



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: October 9, 2020

TIRZ budgets to be presented to City Council on October 21, 2020 for consideration and approval on are listed below:

TIRZ #3 – MAIN ST/MARKET SQUARE (DISTRICT C, G, H, I) was created in 1995 to stimulate new residential development in the 9-Block area surrounding the Rice Hotel. In 1998, the Zone was expanded to include Main Street and the northern Blocks of the Central Business District along Buffalo Bayou. The projected incremental property tax revenue is \$24.5M, which comprises \$18.7M from City increment, \$393K from County increment, and \$5.4M from HISD. The FY21 budget is \$46.0M and allocates \$39.6M for project costs. Projects include improvements to Jones Plaza (\$6.0M) and Bagby Street (\$12.5M), as well as a pocket park in the southern region of the zone (\$7.5M). Developer reimbursements amount to \$8.6M, and debt service equal to \$4.3M. The budget also includes \$6.3M in transfers, the majority of which being for educational facilities (\$2.5M) and municipal services (\$2.0M).

FY20 – FY24 CIP: \$82.1M **FY21– FY25 CIP:** \$78.9M

Projects ADDED for FY21 – FY25:

- NONE

TIRZ #14 – FOURTH WARD (DISTRICT H, I) was created to facilitate the revitalization of the historic Fourth Ward from a blighted and deteriorated neighborhood into a viable residential community with supporting commercial development, affordable housing, infrastructure improvements, educational facilities, parks, property acquisition, and the preservation and restoration of historic structures. The projected incremental property tax revenue is \$5.3M, which comprises \$2.9M from City increment and \$2.4M from HISD. The FY21 budget is \$10.6M and allocates \$7.8M for project costs. Projects include Fourth Ward Street Reconstruction Project (4.7M) and New Affordable Housing Development (\$1.0M). The budget also includes \$2.8M in transfers, the majority of which being for affordable housing (\$1.8M) and educational facilities (\$803K).

FY20 – FY24 CIP: \$33.4M **FY21 – FY25 CIP:** \$26.2M

Projects ADDED for FY21 – FY25:

- Visitor's Center
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TIRZ #18 – FIFTH WARD (DISTRICT B) was created to facilitate the revitalization of the historic Fifth Ward from a blighted and deteriorated neighborhood into a viable residential community with supporting commercial and retail development. Proposed improvements would address inadequate or deteriorated streets, utilities and sidewalks, parks and affordable housing. The FY21 budget is \$4.9M and allocates \$4.4M for project costs. Project costs include reimbursement to developers for infrastructure related to a new affordable and market residential development (\$550K). Projects include acquisition of land to address the "deserts" retail, food and other (\$1.8M) and street and sidewalk improvements (\$1.0M). The budget also includes \$476K in transfers, the majority of which being for educational facilities (\$115K) and affordable housing (\$292K).

FY20 – FY24 CIP: \$2.5M

FY21 – FY25 CIP: \$7.1M

Projects ADDED for FY21 – FY25:

- Street and Sidewalk Improvements

TIRZ #19 – Upper Kirby (DISTRICT C, G) was created to provide plans and programs needed to support an environment attractive to private investment needed to attract residential, commercial and retail development in the Upper Kirby area through the design and construction of roadway and streets, public utility infrastructure, street lighting, pedestrian improvements, parks and real property acquisition. The projected incremental revenue is \$15.7M, all of which is City increment. The FY21 budget is \$17.5M and allocates \$13.6M for project costs. Projects include drainage system improvements along Shepherd Drive (\$6.8M), and street reconstruction along West Alabama (\$750K). The budget also includes \$3.8M in transfers, the majority of which being for municipal services (\$3.0M).

FY20 – FY24 CIP: \$76.4M

FY21 – FY25 CIP: \$74.6M

Projects ADDED for FY21 – FY25:

- NONE