



CITY OF HOUSTON

Office of the Mayor

Interoffice

Correspondence



To: Mayor Sylvester Turner

From: Andrew F. Icken
Chief Development Officer

Date: August 31, 2021

Subject: TIRZ FY22 Budgets

TIRZ budgets to be presented to City Council on September 15, 2021 for consideration and approval are listed below:

TIRZ #1 – ST. GEORGE PLACE (DISTRICT G, J) was created to stabilize property values, address deteriorated buildings and incompatible land uses and provide for the design and construction of roadway and streets, public utility systems, sidewalks, landscaping and land acquisition in a district of the City known as St. George Place (formerly known as Lamar Terrace).

The projected incremental property tax revenue is \$5.5M, which comprises \$3.5M from City revenue and \$2.0M from HISD. The FY22 budget is \$19.0M and allocates \$15.9M for project costs. Projects include access management improvements at the intersection of Richmond and Westheimer (\$2.9M), improvements of Anderson Park (\$2.7M), beautification of medians along Richmond Avenue from S Rice to Hillcroft (\$1.0M) and full reconstruction of Beverley Hill, Schumacher, Star Lane from Chimney Rock to Fountain View; and Bering Drive from Westpark to Richmond (\$5.7M). The budget also includes \$3.0M in transfers, the majority of which being for affordable housing (\$1.8M) and educational facilities (\$815K).

FY21 – FY25 CIP: \$30.2M

FY22 – FY26 CIP: \$26.4M

Projects ADDED for FY22 – FY26:

- Underpass lighting at the bridge at IH-69 and Fountain View and Chimney Rock intersections.

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 \$8.3M, all of which comes from City increment. The FY22 budget is \$20.0M and allocates \$19.5M for project costs. Projects include the Shepherd/Durham roadway reconstruction between 6th street and the 610 loop (\$11.5M), the North Canal flood remediation project (\$1.2M), intersection improvements on Yale Street at Center Street (\$1.0M) and the construction of bicycle and pedestrian improvements (\$1.8M). The budget also includes \$578K in transfers, the majority of which being for administration fees (\$417K).

FY21 – FY25 CIP: \$135.4M

FY22 – FY26 CIP: \$145.4M

Projects ADDED for FY22 – FY26:

- Identification of locations with safety issues, poor connections, poor or no infrastructure and eventual safety and mobility remediation.
- Identification of locations with localized flooding issues and aging, undersized, poor or no infrastructure and eventual storm water management improvements

TIRZ #23 – HARRISBURG (DISTRICT H, I) was created to provide the plans and programs needed to reposition Houston's East End, a District of the City containing industrial brownfield sites, inactive landfills, abandoned dock lands, industrial properties, railroads, and various commercial uses located throughout and amid single family residential areas.

The projected incremental property tax revenue is \$2.8M, all of which coming from City increment. The FY22 budget is \$4.1M and allocates \$3.7M for project costs. Projects include the enhancement of the Navigation Esplanade to improve economic development activity in the community and to establish the esplanade as a local and regional attraction (\$375K), design and construction of mobility and infrastructure improvements (450K), Bicycle improvements that include protected bike lanes along Milby Street along with enhanced connections to existing trails and parks (\$550K), and the reconstruction of Navigation Boulevard at Jensen Drive and Runnels Street (\$426K). The budget also includes \$464K in transfers, the majority of which being for municipal services (\$325K).

FY21 – FY25 CIP: \$19.9M

FY22 – FY26 CIP: \$18.0M

Projects ADDED for FY22 – FY26:

- Protected bike lanes along Milby Street connecting Polk Street to Tony Marron Park and shared lanes connecting Brays Bayou to Sunset Trail