

**NEAR NORTHSIDE REDEVELOPMENT AUTHORITY and  
REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS  
NOTICE OF JOINT MEETING**

**TO: THE BOARD OF DIRECTORS OF THE NEAR NORTHSIDE REDEVELOPMENT AUTHORITY and REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS, and TO ALL OTHER INTERESTED PARTIES:**

NOTICE is hereby given that the Near Northside Redevelopment Authority, City of Houston, Texas, and the Reinvestment Zone Number Twenty-One, City of Houston, Texas, will hold a joint meeting, open to the public, on **Thursday, May 21, 2026, at 9:00 a.m.**, at **Avenue Community Development Corporation, 3517 Irvington Blvd., Houston, Texas 77009**, to consider discuss and adopt such orders, resolutions or motions, and take direct actions as may be necessary, convenient, or desirable, with respect to the following matters:

**AGENDA**

1. Establish Quorum and call meeting to order.
2. Receive public comments. (In accordance with City of Houston procedures, a statement of no more than 3 minutes may be made on items of general relevance. However, if a person has spoken regarding a topic within the last 4 meetings, their time will be limited to 1 minute. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from deliberating a topic without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law; therefore, questions or comments will not be addressed. Engaging in verbal attacks or comments intended to insult, abuse, malign or slander any individual shall be cause for termination of time privileges).
3. Minutes of April 17, 2026, meeting.
4. Interlocal Agreement regarding Harris County Participation.
5. Hawes Hill & Associates LLC Agreement for Plan Amendment Services.
6. SWA update.
  - a. Zone-Wide tree plantings.
  - b. METRO Pocket Parks.
  - c. Cavalcade corridor resiliency project.
7. HR Green Engineering update.
  - a. Pinckney Trail.
  - b. Corridor Study – Hogan Street.
  - c. Sidewalks.
8. Bookkeeper’s Report; and approve payment of invoices.
9. Reimbursement Agreement for Sidewalk Improvements at 5127 Fulton, Houston, TX.
10. Draft FY2027 Budget – *attached*.
11. Administrator’s Report.
12. Adjourn.



\_\_\_\_\_  
Hawes Hill & Associates LLC – Administrator

Taxpayer Impact Statement- TIRZ #21 Near Northside Redevelopment Authority

	Current Budget Fiscal Year Ending June 30 2026	Proposed Budget Fiscal Year Ending June 30 2027	No-New-Revenue Tax Rate Budget
Estimated Authority Operations and Maintenance Tax Bill on Average Homestead	\$0	\$0	\$0

\*Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the Zone's Administrator at (713) 595-1260 at least three business days prior to the meeting so that the appropriate arrangements can be made. Pursuant to V.T.C.A Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation of, security personnel or devices and or economic development negotiations.

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2027 BUDGET PROFILE

Fund Summary  
 Fund Name: **Hardy / Near Northside**  
 TIRZ: **21**  
 Fund Number: **7569/50**

<b>P R O J E C T  P L A N</b>	<b>Base Year:</b>	2003
	<b>Base Year Taxable Value:</b>	\$ 40,313,080
	<b>Projected Taxable Value (TY2026):</b>	\$ 1,183,186,407
	<b>Current Taxable Value (TY2025):</b>	\$ 1,136,110,954
	<b>Acres:</b>	1,492.11
	<b>Administrator (Contact):</b>	Hawes Hill and Associates
	<b>Contact Number:</b>	(713) 595-1209

<b>N A R R A T I V E</b>	<b>Zone Purpose:</b>
	<p>Tax Increment Reinvestment Zone Number Twenty-One, City of Houston, Texas was created to provide plans and programs needed to transform a former Union Pacific rail yard site into a transit-oriented, mixed-use development consisting of affordable housing, the construction or reconstruction of roadways and streets, utility systems, parks, hike and bike trails, mobility improvements, land acquisition, environmental remediation, and other community focused enhancements.</p> <p>To date the Near Northside TIRZ 21 has completed improvements to the Henandez Tunnel and has completed engineering and landscaping master plans. The TIRZ has applied for a federal grant for flood mitigation improvements. Currently the TIRZ is constructing the Pinckney Street Hike and Bike Trail in a 50/50 partnership with Harris County, and the schematic design of the Hogan/Lorraine Corridor Improvements in conjunction with Harris County. Future projects currently in planning and design include parks and greenspace improvements, and multi-street mobility improvements.</p>

<b>P R O J E C T  P L A N</b>		Total Plan	Cumulative Expenses (to 6/30/25)	Variance
	<b>Capital Projects:</b>			
	Roadway, Sidewalk and Landscape	\$ 97,692,000	\$ 13,635,287	\$ 84,056,713
	Roadway, Sidewalk and Bridge	200,000,000	-	200,000,000
	Public Utility Improvements	147,884,000	-	147,884,000
	Parks, Landscape and Recreational Facilities	79,328,000	-	79,328,000
	Land Cost, Site Prep, Environmental Remediation	9,820,000	-	9,820,000
		-	-	-
		-	-	-
	<b>Total Capital Projects</b>	\$ 534,724,000	\$ 13,635,287	\$ 521,088,713
	<b>Affordable Housing</b>	32,920,000	4,710,053	28,209,947
	<b>School &amp; Education/Cultural Facilities</b>	-	-	-
	<b>Financing Costs</b>	1,700,000	-	1,700,000
	<b>Administration Costs/ Professional Services</b>	5,200,000	2,226,539	2,973,461
	<b>Creation Costs</b>	-	-	-
	<b>Total Project Plan</b>	\$ 574,544,000	\$ 20,571,879	\$ 553,972,121

<b>D E B T</b>	Additional Financial Data	FY2026 Budget	FY2026 Estimates	FY2027 Budget
		<u>Debt Service</u>	\$ -	\$ -
	Principal	\$ -	\$ -	\$ -
	Interest	\$ -	\$ -	\$ -
		<b>Balance as of 6/30/25</b>	<b>Projected Balance as of 6/30/26</b>	<b>Projected Balance as of 6/30/27</b>
	<u>Year End Outstanding (Principal)</u>			
	Bond Debt	\$ -	\$ -	\$ -
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement - Onsite Improvements	\$ 3,977,654	-	-
	Developer Agreement - Offsite Improvements	\$ 791,935	-	-
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2027 BUDGET DETAIL

Fund Summary  
Fund Name: **Hardy / Near Northside**  
TIRZ: **21**  
Fund Number: **7569/50**

TIRZ Budget Line Items	FY2026 Budget	FY2026 Estimates	FY2027 Budget
<b>RESOURCES</b>			
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Planning and Development	\$ 2,671,305	\$ 1,938,836	\$ 3,031,993
<b>Beginning Balance</b>	<b>\$ 2,671,305</b>	<b>1,938,836</b>	<b>3,031,993</b>
City tax revenue	\$ 2,711,338	\$ 2,728,900	\$ 2,920,516
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ -	\$ -	\$ -
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
<b>Incremental property tax revenue</b>	<b>\$ 2,711,338</b>	<b>2,728,900</b>	<b>2,920,516</b>
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
<b>Miscellaneous revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 15,000	\$ 39,717	\$ 15,000
<b>Other Interest Income</b>	<b>\$ 15,000</b>	<b>\$ 39,717</b>	<b>\$ 15,000</b>
Harris County Joint Participation - Hogan Street Study	\$ -	\$ -	\$ -
Harris County Precinct Two Matching Grant - Pickney Street Trail	\$ -	\$ -	\$ -
<b>Grant Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	\$ -	\$ -	\$ -
<b>Proceeds from Bank Loan</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	\$ -	\$ -	\$ -
<b>Contract Revenue Bond Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$ 5,397,643</b>	<b>4,707,453</b>	<b>5,967,509</b>

CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2027 BUDGET DETAIL

Fund Summary  
Fund Name: **Hardy / Near Northside**  
TIRZ: **21**  
Fund Number: **7569/50**

TIRZ Budget Line Items	FY2026 Budget	FY2026 Estimates	FY2027 Budget
<b>EXPENDITURES</b>			
Accounting	\$ 40,000	\$ 40,000	\$ 40,000
Administration Salaries & Benefits	\$ 55,000	\$ 60,000	\$ 55,000
Auditor	\$ 18,000	\$ 16,250	\$ 18,000
Tax Advisor	\$ 15,000	\$ 15,000	\$ 15,000
Insurance	\$ 2,500	\$ 2,426	\$ 2,500
Office Expense	\$ 5,000	\$ 5,000	\$ 5,000
<b>TIRZ Administration and Overhead</b>	<b>\$ 135,500</b>	<b>138,676</b>	<b>135,500</b>
Engineering Consultants	\$ 50,000	\$ 15,000	\$ 50,000
Legal	\$ 40,000	\$ 35,000	\$ 40,000
Planning Consultants	\$ 50,000	\$ 20,000	\$ 50,000
<b>Program and Project Consultants</b>	<b>\$ 140,000</b>	<b>\$ 70,000</b>	<b>\$ 140,000</b>
<b>Management consulting services</b>	<b>\$ 275,500</b>	<b>208,676</b>	<b>275,500</b>
Capital Expenditures (See CIP Schedule)	\$ 1,740,000	195,000	2,750,000
<b>TIRZ Capital Expenditures</b>	<b>\$ 1,740,000</b>	<b>195,000</b>	<b>2,750,000</b>
Hardy Yards/Cypress - OnSite	\$ -	-	-
Hardy Yards/Cypress - OffSite	\$ -	-	-
<b>Developer / Project Reimbursements</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>System debt service</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 2,015,500</b>	<b>403,676</b>	<b>3,025,500</b>
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 135,567	\$ 136,445	\$ 146,026
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ 903,779	\$ 909,633	\$ 973,505
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)	\$ 125,706	\$ 125,706	\$ 125,706
Supplemental Municipal Service Fee - Public Safety	\$ 100,000	\$ 100,000	\$ 100,000
<b>Total Transfers</b>	<b>\$ 1,265,052</b>	<b>1,271,784</b>	<b>1,345,237</b>
<b>Total Budget</b>	<b>\$ 3,280,552</b>	<b>1,675,460</b>	<b>4,370,737</b>
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Planning and Development	\$ 2,117,091	3,031,993	1,596,772
<b>Ending Fund Balance</b>	<b>\$ 2,117,091</b>	<b>3,031,993</b>	<b>1,596,772</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 5,397,643</b>	<b>\$ 4,707,453</b>	<b>\$ 5,967,509</b>

Notes:

Council District	CIP No.	Project	Fiscal Year Planned Appropriations							FY27 - FY31 Total	Cumulative Total (To Date)
			Through 2025	Projected 2026	2027	2028	2029	2030	2031		
H	T-2101	Near Northside Hernandez Tunnel	\$ 639,578	-	-	-	-	-	-	-	639,578
H	T-2102	Hernandez Tunnel Mural	\$ 15,000	-	-	-	-	-	-	-	15,000
H	T-2104	2600 - 3500 Block Main PER	\$ 42,075	-	75,000	-	-	-	-	75,000	117,075
H	T-2105	Pinckney Street Hike and Bike Trail	\$ 238,143	30,000	275,000	-	-	-	-	275,000	543,143
H	T-2106	Sidewalk Replacement & Improvements	\$ 38,800	30,000	700,000	590,000	330,000	-	-	1,620,000	1,688,800
B, H	T-2107	Hogan/Lorraine Corridor Improvements	\$ 181,000	-	1,000,000	500,000	500,000	500,000	500,000	3,000,000	3,181,000
B, H	T-2109	Parks and Greenspace Improvements	\$ 143,500	30,000	200,000	400,000	100,000	100,000	100,000	900,000	1,073,500
B, H	T-2111	Multi-Street Mobility Improvements	\$ -	5,000	200,000	550,000	1,000,000	1,000,000	1,000,000	3,750,000	3,755,000
H	T-2112	Area Wide Community Improvements	\$ -	100,000	100,000	100,000	100,000	100,000	100,000	500,000	600,000
0	T-1213	San Jacinto Street Connector	\$ -	-	100,000	-	-	-	-	100,000	100,000
0	T-1214	Railroad Quite Zone	\$ -	-	50,000	-	-	-	-	50,000	50,000
0	T-2115	Civic Art	\$ -	-	50,000	50,000	50,000	50,000	50,000	250,000	250,000
H	T-2199	Concrete Panel Replacement Program	\$ -	-	-	-	-	-	-	-	-
<b>Totals</b>			<b>\$ 1,298,096</b>	<b>195,000</b>	<b>2,750,000</b>	<b>\$ 2,190,000</b>	<b>\$ 2,080,000</b>	<b>\$ 1,750,000</b>	<b>\$ 1,750,000</b>	<b>\$ 10,520,000</b>	<b>\$ 12,013,096</b>

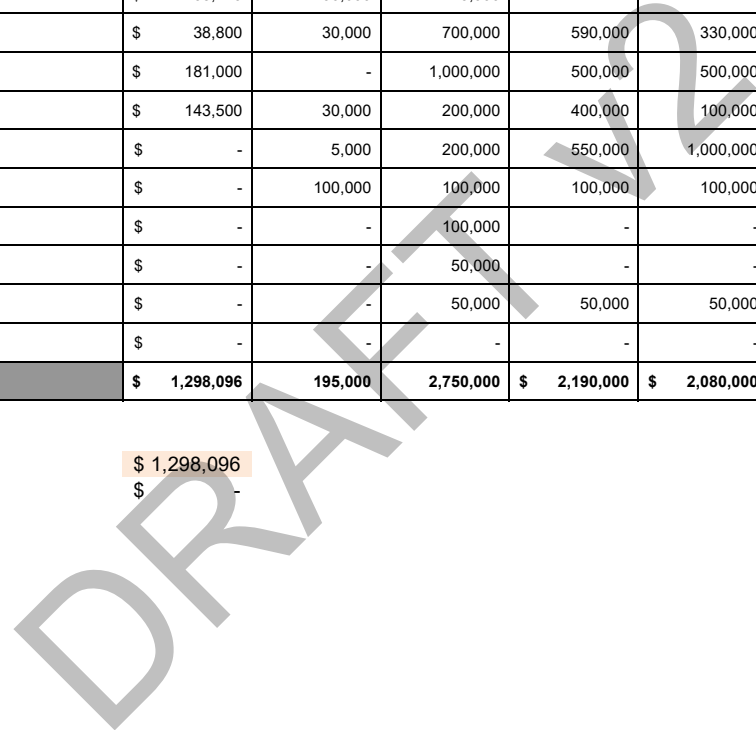
\* NOTE:

\*\* NOTE:

\*\*\* NOTE:

\$ 1,298,096

\$ -



Source of Funds	Fiscal Year Planned Appropriations								FY27 - FY31 Total	Cumulative Total (To Date)
	Through 2025	Projected 2026	2027	2028	2029	2030	2031			
TIRZ Funds	1,298,096	195,000	2,750,000	2,190,000	2,080,000	1,750,000	1,750,000	10,520,000	12,013,096	
City of Houston	-	-	-	-	-	-	-	-	-	
Grants	-	-	-	-	-	-	-	-	-	
Other	-	-	-	-	-	-	-	-	-	
<b>Project Total</b>	<b>1,298,096</b>	<b>195,000</b>	<b>2,750,000</b>	<b>2,190,000</b>	<b>2,080,000</b>	<b>1,750,000</b>	<b>1,750,000</b>	<b>10,520,000</b>	<b>12,013,096</b>	

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<b>Project:</b> 2600 - 3500 Block Main PER	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-2104</b>	
	<b>Location:</b>	H	<b>Geo. Ref.:</b>				
	<b>Served:</b>	H	<b>Neighborhood:</b>				
<b>Description:</b> Amendment to Major Thoroughfare Plan to provide for adequate sidewalks/multi-purpose pathway from I-45 to the METRO light rail facility on Fulton Street.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
		2027	2028	2029	2030	2031	Total
<b>Justification:</b> Existing conditions consist of irregular stretches of non-connected segments of sidewalks, often blocked by telephone poles, or other conditions that render them useless.	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>FTEs</b>						

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	75,000	-	75,000	-	-	-	-	\$ 75,000	\$ 75,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	42,075	-	-	-	-	-	-	-	\$ -	\$ 42,075
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ 42,075	\$ 75,000	\$ -	75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 117,075
<b>Source of Funds</b>											
TIRZ Funds		42,075	75,000	-	75,000	-	-	-	-	\$ 75,000	\$ 117,075
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 42,075	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 117,075

\*NOTE:



<b>Project:</b> Sidewalk Replacement & Improvements	<b>City Council District</b>	<b>Key Map:</b>		<b>WBS.:</b>	<b>T-2106</b>		
	<b>Location:</b> H	<b>Geo. Ref.:</b>					
	<b>Served:</b> H	<b>Neighborhood:</b>					
<b>Description:</b> Repairs and replacement to selected existing damaged and missing sidewalks through out the zone. Coincides with City of Houston Sidewalk Plan. Miscellaneous curb and ramp repairs. Multiple Phases. <b>Includes \$1,100,880 for Mayor's Priority Sidewalks.</b>	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
		2027	2028	2029	2030	2031	Total
<b>Justification:</b> Some existing sidewalks within the zone are dangerous for pedestrians, persons with disabilities, or are non existent or compliant. New sidewalks and repairs will beautify the area and enhance economic development.	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>FTEs</b>						

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	38,800	-	30,000	150,000	150,000	-	-	-	\$ 300,000	\$ 368,800
4	Construction	-	400,000	-	500,000	400,000	300,000	-	-	\$ 1,200,000	\$ 1,200,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	40,000	-	50,000	40,000	30,000	-	-	\$ 120,000	\$ 120,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	40,000	-	50,000	40,000	30,000	-	-	\$ 120,000	\$ 120,000
<b>Total Allocations</b>		\$ 38,800	\$ 440,000	\$ 30,000	\$ 700,000	\$ 590,000	\$ 330,000	\$ -	\$ -	\$ 1,620,000	\$ 1,688,800
<b>Source of Funds</b>											
TIRZ Funds		38,800	440,000	30,000	700,000	590,000	330,000	-	-	\$ 1,620,000	\$ 1,688,800
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 38,800	\$ 440,000	\$ 30,000	\$ 700,000	\$ 590,000	\$ 330,000	\$ -	\$ -	\$ 1,620,000	\$ 1,688,800

<b>Project:</b> Hogan/Lorraine Corridor Improvements	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-2107</b>	
	<b>Location:</b>	B, H	<b>Geo. Ref.:</b>				
	<b>Served:</b>	B, H	<b>Neighborhood:</b>				
<b>Description:</b> Mobility Improvements and pedestrian safety improvements along a developing commercial and retail corridor connected to a METRO light rail alignment. The schematic design was a joint 50/50 effort between Harris County and TIRZ. The County lead the schematic design effort.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
		2027	2028	2029	2030	2031	Total
<b>Justification:</b> Hogan/Lorraine is a City designated walkable places street pursuant to Ordinance 2020-0686 adopted by City Council on 0805-2020.	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>FTEs</b>						

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	181,000	-	-	-	-	-	-	-	\$ -	\$ 181,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	500,000	-	1,000,000	500,000	-	-	-	\$ 1,500,000	\$ 1,500,000
4	Construction	-	-	-	-	-	500,000	500,000	500,000	\$ 1,500,000	\$ 1,500,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ 181,000	\$ 500,000	\$ -	\$ 1,000,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 3,000,000	\$ 3,181,000
<b>Source of Funds</b>											
TIRZ Funds		181,000	500,000	-	1,000,000	500,000	500,000	500,000	500,000	\$ 3,000,000	\$ 3,181,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 181,000	\$ 500,000	\$ -	\$ 1,000,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 3,000,000	\$ 3,181,000



<b>Project:</b> Multi-Street Mobility Improvements	<b>City Council District</b>	<b>Key Map:</b>		<b>WBS.:</b>	<b>T-2111</b>		
	<b>Location:</b> B, H	<b>Geo. Ref.:</b>					
	<b>Served:</b> B, H	<b>Neighborhood:</b>					
<b>Description:</b> Street projects throughout the zone with public improvements such as panel replacements, pothole repairs, curbs, pavement markings, and ADA compliant ramps.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
		2026	2027	2028	2029	2030	Total
<b>Justification:</b> Many of the streets throughout each of the development corridors are in need of repair or replacement.	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>FTEs</b>						

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	100,000	5,000	100,000	-	100,000	100,000	100,000	\$ 400,000	\$ 405,000
4	Construction	-	100,000	-	100,000	500,000	800,000	800,000	800,000	\$ 3,000,000	\$ 3,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	50,000	100,000	100,000	100,000	\$ 350,000	\$ 350,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	50,000	100,000	100,000	100,000	\$ 350,000	\$ 350,000
<b>Total Allocations</b>		\$ -	\$ 200,000	\$ 5,000	\$ 200,000	\$ 550,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 3,750,000	\$ 3,755,000
<b>Source of Funds</b>											
TIRZ Funds		-	200,000	5,000	200,000	550,000	1,000,000	1,000,000	1,000,000	\$ 3,750,000	\$ 3,755,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 200,000	\$ 5,000	\$ 200,000	\$ 550,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 3,750,000	\$ 3,755,000

<b>Project:</b>	<b>Area Wide Community Improvements</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-2112</b>	
		<b>Location:</b>	H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	H	<b>Neighborhood:</b>				
<b>Description:</b>	Various projects within the public right of way that would improve quality of life, safety, and promote economic development in the Near Northside Zone; including civic art, hardscape and softscape, signage and wayfinding graphics, and specialized pavement markings.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2026	2027	2028	2029	2030	Total
<b>Justification:</b>	These projects would be maintained by the Management District.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		<b>FTEs</b>						

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	100,000	100,000	100,000	100,000	100,000	100,000	100,000	\$ 500,000	\$ 600,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	\$ 600,000
<b>Source of Funds</b>											
TIRZ Funds		-	100,000	100,000	100,000	100,000	100,000	100,000	100,000	\$ 500,000	\$ 600,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	\$ 600,000

\*NOTE:



<b>Project:</b> Railroad Quite Zone		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-1214</b>	
		<b>Location:</b>		<b>Geo. Ref.:</b>							
		<b>Served:</b>		<b>Neighborhood:</b>							
<b>Description:</b>		<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
			2026	2027	2028	2029	2030		Total		
		Personnel	-	-	-	-	-	-	\$	-	-
		Supplies	-	-	-	-	-	-	\$	-	-
<b>Justification:</b>		Svcs. & Chgs.	-	-	-	-	-	-	\$	-	-
		Capital Outlay	-	-	-	-	-	-	\$	-	-
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs									
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/25</b>	<b>2026 Budget</b>	<b>2026 Estimate</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>FY27 - FY31 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	50,000	-	-	-	-	\$ 50,000	\$ 50,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	50,000	-	-	-	-	\$ 50,000	\$ 50,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000

<b>Project:</b> Civic Art		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-2115</b>	
		<b>Location:</b>		<b>Geo. Ref.:</b>							
		<b>Served:</b>		<b>Neighborhood:</b>							
<b>Description:</b>		<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
			2014	2015	2016	2017	2018	Total			
		Personnel	-	-	-	-	-	\$ -			
		Supplies	-	-	-	-	-	\$ -			
<b>Justification:</b>		Svcs. & Chgs.	-	-	-	-	-	\$ -			
		Capital Outlay	-	-	-	-	-	\$ -			
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
		FTEs									
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/25</b>	<b>2026 Budget</b>	<b>2026 Estimate</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>FY27 - FY31 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	50,000	50,000	50,000	50,000	50,000	\$ 250,000	\$ 250,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	<b>Other Sub-Total:</b>	-	-	-	50,000	50,000	50,000	50,000	50,000	\$ 250,000	\$ 250,000
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000	\$ 250,000
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	50,000	50,000	50,000	50,000	50,000	\$ 250,000	\$ 250,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000	\$ 250,000

<b>Project:</b> Concrete Panel Replacement Program	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-2199</b>	
	<b>Location:</b>	H	<b>Geo. Ref.:</b>				
	<b>Served:</b>	H	<b>Neighborhood:</b>				
<b>Description:</b> Street maintenance program.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
		2027	2028	2029	2030	2031	Total
	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
<b>Justification:</b> Mobility improvements to extend the life of roads. Leverage City of Houston participation.	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>FTEs</b>						

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grant		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TIRZ 21	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
City	\$ 2,728,900	\$ 2,920,516	\$ 3,155,612	\$ 3,402,250	\$ 3,661,018	\$ 3,932,529
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>INCREMENT REVENUES (1)</b>	\$ 2,728,900	\$ 2,920,516	\$ 3,155,612	\$ 3,402,250	\$ 3,661,018	\$ 3,932,529
CITY OF HOUSTON	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANT PROCEEDS (5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 39,717	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
PROCEEDS FROM BANK LOAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL RESOURCES</b>	\$ 2,768,617	\$ 2,935,516	\$ 3,170,612	\$ 3,417,250	\$ 3,676,018	\$ 3,947,529
ISD Education Set-Aside	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD Education Set-Aside - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Affordable Housing						
City	\$ 909,633	\$ 973,505	\$ 1,051,871	\$ 1,134,083	\$ 1,220,339	\$ 1,310,843
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Municipal Services	\$ 125,706	\$ 125,706	\$ 125,706	\$ 125,706	\$ 125,706	\$ 125,706
Supplemental Municipal Service Fee - Public Safety	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Administrative Fees						
City	\$ 136,445	\$ 146,026	\$ 157,781	\$ 170,113	\$ 183,051	\$ 196,626
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TRANSFERS</b>	\$ 1,271,784	\$ 1,345,237	\$ 1,435,358	\$ 1,529,902	\$ 1,629,096	\$ 1,633,175
Management Consulting Services	\$ 208,676	\$ 275,500	\$ 275,500	\$ 275,500	\$ 275,500	\$ 275,500
Loan Debt Service - Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEBT SERVICE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENSES</b>	\$ 208,676	\$ 275,500	\$ 275,500	\$ 275,500	\$ 275,500	\$ 275,500
<b>CASH FLOW FROM OPERATIONS</b>	\$ 1,288,157	\$ 1,314,779	\$ 1,459,754	\$ 1,611,848	\$ 1,771,422	\$ 2,038,854
<b>BEGINNING FUND BALANCE (7)</b>	\$ 1,938,836	\$ 3,031,993	\$ 1,596,772	\$ 866,526	\$ 398,374	\$ 419,796
<b>DEBT ISSUANCE</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>FUNDS AVAILABLE FOR PROJECTS</b>	\$ 3,226,993	\$ 4,346,772	\$ 3,056,526	\$ 2,478,374	\$ 2,169,796	\$ 2,458,650
<b>Projects</b>						
Hardy Yards/Cypress Development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>DEVELOPER AGREEMENTS</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2101 Near Northside Hernandez Tunnel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2102 Hernandez Tunnel Mural	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2103 METRO Parcel Acquisition and Planning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2104 2600 - 3500 Block Main PER	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -
T-2105 Pinckney Street Hike and Bike Trail	\$ 30,000	\$ 275,000	\$ -	\$ -	\$ -	\$ -
T-2106 Sidewalk Replacement & Improvements	\$ 30,000	\$ 700,000	\$ 590,000	\$ 330,000	\$ -	\$ -
T-2107 Hogan/Lorraine Corridor Improvements	\$ -	\$ 1,000,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
T-2108 UPRR Ped/Bike/Fulton/Burnett Roundabout Schematic D	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2109 Parks and Greenspace Improvements	\$ 30,000	\$ 200,000	\$ 400,000	\$ 100,000	\$ 100,000	\$ 100,000
T-2110 Burnett Street Dedicated Bike Lane PER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2111 Multi-Street Mobility Improvements	\$ 5,000	\$ 200,000	\$ 550,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
T-2112 Area Wide Community Improvements	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
T-1213 San Jacinto Street Connector	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -
T-1214 Railroad Quite Zone	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -
T-2115 Civic Art	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
T-0017 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2199 Concrete Panel Replacement Program	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>CAPITAL PROJECTS</b>	\$ 195,000	\$ 2,750,000	\$ 2,190,000	\$ 2,080,000	\$ 1,750,000	\$ 1,750,000
<b>TOTAL PROJECTS</b>	\$ 195,000	\$ 2,750,000	\$ 2,190,000	\$ 2,080,000	\$ 1,750,000	\$ 1,750,000
RESTRICTED Funds - Planning and Development	\$ 3,031,993	\$ 1,596,772	\$ 866,526	\$ 398,374	\$ 419,796	\$ 708,650
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Development Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unrestricted Funds/Net Current Activity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Ending Fund Blance</b>	\$ 3,031,993	\$ 1,596,772	\$ 866,526	\$ 398,374	\$ 419,796	\$ 708,650