



# CITY OF HOUSTON

**Sylvester Turner**

Mayor

Andrew F. Icken  
Chief Development Officer  
P.O. Box 1562  
Houston, Texas 77251-1562

T - 832-393-1064  
F - 832-393-0844  
[www.houstontx.gov](http://www.houstontx.gov)

**To:** Mayor Sylvester Turner

**From:** Andrew F. Icken  
Chief Development Officer

**Date:** November 22, 2017

**Subject:** TIRZ FY18 Budgets

TIRZ budgets to be presented to City Council for consideration and approval on November 29, 2017 are listed below:

**TIRZ 16 – UPTOWN (DISTRICT G, J)** - was created to provide redevelopment plan and programs along North Post Oak, Westheimer, West Alabama and the Richmond corridors through the financing of mobility enhancements, public infrastructure and roadway improvements, affordable housing and educational facilities improvements. The projected incremental property tax revenue \$51.0M, which comprises \$36.0M from City increment and \$15.0M from Houston ISD. The FY18 budget is \$107.6M and allocates \$79.4M for project costs, which includes street reconstruction and widening, and utility upgrades along Post Oak Boulevard, as well as infrastructure improvements for Memorial Park. The budget also includes \$28.2M in transfers, the majority of which is for affordable housing (\$15.8M) and municipal services (\$5.5M). There is no unrestricted ending fund balance at the end of fiscal year 2018. All resources are fully pledged to capital projects.

**TIRZ 17 – MEMORIAL CITY (DISTRICT A, G)** - was created to provide plans and programs needed to address blighted conditions in the Memorial City area associated with failing infrastructure, lack of utility capacity, increased traffic congestion and declining retail sales resulting from increased competition to older inner-city malls and shopping centers from suburban retail centers. The projected incremental property tax revenue is \$16.6M, all of which is from City increment. The zone will also receive \$3.4M in grant proceeds. The FY18 budget is \$21.3M and allocates \$18.2M in project costs, which includes drainage and mobility improvements on Town and Country Boulevard, as well as improvements to increase capacity of the W140 channel, from Gessner Drive to the Briar Branch Detention Basin. The budget also includes \$3.1M in transfers, which comprises \$2.3M for municipal services and \$830K for administration fees. This budget includes planning and engineering dollars for the proposed South of I-10 detention projects; this budget does not commit cash to those projects .

**TIRZ 20 – SOUTHWEST HOUSTON (DISTRICT F, J)** - was created to address failing infrastructure, lack of utility capacity, increased traffic congestion attributable to street network deficiencies, declining retail sales and significant social and economic stress along the Bellaire Corridor and the greater Sharpstown Mall area. Plans include provisions for the design and construction of roadways and streets, utility system upgrades, pedestrian safety improvements and parks. The projected incremental property tax revenue is \$8.8M, all of which is from City increment. The FY18 budget is \$14.9M and allocates \$10.9M for project costs, which includes redevelopment of Sharpstown Park, as well as mobility and drainage improvements along Harwin (between

Hillcroft to Fondren). The budget also includes \$4.0M in transfers, which comprises \$3.6M for municipal services and \$441K for administration fees.