

City of Houston, Texas, Ordinance No. 2019 - 994

AN ORDINANCE APPROVING A THIRD AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS (HARDY/NEAR NORTHSIDE ZONE); AUTHORIZING THE CITY SECRETARY TO DISTRIBUTE SUCH PLANS; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, by City Ordinance No. 2003-11258, adopted on December 17, 2003 (“Creation Ordinance”), the City Council of the City of Houston, Texas (“City”) created Reinvestment Zone Number Twenty-One, City of Houston, Texas (“Zone”), pursuant to Chapter 311 of the Texas Tax Code, as amended (“Code”), for the purposes of redevelopment in the area of the City generally referred to as the Hardy/Near Northside; and

WHEREAS, the Board of Directors of the Zone (“Board”) adopted, and the City approved, by City Ordinance No. 2008-1212 on December 30, 2008, the Project Plan and Reinvestment Zone Financing Plan for the Zone (“Plans”); and

WHEREAS, the Code authorizes the Board to adopt a amendments to the Plans, subject to, and effective upon, approval thereof by the City; and

WHEREAS, the Board previously adopted and recommended amendments to the Plans, which the City approved by City Ordinance No. 2009-1272 on December 9, 2009 (“First Amendment”), and Ordinance No. 2012-710 on August 15, 2012 (“Second Amendment”); and

WHEREAS, the Board, at its September 23, 2019 board meeting, considered and adopted a proposed third amendment to the Plans ("Third Amendment"), and recommended approval thereof by the City; and

WHEREAS, the City previously enlarged the boundaries of the Zone by City Ordinance No. 2019- 993 on December 4, 2019¹; and

WHEREAS, the Board, at its September 23, 2019 board meeting, approved the enlargement of the boundaries of the Zone ("Enlarged Area") and has requested the City's approval of the boundary enlargement; and

WHEREAS, the Third Amendment includes projects for the Enlarged Area; and

WHEREAS, before the Board may implement the Third Amendment, the City must approve the Third Amendment; and

WHEREAS, a public hearing on the Third Amendment is required to be held pursuant to Section 311.011 of the Code; and

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

WHEREAS, the City Council conducted a public hearing on the proposed Third Amendment on November 20, 2019; and

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

¹ Ordinance number of the ordinance enlarging the boundaries of the Zone to be inserted by the City Secretary.

WHEREAS, evidence was received and presented at the public hearing in favor of the proposed Third Amendment, the enlargement of the boundaries of the Zone, or the concept of tax increment financing; and

WHEREAS, the City desires to approve the Third Amendment as described herein;

NOW, THEREFORE,

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

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

Section 2. Approval of the Third Amendment. That the existing Plans are hereby amended by adding Part "D", attached to this Ordinance as Exhibit "A." The Third Amendment 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 Third Amendment.

Section 3. Distribution to Taxing Units. That the City Secretary is directed to provide copies of the Third Amendment 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 thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any

unconstitutionality, voidness or invalidity of any portion hereof, 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 4th day of December, 2019.

APPROVED this _____ day of _____, 2019.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 10 2019.

AT J. Hanuel
City Secretary **Assistant**

Prepared by Legal Dept. Anna L. Howard
AH/ems 11-26-19 Senior Assistant City Attorney
Requested by Andrew F. Icken
Chief Development Officer, Office of the Mayor
L.D. File No. 0610200177

Z:\REAL ESTATE\TIRZ\TIRZ 21Hardy\Project Plan\Third Amendment\ORD 3rd Amended P-Plan.docx

AYE	NO	
✓		MAYOR TURNER
....	COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
✓		COHEN
✓		BOYKINS
✓		MARTIN
✓		LE
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

EXHIBIT A

**THIRD AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN
(PART "D")**

**REINVESTMENT ZONE NUMBER TWENTY-ONE
CITY OF HOUSTON, TEXAS,**

HARDY NEAR NORTHSIDE ZONE

Third Amended

Project Plan and Reinvestment Zone Financing Plan

September 23, 2019

**REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS HARDY/NEAR
NORTHSIDE ZONE**

Third Amended Project Plan and Reinvestment Zone Financing Plan

Table of Contents

Introduction1

Section One1

The Part A Plan1

The Part B Plan1

The Part C Plan1

Section Two2

The Part D Plan2

Proposed Goals for Improvements in the Zone: 2

Goal 1: Pedestrian Safe Environments 2

Goal 2: Public Greenspace, Parks, Recreational Facilities 2

Goal 3: Pedestrian-Attractive Retail Developments..... 2

Goal 4: Complimenting METRO Transit Initiatives..... 3

Goal 5: Cultural and Public Facilities, Affordable Housing..... 3

Goal 6: Infrastructure
Improvements.....3

A. PROJECT PLAN3

Existing & Proposed Uses of Land3

Proposed Changes of Zoning Ordinances, Municipality Master Plan, Building Codes, and
Other Municipal Ordinances3

Estimated Non-Project Cost Items.....4

Statement of Method of Relocating Persons Displaced as Result of Implementing Plan4

B. FINANCING PLAN4

Estimated Project Costs4

Statement Listing Kind, Number, & Location of Proposed Public Works or
Improvements in Zone4

Economic Feasibility4

Estimated Amount of Bond Indebtedness; Time When Related Costs or Monetary

Obligations Incurred	4
Description of Methods & Sources of Financing Project Costs & Percentage of Increment	
From Taxing Units	4
Current Total Appraised Value of Taxable Real Property	5
Estimated Captured Appraised Value of Zone During Each Year of Existence	5
Zone Duration	5

Maps and Exhibits:

- Map 1 – Proposed Annexation
- Map 2 – Proposed and Existing Land Uses in Zone
- Exhibit 1 Project Costs Schedule
- Exhibit 2 Net Revenue Schedule – All Jurisdictions
- Exhibit 3 Revenue Schedule (Original Area) City of Houston
- Exhibit 4 Plan Revenue Schedule (Annexed Area) City of Houston
- Exhibit 5 Plan Revenue Schedule (Annexed Area) Harris County

REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS

HARDY/NEAR NORTHSIDE ZONE

THIRD AMENDED PROJECT PLAN
AND REINVESTMENT ZONE FINANCING PLAN

Introduction:

Reinvestment Zone Number Twenty-One, City of Houston, Texas, also known as the Hardy/Near Northside Zone ("Zone") was created by Ordinance No. 2003-1258 on December 17, 2003 for the purposes of development and redevelopment in an area covering approximately 326.1 acres and generally bounded by Quitman Street on the North, U.S. Highway 59 on the East, Interstate 10 on the South, and Interstate Highway 45 on the West. The primary focus of the Zone was to address blighted conditions and provide programs to facilitate the development of affordable housing and mobility improvements.

Section One:

The Part A Plan:

A Project Plan and Reinvestment Zone Financing Plan (Part A Plan) was adopted by the City on December 30, 2008 by Ordinance No. 2008-1212. The Part A Plan called for the redevelopment of a former 43-acre Union Pacific rail yard site and the North Main Street area in general. The Part A Plan also included provisions for the development of affordable housing and transit-oriented mixed-use development. In addition, on May 27, 2009, by Ordinance No. 2009-432, the City and the Zone approved an Affordable Housing Agreement which provided that one-third of the City's tax increment revenue be returned to the City to use for affordable housing.

The Part B Plan:

On November 10, 2009, by Resolution No. 2009-0032, the City approved the creation of the Hardy/Near Northside Redevelopment Authority ("Authority"). The Authority was established to assist the City and the Zone Board of Directors in implementing the Part A Plan. On December 9, 2009, by Ordinance No. 2009-1272, the City adopted the First Amended Project Plan and Reinvestment Zone Financing Plan (Part B Plan). The Part B Plan restated the goals and objectives included in the Part A Plan and added several new project costs, including provisions for upgrades and improvements to public utility systems, public roadways and thoroughfares, transit facilities, trail systems, parks, provisions for public art, lighting, landscaping, environmental remediation and for the design and construction of a potential grade separated extension of San Jacinto Street north to the southern terminus of Fulton Street.

The Part C Plan:

On August 15, 2012, the City, by Ordinance 2012-0710, adopted a second amendment to the Zone Project Plan and Reinvestment Zone Financing Plan (Part C Plan). The Part C Plan restates the goals and objectives of the Part A and Part B Plans and provided for enhancements in the 326.1 acres of the Zone covered by the Part A and Part B Plans. In addition, the Part C Plan included provisions for an extension of the duration of the Zone to December 31, 2040.

The Zone and the City now desire to further amend the Zone Project Plan and Financing Plan as further described herein (the "Part D Plan").

Section Two:

The Part D Plan:

The Zone and the City now desire to further amend the Plans as described herein ("Part D Plan"). The Part D Plan provides for a Zone area expansion and projects for the enhancement of and improvements to the newly annexed 1,106.54 acres of land. The geographical area covered by the Part D Plan includes the areas covered by the Part A, Part B, and Part C Plans. Emphasis will be placed on roadway and street reconstruction projects, parks and related recreational facilities, public and cultural facilities, affordable housing, repair and replacement of drainage systems, and the design and construction of new public utility systems. The Part D Plan, combined collectively with prior Plans, will provide the necessary tools to alleviate blight, deteriorated street and site conditions, and obsolete public services and facilities, conditions that endanger public safety while encouraging sound growth of residential, retail, and commercial development within the Zone.

Together, the Part A, Part B, Part C, and Part D Plans provide the tools needed to alleviate blight, deteriorated street and site conditions, obsolete public services and facilities and will encourage the sound growth of residential, retail, and commercial development in the Near Northside area.

Proposed Goals for Improvements in the Zone:

Proposed and restated Goals for Improvements included in the Part D Plan relate to the original goals of the TIRZ and are as follows:

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

Streetscape enhancements are required to create an environment to stimulate investment in retail, residential, and commercial developments. Enhanced streetscape components include sidewalks, lighting, signage, street trees, landscaping, benches, and other pedestrian amenities. The construction of sidewalk systems, including ADA-compliant ramps, will improve pedestrian

safety, enhance the visual environment, and provide connectivity both within the community and to adjacent districts.

Goal 2: Redevelopment and upgrades to public green space, parks, and other appropriate recreational facilities.

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

Goal 3: Expand pedestrian-attractive retail developments.

Providing base-level retail functionality is essential to the continued expansion of residential projects in the area through the implementation of enhanced pedestrian amenities with an emphasis on parking, lighting, street trees, landscaping, wide sidewalks, and public art.

Goal 4: Metropolitan Transit Authority (METRO) Initiatives and complementing the revitalization activities proposed to occur along the METRO North Corridor Alignment.

METRO funding of public transit systems can be complemented by Zone activities including the funding of streetscape upgrades, right-of-way acquisition, and provisions for parking to serve retail needs. The METRO Solutions North Corridor alignment located within the Zone includes a proposed Burnett Plaza Intermodal Terminal. The planned facility would provide for light rail, bus services, car pool, and bicycle and pedestrian modes of transportation. This METRO program, when executed, will significantly impact economic development within the Zone and facilitate the construction of transit-oriented development. A primary goal of the Part D Plan is to maximize the positive economic impacts of the METRO initiatives.

Goal 5: Cultural and Public Facilities; Affordable Housing.

Increasing public and cultural facilities and affordable housing for current residents as well as for the Downtown workforce is an important public policy goal of the Part D Plan. Zone funds will be leveraged with private, public, and non-profit developers to integrate affordable housing into proposed redevelopment projects within the City. These projects, along with improved infrastructure, additional fire, police, library, and public health facilities, and cultural and community centers, will improve security and enhance the quality of life for existing and new residents and businesses in the Zone.

Goal 6: Infrastructure Improvements.

Public streets and public utility systems are needed to create an environment that will stimulate private investment in retail, residential, multi-family, and commercial developments. Construction of key streets and utility systems will enhance the level of service in the area, improve functionality, replace aged facilities, and improve aesthetics. All roadway improvements

will be integrated with the street reconstruction programs of the City of Houston, TXDOT, METRO, and others as needed, and where possible will include elements not included by those programs. Attention will be focused on leveraging TIRZ funds through the funding of elements not addressed by the capital improvement programs of sister agencies.

A. PROJECT PLAN

Existing Uses of Land (Texas Tax Code §311.011(b)(1)): Map 1 attached hereto depicts the existing land and proposed uses in the Zone. The existing and proposed land uses include multi-family residential, commercial, office, public and institutional, transportation and utility, park and open spaces, and undeveloped land uses.

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 non-project costs reflect, in part, costs of the Greater Near Northside Management District, and the portion of their annual assessment revenues that will be spent within the Zone to fund public safety, cleaning and trash removal, landscape maintenance, pedestrian lighting, streetscape amenities, wayfinding, planning and capital project development, retail and business development programs, and marketing and communications.

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 by any of the projects to be undertaken in the Zone.

B. REINVESTMENT ZONE FINANCING PLAN

Estimated Project Costs (Texas Tax Code §311.011(c)(1)): Exhibit 1 (attached) details the proposed public improvement and administrative project costs. The dollar amounts are approximate and may be amended from time to time by City Council. The financing costs are a function of project financing needs and will vary with market conditions from the estimates shown on Exhibit 1.

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

Economic Feasibility Study and Finding of Feasibility (Texas Tax Code §311.011(c)(3)): Economic feasibility studies have been completed that demonstrate the economic potential of the TIRZ including a Survey of Housing Demand conducted by CDS Market Research in 1999, the Northside Village Economic Redevelopment Plan conducted by the City of Houston Planning Department in 2001, and the Planned Development Relative to Total Market Demand Study conducted by CDS

Market Research in 2003. Exhibits 2, 3, 4 and 5, constitute incremental revenue estimates for the Zone. The incremental revenue estimates are projected to be sufficient to cover the costs of the proposed redevelopment and infrastructure improvements in the Zone. The Part D Plan estimates total project plan costs of \$140,000,000. The TIRZ and the City find and determine that the Part A, Part B, Part C, and Part D Plans are economically feasible.

Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred; Approval of Issuance by the Authority (Texas Tax Code §311.011(c)(4), §311.011(c)(5)): Issuance of notes and bonds by or on behalf of the Zone will occur as tax increment revenues allow. The amount of such bonds will be determined by the increment available and shall be in the amount of the Project Costs, plus the costs of issuance. 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 collaboration with developers and other entities for grant funding and partnerships. Tax Year 2003 was the base year of the Original area of the Zone, Tax Year 2019 is the base year for the proposed Annexed Area of the Zone. As outlined in Exhibits 2, 3, 4 and 5, approximately \$82 million of increment is estimated to be generated over the remaining life of the Zone, and available for use in funding project costs. This figure is calculated using an estimated collection rate of 98% and a City contribution of \$0.567920/\$100 of assessed valuation. It is also anticipated that Harris County will enter into a participation Agreement based on the 2019 Annexed Area. This additional increment is calculated using an estimated collection rate of 98% and a County contribution of \$0.407130/\$100 of assessed valuation.

Current Total Appraised Value of Taxable Real Property (Texas Tax Code §311.011(c)(7)): The current projected appraised Tax Year 2019 value of taxable real property in the Zone, as of September 23, 2019, is \$623,782,587. Base year values are computed with regard to the original Zone, and all annexations, in accordance with Texas Tax Code §311.012.

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 set forth in Exhibits 2, 3, 4 and 5.

Zone Duration (Texas Tax Code §311.011(c)(9)): When initially created by City Council on December 17, 2003, the term of the Zone was established at 30 years. Due to the magnitude of development within and adjacent to the Zone, an increased demand continues to be placed on the already-distressed infrastructure then what was originally projected, by Ordinance 2012-0710, adopted by the City on August 15, 2012, and in accordance with Texas Tax Code §311.007(c) the termination date of the Zone was extended to December 31, 2040.

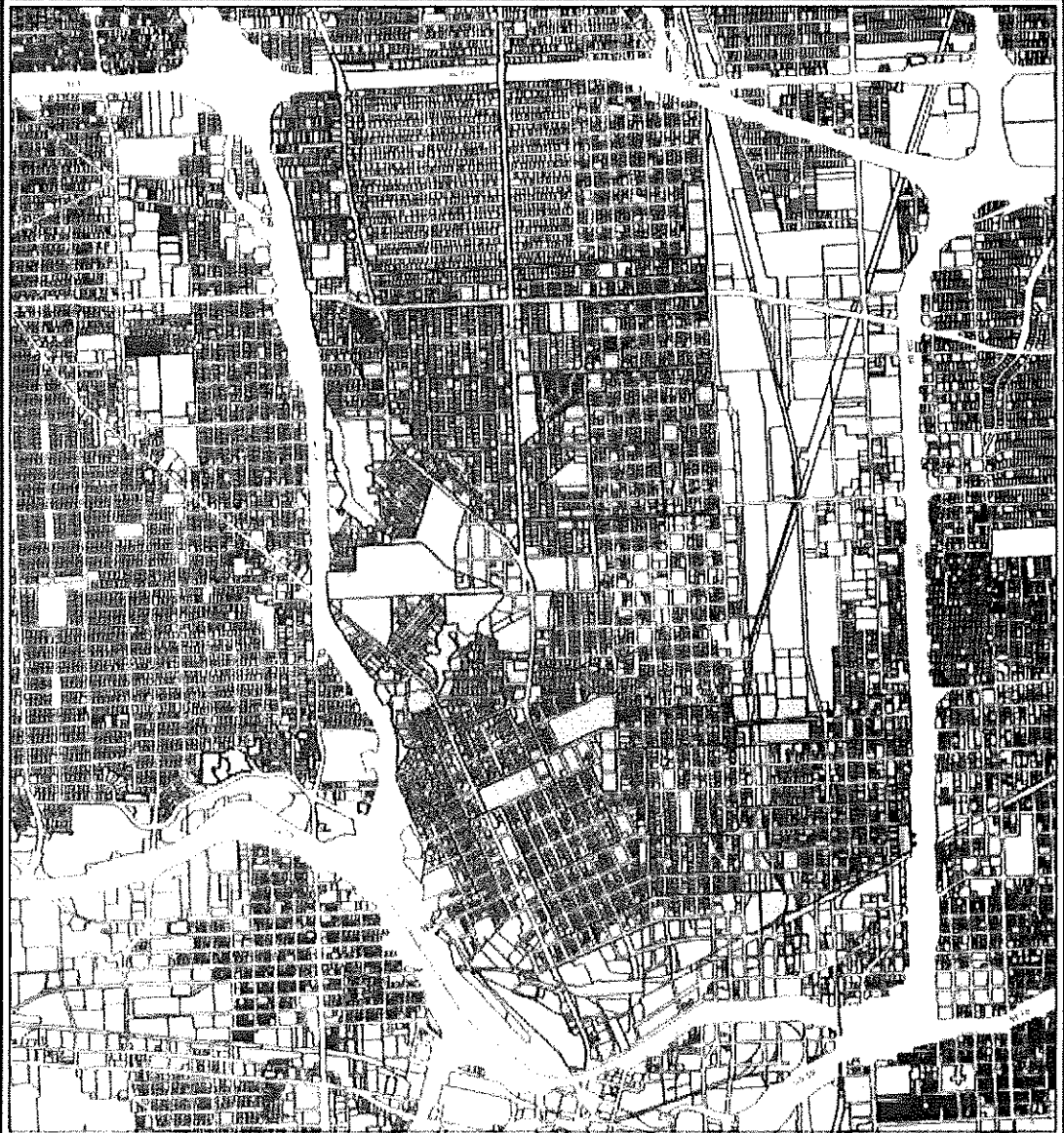
MAPS AND EXHIBITS

Exhibit 1 – Project Costs of Part A, Part B, Part C and Part D Plans




Project Cost Amendments: The following table includes the approved project costs for the Part A, Part B and Part C Plans and the changes made to those budgets through this Part D Amendment:

	Estimated Costs 2008 Plan - Part A	Estimated Costs 2009 Plan - Part B	Estimated Costs 2012 Plan - Part C	Estimated Costs 2019 Plan - Part D	Total Estimated Costs	Costs Through 6/30/2019	Remaining Costs
Infrastructure Improvements:							
Roadway, Sidewalk and Landscape Improvements	\$ 16,000,000	\$ 21,692,000	\$ -	\$ -	\$ 37,692,000	\$ 11,482,180	\$ 26,209,820
Roadway, Sidewalk and Bridge Improvements	\$ -	\$ -	\$ -	\$ 60,000,000	\$ 60,000,000	\$ -	\$ 60,000,000
Public Utility Improvements:	\$ -	\$ 1,929,000	\$ 5,955,000	\$ 40,000,000	\$ 47,884,000	\$ -	\$ -
Total Infrastructure Improvements	\$ 16,000,000	\$ 23,621,000	\$ 5,955,000	\$ 100,000,000	\$ 145,576,000	\$ 11,482,180	\$ 86,209,820
Other Project Costs:							
Parks, Landscaping and Public Space Improvements	\$ -	\$ 1,440,000	\$ 2,888,000	\$ 25,000,000	\$ 29,328,000	\$ -	\$ 29,328,000
Land Assembly, Site Preparation, Environmental Remediation	\$ -	\$ 4,820,000	\$ -	\$ 5,000,000	\$ 9,820,000	\$ -	\$ -
Total Other Project Costs	\$ -	\$ 6,260,000	\$ 2,888,000	\$ 30,000,000	\$ 39,148,000	\$ -	\$ 29,328,000
Financing Cost							
Zone Creation and Administration	\$ 1,700,000	\$ -	\$ -	\$ -	\$ 1,700,000	\$ -	\$ 1,700,000
Affordable Housing	\$ 2,200,000	\$ -	\$ -	\$ 2,000,000	\$ 4,200,000	\$ 606,053	\$ 3,593,947
PROJECT PLAN TOTAL	\$ 5,000,000	\$ 12,500,000	\$ 7,420,874	\$ 8,000,000	\$ 32,920,874	\$ 1,625,563	\$ 31,295,311
	\$ 24,900,000	\$ 42,381,000	\$ 16,263,874	\$ 140,000,000	\$ 223,544,874	\$ 13,713,796	\$ 152,127,078

Map – 1 Proposed Annexation

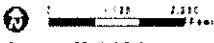


Legend

-  Hardy Near Northside
-  Proposed Annexation
-  Parcels

**City of Houston
Proposed Hardy/Near Northside
As Enlarged**

This map is made available for reference purposes only and should not be substituted for a survey prepared by the City of Houston with the precise accuracy of any kind in connection with its law.

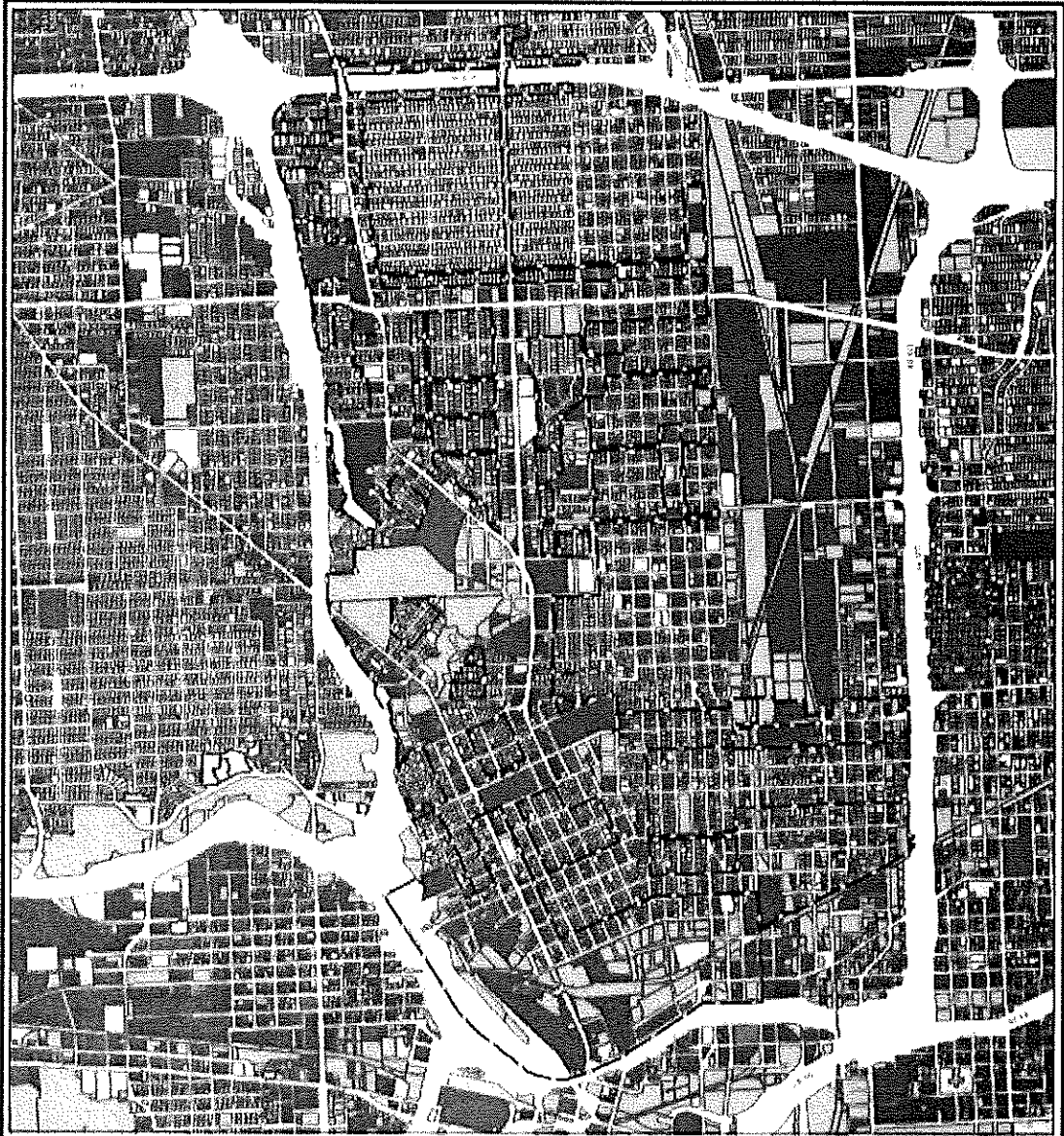


Source: CDMS's Data
Date: November 2019
Reference: P1208'16, as Enlarged



**PLANNING &
DEVELOPMENT
DEPARTMENT**

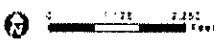
Map 2 – Proposed and Existing Land Use



- Legend**
Land Use
- Single-Family Residence
 - Two-Family Residence
 - Commercial
 - Office
 - Industrial
 - Public & Institute
 - Transportation & Util.
 - Park & Open Spaces
 - Agriculture Production
 - Undeveloped
 - Waterway

City of Houston
Proposed Hardy/Near Northside
Landuse

This map is made available for informational purposes only and should not be construed as a policy recommendation. The City of Houston will not accept liability of any kind or compensation with respect to this map.



Source: COMGIS Data
Date: November 2019
Reference: P20876 - Landuse



PLANNING & DEVELOPMENT DEPARTMENT

Exhibit 2 – Transfer Schedule All Jurisdictions

Tax Year	Incremental Revenue			Transfer/Administrative Fees				Net Revenues (Total Increment Revenues less Total Transfers)
	City	Harris County	Total Increment	City Admin	City Affordable Housing	County Admin		
2019	\$ 827,579	\$ -	\$ 827,579	\$ 41,379	\$ 275,860	\$ -	\$ 510,340	
2020	\$ 966,448	\$ 69,388	\$ 1,035,836	\$ 48,323	\$ 322,149	\$ 3,469	\$ 661,895	
2021	\$ 1,110,872	\$ 141,551	\$ 1,252,423	\$ 55,544	\$ 370,290	\$ 7,078	\$ 819,511	
2022	\$ 1,261,073	\$ 216,601	\$ 1,477,674	\$ 63,053	\$ 420,358	\$ 10,830	\$ 983,433	
2023	\$ 1,417,283	\$ 294,653	\$ 1,711,936	\$ 70,864	\$ 472,427	\$ 14,733	\$ 1,153,912	
2024	\$ 1,579,740	\$ 375,827	\$ 1,955,567	\$ 78,987	\$ 526,580	\$ 18,791	\$ 1,331,209	
2025	\$ 1,748,696	\$ 460,248	\$ 2,208,944	\$ 87,435	\$ 582,898	\$ 23,012	\$ 1,515,599	
2026	\$ 1,924,410	\$ 548,046	\$ 2,472,456	\$ 96,220	\$ 641,470	\$ 27,402	\$ 1,707,364	
2027	\$ 2,107,152	\$ 639,355	\$ 2,746,507	\$ 105,358	\$ 702,384	\$ 31,968	\$ 1,906,797	
2028	\$ 2,297,205	\$ 734,317	\$ 3,031,522	\$ 114,860	\$ 765,735	\$ 36,716	\$ 2,114,211	
2029	\$ 2,494,859	\$ 833,078	\$ 3,327,937	\$ 124,743	\$ 831,619	\$ 41,654	\$ 2,329,921	
2030	\$ 2,700,420	\$ 935,789	\$ 3,636,209	\$ 135,021	\$ 900,140	\$ 46,789	\$ 2,554,259	
2031	\$ 2,914,203	\$ 1,042,608	\$ 3,956,811	\$ 145,711	\$ 971,401	\$ 52,130	\$ 2,787,569	
2032	\$ 3,136,537	\$ 1,153,700	\$ 4,290,237	\$ 156,827	\$ 1,045,513	\$ 57,685	\$ 3,030,212	
2033	\$ 3,367,764	\$ 1,269,236	\$ 4,637,000	\$ 168,388	\$ 1,122,588	\$ 63,462	\$ 3,282,562	
2034	\$ 3,608,242	\$ 1,389,393	\$ 4,997,635	\$ 180,412	\$ 1,202,747	\$ 69,470	\$ 3,545,006	
2035	\$ 3,858,337	\$ 1,514,357	\$ 5,372,694	\$ 192,917	\$ 1,286,112	\$ 75,718	\$ 3,817,947	
2036	\$ 4,118,437	\$ 1,644,319	\$ 5,762,756	\$ 205,922	\$ 1,372,812	\$ 82,216	\$ 4,101,806	
2037	\$ 4,388,941	\$ 1,779,480	\$ 6,168,421	\$ 219,447	\$ 1,462,981	\$ 88,974	\$ 4,397,019	
2038	\$ 4,670,265	\$ 1,920,047	\$ 6,590,312	\$ 233,513	\$ 1,556,755	\$ 96,002	\$ 4,704,042	
2039	\$ 4,962,841	\$ 2,066,237	\$ 7,029,078	\$ 248,142	\$ 1,654,280	\$ 103,312	\$ 5,023,344	
2040	\$ 5,267,121	\$ 2,218,274	\$ 7,485,395	\$ 263,356	\$ 1,755,707	\$ 110,914	\$ 5,355,418	
	\$ 60,728,425	\$ 21,246,504	\$ 81,974,929	\$ 3,036,422	\$ 20,242,806	\$ 1,062,325	\$ 57,633,376	

Notes:

- (1) Redevelopment Authority is scheduled to terminate December 31, 2040
- (2) Base Year is Tax Year 2003
- (3) Collection rate for Tax Year 2019 to Tax Year 2040 estimated at 98%
- (4) Assumed annual growth rate of 4%

Exhibit 3 – Revenue Schedule – Original Area – City of Houston

Tax Year(1)	Base Value (2)	Projected Value (4)	Captured Appraised Value	Collection Rate (3)	Tax Rate	Increment Revenue	Affordable Housing	City Admin (5%)	Net Revenue (Less Admin and AH)
2019	\$ 40,313,080	\$ 189,007,956	\$ 148,694,876	98.00%	0.567920	\$ 827,579	\$ 275,860	\$ 41,379	\$ 510,340
2020	\$ 40,313,080	\$ 196,568,274	\$ 156,255,194	98.00%	0.567920	\$ 869,656	\$ 289,885	\$ 43,483	\$ 536,288
2021	\$ 40,313,080	\$ 204,431,005	\$ 164,117,925	98.00%	0.567920	\$ 913,417	\$ 304,472	\$ 45,671	\$ 563,274
2022	\$ 40,313,080	\$ 212,608,245	\$ 172,295,165	98.00%	0.567920	\$ 958,929	\$ 319,643	\$ 47,946	\$ 591,340
2023	\$ 40,313,080	\$ 221,112,575	\$ 180,799,495	98.00%	0.567920	\$ 1,006,261	\$ 335,420	\$ 50,313	\$ 620,528
2024	\$ 40,313,080	\$ 229,957,078	\$ 189,643,998	98.00%	0.567920	\$ 1,055,486	\$ 351,829	\$ 52,774	\$ 650,883
2025	\$ 40,313,080	\$ 239,155,361	\$ 198,842,281	98.00%	0.567920	\$ 1,106,680	\$ 368,893	\$ 55,334	\$ 682,453
2026	\$ 40,313,080	\$ 248,721,576	\$ 208,408,496	98.00%	0.567920	\$ 1,159,922	\$ 386,641	\$ 57,996	\$ 715,285
2027	\$ 40,313,080	\$ 258,670,439	\$ 218,357,359	98.00%	0.567920	\$ 1,215,293	\$ 405,098	\$ 60,765	\$ 749,430
2028	\$ 40,313,080	\$ 269,017,256	\$ 228,704,176	98.00%	0.567920	\$ 1,272,880	\$ 424,293	\$ 63,644	\$ 784,943
2029	\$ 40,313,080	\$ 279,777,946	\$ 239,464,866	98.00%	0.567920	\$ 1,332,769	\$ 444,256	\$ 66,638	\$ 821,875
2030	\$ 40,313,080	\$ 290,969,064	\$ 250,655,984	98.00%	0.567920	\$ 1,395,055	\$ 465,018	\$ 69,753	\$ 860,284
2031	\$ 40,313,080	\$ 302,607,827	\$ 262,294,747	98.00%	0.567920	\$ 1,459,832	\$ 486,611	\$ 72,992	\$ 900,229
2032	\$ 40,313,080	\$ 314,712,140	\$ 274,399,060	98.00%	0.567920	\$ 1,527,200	\$ 509,067	\$ 76,360	\$ 941,773
2033	\$ 40,313,080	\$ 327,300,625	\$ 286,987,545	98.00%	0.567920	\$ 1,597,262	\$ 532,421	\$ 79,863	\$ 984,978
2034	\$ 40,313,080	\$ 340,392,650	\$ 300,079,570	98.00%	0.567920	\$ 1,670,128	\$ 556,709	\$ 83,506	\$ 1,029,913
2035	\$ 40,313,080	\$ 354,008,356	\$ 313,695,276	98.00%	0.567920	\$ 1,745,907	\$ 581,969	\$ 87,295	\$ 1,076,643
2036	\$ 40,313,080	\$ 368,168,691	\$ 327,855,611	98.00%	0.567920	\$ 1,824,718	\$ 608,239	\$ 91,236	\$ 1,125,243
2037	\$ 40,313,080	\$ 382,895,438	\$ 342,582,358	98.00%	0.567920	\$ 1,906,682	\$ 635,561	\$ 95,334	\$ 1,175,787
2038	\$ 40,313,080	\$ 398,211,256	\$ 357,898,176	98.00%	0.567920	\$ 1,991,924	\$ 663,975	\$ 99,596	\$ 1,228,353
2039	\$ 40,313,080	\$ 414,139,706	\$ 373,826,626	98.00%	0.567920	\$ 2,080,575	\$ 693,525	\$ 104,029	\$ 1,283,021
2040	\$ 40,313,080	\$ 430,705,294	\$ 390,392,214	98.00%	0.567920	\$ 2,172,773	\$ 724,258	\$ 108,639	\$ 1,339,876
Total						\$ 31,090,928	\$ 10,363,643	\$ 1,554,546	\$ 19,172,739

Notes:

- (1) Redevelopment Authority is scheduled to terminate December 31, 2040
- (2) Base Year is Tax Year 2003
- (3) Collection rate for Tax Year 2018 to Tax Year 2040 estimated at 98%
- (4) Assumed annual growth rate of 4%

Exhibit 4 – Revenue Schedule – Annexed Area – City of Houston

Tax Year(1)	Base Value (2)	Projected Value (3)	Captured Appraised Value	Collection Rate (4)	Tax Rate	Increment Revenue	Affordable Housing	City Admin (5%)	Net Revenue (Less Admin and AH)
2019	\$ 434,774,631	\$ 434,774,631	\$ -	98.00%	0.567920	\$ -	\$ -	\$ -	\$ -
2020	\$ 434,774,631	\$ 452,165,616	\$ 17,390,985	98.00%	0.567920	\$ 96,792	\$ 32,264	\$ 4,840	\$ 59,688
2021	\$ 434,774,631	\$ 470,252,241	\$ 35,477,610	98.00%	0.567920	\$ 197,455	\$ 65,818	\$ 9,873	\$ 121,764
2022	\$ 434,774,631	\$ 489,062,331	\$ 54,287,700	98.00%	0.567920	\$ 302,144	\$ 100,715	\$ 15,107	\$ 186,322
2023	\$ 434,774,631	\$ 508,624,824	\$ 73,850,193	98.00%	0.567920	\$ 411,022	\$ 137,007	\$ 20,551	\$ 253,464
2024	\$ 434,774,631	\$ 528,969,817	\$ 94,195,186	98.00%	0.567920	\$ 524,254	\$ 174,751	\$ 26,213	\$ 323,290
2025	\$ 434,774,631	\$ 550,128,609	\$ 115,353,978	98.00%	0.567920	\$ 642,016	\$ 214,005	\$ 32,101	\$ 395,910
2026	\$ 434,774,631	\$ 572,133,754	\$ 137,359,123	98.00%	0.567920	\$ 764,488	\$ 254,829	\$ 38,224	\$ 471,435
2027	\$ 434,774,631	\$ 595,019,104	\$ 160,244,473	98.00%	0.567920	\$ 891,959	\$ 297,286	\$ 44,593	\$ 549,980
2028	\$ 434,774,631	\$ 618,819,868	\$ 184,045,237	98.00%	0.567920	\$ 1,024,325	\$ 341,442	\$ 51,216	\$ 631,667
2029	\$ 434,774,631	\$ 643,572,663	\$ 208,798,032	98.00%	0.567920	\$ 1,162,090	\$ 387,363	\$ 58,105	\$ 716,622
2030	\$ 434,774,631	\$ 669,315,569	\$ 234,540,938	98.00%	0.567920	\$ 1,305,365	\$ 435,122	\$ 65,268	\$ 804,975
2031	\$ 434,774,631	\$ 696,088,192	\$ 261,313,561	98.00%	0.567920	\$ 1,454,371	\$ 484,790	\$ 72,719	\$ 896,862
2032	\$ 434,774,631	\$ 723,931,720	\$ 289,157,089	98.00%	0.567920	\$ 1,609,337	\$ 536,446	\$ 80,467	\$ 992,424
2033	\$ 434,774,631	\$ 752,888,989	\$ 318,114,358	98.00%	0.567920	\$ 1,770,502	\$ 590,167	\$ 88,525	\$ 1,091,810
2034	\$ 434,774,631	\$ 783,004,548	\$ 348,229,917	98.00%	0.567920	\$ 1,938,114	\$ 646,038	\$ 96,906	\$ 1,195,170
2035	\$ 434,774,631	\$ 814,324,730	\$ 379,550,099	98.00%	0.567920	\$ 2,112,430	\$ 704,143	\$ 105,622	\$ 1,302,665
2036	\$ 434,774,631	\$ 846,897,719	\$ 412,123,088	98.00%	0.567920	\$ 2,293,719	\$ 764,573	\$ 114,686	\$ 1,414,460
2037	\$ 434,774,631	\$ 880,773,628	\$ 445,998,997	98.00%	0.567920	\$ 2,482,259	\$ 827,420	\$ 124,113	\$ 1,530,726
2038	\$ 434,774,631	\$ 916,004,573	\$ 481,229,942	98.00%	0.567920	\$ 2,678,341	\$ 892,780	\$ 133,917	\$ 1,651,644
2039	\$ 434,774,631	\$ 952,644,756	\$ 517,870,125	98.00%	0.567920	\$ 2,882,266	\$ 960,755	\$ 144,113	\$ 1,777,998
2040	\$ 434,774,631	\$ 990,750,546	\$ 555,975,915	98.00%	0.567920	\$ 3,094,348	\$ 1,031,449	\$ 154,717	\$ 1,908,182
Total						\$ 29,637,497	\$ 9,879,163	\$ 1,481,876	\$ 18,276,458

Notes:

- (1) Redevelopment Authority is scheduled to terminate December 31, 2040
- (2) Base Year is Tax Year 2019
- (3) Collection rate for Tax Year 2018 to Tax Year 2040 estimated at 98%
- (4) Assumed annual growth rate of 4%

Exhibit 5 – Revenue Schedule – Annexed Area – Harris County

Tax Year (1)	Base Value (2)	Projected Value (4)	Captured Appraised Value	Collection Rate (3)	Tax Rate	Increment Revenue	Affordable Housing	City Admin (5%)	Net Revenue (Less Admin and AH)
2019	\$ 434,774,631	\$ 434,774,631	\$ -	98.00%	0.407130	\$ -	\$ -	\$ -	\$ -
2020	\$ 434,774,631	\$ 452,165,616	\$ 17,990,985	98.00%	0.407130	\$ 69,388	\$ 23,129	\$ 3,469	\$ 42,790
2021	\$ 434,774,631	\$ 470,252,241	\$ 35,477,610	98.00%	0.407130	\$ 141,551	\$ 47,184	\$ 7,078	\$ 87,289
2022	\$ 434,774,631	\$ 489,062,331	\$ 54,287,700	98.00%	0.407130	\$ 216,601	\$ 72,200	\$ 10,830	\$ 133,571
2023	\$ 434,774,631	\$ 508,624,824	\$ 73,850,193	98.00%	0.407130	\$ 294,653	\$ 98,218	\$ 14,733	\$ 181,702
2024	\$ 434,774,631	\$ 528,969,817	\$ 94,195,186	98.00%	0.407130	\$ 375,827	\$ 125,276	\$ 18,791	\$ 231,760
2025	\$ 434,774,631	\$ 550,128,609	\$ 115,353,978	98.00%	0.407130	\$ 460,248	\$ 153,416	\$ 23,012	\$ 283,820
2026	\$ 434,774,631	\$ 572,133,754	\$ 137,359,123	98.00%	0.407130	\$ 548,046	\$ 182,682	\$ 27,402	\$ 337,962
2027	\$ 434,774,631	\$ 595,019,104	\$ 160,244,473	98.00%	0.407130	\$ 639,355	\$ 213,118	\$ 31,968	\$ 394,269
2028	\$ 434,774,631	\$ 618,819,868	\$ 184,045,237	98.00%	0.407130	\$ 734,317	\$ 244,772	\$ 36,716	\$ 452,829
2029	\$ 434,774,631	\$ 643,572,663	\$ 208,798,032	98.00%	0.407130	\$ 833,078	\$ 277,693	\$ 41,654	\$ 513,731
2030	\$ 434,774,631	\$ 669,315,569	\$ 234,540,938	98.00%	0.407130	\$ 935,789	\$ 311,930	\$ 46,789	\$ 577,070
2031	\$ 434,774,631	\$ 696,088,192	\$ 261,313,561	98.00%	0.407130	\$ 1,042,608	\$ 347,536	\$ 52,130	\$ 642,942
2032	\$ 434,774,631	\$ 723,931,720	\$ 289,157,089	98.00%	0.407130	\$ 1,153,700	\$ 384,567	\$ 57,685	\$ 711,448
2033	\$ 434,774,631	\$ 752,888,989	\$ 318,114,358	98.00%	0.407130	\$ 1,269,236	\$ 423,079	\$ 63,462	\$ 782,695
2034	\$ 434,774,631	\$ 783,004,548	\$ 348,229,917	98.00%	0.407130	\$ 1,389,393	\$ 463,131	\$ 69,470	\$ 856,792
2035	\$ 434,774,631	\$ 814,324,730	\$ 379,550,099	98.00%	0.407130	\$ 1,514,357	\$ 504,786	\$ 75,718	\$ 933,853
2036	\$ 434,774,631	\$ 846,897,719	\$ 412,123,088	98.00%	0.407130	\$ 1,644,319	\$ 548,106	\$ 82,216	\$ 1,013,997
2037	\$ 434,774,631	\$ 880,773,628	\$ 445,998,997	98.00%	0.407130	\$ 1,779,480	\$ 593,160	\$ 88,974	\$ 1,097,346
2038	\$ 434,774,631	\$ 916,004,573	\$ 481,229,942	98.00%	0.407130	\$ 1,920,047	\$ 640,016	\$ 96,002	\$ 1,184,029
2039	\$ 434,774,631	\$ 952,644,756	\$ 517,870,125	98.00%	0.407130	\$ 2,066,237	\$ 688,746	\$ 103,312	\$ 1,274,179
2040	\$ 434,774,631	\$ 990,750,546	\$ 555,975,915	98.00%	0.407130	\$ 2,218,274	\$ 739,425	\$ 110,914	\$ 1,367,935
Total						\$ 21,246,504	\$ 7,082,170	\$ 1,062,325	\$ 13,102,009

Notes:

- (1) Redevelopment Authority is scheduled to terminate December 31, 2040
- (2) Base Year is Tax Year 2019
- (3) Collection rate for Tax Year 2018 to Tax Year 2040 estimated at 98%
- (4) Assumed annual growth rate of 4%