

City of Houston, Texas, Ordinance No. 1999-795

AN ORDINANCE APPROVING THE PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER EIGHTEEN, CITY OF HOUSTON, TEXAS (FIFTH WARD); AUTHORIZING THE CITY SECRETARY TO DISTRIBUTE SUCH PLANS; CONTAINING VARIOUS PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, by City of Houston Ordinance No. 1999-766, adopted July 21, 1999, the City created Reinvestment Zone Number Eighteen, City of Houston, Texas (the "Fifth Ward Zone") for the purposes of development within the area of the City generally referred to as the "Fifth Ward area"; and

WHEREAS, the Board of Directors of the Fifth Ward Zone has approved the Project Plan and Reinvestment Zone Financing Plan attached hereto for the development of the Fifth Ward Zone; and

WHEREAS, the City Council must approve the Project Plan and Reinvestment Zone Financing Plan; **NOW, THEREFORE**,

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

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

Section 2. That the Project Plan and Reinvestment Zone Financing Plan attached hereto for Reinvestment Zone Number Eighteen, City of Houston, Texas, are hereby determined to be feasible and are approved.

Section 3. That the City Secretary is directed to provide copies of the Project Plan and Reinvestment Zone Financing Plan to each taxing unit levying ad valorem taxes in the Fifth Ward Zone.

Section 4. That City Council officially finds, determines, recites and declares a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter thereof has been discussed, considered and formally acted upon. That City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 5. 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 28th day of July, 1999.

APPROVED this _____ day of _____, 1999.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is AUG 03 1999.

Christ Russell
City Secretary

(Prepared by Legal Dep't Robert F. Litke
(DFM/dfm July 27, 1999) Senior Assistant City Attorney
(Requested by Robert M. Litke, Director, Planning and Development)
(L.D. File No. 61-99061-03)

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AYE	NO	
ABSENT		MAYOR BROWN
••••	••••	COUNCIL MEMBERS
—		TATRO
—		YARBROUGH
—		WONG
✓		MAYOR PRO TEM PRESIDENT BONEY
✓		TODD
✓		ABSENT OUT OF CITY BUSINESS DRISCOLL
✓		KELLEY
✓		FRAGA
✓		CASTILLO
✓		PARKER
✓		ROACH
✓		SANCHEZ
✓		BELL
✓		ROBINSON
CAPTION		ADOPTED

**TAX INCREMENT REINVESTMENT ZONE NUMBER
EIGHTEEN, CITY OF HOUSTON**

FIFTH WARD ZONE

Project Plan and Reinvestment Zone Financing Plan

July 24, 1999

**Prepared By:
Hawes Hill & Patterson Consultants, L.L.P.**

TABLE OF CONTENTS

	<u>Page</u>
<u>PROJECT PLAN</u>	
I. MAPS SHOWING EXISTING USES AND CONDITIONS OF REAL PROPERTY IN THE ZONE AND MAPS SHOWING PROPOSED IMPROVEMENTS TO AND PROPOSED USES OF THAT PROPERTY	2
II. PROPOSED CHANGES OF ZONING ORDINANCES, MASTER PLAN OF MUNICIPALITY, BUILDING CODES, AND OTHER MUNICIPAL ORDINANCES	15
III. LIST OF ESTIMATED NON-PROJECT COST ITEMS	15
IV. STATEMENT OF METHOD OF RELOCATING PERSONS TO BE DISPLACED AS A RESULT OF IMPLEMENTING THE PLAN	15
<u>REINVESTMENT ZONE FINANCING PLAN</u>	
I. A DETAILED LIST DESCRIBING THE ESTIMATED PROJECT COSTS OF THE ZONE, INCLUDING ADMINISTRATIVE EXPENSES	16
II. A STATEMENT LISTING THE KIND, NUMBER, AND LOCATION OF ALL PROPOSED PUBLIC WORKS OR PUBLIC IMPROVEMENTS IN THE ZONE	17
III. ECONOMIC FEASIBILITY OF DEVELOPMENT WITHIN THE ZONE	18
IV. THE ESTIMATED AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED	18
V. THE TIME WHEN RELATED COSTS OR MONETARY OBLIGATIONS ARE TO BE INCURRED	18
VI. A DESCRIPTION OF THE METHODS OF FINANCING ALL ESTIMATED PROJECT COSTS AND THE EXPECTED SOURCES OF REVENUE TO FINANCE OR PAY PROJECT COSTS, INCLUDING THE PERCENTAGE OF TAX INCREMENT TO BE DERIVED FROM THE PROPERTY TAXES OF EACH TAXING UNIT THAT LEVIES TAXES ON REAL PROPERTY IN THE ZONE	20
VII. THE CURRENT TOTAL APPRAISED VALUE OF TAXABLE REAL PROPERTY IN THE ZONE	21
VIII. THE ESTIMATED CAPTURED APPRAISED VALUE OF THE ZONE DURING EACH YEAR OF ITS EXISTENCE	21
IX. DURATION OF THE ZONE	21

**TAX INCREMENT REINVESTMENT ZONE NUMBER EIGHTEEN,
CITY OF HOUSTON (FIFTH WARD ZONE)
Project Plan and Reinvestment Zone Financing Plan
Executive Summary**

There exists the need for a significant public-private partnership to invest in the redevelopment opportunities in the Fifth Ward area. The creation of the Fifth Ward Zone (the "Zone") establishes a framework and creates conditions whereby development and redevelopment can occur to: stabilize and turn around a declining tax base, establish the basis for a consistency of land uses, and strengthen the character of residential and commercial properties.

The Zone includes property that is blighted, deteriorating in condition, economically distressed and generally includes an area characterized by the lack of, as well as faulty street and sidewalk layout and property subject to delinquent taxes. Creation of the Zone establishes a framework and financing mechanism that is essential for the attraction of private investment that otherwise would not occur in the reasonably foreseeable future.

The Fifth Ward Community is located a mile northeast of downtown Houston. Its boundaries have historically and traditionally been recognized as Collingsworth to the north, Buffalo Bayou to the south, Sakowitz to the east and Elysian to the west. The proposed Fifth Ward TIRZ represents a segment of this area and is characterized by four interrelated components:

- Revitalization of the Lyons Avenue Corridor
- Conversion of vacant and deteriorating properties to single family use
- Multi-family (Apartment) Development/Redevelopment
- Repositioning of Retail Sector

Based on current conditions and trends, without the financing tools available through the proposed TIRZ, the area will continue to suffer:

- The blighted conditions on Lyons Avenue will continue to create significant social and economic stresses on the stability of the surrounding residential community and create major obstacles to the longevity and economic viability of the retailers in that corridor;
- Blighted and abandoned single family and commercial structures throughout the Fifth Ward will continue to invite illegal dumping, graffiti, and crime/gang activity.
- The retail sector will continue its decline, straining opportunities for open market forces to reverse this deterioration;

PROJECT PLAN

I. MAPS SHOWING EXISTING USES AND CONDITIONS OF REAL PROPERTY IN THE ZONE AND MAPS SHOWING PROPOSED IMPROVEMENTS TO AND PROPOSED USES OF THAT PROPERTY

The Fifth Ward Zone includes property generally bounded by Jensen on the west, Clinton on the south, Lockwood and Shotwell on the east, and the back lot line of lots on the north side of Lyons Avenue.

On the following pages there are two maps and one chart. Map 1 shows the boundary of the Zone; Map 2 shows the current land use of real property in the Zone, and a chart that describes the proposed improvements and their location in the Zone.

EXISTING USES AND CONDITIONS

Land uses along Lyons Avenue and elsewhere in the Fifth Ward are predominantly economically distressed. Single-family, commercial and multi-family properties, and the Lyons Avenue Corridor, in general, reflect significant blight and instability. The land use within the Zone is less than 10% residential.

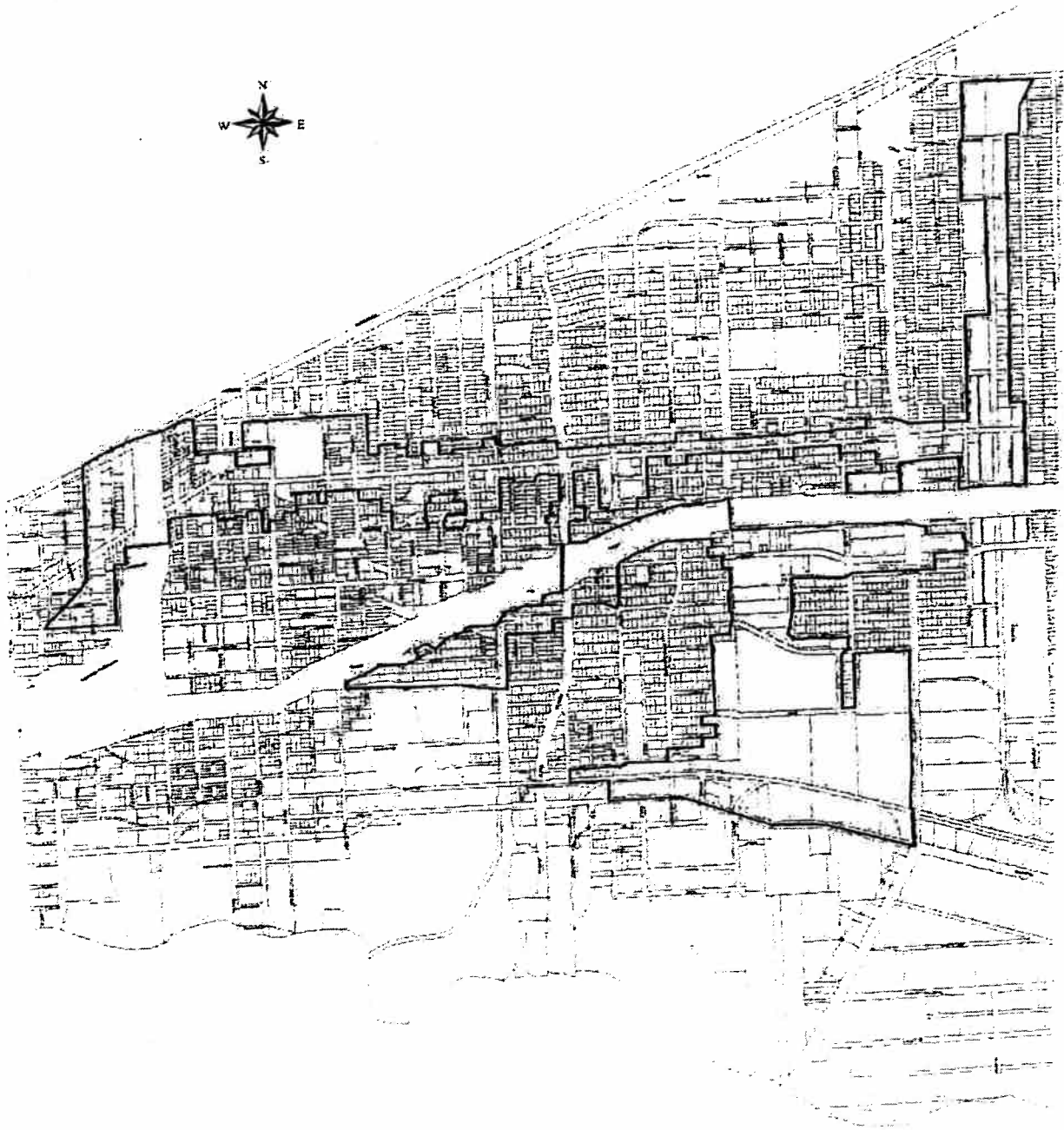
Blight has spread from apartments and single-family structures to the retail sector, where businesses, struggle to remain open and profitable in the face of deterioration. Compounding the poor maintenance of the commercial properties is the spread of graffiti and proximity to vacant and abandoned properties where illegal dumping occurs.

Apartments are the victim of deferred maintenance resulting in severe blight and deteriorated conditions. Today, these properties are subject to roach and rodent infestation, open plumbing and sewage, collapsing walls and ceilings, missing balcony railings and hazardous health and safety conditions.

Fifth Ward is experiencing a domino effect as high crime and multi-family residential deterioration in the Lyons Avenue Corridor and the Fifth Ward Area rolls over to the retail market. An additional factor contributing to the retail decline is a continued decrease in average household incomes.

MAP 1

FIFTH WARD REINVESTMENT ZONE BOUNDARY MAP

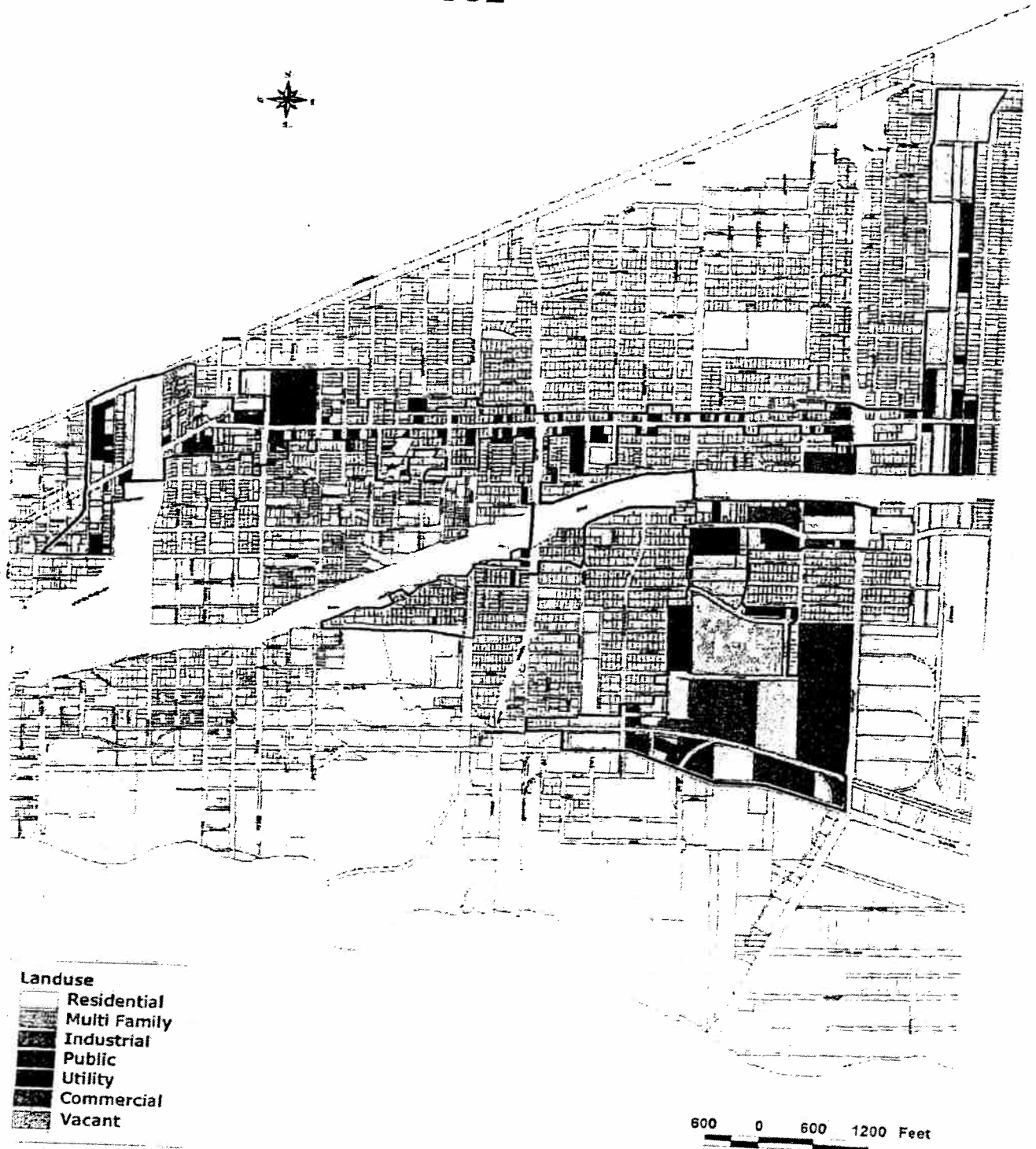


600 0 600 1200 Feet

HAWES HILL & PATTERSON CONSULTANTS, LLP

MAP 2

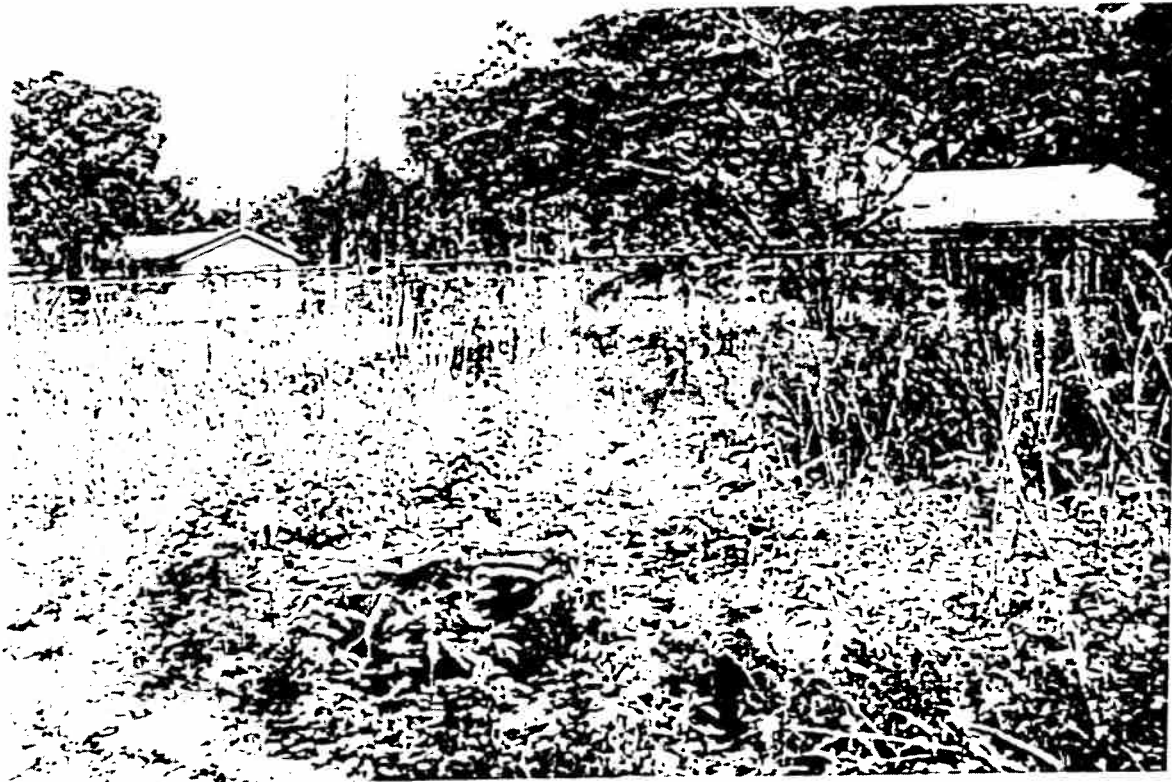
FIFTH WARD REINVESTMENT ZONE CURRENT LAND USE

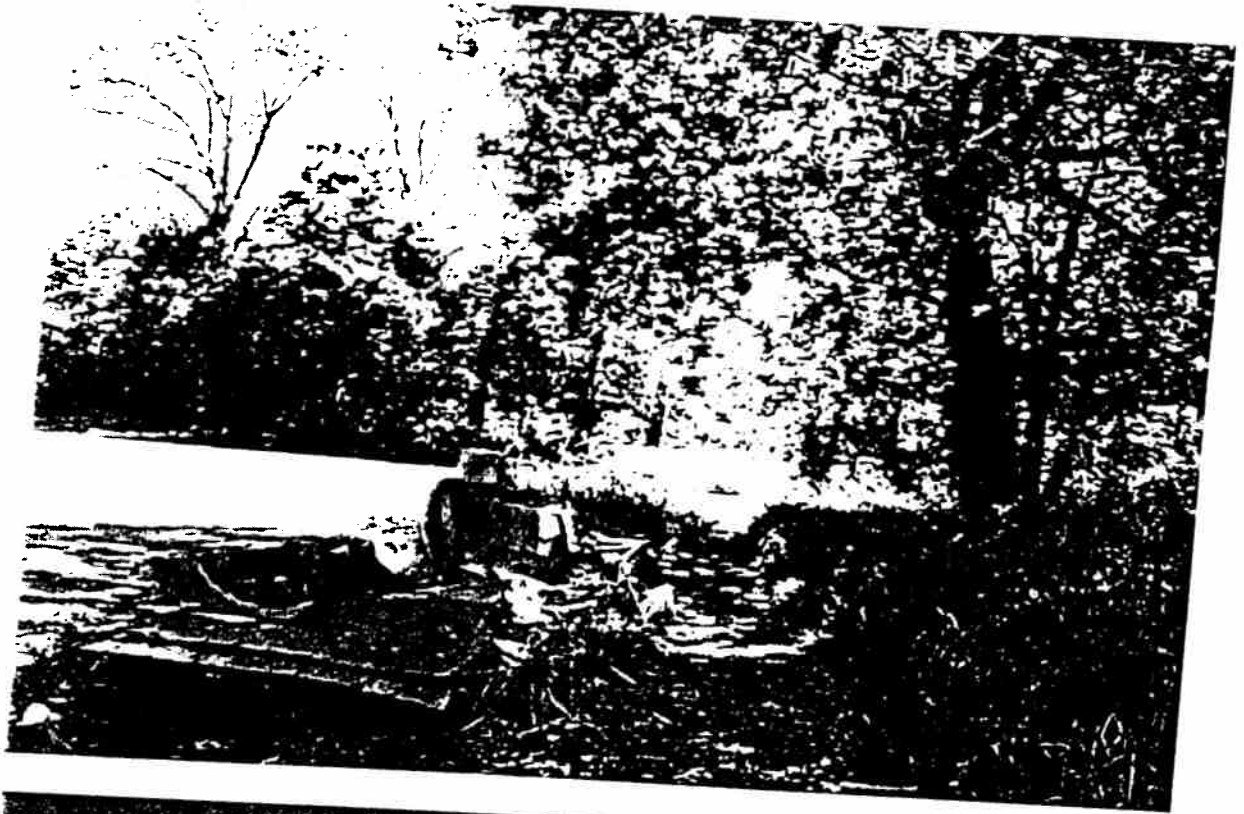


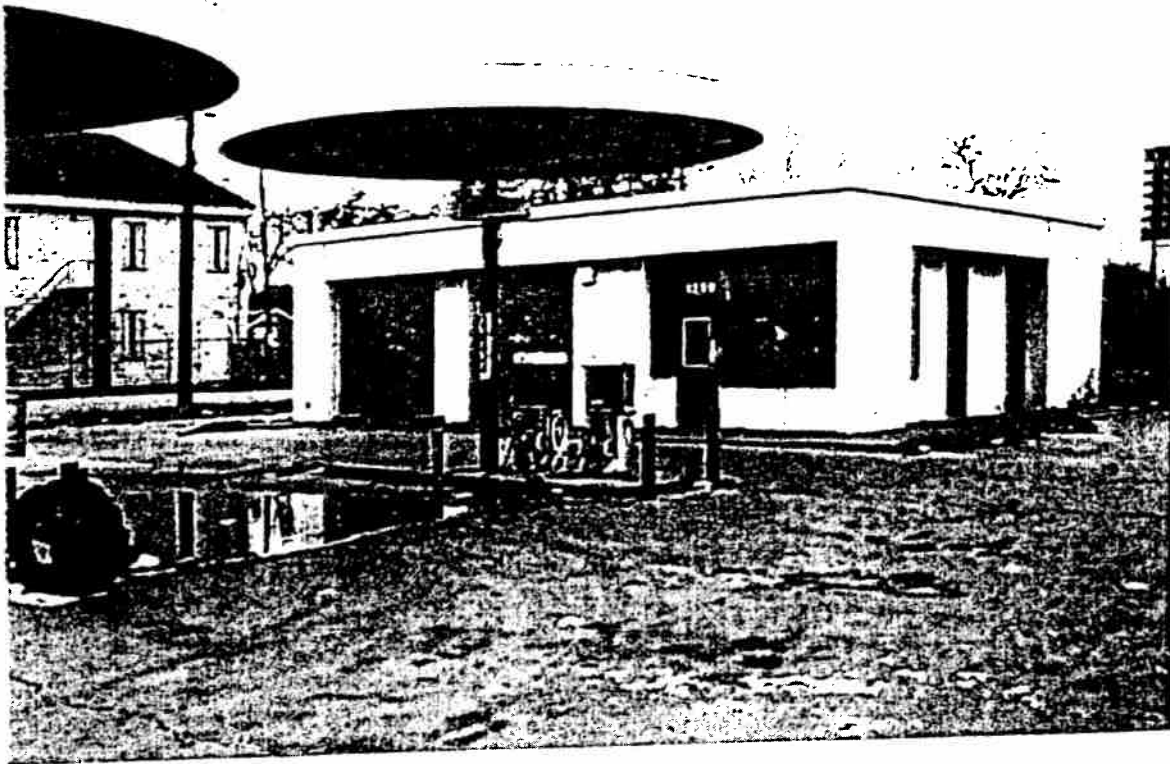
CONDITIONS OF BLIGHT, ILLEGAL DUMPING AND ECONOMIC DISTRESS



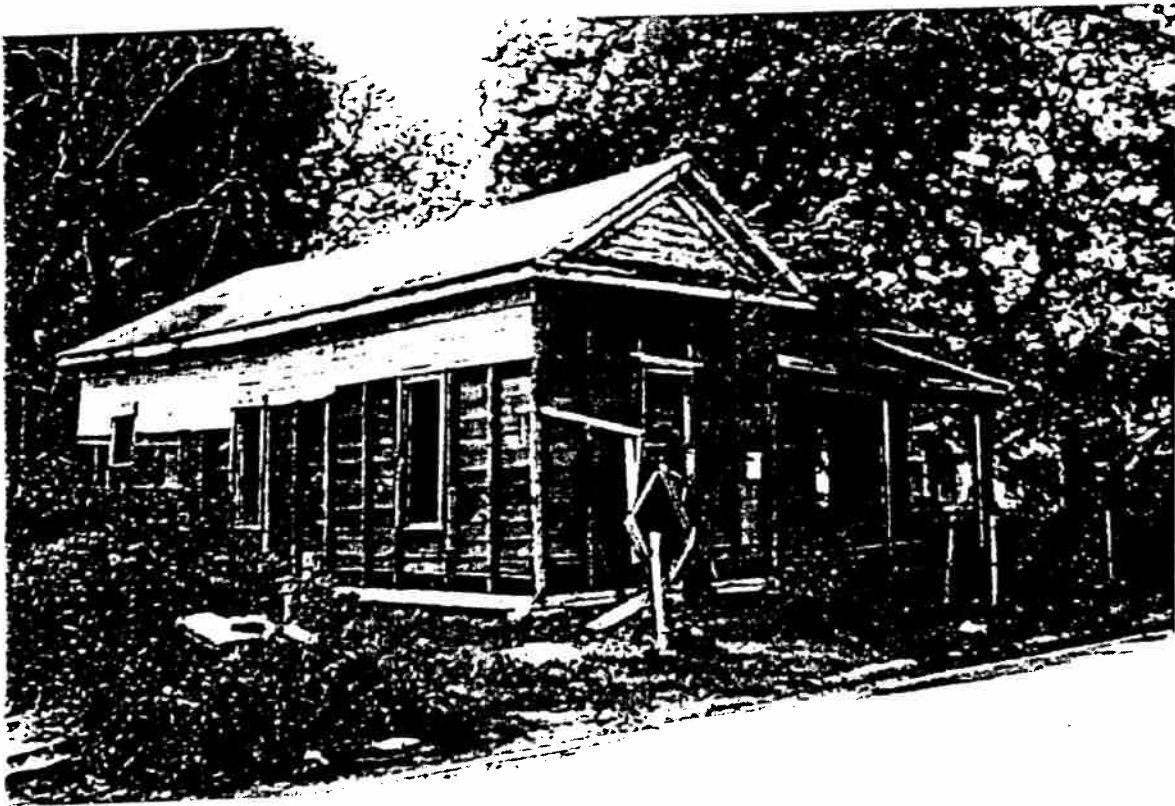












EXISTING INFRASTRUCTURE CONDITIONS

The existing water lines within the Fifth Ward area have varying sizes. These lines are made of concrete and cast iron pipes and range from a minimum of one inch in diameter to a maximum of one line eight-inch in diameter. City policy requires at minimum, six-inch water lines for all new development. Storm drainage capacity on Lyons Avenue is currently not adequate. The existing drainage system has limited capacity, and serves only a portion of the corridor. In addition, Lyons Avenue, as well as other streets within the proposed TIRZ is in disrepair, and major street and curb reconstruction is necessary.

Constraints that hinder development/redevelopment within the Fifth Ward Area are also characterized by the following:

- Structurally unrecoverable and abandoned buildings that are scattered along Lyons Avenue and in the Fifth Ward Area convey a sense of neglect and abandonment.
- Many of the existing businesses lack the capacity to provide the full range of service needed by the community. Consequently, residents must spend a significant portion of their disposable income outside the community, resulting in retail leakage.
- Lyons Avenue is currently classified as a two-lane thoroughfare. This street as well as others within Fifth Ward is in poor condition. In some areas, sidewalks are nonexistent, while in others they have deteriorated. The existing street and sidewalk conditions hinder the full economic redevelopment potential of the area.
- The existing state of water, wastewater and storm sewer lines suggests that major improvements have to be made to facilitate residential and retail development within the area.

POPULATION AND ECONOMIC CHANGES

The following chart reflects the population and economic changes that have affected the socioeconomic make-up and character of the Fifth Ward Area. The data reflects a drop in total population, the number of total housing units and disposable income.

CATEGORY	1980	1990	1980-1990 CHANGE
POPULATION			
Total Population	26,516	18,027	-8,489
HOUSING UNITS			
Total Units	11,118	8,659	-2,459
Single Family	70.8%	72.4%	1.6%
Multi Family	29.1%	27.6%	-1.5%
INCOME			
Average HH Income in Constant 1995 Dollars	\$14,781	\$9,385	\$-5,396

Source: Bureau of the Census

Notes:

1. These figures are based on the total Fifth Ward Area.
2. Percentages may not add due to rounding.

The lack of adequate housing stock and population with sufficient resources to invest in the community further constrains the ability to develop and redevelop the neighborhood. Without adequate investment and assistance in home ownership, the community will continue to fall behind in its economic viability in comparison to other sectors of the City.

LAND USE

The following land use chart shows that single family housing will continue to be the predominant land use at 42.6%. Commercial land use under the proposed plan will increase from the current 16.05% to 26.62%. Multi-family land use will also increase to 8.58%. Institutional use will remain essentially the same at 19.37%. Mixed use (2.51%) and neighborhood park (0.32) have been added to the categories of land usage on Lyons Avenue under the proposed plan.

EXISTING AND PROPOSED LAND USE COMPARISON LAND AREA

CATEGORY	SQUARE FEET			ACREAGE			% TOTAL		
	Existing	Proposed	% Change	Existing	Proposed	% Change	Existing	Proposed	% Change
Single Family	1,184,941.5	1,299,530.2	9.7	27.2	29.8	9.7	38.6	43.0	10.2
Multi Family	91,632.6	261,902.8	185.8	2.1	6.0	186.2	3.0	9.0	187.0
Institutional	603,718.8	603,718.5	-2.1	13.9	13.9	-2.1	19.7	19.7	0.0
Commercial	492,107.8	811,971.1	65.0	11.3	18.6	65.0	16.1	27.0	65.9
Vacant	694,320.0			15.9			22.6		
Mixed Use		79,879.1			1.8			3.0	
Neighborhood Park		9,718.8			0.2			0.0	
TOTAL	3,006,720.4	3,006,720.4	0.0	70.0	70.0	0.0	100.0	100.0	0.0

PROPOSED IMPROVEMENTS AND LOCATION IN ZONE

- Street and sidewalk reconstruction at Lyons Ave. Phase II (Waco to Sakowitz)
 - Intersection Improvements include turn lanes, signalization improvements at major intersections in the Zone
 - Street and sidewalk reconstruction on Coke Street to support scattered housing
 - Street and sidewalk reconstruction to support the construction of a Supermarket (Market & Calles)
 - Street and sidewalk reconstruction of Sakowitz (Lyons – Mulvey)
 - Street and sidewalk reconstruction of Sakowitz (Colfax – Wallisville)
 - Water and sanitary sewer facilities construction to support Coke Street scattered housing
 - Demolition costs of apartments on Sakowitz
 - Construction and reconstruction of pocket parks and a neighborhood park (location not yet determined)
 - Gateway improvements on Lyons Avenue at Jensen Drive and at Sakowitz, Waco Street at I-10, Lockwood at I-10, and Clinton Drive at Waco Street and Lockwood
 - Streetscape, Landscape & Lighting Improvements on Clinton, Waco, Lyons, Lockwood and Sakowitz Street
 - Bus Stop/Shelter Improvements on Lyons Avenue, Clinton Drive and Waco Street
- Education Related Items
- Construction and reconstruction of educational facilities

II. 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 to any city ordinance, or building codes.

III. LIST OF ESTIMATED NON-PROJECT COSTS

I. Water/Storm Drainage Infrastructure Redevelopment:	
Water Main Infrastructure Improvements on Lyons Ave. (Jensen to Lockwood)	\$ 5,120,000
Storm Drainage Infrastructure	750,000
SUBTOTAL	\$ 5,870,000
II. Roadway/Sidewalk Construction	
Reconstruction of Lyons Ave. Phase I (US 59 North to Waco)	\$ 1,130,000
Sidewalk reconstruction	250,000
Lyons Ave. Street Lights	30,000
Bike Route	52,000
SUBTOTAL	\$ 1,462,000
TOTAL	\$ 7,332,000

IV. STATEMENT OF METHOD OF RELOCATING PERSONS TO BE DISPLACED AS A RESULT OF IMPLEMENTING THE PLAN

The Reinvestment Zone Plan calls for the development of vacant property and the redevelopment of existing properties. Displacement of property owners or residents from the Fifth Ward area is not anticipated.

REINVESTMENT ZONE FINANCING PLAN

I. A DETAILED LIST DESCRIBING THE ESTIMATED PROJECT COSTS OF THE ZONE, INCLUDING ADMINISTRATIVE EXPENSES

NON-EDUCATION PROJECT COSTS

Table A lists the estimated non-education project costs for the Zone. It is anticipated that the Developers will advance funds for the public infrastructure improvements and will be reimbursed as provided in separate agreements and other documentation between the Developers, the Redevelopment Authority (references made herein to the Authority are made in anticipation of its creation) and the Fifth Ward Zone. It is anticipated that the infrastructure improvement costs will include additional financing costs associated with the projects. Line item amounts may be adjusted with approval of the Zone Board of Directors, as long as total infrastructure project costs do not exceed the Financing Plan Budget.

**TABLE A
NON-EDUCATION PROJECT COSTS**

Non-Education Project Items	Cost Estimate
I. Land Assembly & Historic Preservation	
Land Assembly for Affordable Housing and Home Ownership	\$ 750,000
Historic Preservation Related Development	1,000,000
SUBTOTAL	1,750,000
II. Roadway/Sidewalk Construction	
Reconstruction of Lyons Ave. Phase II (Waco to Sakowitz)	\$ 1,300,000
Intersection Improvements	450,000
Coke Street Housing	70,000
Supermarket (Market & Calles)	70,000
Sakowitz (Lyons - Mulvey)	396,000
Sakowitz (Colfax - Wallisville)	264,000
SUBTOTAL	2,550,000
III. Water/ Sewer Construction	
Coke Street Housing	\$ 30,000
SUBTOTAL	30,000
IV. Other Project Costs	
Brownfield Remediation	\$ 500,000
Demolition costs	400,000
Area Park & Recreation Redevelopment	800,000
Gateway Improvements	300,000
Streetscape, Landscape & Lighting Improvements	350,000
Bus Stop/Shelter Improvements	80,000
Creation	120,000
SUBTOTAL	2,550,000
TOTAL	\$ 6,880,000

EDUCATION RELATED PROJECT COSTS

It is anticipated that the Houston Independent School District (HISD) will expend approximately \$2.9 million for education related project costs. As provided for in Chapter 311, Texas Tax Code and its participation agreement between the City, Fifth Ward Zone and HISD, the District may expend one-third of its total tax participation for educational purposes.

Education Project Items	Cost Estimate
I. Costs related to the construction/reconstruction of educational facilities	\$2,952,463
TOTAL	\$2,952,463

II. A STATEMENT LISTING THE KIND, NUMBER, AND LOCATION OF ALL PROPOSED PUBLIC WORKS OR PUBLIC IMPROVEMENTS IN THE ZONE

It is anticipated that the following non-education public improvements will be made at the following locations:

- Street and sidewalk reconstruction at Lyons Ave. Phase II (Waco to Sakowitz)
- Intersection Improvements include turn lanes, signalization improvements at major intersections in the Zone
- Street and sidewalk reconstruction on Coke Street to support scattered housing
- Street and sidewalk reconstruction to support the construction of a Supermarket (Market & Calles)
- Street and sidewalk reconstruction of Sakowitz (Lyons – Mulvey)
- Street and sidewalk reconstruction of Sakowitz (Colfax – Wallisville)
- Water and sanitary sewer facilities construction to support Coke Street scattered housing
- Demolition costs of apartments on Sakowitz
- Construction and reconstruction of pocket parks and a neighborhood park (location not yet determined)
- Gateway improvements on Lyons Avenue at Jensen Drive and at Sakowitz, Waco Street at I-10, Lockwood at I-10, and Clinton Drive at Waco Street and Lockwood
- Streetscape, Landscape & Lighting Improvements on Clinton, Waco, Lyons, Lockwood and Sakowitz Street
- Bus Stop/Shelter Improvements on Lyons Avenue, Clinton Drive and Waco Street

Education Related Items

- Construction and reconstruction of educational facilities

III. ECONOMIC FEASIBILITY OF DEVELOPMENT WITHIN THE ZONE

In 1995, Weingarten Realty conducted a retail data analysis of the surrounding area. The summary of that study showed that in a one-mile radius that includes the proposed TIRZ boundaries, there was less than 200,000 square feet of retail space. However, the study showed that this same area had the potential to support over 400,000 square feet of retail. The creation of the fifth Ward Zone is intended to encourage the development of retail and other commercial businesses to accommodate potential investment in the area. Appendix A contains the results of this study.

IV. THE ESTIMATED AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED

The estimated amount of bonded indebtedness to be incurred by the Zone or Authority, including both principle and interest is detailed in Table B.

V. THE TIME WHEN RELATED COSTS OR MONETARY OBLIGATIONS ARE TO BE INCURRED

The time when related costs or monetary obligations are to be incurred is a function of the availability of Zone revenues. Table B shows the time when Zone funds are expected to be available to pay project costs.

**TABLE B
FIFTH WARD ZONE
TAX INCREMENT REVENUE SCHEDULE**

Tax Fol Jan 1	Cumulative Incremental Assessed Valuation	City Tax Rate	County Tax Rate	HISD Tax Rate	Non-Ed City Zone Collections at 97%	Non-Ed County Zone Collections at 97%	Non-Ed HSD TIFZ Collections at 97%	Education HSD Zone Collections at 97%	Total Annual TIFZ Collections Available	Cumulative Collections
1999										
2000	\$ 1,500,000	\$ 0.6650	\$ 0.4166	\$ 0.960	\$ 9,676	\$ 6,062	\$ 6,518	3,259	\$ 25,515	\$ 25,515
2001	\$ 5,190,000	\$ 0.6650	\$ 0.4166	\$ 0.960	\$ 33,478	\$ 20,973	\$ 23,426	14,713	\$ 98,580	\$ 124,105
2002	\$ 9,700,000	\$ 0.6650	\$ 0.4166	\$ 0.960	\$ 62,570	\$ 39,198	\$ 57,424	28,712	\$ 187,904	\$ 312,008
2003	\$ 16,210,000	\$ 0.6650	\$ 0.4166	\$ 0.960	\$ 104,563	\$ 65,505	\$ 97,838	48,919	\$ 316,825	\$ 628,833
2004	\$ 25,050,000	\$ 0.6650	\$ 0.4166	\$ 0.960	\$ 161,565	\$ 101,228	\$ 152,717	76,368	\$ 491,888	\$ 1,120,721
2005	\$ 27,910,000	\$ 0.6650	\$ 0.4166	\$ 0.960	\$ 180,033	\$ 112,785	\$ 170,472	85,236	\$ 548,526	\$ 1,669,247
2006	\$ 36,630,000	\$ 0.6650	\$ 0.4166	\$ 0.960	\$ 236,282	\$ 148,023	\$ 224,605	112,303	\$ 721,213	\$ 2,390,460
2007	\$ 36,630,000	\$ 0.6650	\$ 0.4166	\$ 0.960	\$ 236,282	\$ 148,023	\$ 224,605	112,303	\$ 721,213	\$ 3,111,672
2008	\$ 36,630,000	\$ 0.6650	\$ 0.4166	\$ 0.960	\$ 236,282	\$ 148,023	\$ 224,605	112,303	\$ 721,213	\$ 3,832,884
2009	\$ 36,630,000	\$ 0.6650	\$ 0.4166	\$ 0.960	\$ 236,282	\$ 148,023	\$ 224,605	112,303	\$ 721,213	\$ 4,554,097
2010	\$ 36,630,000	\$ 0.6650	\$ 0.4166	\$ 0.960	\$ 236,282	\$ 148,023	\$ 224,605	112,303	\$ 721,213	\$ 5,275,309
2011	\$ 36,630,000	\$ 0.6650	\$ 0.4166	\$ 0.960	\$ 236,282	\$ 148,023	\$ 224,605	112,303	\$ 721,213	\$ 5,996,522
2012	\$ 36,630,000	\$ 0.6650	\$ 0.4166	\$ 0.960	\$ 236,282	\$ 148,023	\$ 224,605	112,303	\$ 721,213	\$ 6,717,735
2013	\$ 36,630,000	\$ 0.6650	\$ 0.4166	\$ 0.960	\$ 236,282	\$ 148,023	\$ 224,605	112,303	\$ 721,213	\$ 7,438,947
2014	\$ 36,630,000	\$ 0.6650	\$ 0.4166	\$ 0.960	\$ 236,282	\$ 148,023	\$ 224,605	112,303	\$ 721,213	\$ 8,160,160
2015	\$ 36,630,000	\$ 0.6650	\$ 0.4166	\$ 0.960	\$ 236,282	\$ 148,023	\$ 224,605	112,303	\$ 721,213	\$ 8,881,372
2016	\$ 36,630,000	\$ 0.6650	\$ 0.4166	\$ 0.960	\$ 236,282	\$ 148,023	\$ 224,605	112,303	\$ 721,213	\$ 9,602,585
2017	\$ 36,630,000	\$ 0.6650	\$ 0.4166	\$ 0.960	\$ 236,282	\$ 148,023	\$ 224,605	112,303	\$ 721,213	\$ 10,323,797
2018	\$ 36,630,000	\$ 0.6650	\$ 0.4166	\$ 0.960	\$ 236,282	\$ 148,023	\$ 224,605	112,303	\$ 721,213	\$ 11,045,010
2019	\$ 36,630,000	\$ 0.6650	\$ 0.4166	\$ 0.960	\$ 236,282	\$ 148,023	\$ 224,605	112,303	\$ 721,213	\$ 11,766,222
2020	\$ 36,630,000	\$ 0.6650	\$ 0.4166	\$ 0.960	\$ 236,282	\$ 148,023	\$ 224,605	112,303	\$ 721,213	\$ 12,487,435
2021	\$ 36,630,000	\$ 0.6650	\$ 0.4166	\$ 0.960	\$ 236,282	\$ 148,023	\$ 224,605	112,303	\$ 721,213	\$ 13,208,647
2022	\$ 36,630,000	\$ 0.6650	\$ 0.4166	\$ 0.960	\$ 236,282	\$ 148,023	\$ 224,605	112,303	\$ 721,213	\$ 13,929,860
2023	\$ 36,630,000	\$ 0.6650	\$ 0.4166	\$ 0.960	\$ 236,282	\$ 148,023	\$ 224,605	112,303	\$ 721,213	\$ 14,651,072
2024	\$ 36,630,000	\$ 0.6650	\$ 0.4166	\$ 0.960	\$ 236,282	\$ 148,023	\$ 224,605	112,303	\$ 721,213	\$ 15,372,285
2025	\$ 36,630,000	\$ 0.6650	\$ 0.4166	\$ 0.960	\$ 236,282	\$ 148,023	\$ 224,605	112,303	\$ 721,213	\$ 16,093,498
2026	\$ 36,630,000	\$ 0.6650	\$ 0.4166	\$ 0.960	\$ 236,282	\$ 148,023	\$ 224,605	112,303	\$ 721,213	\$ 16,814,710
2027	\$ 36,630,000	\$ 0.6650	\$ 0.4166	\$ 0.960	\$ 236,282	\$ 148,023	\$ 224,605	112,303	\$ 721,213	\$ 17,535,923
2028	\$ 36,630,000	\$ 0.6650	\$ 0.4166	\$ 0.960	\$ 236,282	\$ 148,023	\$ 224,605	112,303	\$ 721,213	\$ 18,257,135
2029	\$ 36,630,000	\$ 0.6650	\$ 0.4166	\$ 0.960	\$ 236,282	\$ 148,023	\$ 224,605	112,303	\$ 721,213	\$ 18,978,348
					\$ 6,222,688	\$ 3,898,291	\$ 5,904,925	\$ 2,952,463	\$ 18,978,348	

VI. A DESCRIPTION OF THE METHODS OF FINANCING ALL ESTIMATED PROJECT COSTS AND THE EXPECTED SOURCES OF REVENUE TO FINANCE OR PAY PROJECT COSTS, INCLUDING THE PERCENTAGE OF TAX INCREMENT TO BE DERIVED FROM THE PROPERTY TAXES OF EACH TAXING UNIT THAT LEVIES TAXES ON REAL PROPERTY IN THE ZONE

Description of the methods of financing:

In accordance with 311.015 of the Tax Increment Financing Act, the City may issue tax increment bonds or notes, the proceeds of which may be used to pay project costs on behalf of the Zone. Upon creation of the Fifth Ward Redevelopment Authority, the Authority may be authorized to incur debt and issue debt or obligations to satisfy developer reimbursements for eligible project costs. If such bonds are issued, bond proceeds shall be used to provide for the project related costs outlined in this plan. When appropriate, Developers will advance project-related costs and be reimbursed from increment revenues of the Zone or through the issuance of tax increment bonds.

Sources of Tax Increment Revenue:

The purpose of the Zone is to provide the necessary public improvements to support and sustain new and existing development. Table C is the build-out projection and the annual captured appraised value of these new improvements or increases in value of pre-existing redeveloped property during the build-out period.

**TABLE C
FIFTH WARD REDEVELOPMENT PROJECTS
EXPECTED VALUES (In Thousands)**

Project Description	2000		2001		2002		2003		2004		2005		2006	
	Construction	Captured Value (K)	Construction	Captured Value (K)	Construction	Captured Value (K)	Construction	Captured Value (K)	Construction	Captured Value (K)	Construction	Captured Value (K)	Construction	Captured Value (K)
Single Family Development	30	\$1,500	15	\$750	15	\$750	15	\$750	15	\$750	15	\$750	15	\$750
Clinton Dr. Scattered Housing							20	\$1,000	20	\$1,000	20	\$1,000	20	\$1,000
Sakowitz/Coke St. housing			9	\$360	9	\$360	9	\$360	9	\$360	9	\$360	6	\$240
Townhome Projects			12	\$480	12	\$480	12	\$480	12	\$480	12	\$480	12	\$480
Commercial - Office				\$350				\$250				\$270		
Commercial - Retail						\$1,170		\$1,170						
Industrial - Lockwood				\$1,750		\$1,750								
Super Market							\$2,500							
Multi-Family Development									\$6,250					\$6,250
Total Captured Value		\$1,500		\$3,690		\$4,510		\$6,510		\$8,840		\$2,860		\$8,720
														\$ 36,630

TABLE D
PERCENTAGE OF INCREMENT DEDICATED TO THE ZONE

TAXING UNIT	DEDICATED TAX RATE	% OF TOTAL PARTICIPATION
City of Houston	\$0.6650/\$100 valuation	33%
Harris County	\$0.4166/\$100 valuation	20%
Houston I.S.D.	\$0.9600/\$100 valuation	47%
TOTAL	\$2.0416/\$100 valuation	100%

VII. THE CURRENT TOTAL APPRAISED VALUE OF TAXABLE REAL PROPERTY IN THE ZONE

The current total appraised value of taxable real property in the Zone is \$21,055,060.

VIII. THE ESTIMATED CAPTURED APPRAISED VALUE OF THE ZONE DURING EACH YEAR OF ITS EXISTENCE

The estimated captured appraised value of the zone during each year of its existence is shown in Table B.

IX. DURATION OF THE ZONE

The duration of the Fifth Ward Zone is 30 years.

APPENDIX A

CONTENTS

**PRELIMINARY MARKET DATA
1-2-3 MILES OF LYONS/WACO INTERSECTION**

1. Summary: Market "Rules-of-Thumb"
2. Weingarten Realty Market Data
 - One-Two-Three Mile Summary
 - One Mile Summary
 - Two Mile Summary
 - Three Mile Summary
 - One -Two-Three Mile Summary
 - One-Two-Three Mile Summary
 - One-Two-Three Mile Summary
 - One-Two-Three Mile Summary
 - One Mile Shopping Centers
 - Two Mile Shopping Centers
 - Three Mile Shopping Centers
 - One Mile GAF (general merchandise)
 - Two Mile GAF
 - Three Mile GAF

LIONS AVENUE Revitalization Plan Document

WEINGARTEN REALTY INVESTORS
 AREA 1 = LYONS & WACO HOUSTON, TX
 AREA 2 = LYONS & WACO HOUSTON, TX
 AREA 3 = LYONS & WACO HOUSTON, TX
 LYONS & WACO HOUSTON, TX
 I.I.O. Ring: 1 mile(s): 29.7757 95.3262

	1980 Census	1990 Census	1994 Estimate	1999 Projection
Total Population	23,444	16,311	15,733	15,095
White	6.6%	8.2%	8.5%	8.9%
Black	86.1%	76.9%	74.3%	71.1%
American Indian	0.1%	0.1%	0.1%	0.1%
Asian	0.2%	0.4%	0.6%	0.8%
Other	7.0%	14.3%	16.5%	19.1%
Hispanic	12.8%	22.5%	26.7%	30.0%
Total Households	8,410	5,692	5,484	5,251
Household Population	23,414	16,305	15,729	15,091
Average Household	2.78	2.86	2.87	2.87
Household Income				
\$ 0 - \$ 9,999	58.3%	56.2%	47.4%	38.7%
\$ 10,000 - \$ 14,9	15.3%	9.9%	14.3%	16.1%
\$ 15,000 - \$ 24,9	17.6%	16.1%	14.8%	14.8%
\$ 25,000 - \$ 34,9	5.5%	8.6%	9.0%	14.8%
\$ 35,000 - \$ 49,9	2.2%	6.5%	8.8%	10.9%
\$ 50,000 - \$ 74,9	0.7%	1.6%	4.4%	9.7%
\$ 75,000 - \$ 99,9	0.1%	0.3%	4.4%	7.0%
\$ 100,000 - \$ 149,9	-	0.4%	0.5%	1.7%
\$ 150,000 +	-	0.2%	0.3%	0.6%
Total	100.0%	100.0%	100.0%	100.0%
Median Household Income	\$8,164	\$8,660	\$10,716	\$13,418
Aggregate HH Inc (\$000)	89,903	84,771	104,110	124,873
Median Family Income	\$9,587	\$9,962	\$12,327	\$15,435
Per Capita Income	\$3,840	\$5,199	\$6,619	\$8,275
Median Age Total Population	27.7	30.4	30.3	30.1

(Two Mile Ring Continued)

	1980 Census	1990 Census	1994 Estimate	1999 Projection
35 - 44	9.1%	11.5%	12.5%	12.9%
45 - 54	9.9%	8.3%	8.5%	9.6%
55 - 64	9.1%	8.8%	7.8%	7.2%
65 - 74	10.8%	8.0%	7.8%	5.1%
75 - 84	-	4.6%	4.8%	1.9%
85 +	-	1.4%	1.6%	-
Total	36,853	28,713	28,549	28,287
12.5%	12.0%	12.3%	11.8%	11.8%
16.1%	15.2%	14.9%	14.8%	14.8%
8.8%	7.3%	6.6%	6.5%	6.5%
14.7%	12.5%	12.6%	11.7%	11.7%
14.3%	16.6%	16.0%	15.7%	15.7%
8.7%	11.9%	13.4%	14.2%	14.2%
9.0%	8.1%	8.4%	9.7%	9.7%
7.7%	7.5%	6.6%	6.4%	6.4%
8.3%	5.5%	5.7%	5.5%	5.5%
	2.7%	2.7%	2.8%	2.8%
	0.7%	0.8%	0.9%	0.9%

Male Population by Age

LYONS & WACO HOUSTON, TX
 1.3.0 : Ring: 3 mile(s): 29:7757 95.3262

	1980 Census	1990 Census	1994 Estimate	1999 Projection
Total Population	143,613	121,445	122,007	122,673
White	31.2%	29.5%	28.2%	26.5%
Black	39.3%	33.6%	32.2%	30.7%
American Indian	0.2%	0.3%	0.3%	0.4%
Asian	0.6%	0.8%	0.9%	1.0%
Other	28.7%	35.9%	38.4%	41.5%
Hispanic	50.7%	59.0%	64.0%	67.4%

Lyons Avenue Revitalization Plan Document

(Three Mile Ring Continued)

	1980 Census	1990 Census	1994 Estimate	1999 Projection
25 - 34	15.2%	17.8%	17.4%	16.9%
35 - 44	9.1%	12.6%	13.7%	14.4%
45 - 54	9.3%	8.0%	8.4%	9.7%
55 - 64	8.1%	7.5%	6.7%	6.4%
65 - 74	9.0%	5.9%	5.9%	5.6%
75 - 84	-	3.1%	3.2%	3.4%
85 +	-	0.9%	1.0%	1.2%
Female Population by Age				
0 - 5	71,864	55,447	58,639	59,021
6 - 13	11.4%	10.9%	11.2%	11.1%
14 - 17	15.0%	14.1%	13.7%	13.6%
18 - 24	7.8%	6.8%	6.2%	6.1%
25 - 34	13.4%	11.6%	11.9%	11.4%
35 - 44	14.5%	15.9%	15.5%	15.3%
45 - 54	9.1%	11.9%	12.8%	13.3%
55 - 64	9.8%	8.2%	8.5%	9.7%
65 - 74	8.6%	7.1%	7.4%	6.9%
75 - 84	10.4%	4.1%	7.0%	6.5%
85 +	-	1.3%	4.2%	4.4%
Male Population by Age				
0 - 5	71,736	62,996	63,373	63,655
6 - 13	12.0%	10.8%	11.0%	10.6%
14 - 17	15.3%	13.4%	13.3%	13.3%
18 - 24	8.3%	6.7%	6.3%	6.2%
25 - 34	15.4%	14.3%	13.6%	12.6%
35 - 44	15.9%	19.5%	19.1%	18.3%
45 - 54	9.1%	13.2%	14.6%	15.5%
55 - 64	8.9%	7.8%	8.3%	9.7%
65 - 74	7.6%	6.8%	6.1%	5.9%
75 - 84	7.3%	4.7%	4.9%	4.8%
85 +	-	2.2%	2.2%	2.4%
		0.6%	0.6%	0.7%

(Rings One, Two, and Three Continued)

Description	AREA 1			AREA 2			AREA 3		
Median Age Total Population	30.3			28.6			28.6		
Median Age Adult Population	42.2			39.8			37.9		
Households:									
1999 Projection	5,251			17,534			34,996		
1994 Estimate	5,484			17,778			34,857		
1990 Census	5,692			18,000			34,752		
1980 Census	8,410			23,708			44,384		
Percent Change, 1980-1990	-32.3			-24.1			-21.7		
Percent Change, 1990-1994	-3.7			-1.2			0.3		
1990 Household Population	16,305			58,140			114,130		
1990 Households w/ Children under 18	2,259			8,177			16,033		
1990 Households w/ Persons over 65	2,018			5,390			9,435		
1990 Family Population	13,939			51,792			101,729		
1990 Nonfamily Population	2,366			6,348			12,401		
1990 Group Quarters Population	4			248			7,313		
1990 Average Household	2.86			3.23			3.28		
1990 Average Family Size	3.68			3.94			3.98		
1990 Family Households	3,654			12,730			24,718		
1990 Nonfamily Households	2,033			5,273			10,032		
1994 Household Income:									
% \$ 0 - \$ 9,999	47.4			36.0			32.3		
% \$ 10,000 - \$ 14,999	14.3			13.8			13.8		
% \$ 15,000 - \$ 24,999	14.8			17.9			18.9		
% \$ 25,000 - \$ 34,999	9.0			0.13			13.8		
% \$ 35,000 - \$ 49,999	8.8			11.8			11.9		
% \$ 50,000 - \$ 74,999	4.4			5.5			6.4		
% \$ 75,000 - \$ 99,999	0.5			0.9			1.6		
% \$ 100,000 - \$ 149,999	0.5			0.6			0.9		
% \$ 150,000 +	0.3			0.3			0.4		
1999 Median Household Income	\$13,418			\$18,615			\$20,571		
1994 Median Household Income	\$10,716			\$15,127			\$17,067		
1990 Median Household Income	\$8,660			\$12,311			\$14,147		

(Rings One, Two, and Three Continued)

Description	AREA 1	AREA 2	AREA 3
% Renter Occupied	23.8	37.9	
% Vacant	76.2	62.1	63.4
1990 Units in Structure:			17.2
% 1, Detached			
% 1, Attached	66.2	68.0	65.1
% 2	5.0	5.2	5.7
% 3 - 9	6.3	7.1	7.7
% 10 - 49	11.8	10.2	10.9
% 50 +	6.2	5.4	5.7
% Mobile Homes	2.7	1.8	2.5
% Other	0.2	0.3	0.3
	1.6	1.9	2.1
1990 Median Home Value	\$25,993		
1990 Median Contract Rent	\$167		
1994 Employment	30,757	\$29,058	\$31,973
1994 Socio-Economic Measure	3	\$206	\$225
1990 Occupation:		49,673	197,535
Total Civil Labor Force	5,691	3	5
% Unemployed	24.6		
Total Employed		22,146	46,308
% Executive & Managerial	4,293	17.2	15.3
% Professional Specialty	4.7		
% Technical Support	5.9	18,336	39,231
% Administrative Support	2.9	4.2	5.0
% Sales	16.2	2.2	4.6
% White Collar	7.5	13.5	2.1
% Precision Production, Craft & Repair	37.2	7.0	13.6
% Machine Operators	10.0	31.4	8.1
% Transportation & Material Moving	6.3	15.8	33.5
% Laborers	4.2	10.0	16.6
% Blue Collar	11.0	5.9	10.2
	31.4	12.1	5.9
		43.7	10.9
			437

LYONS & WACO HOUSTON, TX
 SHOPPING CENTER/TOTAL RETAIL(1)
 SHOPPING CENTER/TOTAL RETAIL EXPENDITURE INDE
 Benchmark = Regional Area Definition Detailed Report
 Ring: 1 mile(s): 29.7757 95.3262

		Demographics				Expenditure Potential	
		Total Population	Households	Total Households	Household Population	Average HH Size	Median HH Income
	1994	15733	5484	115729	2.87	\$10,716	
	1999	15095	5251	15091	2.87	\$13,418	
		Area Yearly Growth Rate		Per Household			
	Total	1.66%	0.79%				
		Retail Support Potential					
	1994	422 sq. ft.					

Product Potential This Store Type	1994 Total (\$000)	1999 Total (\$000)	1994 \$ Per HH	1999 \$ Per HH	Yearly Growth Rate Total \$	Bench- mark Index
APPAREL STORE	3856	4205	703	801	1.75%	66.7
APPLIANCE STORE	380	317	69	60	-3.59%	68.1
AUTO-AFTERMARKET STORE	5644	5744	1029	1094	0.35%	56.1
CONVENIENCE STORE	3236	3249	590	618	0.06%	64.7
DEPARTMENT STORE	3314	3467	604	660	0.90%	65.0
DRUG STORE	3814	4298	695	819	2.42%	75.2
ELECTRONICS STORE	1333	1513	243	288	2.56%	60.2
FAST FOOD RESTAURANT	3061	2881	558	549	-1.20%	61.1
FULL SERVICE RESTAURANT	3014	2822	550	537	-1.31%	62.3
FURNITURE STORE	1288	1149	235	219	-2.26%	63.0
GROCERY STORE	16973	18310	3095	3487	1.53%	79.6
HARDWARE STORE	517	525	94	100	0.33%	58.7
HOME CENTERS	3818	3697	696	704	-0.64%	70.3

LYONS & WACO HOUSTON, TX SHOPPING CENTER/TOTAL RETAIL(1)
 SHOPPING CENTER/TOTAL RETAIL EXPENDITURE INDEX: 75.5
 Benchmark = Regional Area Definition Detailed Report
 Area : Ring: 2 mile(s): 29.7757 95.3262

		Demographics				
		Total	Households	Household Population	Average HH Size	Median HH Income
1994	Population	57879	17778	57631	3.24	\$15,127
1999	Population	57348	17534	57100	3.26	\$18,615
		Expenditure Potential				
		Area Yearly Growth Rate Per Household				
Total		1.50%				
Total		1.22%				
		Retail Support Potential (000)				
1994		1511 sq. ft.				

Product Potential This Store Type	1994 Total (\$000)	1999 Total (\$000)	1994 \$ Per HH	1999 \$ Per HH	Yearly Growth Rate Total \$	Benchmark Index
	APPAREL STORE	13373	14877	752	848	2.15%
APPLIANCE STORE	1359	1158	-76	66	-3.15%	75.0
AUTO-AFTERMARKET STORE	21995	22669	1237	1293	0.61%	67.4
CONVENIENCE STORE	12462	12728	701	726	0.42%	76.9
DEPARTMENT STORE	11619	12390	654	707	1.29%	70.3
DRUG STORE	12510	14641	704	835	3.20%	76.1
ELECTRONICS STORE	4643	5390	261	307	3.03%	64.6
FAST FOOD RESTAURANT	11135	10714	626	611	-0.77%	68.6
FULL SERVICE RESTAURANT	10834	10361	609	591	-0.89%	69.1
FURNITURE STORE	4361	3968	245	226	-1.87%	65.7
GROCERY STORE	60065	66606	3379	3799	2.09%	86.9
HARDWARE STORE	1966	2027	111	116	0.60%	89.9
HOME CENTERS	14130	13930	795	794	-0.28%	80.3
JEWELRY STORE	2225	2055	125	117	-1.58%	64.7

Area = LYONS & WACO HOUSTON, TX SHOPPING CENTER/TOTAL RETAIL(1)
 Benchmark = Regional Area Definition Detailed Report
 SHOPPING CENTER/TOTAL RETAIL EXPENDITURE INDEX: 79.1
 Ring: 3 mile(s): 29.7757 95.3262

Product Potential This Store Type	Demographics					Yearly Growth Rate Total \$	Bench- mark Index
	1994 Total (\$000)	1999 Total (\$000)	1994 \$ Per HH	1999 \$ Per HH	1994 \$ Per HH		
APPAREL STORE	27338	30904	784	883	784	2.48%	74.4
APPLIANCE STORE	2762	2393	79	68	79	-2.82%	77.8
AUTO-AFTERMARKET STORE	47045	49269	1350	1408	1350	0.93%	73.5
CONVENIENCE STORE	26350	27267	756	779	756	0.69%	82.9
DEPARTMENT STORE	23732	25705	681	735	681	1.61%	73.2
DRUG STORE	24473	29076	702	831	702	3.51%	76.0
ELECTRONICS STORE	9741	11479	279	328	279	3.34%	69.2
FAST FOOD RESTAURANT	23359	22766	670	651	670	-0.51%	73.4
FULL SERVICE RESTAURANT	22640	21938	650	627	650	-0.63%	73.6
FURNITURE STORE	8899	8251	255	236	255	-1.50%	68.4
GROCERY STORE	121981	136765	3499	3908	3499	2.31%	90.0
HARDWARE STORE	4065	4245	117	121	117	0.87%	72.6
HOME CENTERS	28057	28063	805	802	805	0.00%	81.3
JEWELRY STORE	4606	4327	132	124	132	-1.24%	68.3
LIQUOR STORE	5699	5124	163	146	163	-2.10%	78.3
MASS MERCHANDISER STORE	34400	37878	987	1082	987	1.95%	78.3

Expenditure Potential
 Area Yearly Growth Rate
 Per Household 1.40%
 Total 1.48%

Retail Support Potential
 1994 3101 sq. ft.

Lyons Avenue Revitalization Plan Document

Area = LYONS & WACO HOUSTON, TX
 Benchmark = Regional Area Definition
 Benchmark : Definition By Region
 GAF REPORT EXPENDITURE INDEX: 67.2
 Area : Ring: 1 mile(s): 29.7757 95.3262

		Demographics					
1994	1999	Total Population	Total Households	Household Population	Average HH Size	Median HH Income	
		15733	15729	2.87	\$10716		
		15095	15091	2.87	\$13418		
		Expenditure Potential		Total Market Potential	Yearly Area	Growth Rate Benchmark	
		This Store	All Other	\$ 10123	1.78%	1.22%	
		Type	Stores	\$ 55516	0.90%	2.36%	
		\$ 4018	\$ 6105				
		\$ 22035	\$ 33481				
1994 Per Household Total (\$000)		1994 Per Household Total (\$000)	Percent of 1994 Per Capita Income: 37.49%				
		\$ 3736					
Product Potential This Store Type		1994 Total (\$000)	1999 Total (\$000)	1994 \$ Per HH	1999 \$ Per HH	Yearly Growth Rate Total \$	Benchmark Index
AUDIO EQUIPMENT/SUPPLIES		373	444	68	85	3.57%	68.1
AUTO TIRES/BATT/ACCESS		125	118	23	22	-1.23%	56.3
COMPUTER EQUIPMENT		191	289	35	55	8.60%	52.9
FEMALE CLOTHING/ACCESS		3698	4034	674	768	1.75%	66.6
FOOTWEAR		1491	1793	272	341	3.76%	77.6
GROCERIES/OTHER FOODS		749	780	137	149	0.82%	79.6
HARDWARE		563	545	103	104	-0.67%	66.9
HEALTH/BEAUTY AIDS		718	763	131	145	1.24%	80.6
HOUSEHOLD FURNITURE		1037	916	189	175	-2.45%	62.7
HOUSEKEEPING SUPPLIES		184	177	33	34	-0.72%	85.4
JEWELRY/WATCHES		875	779	160	148	-2.29%	61.2
KITCHENWARE		236	241	43	46	0.40%	60.5
MAJOR HOUSEHOLD APPLS.		720	594	131	113	-3.75%	70.7
MALE CLOTHING/ACCESS		2391	2582	436	492	1.55%	66.6
SMALL KITCHEN APPLIANCES		102	120	19	23	3.27%	60.6
SOFT FLOOR COVERINGS		185	168	34	32	-1.93%	55.1

Area = LYONS & WACO HOUSTON,
 Benchmark = Regional Area Definition
 GAF REPORT EXPENDITURE INDEX: 72.6
 Area : Ring: 2 mile(s): 29.7757 95.3262

		Demographics					
		Total Population	Households	Total Households	Household Population	Average HH Size	Median HH Income
1994		57879	17778	17778	57631	3.24	\$15127
1999		57348	17534	17534	57100	3.26	\$18615
		Expenditure Potential					
		This Store	All Other	Total	Total Market	Yearly Area	Growth Rate
1994	Per Household	Type	Stores	Stores	Potential	Area	Benchmark
Total		\$ 4342	\$ 6650	\$ 6650	\$ 10992	1.55%	1.22%
		(\$000)	\$ 77191	\$ 77191	\$ 118230	\$ 195421	1.27%
		Retail Support Potential					

1994 Per Capita Income \$ 4,666

Percent of 1994 Per Capita Income 28.58%

Product Potential This Store Type	1994	1999	1994	1999	1999	Yearly	Bench-
	Total	Total	\$ Per	\$ Per	HH	Growth Rate	mark
	(\$000)	(\$000)	HH	HH	Total \$	Total \$	Index
AUDIO EQUIPMENT/SUPPLIES	1275	1558	72	89	89	4.08%	71.8
AUTO TIRES/BATT./ACCESS	417	398	23	23	23	-0.96%	57.8
COMPUTER EQUIPMENT	544	824	31	47	47	8.67%	46.4
FEMALE CLOTHING/ACCESS	12749	14220	717	811	811	2.21%	70.8
FOOTWEAR	5116	6291	288	359	359	4.22%	82.1
GROCERIES/OTHER FOODS	2599	2786	146	159	159	1.40%	85.2
HARDWARE	2109	2074	119	118	118	-0.33%	77.2
HEALTH/BEAUTY AIDS	2564	2807	144	160	160	1.82%	88.9
HOUSEHOLD FURNITURE	3533	3184	199	182	182	-2.06%	65.9
HOUSEKEEPING SUPPLIES	604	599	34	34	34	-0.17%	86.7
JEWELRY/WATCHES	2980	2699	168	154	154	-1.96%	64.3
KITCHENWARE	900	940	51	54	54	0.88%	71.0
MAJOR HOUSEHOLD APPLS.	2540	2145	143	122	122	-3.33%	77.0
MALE CLOTHING/ACCESS	8327	9133	468	521	521	1.86%	71.5
SMALL KITCHEN APPLIANCES	380	452	21	26	26	3.54%	69.8

LYONS AVENUE Revitalization Plan Document

Area = LYONS & WACO HOUSTON,
 Benchmark = Regional Area Definition
 GAF REPORT EXPENDITURE INDEX: 75.6
 Area : Ring: 3 mile(s): 29.7757 95.3262

		Demographics		Household		Household		Household	
		Total	Total	Total	Total	Population	Population	Population	Population
1994	1999	Population	Households	Households	Population	57631	57631	57631	57631
		57879	17778	17778	57631				
		57348	17534	17534	57100				
			Expenditure Potential						
	1994	This Store	All Other	Total Market	Yearly	Yearly	Yearly	Yearly	Yearly
	Per Household	Type	Stores	Potential	Area	Area	Area	Area	Area
	Total (\$000)	\$ 4520	\$ 6831	\$ 11351	1.49%	1.49%	1.22%	1.22%	1.22%
	1994 Per Capita Income	\$ 157336	\$ 238125	\$ 395662	1.57%	1.57%	2.36%	2.36%	2.36%
		\$ 5187			Percent of 1994 Per Capita Income				
					24.89%				
Product Potential	1994	1999	1994	1999	1999	1999	1999	1999	1999
This Store Type	Total (\$000)	Total (\$000)	\$ Per HH	\$ Per HH	\$ Per HH	Growth Rate	Total \$	Growth Rate	Benchmark Index
AUDIO EQUIPMENT/SUPPLIES	2642	3271	76	93	93	4.36%	75.9		75.9
AUTO TIRES/BATT/ACCESS	847	817	24	23	23	-0.70%	59.8		59.8
COMPUTER EQUIPMENT	1098	1696	32	48	48	9.07%	47.8		47.8
FEMALE CLOTHING/ACCESS	25824	29277	741	837	837	2.54%	73.2		73.2
FOOTWEAR	10211	12794	293	366	366	4.61%	83.6		83.6
GROCERIES/OTHER FOODS	5231	5670	150	162	162	1.62%	87.5		87.5
HARDWARE	4214	4199	121	120	120	-0.07%	78.7		78.7
HEALTH/BEAUTY AIDS	5205	5771	149	165	165	2.08%	92.0		92.0
HOUSEHOLD FURNITURE	7201	6607	207	189	189	-1.71%	68.5		68.5
HOUSEKEEPING SUPPLIES	1192	1198	34	34	34	0.10%	87.3		87.3
JEWELRY/WATCHES	6126	5641	176	161	161	-1.63%	67.4		67.4
KITCHENWARE	1918	2048	55	59	59	1.31%	77.3		77.3
MAJOR HOUSEHOLD APPLS.	5120	4402	147	126	126	-2.97%	79.2		79.2
MALE CLOTHING/ACCESS	17246	19221	495	549	549	2.19%	75.5		75.5
SMALL KITCHEN APPLIANCES	789	951	23	27	27	3.80%	73.9		73.9
SOFT FLOOR COVERINGS	1304	1234	37	35	35	-1.10%	60.9		60.9

REQUEST FOR COUNCIL ACTION

RCA #

TO: Mayor via City Secretary

SUBJECT: An Ordinance Approving the Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Eighteen, City of Houston, Texas (Fifth Ward TIRZ).	Category #	Page 1 of 1	Agenda Item#
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FROM: (Department or other point of origin): Planning & Development Department	Origination Date 07/22/99	Agenda Date
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<u>DIRECTOR'S SIGNATURE:</u> 	Council Districts affected: District B - Michael Yarborough District H - Felix Fraga
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For additional information contact: Robert M. Litke Phone: 837-7708 Bill Calderon Phone: 837-7787	Date and identification of prior authorizing Council Action: N/A
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RECOMMENDATION: (Summary)

That City Council adopt an ordinance approving the project plan and reinvestment zone financing plan for Reinvestment Zone Number Eighteen, City of Houston, Texas, also known as the Fifth Ward tax increment reinvestment zone (TIRZ).

Amount of Funding: Not Applicable	F & A Budget:
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SOURCE OF FUNDING: General Fund Grant Fund Enterprise Fund

Other (Specify)

SPECIFIC EXPLANATION:

The Planning and Development Department is recommending that City Council adopt the Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Eighteen (Fifth Ward). The plan projects development of an estimated \$36.6 million in residential and commercial/retail uses generating a cumulative tax increment of \$18.9 million.

The project plan forecasts the expenditure of \$7.3 million for street and sidewalk improvements, water, sanitary sewer, streetscape and street lighting improvements, and other project costs including land assembly and demolition, a historic preservation fund, a brownfields remediation fund, and creation and administration costs associated with the project. The plan also provides for \$2.9 million in Educational facilities project costs, for a total project cost of \$10.2 million.

The zone was created for a duration of 30-years, effective January 1, 2000.

cc: Agenda Director
 Anthony Hall, City Attorney
 Anna Russell, City Secretary

REQUIRED AUTHORIZATION

F&A Director:
F&A 011.A Rev. 5/11/98