



CITY OF HOUSTON

Office of the Mayor

Interoffice

Correspondence

To: Mayor Sylvester Turner

From: Andrew F. Icken
Chief Development Officer

A handwritten signature in blue ink, appearing to read "A. Icken".

Date: Tuesday, August 24, 2021

Subject: TIRZ 13,18, 21 Budget Memo

TIRZ budgets to be presented to City Council on *September 8, 2021* for consideration and approval are listed below:

TIRZ #13 – OLD SIXTH WARD (DISTRICT H) was created to provide the mechanisms needed to assist in the repositioning of the historic Old Sixth Ward from a blighted and deteriorated neighborhood into a viable residential community. Proposed public improvements include provisions for the design and construction of roadways and utility systems, parks, land acquisition, historic preservation, cultural and public facilities improvements, environmental remediation, streetscape improvements and public art. The projected incremental property tax revenue is \$2.7M, which comprises \$2.2M from City increment and \$548K from HISD. The FY22 budget is \$3.6M and allocates \$2.2M for project costs: include multimodal improvements along Sawyer street from Washington Avenue to Memorial Drive (\$452K), multi-modal improvements along Edwards street from Sawyer St. to Silver St. (\$368K), and pedestrian crossing improvements on Washington (\$790K). The budget also includes \$1.3M in transfers: affordable housing (\$914K), educational facilities (\$149K), and municipal services (\$143K). The Five-Year CIP (FY22 – FY26) totals \$7.1M.

Projects ADDED for FY22 – FY26:

- Sawyer Street Multimodal Improvements from Washington Avenue to Memorial Drive
- Edwards Street Multimodal Improvements from Sawyer St. to Silver St

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 FY22 budget is \$5.2M and allocates \$4.7M for project costs. Project costs include reimbursement to developers for infrastructure related to a new affordable and market residential development (\$567K). 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 \$493K in transfers, the majority of which is allocated towards educational facilities (\$116K) and affordable housing (\$306K). The Five-Year CIP (FY22 – FY26) totals \$7.4M.

Projects ADDED for FY22 – FY26:

- None

TIRZ #21 – HARDY/NEAR NORTHSIDE (DISTRICT H) was created to provide plans and programs needed to reposition a former Union Pacific rail yard site into a transit-oriented, mixed-use development consisting of affordable housing designs for the construction of roadways and streets, utility systems, parks, hike and bike trails, mobility improvements, land acquisition, environmental remediation, and other community focused enhancements. The projected incremental property tax revenue is \$1.0M, all of which is from City increment. The FY22 budget is \$2.0M and allocates \$1.5M for project costs, of which \$438K is dedicated for various developer reimbursements. Project costs include a hike and bike trail along Pickney Street (\$605K), and parcel acquisition to provide a haven for pedestrians near light rail stops (\$59K). The Five-Year CIP (FY22 – FY26) totals \$820K. The budget also includes \$392K in transfers, the majority allocated to affordable housing (\$341K).

Projects ADDED for FY22 – FY26:

- Metro Parcel Acquisition and Planning
- Pickney Street Hike and Bike Trail