,437	2033	2034	\$ 0.561840	\$2,458	\$16,526
2034	\$1,520,526	\$2,006,302	\$485,776	2034	2035	\$ 0.561840	\$2,675	\$19,201
2035	\$1,520,526	\$2,046,428	\$525,902	2035	2036	\$ 0.561840	\$2,896	\$22,096
2036	\$1,520,526	\$2,087,356	\$566,830	2036	2037	\$ 0.561840	\$3,121	\$25,217
2037	\$1,520,526	\$2,129,103	\$608,577	2037	2038	\$ 0.561840	\$3,351	\$28,568
2038	\$1,520,526	\$2,171,686	\$651,160	2038	2039	\$ 0.561840	\$3,585	\$32,153
2039	\$1,520,526	\$2,215,119	\$694,593	2039	2040	\$ 0.561840	\$3,824	\$35,978
2040	\$1,520,526	\$2,259,422	\$738,896	2040	2041	\$ 0.561840	\$4,068	\$40,046
2041	\$1,520,526	\$2,304,610	\$784,084	2041	2042	\$ 0.561840	\$4,317	\$44,363
2042	\$1,520,526	\$2,350,702	\$830,176	2042	2043	\$ 0.561840	\$4,571	\$48,934
2043	\$1,520,526	\$2,397,716	\$877,190	2043	2044	\$ 0.561840	\$4,830	\$53,764
2044	\$1,520,526	\$2,445,671	\$925,145	2044	2045	\$ 0.561840	\$5,094	\$58,858
							<b>\$58,858</b>	

Notes & Assumptions  
Assumes 2% annual growth rate  
Assumes 98% collection rate

**Exhibit 4a  
HISD, Values and Revenues - Original Zone**

Tax Year	Base Value (1997)	Lesser of:			Collection Rate	Tax Rate	Increment Revenue	Educational Facilities	Admin Fee	Net Revenue
		Captured Appraised Value		Project Plan Appraised Value						
		Projected Value	Captured Appraised Value							
2020	\$9,728,120	\$65,364,588	\$55,636,468	\$62,448,007	98.00%	1.1367	\$619,771	\$270,819	\$25,000	\$323,952
2021	\$9,728,120	\$66,671,880	\$56,943,760	\$63,294,139	98.00%	1.1367	\$634,334	\$277,183	\$25,000	\$332,151
2022	\$9,728,120	\$68,005,317	\$58,277,197	\$64,150,425	98.00%	1.1367	\$649,188	\$283,674	\$25,000	\$340,515
2023	\$9,728,120	\$69,365,424	\$59,637,304	\$65,016,986	98.00%	1.1367	\$664,339	\$290,294	\$25,000	\$349,045
2024	\$9,728,120	\$70,752,732	\$61,024,612	\$65,893,946	98.00%	1.1367	\$679,793	\$297,047	\$25,000	\$357,746
2025	\$9,728,120	\$72,167,787	\$62,439,667	\$66,781,429	98.00%	1.1367	\$695,557	\$303,935	\$25,000	\$366,622
2026	\$9,728,120	\$73,611,143	\$63,883,023	\$67,679,562	98.00%	1.1367	\$711,635	\$310,961	\$25,000	\$375,674
2027	\$9,728,120	\$75,083,365	\$65,355,245	\$68,588,473	98.00%	1.1367	\$728,035	\$318,127	\$25,000	\$384,908
							\$5,382,653	\$2,352,040	\$200,000	\$2,830,613

Notes:

Houston ISD ends participation in Tax Year 2027

Assumes 2% growth rate in taxable value

Assumes 98% Collection Rate

**Exhibit 4b  
HISD, Values and Revenues - 1999 Annex**

Tax Year (1)	Base Value (2)	Lesser of:			Collection Rate (4)	Tax Rate	Increment Revenue	Educational Facilities	Admin Fee	Net Revenue
		Captured Appraised Value		Project Plan Appraised Value						
		Projected Value	Captured Appraised Value							
2020	\$15,399,720	\$77,230,011	\$61,830,291	\$49,310,790	98.00%	0.9600	\$463,916	\$154,639	\$25,000	\$284,277
2021	\$15,399,720	\$78,774,611	\$63,374,891	\$49,310,790	98.00%	0.9600	\$463,916	\$154,639	\$25,000	\$284,277
2022	\$15,399,720	\$80,350,103	\$64,950,383	\$49,310,790	98.00%	0.9600	\$463,916	\$154,639	\$25,000	\$284,277
2023	\$15,399,720	\$81,957,106	\$66,557,386	\$49,310,790	98.00%	0.9600	\$463,916	\$154,639	\$25,000	\$284,277
2024	\$15,399,720	\$83,596,248	\$68,196,528	\$49,310,790	98.00%	0.9600	\$463,916	\$154,639	\$25,000	\$284,277
2025	\$15,399,720	\$85,268,173	\$69,868,453	\$49,310,790	98.00%	0.9600	\$463,916	\$154,639	\$25,000	\$284,277
2026	\$15,399,720	\$86,973,536	\$71,573,816	\$49,310,790	98.00%	0.9600	\$463,916	\$154,639	\$25,000	\$284,277
2027	\$15,399,720	\$88,713,007	\$73,313,287	\$49,310,790	98.00%	0.9600	\$463,916	\$154,639	\$25,000	\$284,277
							\$3,711,327	\$1,237,109	\$200,000	\$2,274,218

Notes:

- Houston ISD ends participation in Tax Year 2027
- Assumes 2% growth rate in taxable value
- Assumes 98% Collection Rate