

City of Houston, Texas, Ordinance No. 2020 - 1052

AN ORDINANCE APPROVING THE PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER TWENTY-SIX, CITY OF HOUSTON, TEXAS (SUNNYSIDE ZONE); CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, the City Council of the City of Houston, Texas, designated Reinvestment Zone Number Twenty-Six on November 10, 2015, by Ordinance No. 2015-1092 ("Zone"), pursuant to Chapter 311 of the Texas Tax Code, as amended, within a contiguous area of the City known as the Sunnyside area; and

WHEREAS, the Zone initially consisted of 3,152 acres of land, in December 2020 the City authorized the annexation of an additional 1,392 acres of land totaling 4,544 acres; and

WHEREAS, on November 30, 2020, the Board of Directors of the Zone approved the Project Plan and Reinvestment Zone Financing Plan for the development of the Zone ("Plan"); and

WHEREAS, before the Board of Directors of the Zone may implement the Plan, the City Council must approve the Plan; **NOW, THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. Findings. That the facts and recitals contained in the preamble of this Ordinance are determined to be true and correct and are hereby adopted as part of this Ordinance.

Section 2. Approval. That the Project Plan and Reinvestment Zone Financing Plan attached hereto as Exhibit "A" are hereby found to be feasible and are approved. The appropriate officials of the City are authorized to take all steps reasonably necessary to implement the Plan.

Section 3. Declaration of Emergency. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 9th day of December, 2020.

APPROVED this _____ day of _____, 2020.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 14 2020.

A. J. Hanif
Interim City Secretary

DocuSigned by:
Kent Kelsey
7268689C91C14CC
(Prepared by Legal Department _____)
(KK:gd November 30, 2020) Senior Assistant City Attorney
(Requested by Andrew F. Icken, Chief Development Officer, Office of the Mayor)
(L.D. File No. 042-1500191-008)

AYE	NO	
✓		MAYOR TURNER
....	COUNCIL MEMBERS
✓		PECK
		DAVIS
		KAMIN
		EVANS-SHABAZZ
		MARTIN
		THOMAS
		TRAVIS
		CISNEROS
		GALLEGOS
		POLLARD
		MARTHA CASTEX-TATUM
		KNOX
		ROBINSON
		KUBOSH
		PLUMMER
		ALCORN
CAPTION	ADOPTED	

EXHIBIT "A"

**PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR THE
SUNNYSIDE ZONE**

**REINVESTMENT ZONE NUMBER TWENTY-SIX
CITY OF HOUSTON, TEXAS**

SUNNYSIDE

Project Plan and Reinvestment Zone Financing Plan

November 20, 2020

REINVESTMENT ZONE NUMBER TWENTY-SIX, CITY OF HOUSTON, TEXAS
Project Plan and Reinvestment Zone Financing Plan

Table of Contents

Introduction 2

Location..... 2

Redevelopment Plan Concept and Goals 2

Project Plan 4

Reinvestment Zone Finance Plan..... 4

Exhibit 1 – Updated Project Costs

Exhibit 2 – Page 1 (Original Boundaries) Projected Assessed Valuations and Projected Zone Revenues

Exhibit 2 – Page 2 (Annexation Boundaries) Projected Assessed Valuations and Projected Zone Revenues

Exhibit 3 – TIRZ 26 Area Map

Map 1 – Original and Annexation Boundaries

Map 2 – TIRZ 26 Annexation Plan Map

Table 1 - Existing Land Use/Property Classification of Property in the Zone

Map 3 – Houston Super Neighborhoods Near TIRZ 26

Introduction

Reinvestment Zone Number 26 (the “Zone”) was created by City of Houston Ordinance 2015-1092 on November 10, 2015, which included +/- 3,152 acres. The City of Houston authorized the annexation of 876 parcels totaling +/- 1,392 acres in 2020 making the new size of the Zone a total of +/- 4,544 acres.

The purpose of the Zone is to finance construction of public infrastructure necessary to facilitate residential and commercial development and redevelopment within the Zone boundaries. The reinvestment zone includes land where adequate roadway and utility infrastructure is absent and where development will not occur through private investment alone. Additionally, developed areas within the Zone struggle with a lack of investment as existing roadways and infrastructure have fallen into disrepair or no longer provide the needs of today’s market demands.

Expenditures associated with the design and construction of public infrastructure, as well as other specific project related costs, will be funded by tax increment revenues derived from increases in property values following the new residential and commercial development.

Location

The reinvestment zone is located in the southern portion of the City of Houston. As shown in **Map 1 and Map 1a**, the Zone is generally bounded by Loop 610 on the north, SH 288 on the west, several groups of parcels adjacent to Cullen Boulevard on the east, and the Sam Houston Parkway East on the south. The zone includes the Sunnyside community, a portion of the South Park community, and is represented by Super Neighborhoods 71, 76 and 77. A boundary description is included within this Final Project Plan.

Redevelopment Plan Concept and Goals

The concept of the Zone is to construct the necessary public infrastructure that will lead to private capital investment in the area that respects the character and culture of Sunnyside, offers a corresponding increase in the tax base, and creates economic opportunity. Reinvestment into the area through the Zone is intended to achieve the following goals:

Goal 1: Improve and enhance corridors, mobility and connectivity throughout the Zone. Roadway corridors that meet current and anticipated needs, provide the capacity necessary to safely move traffic, and improve visual quality of the community are critical to development and redevelopment potential within the Zone. Roadways, stormwater management in the right-of-way, sidewalks, intersection improvements, lighting, signage, monumentation, managed access, trails, trailheads, landscaping enhancements, and associated on or off-street parking are all among the elements related to corridor improvement. Corridor construction, reconstruction and enhancement is necessary at strategic areas in the Zone to create an environment that will stimulate private investment in retail, commercial and mixed-use developments. All improvements will be coordinated with the capital improvement programs (CIP) of the City, METRO, TxDOT and other public entities. Attention will be placed on leveraging Zone monies through the funding of elements not addressed by the CIP programs of sister agencies.

Goal 2: Enhance public infrastructure, facilities and services throughout the Zone. Storm water management, as well as water and wastewater services are equally critical to spur investment or reinvestment in the Zone. Portions of the community continue to rely on septic systems rather than wastewater service. Additionally, in some areas, stormwater drainage is channeled through open ditches rather than underground culverts, resulting in consumption of right-of-way that could be used for pedestrian and bicycle improvements as well as landscaping treatments. Improvements to the infrastructure network will be achieved through the installation, repair and replacement of drainage, water and wastewater systems where needed. The Zone will work closely with entities that address stormwater management and provide water and wastewater service to leverage resources to the extent practical, including the City, Harris County Flood Control, and the Texas Water Development Board.

Goal 3: Promote economic opportunity and private investment and reinvestment in the Zone. The opportunity to reach the full economic potential of the area is based in part on the ability to construct critical infrastructure, minimize risk for investors and customers, build upon local assets and recognize or enhance market demand. The Zone will facilitate economic growth through capital improvements that make sites more attractive and projects feasible, land acquisition and assembly, development of facilities that draw visitors into the Zone, and use of incentivized development agreements. The Zone will also promote value-added site and community improvements that improve the overall marketability of the area, including those that improve safety, employee skill sets, visual quality and customer draw. The Zone will partner with organizations such as the City, Houston-Galveston Area Council, University of Houston, Texas Southern University, and Houston Community College to leverage resources of the Zone and create economic opportunities.

Goal 4: Develop and enhance green spaces, gathering places, trails, recreational or public facilities, and cultural amenities. Recreational amenities, play areas, trail systems, entertainment/cultural facilities and other enhancements to area parks and other public open green space will attract and support redevelopment and improve the quality of life of area neighborhoods and visitors by increasing the attractiveness of the area. Green space also provides the benefit of increasing the visual appeal and perception of the area while also potentially providing an added role as enhancements to the stormwater management network or connectivity between neighborhoods. Public facilities such as police and fire stations, libraries, and community centers enhance local quality of life and further increase the private investment potential of the community.

Goal 5: Promote and support community heritage, culture, character, and affordability for current residents. The Sunnyside area enjoys a heritage and character unique to the community that, if promoted and incorporated as new development and redevelopment occurs, will make the area more attractive to investment with an interest in long-term social and economic sustainability. The Zone Board intends to recognize and respect the positive impact of investment by members of the local community while attracting large-scale development from outside of the area. Tax increment financing may be used to promote affordability so that existing residents of the Zone can remain, to encourage small business development and expansion, and to promote development that is sensitive to community context that will improve quality of life and economic opportunity.

Project Plan

A. Authorized Projects and Project Costs

Improvements in the Zone will consist of mobility, drainage and redevelopment improvements, including roadways, sidewalks, sewer, drainage infrastructure, and parks open spaces. The proposed Zone improvements (Project Costs) are listed in **Exhibit 1**. The project categories describe generally the kind of improvements contemplated in this Plan.

B. Existing and Proposed Uses of Land (Texas Tax Code § 311.011(b)(1)):

Existing Conditions: The property comprising the Zone consists of older, distressed residential and commercial development with a significant amount of vacant land. The area lacks adequate infrastructure including sanitary sewer, roadways, sidewalks and drainage infrastructure. **Maps 2, 3 and 4** depict existing conditions.

Surrounding Land Uses: Land surrounding the Zone ranges from vacant to developed residential and commercial/industrial tracts. **Map 2** shows surrounding land uses.

Proposed Land Use: Proposed land uses shall include enhanced multi-family and single-family residential, commercial, retail, industrial, and parks and open spaces with increasingly diminished undeveloped land over time

C. Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances (Texas Tax Code § 311.011(b)(2)):

All construction will be done in conformance with existing building code regulations of the City of Houston. There are no proposed changes of any city development ordinances, master plans, or building codes

D. Estimated Non-Project Costs (Texas Tax Code § 311.011(b)(3)):

The project costs referenced in **Exhibit 1** are inclusive of project costs to be incurred by the Zone only. The costs that would otherwise be project costs but are derived from other parties, such as the Texas Department of Transportation or private sources, are non-project costs. Funding identified in **Exhibit 1** for improvements will be leveraged to acquire non-project funding.

E. Method of Relocating Persons to be Displaced, if any, as a result of implementing the Plan (Texas Tax Code § 311.011(b)(4)):

There will be no persons displaced as a result of implementing the Plan.

Reinvestment Zone Finance Plan

A. Estimated Project Costs (Texas Tax Code § 311.011(c)(1)):

Exhibit 1 lists the estimated project costs for the Zone including administrative expenses. As set forth in this Plan, the dollar amounts are approximate and may be amended from time to time by the Board of Directors of the Zone with approval of the City Council. The financing costs are a

function of project financing needs and will vary with market conditions from the estimates shown on **Exhibit 1**.

B. Proposed Kind, Number, and Location of all Proposed Public Works or Public Improvements to be Financed by the Zone (Texas Tax Code § 311.011(c)(2)):

These details are described throughout the Plan, including but not limited to roadway construction/reconstruction, stormwater conveyance and management systems, water, wastewater improvements, sidewalks, intersection improvements, lighting, signage, street furniture, monumentation, managed access, trails, trailheads, park and greenspace improvements, landscaping enhancements, cultural and recreational amenities, and associated on or off-street parking. The general number and location of proposed improvements are contained in **Exhibit 1**.

C. Economic Feasibility (Texas Tax Code § 311.011(c)(3)):

An economic feasibility study was completed for the Sunnyside and South Acres areas by Hawes Hill Calderon, LLP in 2015. **Exhibit 2** constitutes incremental revenue estimates for this Plan. The cost of proposed improvements exceeds future anticipated revenues without additional consideration to growth in economic activity, reinvestment and subsequent property values, and therefore projects will be implemented based on available funding. The Zone and the City find and determine that the Plan is economically feasible.

D. Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred (Texas Tax Code § 311.011(c)(4), § 311.011(c)(5)):

Issuance of notes and bonds by the Zone will occur as tax increment revenues allow. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the projects and revenue schedules included in **Exhibit 1** and **Exhibit 2**, as well as actual market conditions for the issue and sale of such notes and bonds.

E. Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code § 311.011(c)(6)):

Methods and sources of financing include the issuance of notes and bonds, as well as collaboration with developers and other entities for grant funding and partnerships. Tax increment associated will consist of contributions from the City with the possibility of future increment from other taxing entities such as Harris County or Houston Community College. This figure is calculated using a City contribution of \$0.561840/\$100 of assessed valuation for the original Zone boundaries, and \$0.561840/100 for the 2020 annexation boundaries.

F. Current Total Appraised Value of Taxable Real Property (Texas Tax Code § 311.011(c)(7)):

As of November 2020, the current combined appraised value of taxable real property in the Zone is \$676,606.389. See **Exhibit 2** for calculations.

G. Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code § 311.011(c)(8)):

It is projected that taxable property values in the Zone will increase to approximately \$1,110,044,498 by 2045. **Exhibit 2** shows the annual captured value of these increases in property value during the existence of the Zone.

H. Zone Duration (Texas Tax Code § 311.011(c)(9)):

The Zone took effect January 1, 2015 and will terminate on December 31, 2045. The Zone may terminate at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of proposed revenue bonds, notes or other obligations, if any, that all project costs, bonds, and interest on bonds have been paid in full.

EXHIBIT 1 - UPDATED PROJECT COSTS	PROJECT COSTS
Heritage Green Option A	\$1,834,760
Heritage Green Option B	\$1,920,990
Gateway on Airport Blvd.	\$96,815
Area-Wide Intersection Improvements	\$629,413
Cullen Boulevard Beautification	\$177,013
TOTAL PROJECT COSTS	\$4,658,991

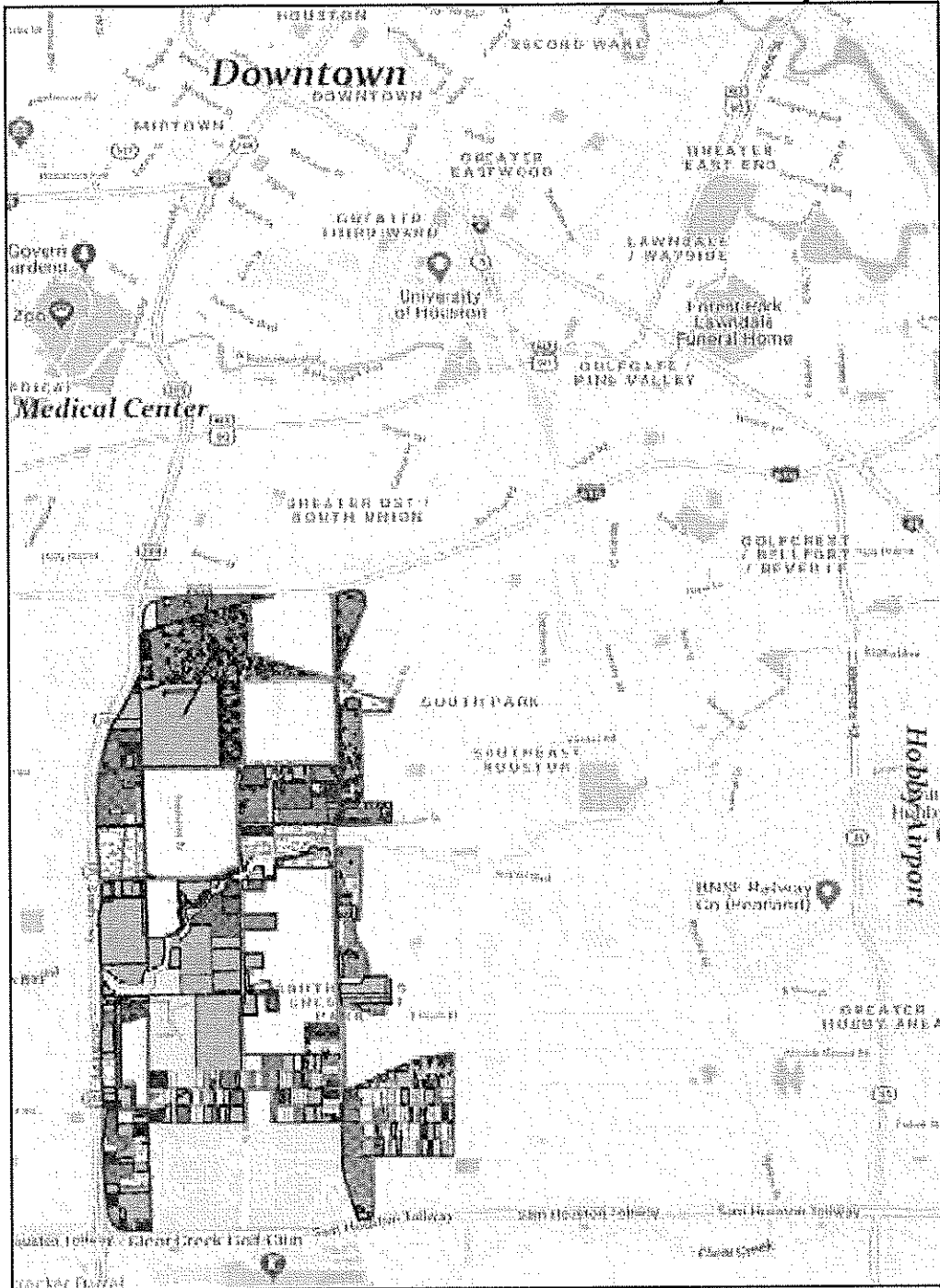
**EXHIBIT 2 - Page 1 (Original Boundaries)
TAX INCREMENT REINVESTMENT ZONE, CITY OF HOUSTON (SUNNYSIDE)**

Projected Assessed Valuations				Projected Zone Revenues							
Tax Roll Jan 1	City Taxable Base Value (1)	City Taxable Value (2)	City Captured Appraised Valuation (2)		Tax Year	Coll. Year	100% of City Tax Rate (3)	City Tax Increment Revenues (4)	City Accrued Administrative Services (5%)	TIRZ Revenues Available for Projects	Cumulative TIRZ Revenues Available for Projects
2016	\$200,950,432	\$205,770,866	\$4,820,434	1	2016	2017	0.58642	0.00	0.00	0.00	0.00
2017	\$200,950,432	\$219,911,334	\$18,960,902	2	2017	2018	0.58421	\$110,771	\$5,539	\$105,233	\$105,233
2018	\$200,950,432	\$263,749,347	\$62,798,915	3	2018	2019	0.58831	\$369,452	\$18,473	\$350,980	\$456,213
2019	\$200,950,432	\$307,324,410	\$106,373,978	4	2019	2020	0.56792	\$604,119	\$30,206	\$573,913	\$1,030,126
2020	\$200,950,432	\$339,169,604	\$138,219,172	5	2020	2021	0.56184	\$776,571	\$38,829	\$737,742	\$1,767,868
2021	\$200,950,432	\$345,952,996	\$145,002,564	6	2021	2022	0.56184	\$814,682	\$40,734	\$773,948	\$2,541,816
2022	\$200,950,432	\$352,872,056	\$151,921,624	7	2022	2023	0.56184	\$853,556	\$42,678	\$810,879	\$3,352,695
2023	\$200,950,432	\$359,929,497	\$158,979,065	8	2023	2024	0.56184	\$893,208	\$44,660	\$848,548	\$4,201,242
2024	\$200,950,432	\$367,128,087	\$166,177,655	9	2024	2025	0.56184	\$933,653	\$46,683	\$886,970	\$5,088,212
2025	\$200,950,432	\$374,470,649	\$173,520,217	10	2025	2026	0.56184	\$974,906	\$48,745	\$926,161	\$6,014,373
2026	\$200,950,432	\$381,960,062	\$181,009,630	11	2026	2027	0.56184	\$1,016,985	\$50,849	\$966,135	\$6,980,508
2027	\$200,950,432	\$389,599,263	\$188,648,831	12	2027	2028	0.56184	\$1,059,905	\$52,995	\$1,006,909	\$7,987,418
2028	\$200,950,432	\$397,391,248	\$196,440,816	13	2028	2029	0.56184	\$1,103,683	\$55,184	\$1,048,499	\$9,035,916
2029	\$200,950,432	\$405,339,073	\$204,388,641	14	2029	2030	0.56184	\$1,148,337	\$57,417	\$1,090,920	\$10,126,837
2030	\$200,950,432	\$413,445,855	\$212,495,423	15	2030	2031	0.56184	\$1,193,884	\$59,694	\$1,134,190	\$11,261,027
2031	\$200,950,432	\$421,714,772	\$220,764,340	16	2031	2032	0.56184	\$1,240,342	\$62,017	\$1,178,325	\$12,439,352
2032	\$200,950,432	\$430,149,067	\$229,198,635	17	2032	2033	0.56184	\$1,287,730	\$64,386	\$1,223,343	\$13,662,695
2033	\$200,950,432	\$438,752,049	\$237,801,617	18	2033	2034	0.56184	\$1,336,065	\$66,803	\$1,269,261	\$14,931,957
2034	\$200,950,432	\$447,527,090	\$246,576,658	19	2034	2035	0.56184	\$1,385,366	\$69,268	\$1,316,098	\$16,248,055
2035	\$200,950,432	\$456,477,631	\$255,527,199	20	2035	2036	0.56184	\$1,435,654	\$71,783	\$1,363,871	\$17,611,926
2036	\$200,950,432	\$465,607,184	\$264,656,752	21	2036	2037	0.56184	\$1,486,947	\$74,347	\$1,412,600	\$19,024,526
2037	\$200,950,432	\$474,919,328	\$273,968,896	22	2037	2038	0.56184	\$1,539,267	\$76,963	\$1,462,304	\$20,486,829
2038	\$200,950,432	\$484,417,714	\$283,467,282	23	2038	2039	0.56184	\$1,592,633	\$79,632	\$1,513,001	\$21,999,830
2039	\$200,950,432	\$494,106,068	\$293,155,636	24	2039	2040	0.56184	\$1,647,066	\$82,353	\$1,564,712	\$23,564,543
2040	\$200,950,432	\$503,988,190	\$303,037,758	25	2040	2041	0.56184	\$1,702,587	\$85,129	\$1,617,458	\$25,182,001
2041	\$200,950,432	\$514,067,954	\$313,117,522	26	2041	2042	0.56184	\$1,759,219	\$87,961	\$1,671,259	\$26,853,259
2042	\$200,950,432	\$524,349,313	\$323,398,881	27	2042	2043	0.56184	\$1,816,984	\$90,849	\$1,726,135	\$28,579,394
2043	\$200,950,432	\$534,836,299	\$333,885,867	28	2043	2044	0.56184	\$1,875,904	\$93,795	\$1,782,109	\$30,361,503
2044	\$200,950,432	\$545,533,025	\$344,582,593	29	2044	2045	0.56184	\$1,936,003	\$96,800	\$1,839,203	\$32,200,706
2045	\$200,950,432	\$556,443,685	\$355,493,253	30	2045	2046	0.56184	\$1,997,303	\$99,865	\$1,897,438	\$34,098,144
								\$35,892,783	\$1,794,639	\$34,098,144	
(1) Original Base Value as of November 2015 and Combined Base Value as of November 2020 (2) Includes 2.0% annual appreciation (3) Adopted City Tax Rates for 2015 through 2020											

**EXHIBIT 2 - Page 2 (Annexed Boundaries)
TAX INCREMENT REINVESTMENT ZONE, CITY OF HOUSTON (SUNNYSIDE)**

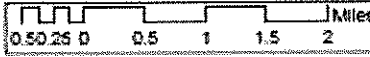
Projected Assessed Valuations				Projected Zone Revenues							
Tax Roll Jan 1	City Taxable Base Value (1)	City Taxable Value (2)	City Captured Appraised Valuation (2)		Tax Year	Coll. Year	100% of City Tax Rate (3)	City Tax Increment Revenues (4)	City Accrued Administrative Services (5%)	Total TIRZ Revenues Available for Projects	Cumulative TIRZ Revenues Available for Projects
				1							
				2							
				3							
				4							
2020	\$337,436,785	\$337,436,785	\$0	5	2020	2021	0.56184	\$0	\$0	\$0	\$0
2021	\$337,436,785	\$344,185,521	\$6,748,736	6	2021	2022	0.56184	\$37,917	\$1,896	\$36,021	\$36,021
2022	\$337,436,785	\$351,069,231	\$13,632,446	7	2022	2023	0.56184	\$76,593	\$3,830	\$72,763	\$108,784
2023	\$337,436,785	\$358,090,616	\$20,653,831	8	2023	2024	0.56184	\$116,041	\$5,802	\$110,239	\$219,024
2024	\$337,436,785	\$365,252,428	\$27,815,643	9	2024	2025	0.56184	\$156,279	\$7,814	\$148,465	\$367,489
2025	\$337,436,785	\$372,557,477	\$35,120,692	10	2025	2026	0.56184	\$197,322	\$9,866	\$187,456	\$554,945
2026	\$337,436,785	\$380,008,626	\$42,571,841	11	2026	2027	0.56184	\$239,186	\$11,959	\$227,226	\$782,171
2027	\$337,436,785	\$387,608,799	\$50,172,014	12	2027	2028	0.56184	\$281,886	\$14,094	\$267,792	\$1,049,963
2028	\$337,436,785	\$395,360,975	\$57,924,190	13	2028	2029	0.56184	\$325,441	\$16,272	\$309,169	\$1,359,133
2029	\$337,436,785	\$403,268,194	\$65,831,409	14	2029	2030	0.56184	\$369,867	\$18,493	\$351,374	\$1,710,506
2030	\$337,436,785	\$411,333,558	\$73,896,773	15	2030	2031	0.56184	\$415,182	\$20,759	\$394,423	\$2,104,929
2031	\$337,436,785	\$419,560,229	\$82,123,444	16	2031	2032	0.56184	\$461,402	\$23,070	\$438,332	\$2,543,261
2032	\$337,436,785	\$427,951,434	\$90,514,649	17	2032	2033	0.56184	\$508,548	\$25,427	\$483,120	\$3,026,381
2033	\$337,436,785	\$436,510,462	\$99,073,677	18	2033	2034	0.56184	\$556,636	\$27,832	\$528,804	\$3,555,185
2034	\$337,436,785	\$445,240,672	\$107,803,887	19	2034	2035	0.56184	\$605,685	\$30,284	\$575,401	\$4,130,586
2035	\$337,436,785	\$454,145,485	\$116,708,700	20	2035	2036	0.56184	\$655,716	\$32,786	\$622,930	\$4,753,517
2036	\$337,436,785	\$463,228,395	\$125,791,610	21	2036	2037	0.56184	\$706,748	\$35,337	\$671,410	\$5,424,927
2037	\$337,436,785	\$472,492,963	\$135,056,178	22	2037	2038	0.56184	\$758,800	\$37,940	\$720,860	\$6,145,786
2038	\$337,436,785	\$481,942,822	\$144,506,037	23	2038	2039	0.56184	\$811,893	\$40,595	\$771,298	\$6,917,085
2039	\$337,436,785	\$491,581,678	\$154,144,893	24	2039	2040	0.56184	\$866,048	\$43,302	\$822,745	\$7,739,830
2040	\$337,436,785	\$501,413,312	\$163,976,527	25	2040	2041	0.56184	\$921,286	\$46,064	\$875,221	\$8,615,051
2041	\$337,436,785	\$511,441,578	\$174,004,793	26	2041	2042	0.56184	\$977,629	\$48,881	\$928,747	\$9,543,798
2042	\$337,436,785	\$521,670,410	\$184,233,625	27	2042	2043	0.56184	\$1,035,098	\$51,755	\$983,343	\$10,527,142
2043	\$337,436,785	\$532,103,818	\$194,667,033	28	2043	2044	0.56184	\$1,093,717	\$54,686	\$1,039,031	\$11,566,173
2044	\$337,436,785	\$542,745,894	\$205,309,109	29	2044	2045	0.56184	\$1,153,509	\$57,675	\$1,095,833	\$12,662,006
2045	\$337,436,785	\$553,600,812	\$216,164,027	30	2045	2046	0.56184	\$1,214,496	\$60,725	\$1,153,771	\$13,815,777
								\$14,542,924	\$727,146	\$13,815,777	
(1) Original Base Value as of November 2015 and Combined Base Value as of November 2020											
(2) Includes 2.0% annual appreciation											
(3) Adopted City Tax Rates for 2015 through 2020											

EXHIBIT 3 – Area Map



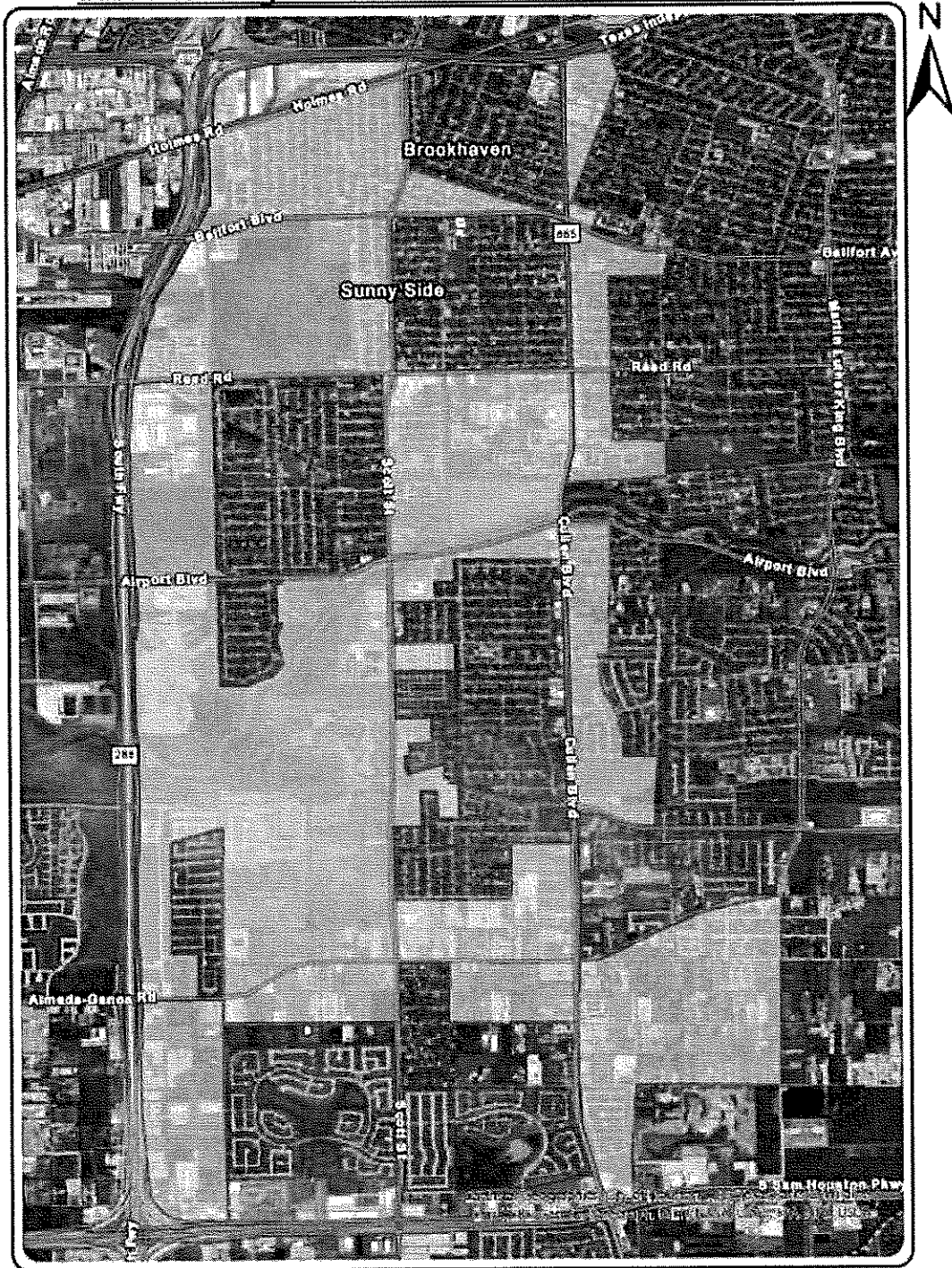
Anterion Boundaries	Parcel Land Use	Multi-Family Residential	Therapeutic & Utility	Public & Institutional	Commercial
Anterion 1,165 acres	Single-Family Residential	Agriculture Production	Park & Open Spaces	Underdeveloped	Industrial
Anterion 1,302 acres					Office

TOUCHPOINT



MAP 1

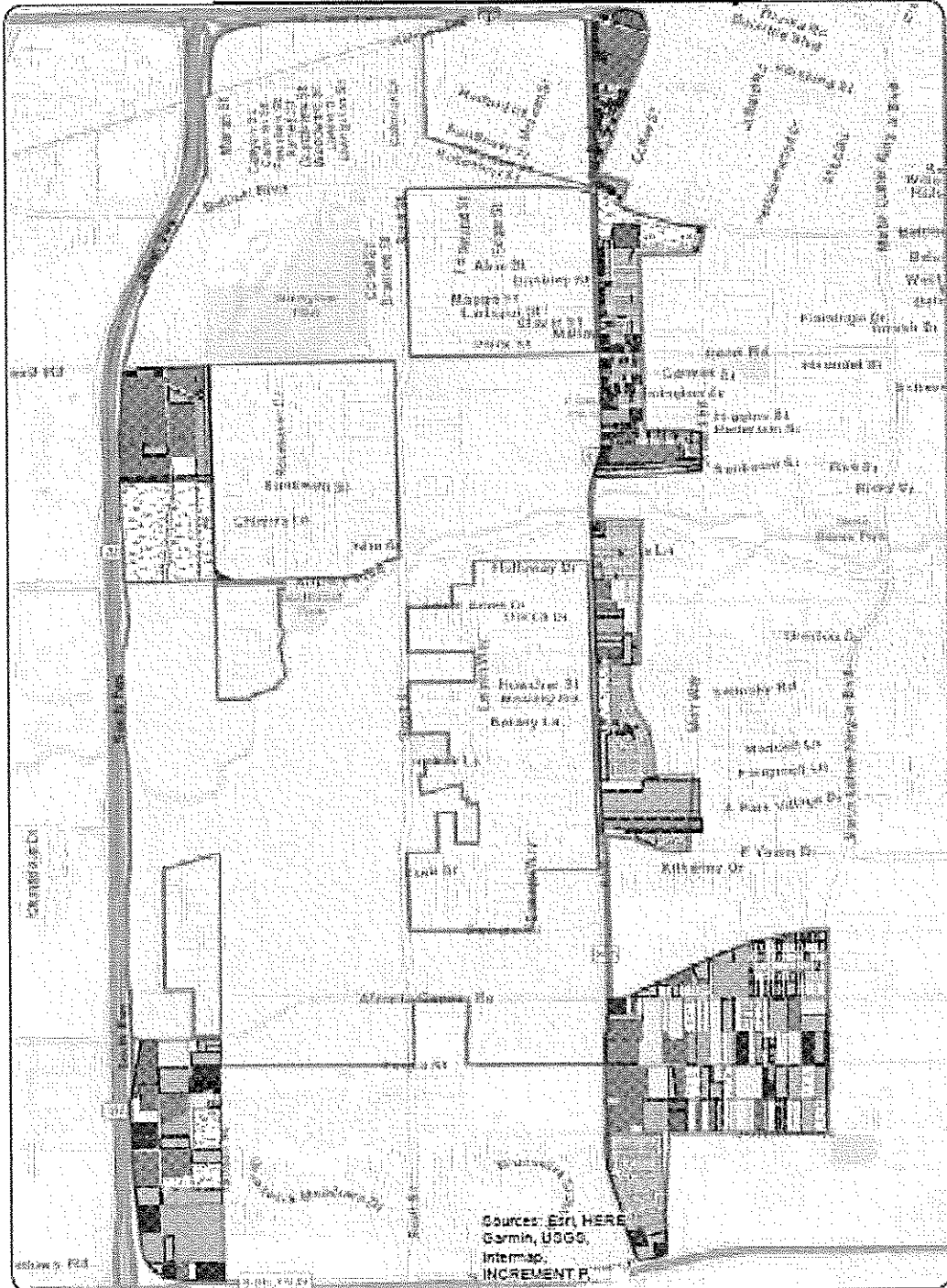
TIRZ 26 Original and Annexation Boundaries



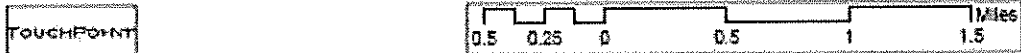
TOUCHPOINT <small>CONCEPTS</small>	Annexation Boundaries		
		Old (Area +/- 3,185 acres)	

MAP 2

TIRZ 26 Annexation Plan Map



Annexation Boundaries	New/Annexed Land Area	Parcel Land Use	Multi-Family Residential	Transportation & Utility	Public Institutions	Commercial
Existing Land Area	Single-Family Residential	Agriculture Production	Parks & Open Space	Undeveloped	Industrial	Office



TOUCHPOINT

TABLE 1

EXISTING LAND USE/PROPERTY CLASSIFICATION OF PROPERTY IN THE ZONE

<i>TIRZ 26</i>				
<i>Land Use</i>	<i>Number of Parcels</i>	<i>% Total Dwellings</i>		<i>Area(Acres)</i>
Single-Family Residential	2427			863.4766
Multi-Family Residential	32			176.6202
Commercial	160			184.9426
Industrial	99			315.4496
Agriculture Production	45			328.8119
Public & Institutional	74			257.1158
Park & Open Spaces	50			165.2437
Transportation & Utility	18			88.6559
Undeveloped	1189			1,623.36
Office	11			49.4471
No Data	9			1.6137

MAP 3

HOUSTON SUPERNEIGHBORHOODS NEAR TIRZ 26

