



# CITY OF HOUSTON

**Sylvester Turner**

Mayor

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**To:** Mayor Sylvester Turner  
**From:** Andrew F. Icken  
*Chief Development Officer*  
**Subject:** TIRZ FY21 Budgets  
**Date:** September 30, 2020

**TIRZ budgets to be presented to City Council on October 7, 2020 for consideration and approval on are listed below:**

**TIRZ #5 – MEMORIAL HEIGHTS (DISTRICT C, H)** was created to provide plans and programs necessary to create and support an environment attractive to private investments in the greater Memorial Heights and lower White Oak Bayou recreational corridor. The intent of the plans is to ensure the improvements will result in the long-term stability and viability of the area. The projected incremental property tax revenue is \$6.9M, all of which comes from City increment. The FY21 budget is \$18.3M and allocates \$17.8M for project costs. Projects include North Canal Project (\$13.0M), Heights Boulevard Pedestrian and Bike Safety Improvements (\$1.2M) and Shepherd Dunham and Selected Cross Street Reconstruction Project (\$1.5M). The budget also includes \$504K in transfers, the majority of which being for administration fees (\$344K).

**FY20 – FY24:** \$132.1M

**FY21 – FY25:** \$135.4M

**TIRZ #15 – EAST DOWNTOWN (DISTRICT I)** was created to facilitate the development of public infrastructure improvements, parking facilities, and assist with the revitalization of old Chinatown from an abandoned and deteriorated neighborhood into a mixed-use district that includes retail, commercial, residential and entertainment development land uses. The projected incremental property tax revenue is \$6.3M, which comprises \$3.0M from City increment, \$1.8M from Harris County, and \$1.5M from HISD. The FY21 budget is \$10.0M and allocates \$8.8M for project costs. Projects include improvements along Texas Avenue at St. Emmanuel and Emancipation (\$1.1M) addition of trees, lighting, bicycle racks, and other items (\$1.4M), and roadway, public utilities and sidewalk reconstruction phase 1 and 2 (\$1.0M). The budget also includes \$1.2M in transfers, the majority of which being for educational facilities (\$498K), municipal service charge (\$314K), and affordable housing (\$269K).

**FY20 – FY24 CIP:** \$26.4M

**FY21 – FY25 CIP:** \$23.9M

**Projects ADDED for FY21 – FY25:**

- Public Parking Opportunities
- NHHIP Planning and Implementation
- McKinney St Rehabilitation
- Phase 3- Roadway and Utility Reconstruction
- Polk Street Improvements

