

City of Houston, Texas, Ordinance No. 2023-993

**AN ORDINANCE APPROVING THE FOURTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER EIGHTEEN, CITY OF HOUSTON, TEXAS (FIFTH WARD ZONE); AUTHORIZING THE CITY SECRETARY TO DISTRIBUTE SUCH PLANS; DETERMINING THE PORTION OF TAX INCREMENT THE CITY WILL PAY FROM THE ZONE; EXTENDING THE DURATION OF THE ZONE TO DECEMBER 31, 2052; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

\* \* \* \* \*

**WHEREAS**, by Ordinance No. 1999-766, passed and approved July 21, 1999, the City Council of the City of Houston, Texas ("City"), created Reinvestment Zone Number Eighteen, City of Houston, Texas ("Zone"), pursuant to Chapter 311 of the Texas Tax Code, as amended ("Code"), for the purposes of development and redevelopment in the area of the City generally referred to as the Fifth Ward area (the "Designating Ordinance"); and

**WHEREAS**, by Ordinance No. 1999-795, passed and adopted on July 28, 1999, the City approved the Project Plan and Reinvestment Zone Financing Plan for the Zone, as adopted and recommended by the Board of Directors of the Zone (the "Zone Board"); and

**WHEREAS**, Section 311.011 of the Code authorizes the Zone Board to adopt an amendment to the Project Plan and Reinvestment Zone Financing Plan for the Zone, which amendment becomes effective upon approval by the City Council; and

**WHEREAS**, the Zone Board has previously adopted and recommended amendments to the Project Plan and Reinvestment Zone Financing Plan, which were approved by the City pursuant to Ordinance No. 2008-766 on September 3, 2008, Ordinance No. 2015-1207 on December 2, 2015, and Ordinance No. 2019-992 on December 4, 2019 (the Project Plan and Reinvestment Zone Financing Plan, as amended, the "Plan"); and

**WHEREAS**, the Zone Board, at its November 14, 2023 board meeting, considered and adopted another set of proposed amendments to the Plan (the "Fourth Amended Plan"), and has recommended the Fourth Amended Plan for approval by City Council; and

**WHEREAS**, the City Council previously changed the boundaries of the Zone by Ordinance No. 2001-404 approved on May 9, 2001, Ordinance No. 2008-765 approved on September 3, 2008, Ordinance No. 2015-1206 approved on December 2, 2015,

Ordinance No. 2019-991 approved on December 4, 2019, and Ordinance No. 2022-1004 approved on December 14, 2022; and

**WHEREAS**, the Fourth Amended Plan includes the implementation and continuation of projects for the enlarged Zone; and

**WHEREAS**, before the Zone Board may implement the Fourth Amended Plan, the City Council must approve the Fourth Amended Plan; and

**WHEREAS**, pursuant to Section 311.011 of the Code, a public hearing on the Fourth Amended Plan is required to be held prior to its approval by City Council; and

**WHEREAS**, the City Council may extend the Zone's termination date by ordinance pursuant to Code Section 311.007(c) and Section 311.017(a); and

**WHEREAS**, pursuant to the Fourth Amended Plan, the Zone's projects have been expanded, requiring additional time to implement the projects in the Plan, rendering inadequate the current duration of the Zone; and

**WHEREAS**, extending the Zone's duration for an additional three (3) years, from December 31, 2049, to December 31, 2052, will permit the Zone to complete the purposes for which it was established under current conditions and circumstances, and to implement the Fourth Amended Plan; and

**WHEREAS**, the City Council finds that notice of the public hearing was published in a newspaper of general circulation within the City in the time and manner required by law; and

**WHEREAS**, the City Council conducted a public hearing on the proposed Fourth Amended Plan on November 15, 2023; and

**WHEREAS**, at the public hearing, interested persons were allowed to speak for or against the proposed Fourth Amended Plan, the Zone's boundaries and the concept of tax increment financing; and

**WHEREAS**, evidence was received and presented at the public hearing in favor of the proposed Fourth Amended Plan, the Zone's boundaries and the concept of tax increment financing; and

**WHEREAS**, the findings contained in the Designating Ordinance continue to apply to the Zone and all terms and conditions of the Designating Ordinance, except as modified herein, remain in full force and effect; and

**WHEREAS**, the City desires to approve the Fourth Amended Plan, extend the Zone's duration to December 31, 2052, and determine the City's level of participation in the Zone for the Zone's duration; **NOW, THEREFORE**,

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

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

**Section 2. Approval of the Fourth Amended Plan.** That the Plan is hereby amended by adding "Part E" to the Plan, which is attached to this Ordinance as **Exhibit A**. The Fourth Amended Plan is hereby determined to be feasible and is approved. The appropriate officials of the City are authorized to take all steps reasonably necessary to implement the Fourth Amended Plan.

**Section 3. Approval of the City's Level of Participation in the Zone.** That the City will participate in the Zone by contributing tax increment to the tax increment fund for the Zone from taxes levied and collected by the City at the rate(s) reflected in the Fourth Amended Plan, beginning January 1, 2023, and continuing for the remaining term of the Zone.

**Section 4. Distribution to Taxing Units.** That the City Secretary is directed to provide copies of the Fourth Amended Plan to each taxing unit levying ad valorem taxes in the Zone.

**Section 5. Extension of the Duration of the Zone.** That the termination date of Reinvestment Zone Number Eighteen, City of Houston, Texas, is hereby extended to December 31, 2052 (or such earlier or later date designated by subsequent ordinance of the City, or the date on which all project costs, tax increment bonds and interest on those bonds, and other obligations have been paid in full). Except as provided in the

preceding sentence of this Ordinance, the Designating Ordinance shall continue in full force and effect.

**Section 6. Severability.** That if any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining provisions of this Ordinance shall not be affected, it being the intent of the City Council in adopting this Ordinance that no portion, provision, or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion, provision, or regulation, and all provisions of this Ordinance are declared to be severable for that purpose.

**Section 7. 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.

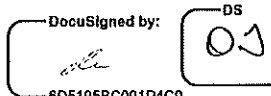
PASSED AND ADOPTED this 15<sup>th</sup> day of November, 2023.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is NOV 21 2023.

  
\_\_\_\_\_  
City Secretary

(Prepared by Legal Department  )  
(JN:gd November 8, 2023) Assistant City Attorney  
(Requested by Andy Icken, Chief Development Officer, Office of the Mayor)  
(LD-RE-000000667)

Meeting 11/15/2023

Aye	No	
✓		<b>Mayor Turner</b>
....	....	<b>Council Members</b>
✓		Peck
✓		Jackson
Absent - Out of City on City Business		Kamin
✓		Evans-Shabazz
Absent on personal business		Martin
Absent - Out of City on City Business		Thomas
✓		Huffman
✓		Cisneros
✓		Gallegos
Absent - Out of City on City Business		Pollard
Absent - Out of City on City Business		Castex-Tatum
✓		Knox
✓		Robinson
Absent		Kubosh
✓		Plummer
✓		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW

Date: 11/21/2023

**Exhibit A**

PART E  
FOURTH AMENDED  
PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN  
FOR REINVESTMENT ZONE NUMBER EIGHTEEN, CITY OF HOUSTON, TEXAS  
(FIFTH WARD ZONE)

**REINVESTMENT ZONE NUMBER EIGHTEEN  
CITY OF HOUSTON, TEXAS**

**FIFTH WARD ZONE**

**FOURTH AMENDED  
PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN**

**November 14, 2023**



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## **Introduction**

Reinvestment Zone Number Eighteen, City of Houston, Texas, also known as the Fifth Ward Zone (the "Zone") was created by the City Council on July 21, 1999, pursuant to Ordinance No. 1999-766, as amended on May 9, 2001, pursuant to Ordinance No. 2001-404, for the purposes of repositioning 70 acres of a district of the City commonly referred to as the Fifth Ward and to provide the necessary public improvements to support and sustain new and existing development. The Zone was created to facilitate the repositioning of the Fifth Ward from a blighted and deteriorated neighborhood into a viable residential community with supporting commercial and retail development. Improvements would address existing conditions, which included a substantial number of substandard, slum, deteriorated, or deteriorating structures, predominance of defective or inadequate sidewalk or street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, and conditions that endanger life or property by fire or other cause. The creation of the Fifth Ward Zone was also intended to encourage the development of retail and other commercial businesses and support investment in the area.

## **Section One:**

### The Part A Plan

A Project Plan and Reinvestment Zone Financing Plan (Part A Plan) was adopted by the City on July 28, 1999, pursuant to Ordinance No. 1999-795. The intent of the Part A Plan was to introduce public programs needed to entice new capital investment into the Fifth Ward community, which would result in the revitalization of the Lyons Avenue Corridor, the facilitation and replacement of vacant and deteriorated properties into successful single family uses, stimulate the construction of multi-family developments and aid in the repositioning of an ailing retail sector. Planned improvements were to address existing conditions consisting of substandard or deteriorating structures, inadequate streets, utilities, and sidewalks, faulty or obsolete lot layouts, safety issues, and school improvements.

The Part A plan was generally characterized by four interrelated components: (i) revitalization of the Lyons Avenue Corridor; (ii) conversion of vacant and deteriorating properties to single family use; (iii) multi-family (apartment) development/redevelopment; and (iv) Repositioning of retail sector. Part A Plan proposed improvements included: (1) street and sidewalk reconstruction at Lyons Ave. Phase II (Waco to Sakowitz); (2) intersection improvements including turn lanes, signalization improvements at major intersections in the Zone; (3) street and sidewalk reconstruction on Coke Street to support scattered housing; (4) street and sidewalk reconstruction to support construction of a Supermarket (Market and Calles); (5) street and sidewalk reconstruction of Sakowitz (Lyons-Mulvey); (6) street and sidewalk reconstruction of Sakowitz (Colfax-Wallisville); (7) water and sanitary sewer facilities construction to support Coke Street scattered housing; (8) demolition costs of apartments on Sakowitz; (9) construction and reconstruction of pocket parks and a neighborhood park (location to be determined); (10) gateway improvements on Lyons Avenue at Jenson Drive and at Sakowitz, Waco Street at I-10, and Clinton Drive at Waco Street and Lockwood; (10) streetscape, landscape & lighting improvements on Clinton, Waco, Lyons, Lockwood and Sakowitz Street; (11) bus stop/shelter improvements on Lyons Avenue, Clinton Drive and Waco Street. Also included was construction and reconstruction of educational facilities as part of the Plan A education related items.

The Part A plan additionally called for the development of vacant property and the redevelopment of

existing properties. The Part A Plan allotted \$6,880,000 in Non-Education Project Costs anticipated to be expended in part through developer reimbursements. Such costs included those for Land Assembly and Historic Preservation, Roadway/Sidewalk Construction, Water/Sewer Construction, and other costs such as Brownfield Remediation, Demolition Costs, Area Park & Recreation Development, Gateway Improvements, Streetscape, Landscape and Lighting Improvements, Bus Stop Shelter Improvements and Creation Costs. As part of the terms for the participation of the Houston Independent School District in the Zone, it was anticipated one-third of its total tax participation would be reserved for educational purposes.

### The Part B Plan

On September 3, 2008, by Ordinance No. 2008-766, the City approved a first amendment to the Project Plan and Reinvestment Zone Financing Plan (Part B Plan). The Part B Plan, in conjunction with the annexation of approximately 127 acres into the Zone pursuant to Ordinance No. 2008-765, passed and adopted on September 3, 2008, included provisions to fund the development of public facilities, including areas of public assembly on Lyons Avenue, provided that one-third of City revenue contributed to the Zone, be set aside for the purposes of affordable housing, and provided for the reimbursement of developer funded improvements in connection with development of affordable housing. Of the one-third City revenue to be set aside for affordable housing, preference was to be given to down-payment assistance for single-family homes purchased at prices less than the median price in the region and houses in the Fifth Ward area, including those neighborhoods near but outside the Zone (e.g., areas served by the Fifth Ward Community Redevelopment Corporation). Redevelopment of Lyons Avenue plans included expending funds for a publicly- owned or leased facility providing public services, such as health services, and included renovation of the old DeLuxe Theater to include land acquisition at a reasonable price no greater than fair market value of the property. Additional approved expenditures for Lyons Avenue redevelopment included reimbursement by a landlord of tenant improvements needed to facilitate retail development by tenants with bank credit along Lyons Avenue, with authorization to develop an economic development grant program in accordance with Chapter 380 of the Texas Local Government Code. Developer reimbursements provided are to be used for the reimbursement of water, sewer, drainage or street infrastructure attributable to the development of owner-occupied affordable housing whereby a developer would commit to minimum levels of private investment, exclusive of the land cost, exceeding that of the public investment in infrastructure. Further, the Part B Plan also included provisions related to participation of Harris County in the Zone and provided for improvements to Finnegan Park or other public works and improvements which may be designated specifically by the County as a condition of its participation in the Zone.

### The Part C Plan

The Zone and the City approved the second amendment to the Project Plan and Reinvestment Zone Financing Plan, the Part C Plan, on December 2, 2015, by Ordinance No. 2015-1207. The Part C Plan included provisions for a second expansion to the Zone pursuant to Ordinance No. 2015-1206, passed and adopted on December 2, 2015, and provided for the enhancement of and improvements to approximately 383.15 acres of land added to the Zone. The expanded area consisted primarily of vacant and underdeveloped tracts of land and public rights-of-way. The South annexation included the area generally bounded by Bayou Street on the west, Clinton Drive on the north, Hirsch Road on the east, and the Buffalo Bayou on the south. The Western Annexation on Lyons is generally bounded by Mckee Street on the West, Jensen on the east, 1-10 on the South and Southern Pacific Railroad on the North. The Part C Plan supported the goals of the Part A and B Plans by providing the necessary tools to alleviate blight,

deteriorated street and site conditions, obsolete public services and facilities, and encourage the comprehensive growth of residential (multi-family and affordable housing), retail, commercial, recreational space, and cultural development within the original and annexed areas. Specifically, the Part C Plan set out the following seven goals:

1. Land Assembly, Brownfield Remediation, and Developer Reimbursement to achieve economic development, affordable housing, connectivity, and public realm goals associated with Buffalo Bayou and new highway exits.
2. Undertake Area Park and Recreation Development to establish a natural activity center along the Bayou that acts as a focus for economic development and improves public health and well-being.
3. Improve neighborhood connectivity through the reconstruction of streets and sidewalks, the construction and enhancement of pedestrian and bicycle facilities, and providing resources to enhance connectivity through large parcels and at critical intersections.
4. Improve the public realm to enhance public safety, manage stormwater, promote redevelopment, and increase visibility of the Fifth Ward as an attractive location for commercial and residential development.
5. Improve commercial corridors and residential areas through development of cultural and public facilities, historic preservation, and residential development.
6. Reinforce pedestrian-attractive retail developments along the Lyons Avenue corridor, parts of Buffalo Bayou situated in the Zone and other focal points within the boundaries of the Zone (and outside the boundaries of the Zone, as permitted by law).
7. Establish an Economic Development Program.

#### The Part D Plan

On December 4, 2019, the City approved a third amendment to the Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 2019-992. The Part D Plan provided for the annexation and funding for approximately 121 acres of land added to the Zone pursuant to Ordinance No. 2019-991, passed and adopted on December 4, 2019, extended the duration of the Zone to December 31, 2049, and increased the Zone's project costs to \$245,328,000. The annexation included, Tuffly Park and property adjacent to the park that is proposed to be developed as a mixture of affordable and market rate housing; streets in the neighborhoods surrounding and to the south of Tuffly Park; and an area in the southern portion of the Zone generally located north and east of the Bayou and south of US Highway 59. A portion of this site is proposed to be developed as a landmark mixed-use "complete community" incorporating entertainment, arts/culture/education, workforce housing, walkability, employment opportunities and mobility. The annexation allowed the Zone to continue to address infrastructure, drainage, roadway, park and housing improvements in the area. These improvements enhance the quality of life and investment opportunities in the area, and further the Zone's affordable housing goals and housing options in the Fifth Ward. Waco Street was also added to the Zone, connecting the northern and southern portions of the Zone, allowing for future improvements along this corridor.

The Part D Plan also reallocated the Zone project costs to facilitate improvements in the annexed areas and throughout the rest of the Zone, including but not limited to roadway, streetscape, infrastructure, affordable housing (including workforce housing) and park improvements.

## **Section Two**

### **The Part E Plan**

The Zone and the City now propose the fourth amendment to the Project Plan and Reinvestment Zone Financing Plan (Part E Plan). The Part E Plan consists of (i) a summary of the redevelopment efforts of the Zone; (ii) a restatement of the Zone's redevelopment goals for the Zone, including additions and updates to such goals, (iii) the reallocation of the Zone's project cost categories and allocations to align with the current goals, priorities, and objectives of the Zone.

The Part E Plan provides for the annexation of approximately 116 acres of land that was added to the Zone by Houston City Council on December 14, 2022, pursuant to Ordinance No. 2022-1004, for the construction of a planned Harris County detention project. **Map 1** reflects the currently existing boundaries of the Zone. The Part E Plan also extends the term of the Zone for 3 years, to December 31, 2052, to coincide with the term of the Development, Construction, Operations, Maintenance and Concession Agreement ("BBE Agreement") executed between the City, Harris County and Buffalo Bayou Partnership, relating to Buffalo Bayou East and providing for financing, operations, and maintenance of certain planned improvements to parks, trails, streets, and public facilities to be constructed partly within the boundaries of the Zone.

The proposed improvements include the expansion and improvement of Japhet Creek park, new hike and bike trails along Buffalo Bayou from downtown to Lockwood Drive, enhanced public streets connecting to the park and other improvements and facilities.

The improvements and infrastructure will be financed in part by a \$100M philanthropic contribution from the Kinder Foundation. In consideration for the philanthropic contribution, the City, Harris County and Buffalo Bayou Partnership agreed to fund a long-term maintenance plan for the improvements. The City tax increment generated by the Zone will fund the City's greenspace maintenance obligation; the BBE Agreement indicates that Harris County will fund its greenspace maintenance obligation through county tax increment generated from TIRZ 18 at 100% of county tax increment collected or an amount to be determined solely by Harris County, whichever is less.

This expansion furthers the Zone's stated mission in respect to inducing investment in the area, making infrastructure improvements, and supporting affordable housing initiatives. These goals are consistent with prior plans; therefore, the Part E plan incorporates and restates and affirms the goals and objectives included in the Part A, B, C, and D plans.

### **Summary of Redevelopment Efforts**

The Zone 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. Improvements made in the zone over the years have addressed inadequate or deteriorated streets, utilities and sidewalks, parks, and affordable housing. Improvements have included streetscape enhancement to Lyons Avenue, renovation of the Deluxe Theater, neighborhood park improvements and a number of affordable housing initiatives.

### **Redevelopment Plan Concepts and Goals**

The redevelopment concepts and goals of the Part E Plan restate the prior redevelopment concepts and

goals and are updated based on the results of considering the Zone's redevelopment efforts and priorities. To the extent that prior statements of redevelopment concepts conflict with the concepts and goals articulated in the Part E Plan, the concepts and goals outlined below control.

**Goals:** In addition to the goals set forth in the Part A Plan, the Part B Plan, the Part C Plan, and the Part D Plan, the Part E Plan restates goals for improvements related to the prior goals of the Zone and are as follows:

**Goal 1: Land Assembly, Brownfield Remediation, and Developer Reimbursement to achieve economic development, affordable housing, connectivity, and public realm goals associated with Buffalo Bayou and new highway exits.**

The Zone's current boundaries contain vacant and underutilized privately-owned parcels, many of which are formerly industrial land. There is also the presence of a number of parcels with substandard and deteriorating structures and improvements and possible contaminants requiring environmental remediation. Much of this land sits at highly strategic locations, including adjacent to new highway exits on Jensen and Lyons that are anticipated as a part of TXDOT's North Houston Highway Improvement Plan, and along the Buffalo Bayou waterfront. To assist in revitalizing these locations and other areas within the Zone and its proposed expansion, the Zone may conduct activities including but not limited to those stated herein. TIRZ funds will be used directly and/or leveraged for strategic land acquisition for the purpose of creating recreational opportunities, affordable housing, economic development and stimulating development, including through the use of developer agreements. Some of this land may remain partially owned by the Zone and its partners long-term as part of a Community Land Trust strategy for maintaining recreational opportunities and promoting the establishment of retail and mixed-use development. The Zone may also use brownfield remediation dollars to enable strategic sites to be teed up for development. Finally, the Zone may use developer reimbursement dollars to negotiate with private developers on the character, affordable housing, affordable commercial space (including recreational space), connectivity, cultural development, and other community incentive requirements for developments utilizing large tracts of vacant land.

**Goal 2: Undertake Area Parks and Recreation Development to establish a natural activity center along the Bayou that acts as a focus for economic development and improves public health and well-being.**

Recreational assets improve public health and well-being, as well as increase adjacent property values and enhance the viability of residential, commercial, and retail districts. The existing Zone incorporates portions of waterfront along Buffalo Bayou and Japhet Creek, which are the focus of other planning efforts from partners including the Buffalo Bayou Partnership and the Greater East End Management District. In order to meet the need for enhanced recreational opportunities in the Zone, the Zone will provide funds, and/or enter into Developer Agreements with partners, to construct and/or enhance public infrastructure, including but not limited to: pedestrian bridges, regional trail systems, shade structures, athletic facilities, wayfinding systems, and other improvements that increase the quality and promote the accessibility of recreational facilities and natural assets within the existing and proposed expansion area.

**Goal 3: Improve neighborhood connectivity through the reconstruction of streets, sidewalks, and bridges; the construction and enhancement of pedestrian and bicycle facilities, and linear greenspaces; and providing resources to enhance connectivity through large parcels, critical intersections, and urban promenades along Buffalo Bayou as a waterway.**

The Zone has critical connectivity challenges, including missing, defective, or inadequate sidewalks on approximately half of all block faces, a desire for new and enhanced bicycle and pedestrian facilities on major corridors to provide universal mobility options, a need for enhanced safety around freeway crossings, and a street grid that is interrupted by large privately-owned properties that limit access to natural assets like Buffalo Bayou. The Zone will conduct activities including but not limited to: reconstructing missing, defective and inadequate sidewalks and widen existing sidewalks (including ramps) to improve the pedestrian experience and ensure ADA compliance; striping, widening, and otherwise improving bicycle facilities on major corridors and at intersections that have posed unsafe conditions and safety challenges; reconstructing streets to improve alignments and mobility; and providing right-of-way improvements near newly planned highway on- and off-ramps and crossings of I-10 and SH 59. The Zone may also utilize funds, including through the use of developer reimbursements, on large parcels to accomplish street grid connectivity goals, particularly in areas adjacent to Buffalo Bayou, along commercial corridors, and on routes connecting to downtown. All improvements will be coordinated with the street reconstruction programs of the City of Houston, Harris County, METRO, TxDOT, and other public entities. Attention will be placed on the leveraging of Zone monies through the funding of elements not addressed by the CIP programs of sister agencies.

Goal 4: Improve the public realm to enhance public safety, manage stormwater, promote redevelopment, and increase visibility of the Fifth Ward as an attractive location for commercial and residential development.

The Zone will conduct activities that assist in creating an attractive, safe, and well-branded public realm in the Zone and its proposed expansion. These activities may include but are not limited to: area planning and design; installing lighting, streetscape furniture, and signage; streetscape features or other capital improvements that assist in alleviating unsafe conditions, improvements to manage storm water runoff; water, sewer, and roadway improvements; and other investments in rights-of-way. Many of the areas in the Zone and expanded boundary suffer from aging infrastructure and poor drainage systems that limit investment and reinvestment in the Zone. Either through direct investment or developer reimbursements, the Zone will engage in improvements to enhance and upgrade infrastructure and streetscapes in older neighborhoods and along key commercial corridors. These public realm improvements will help attract additional commercial, retail, and residential investment.

Goal 5: Improve commercial corridors and residential areas through development of cultural and public facilities, historic preservation, and residential development.

Increasing public and cultural facilities within the Lyons Avenue corridor and other focal points within the Zone, historic preservation programs, and residential development in the Fifth Ward have emerged as important public policy goals since the creation of the Zone. TIRZ funds will be used, and may be leveraged with private, public, and non-profit developer funds to encourage the acquisition and development of housing initiatives and community facilities including neighborhoods near but outside the Zone and which are served by the Fifth Ward Community Redevelopment Corporation ("FWCRC"). The acquisition and rehabilitation of historic structures and landmarks for the purposes of preservation and restoration is anticipated. These projects, along with infrastructure improvements, additions of and enhancements to fire, police, library, community health and wellness, technology, and cultural facilities, will result in improved security and quality of life for existing and new residents and businesses.

Goal 6: Reinforce pedestrian-attractive retail developments along the Lyons Avenue corridor, parts of Buffalo Bayou situated in the Zone and other focal points within the boundaries of the Zone (and outside



the boundaries of the Zone, as permitted by law).

The retention and expansion of retail and commercial developments along the Lyons Avenue corridor, Buffalo Bayou (as specified above) and other focal points within the boundaries of the Zone is of key importance to the successful redevelopment of the Fifth Ward. Retention and expansion of development beyond the Zone's boundaries and within the FWCRC service area are included as part of this goal, as permitted by law. Providing base level retail functionality, including grocery stores, retail, dining, entertainment, and business enterprises, is essential to the continued expansion of residential projects in the area. The Zone may conduct activities including but not limited to planning and design services, providing incentives to attract developers, tenants, residents, and small business enterprises, along with the development of complementary public infrastructure focal points supporting the Lyons Avenue corridor and other districts within the Zone. Examples of possible projects include the new library, a community health and wellness center, an Urban Transformation Center, enhancements to the current Deluxe Theater, JAM recreational complex and other existing Zone projects, and other centers of public activity. This will result in key activity centers with an enhanced pedestrian environment and an emphasis on parking, lighting, street trees, landscaping, wide sidewalks, public art, and adequate pedestrian amenities.

#### **Goal 7: Establish an Economic Development Program.**

The Part B Plan previously authorized the establishment of an economic development incentive program in accordance with Chapter 380 of the Texas Local Government Code, and the Part C Plan added depth to such authorization by expounding upon the needs and desires of the Zone.

An appropriate economic development program would be nominated by the Zone or the City and subject to City approval. The Program as outlined in this Part E Plan constitutes an economic development program of the Zone.

In areas needing additional incentive to encourage and promote private investment, economic development, growth of business ventures and the attraction of industry, the Zone would use the economic development program to incentivize private enterprises that affect the Zone and its proposed expansion, in order to allow these enterprises to catalyze additional entrepreneurial growth and development of retail and commercial enterprises (the "Program"). The Program would support eligible capital projects, development and maintenance of public infrastructure and facilities, including parks and recreational facilities, to develop and diversify the economy of the Zone, eliminate unemployment and underemployment in the Zone, and develop or expand transportation, business, and commercial activity in the Zone. The Program may also conduct activities including but not limited to: funding for business development and retention; business loss mitigation in cases where large public construction projects disrupt access to and operation of businesses; economic development grants to catalyze investments; and matching grants to provide leverage for other economic development funds such as state enterprise projects, state economic development bank funds, and new market tax credit allocations. The Program could be used to, among other purposes, provide reimbursement of funds and/or grants (leveraged or not) to developers and tenants to facilitate retail development. The Zone may use any available legal authority to facilitate such development.

#### **Authorized Projects and Project Costs**

The project costs are shown in **Exhibit 1**, which includes the details of adjustments in the project costs

from Plan A to Plan E and amounts remaining under each project costs category as of June 30, 2023. There are increased affordable housing related projects costs with Plan E to reflect the increased project costs that accumulated in the Parts C and D plans. Projected costs associated with the BBE Agreement were also added to **Exhibit 1**. The Zone may adjust costs among line items as costs and priorities change. The dollar amounts for each category are approximate and to the extent inflation or other factors or changes in priorities impact actual costs, the amounts may be amended from time to time by the Board of Directors of the Zone, upon approval or applicable annual budgets by the City Council.

## PROJECT PLAN

Existing and Proposed Uses of Land (Texas Tax Code §311.011(b)(1)): **Map 2** attached hereto depicts the existing and proposed uses of the Original and Annexed Areas of the Zone. The existing and proposed land uses include multi-family residential, commercial, office, public and institutional, transportation and utility, recreational, agricultural, park and open spaces, and undeveloped land uses.

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 performed in conformance with the City's existing rules and regulations. There are no proposed changes to any City ordinance, master plan, or building code.

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. Costs for projects that benefit the Zone incurred or expended by other parties, such as the City of Houston, Texas Department of Transportation, the Buffalo Bayou Partnership, Kinder Foundation, and other federal, state, or local entities, management districts or private sources are anticipated Non-Project Costs. Such non-project costs include, but are not limited to, costs incurred or expended for public safety facilities, public libraries, parks and recreational facilities, roadways/sidewalks and public utility improvements, affordable housing (including workforce housing), and environmental remediation. Projects identified in this Part E Plan will be leveraged to acquire non-project funding when appropriate and available.

Method of Relocating Persons to be Displaced, if any, as a Result of Implementing the Plan (Texas Tax Code §311.011(b)(4)): It is not anticipated that any residents will be displaced by any of the projects to be undertaken in the Zone. Should any residents need to relocate due to the implementation of Zone projects, each tenant so required to relocate will have addressed any special requirements particular to such tenant's circumstances. If federal funds are being used for the project, these tenants would be treated in accordance with their rights under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

## REINVESTMENT ZONE FINANCING PLAN

Estimated Project Costs (Texas Tax Code §311.011(c)(1)): **Exhibit 1** details the proposed public improvement and administrative project costs. The dollar amounts are approximate and may be amended from time to time by 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**.

Proposed, Kind, Number, and Location of all Public Works or Public Improvements to be Financed by the Zone (Texas Tax Code §311.011(c)(2)): These details are described throughout the Part E Plan.

Economic Feasibility Study and Finding of Feasibility (Texas Tax Code §311.011(c)(3)): Economic feasibility studies have been completed that demonstrate the economic potential of the Zone including the Super Neighborhood Resource Assessment prepared by the City of Houston Planning and Development Department, February 1999, the Lyons Avenue Commercial Revitalization Project Preliminary Market Feasibility Study, prepared by Weingarten Realty Investors, September 1995, the Fifth Ward Housing Study, led by FWCRC and assisted by CDS Market Research, January 2011, the Fifth Ward Pedestrian and Bicyclist Special District Study, September 2011, and The Fabulous Fifth: A Revitalization Strategy for Houston's Fifth Ward, (R/UDAT/AIA Study), July 2012; Lyons Avenue Renaissance Land Use Plan, April 2014; a Livable Centers Study in May 2015; Greater Fifth Ward Framework Plan 2015-2035, June 2016; Lyons Avenue Pattern Book in 2017 and Buffalo Bayou East Sector Master Plan, October 2019. Exhibits 2 through 4, inclusive, constitute incremental revenue estimates for the Zone. The incremental revenue estimates are projected to be sufficient to cover the costs of the proposed redevelopment and infrastructure improvements in the Zone and projects will be implemented based on available funding. The Part E Plan estimates total project costs of \$257,877,868. The Board of Directors of the Zone finds and determines that the Part A Plan, Part B Plan, Part C Plan, Part D Plan, and Part E Plan are economically feasible.

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 attached revenue and project schedules, as well as actual market conditions for the issue and sale of such notes and bonds.

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. Methods of financing also include pay-as-you-go financing, City financing, bank loan(s) or line of credit or any combination or variation of the foregoing. Tax Year 1999 was the base year for the Zone, and Tax Year 2052 is the scheduled termination date. As outlined in Exhibits 2 through 4, inclusive, approximately \$135.6 million of increment is estimated to be generated by the Zone for use in funding project costs. This figure is calculated using an estimated collection rate of 98% and a City contribution of \$ 0.51919/\$100 of assessed valuation in the Original and Annexed Areas, a Houston Independent School District contribution of \$0.8683/\$100 of assessed valuation in the Original Area, and a proposed Harris County contribution of its maintenance and operations rate of \$0.30105/\$100 applied to the assessed value in the Original and Annexed Areas of the Zone. The City of Houston will participate at 100% through Tax Year 2050, and the City participation in the Zone will reduce to 10% for Tax Years 2051 and 2052. Harris County will participate at 100% of tax increment actually collected or an amount to be determined solely by Harris County, whichever less, for Tax Years 2022 through 2051, and only to help fund the County Greenspace Maintenance Contributions required for Buffalo Bayou East.

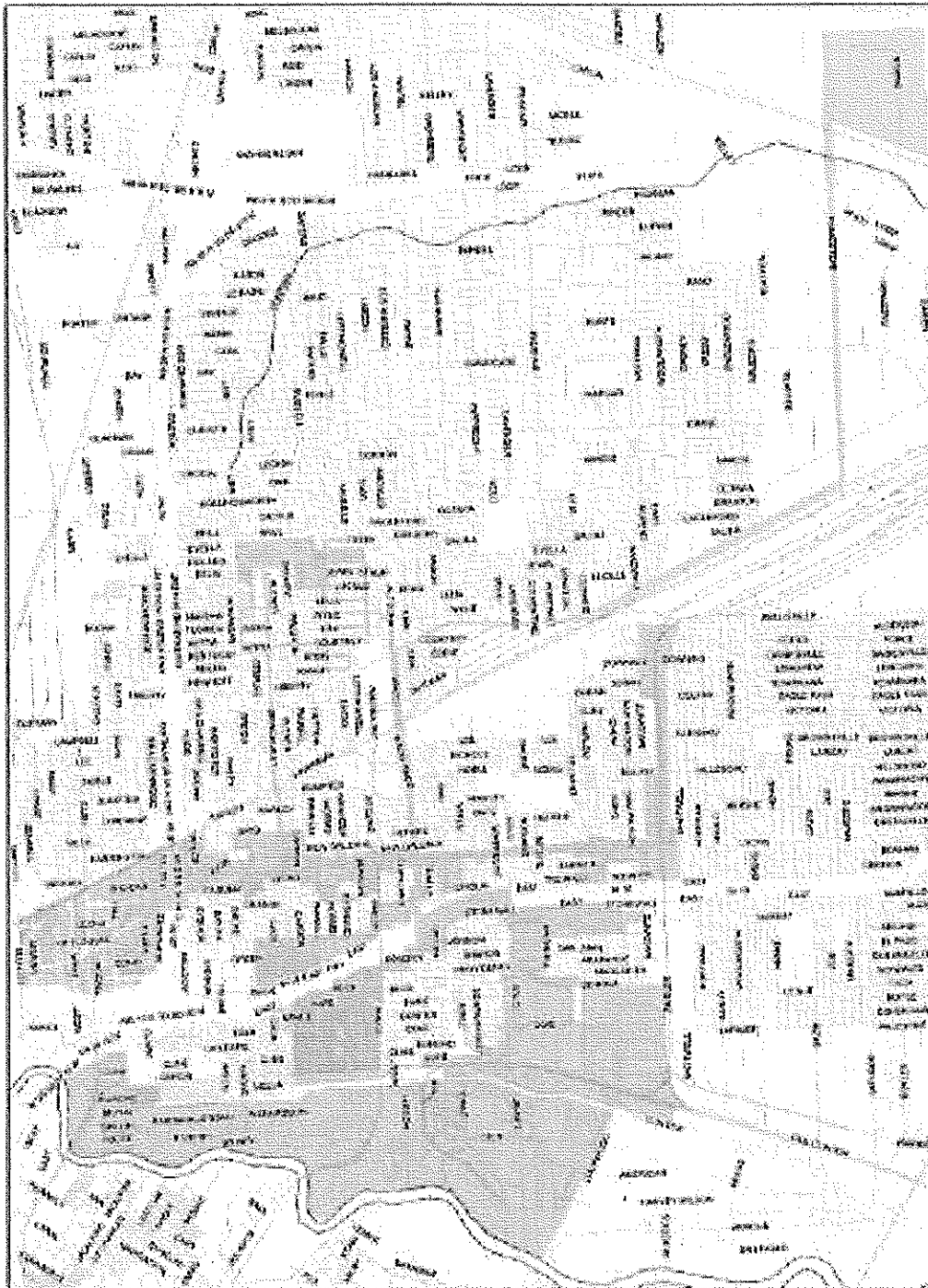
Current Total Appraised Value of Taxable Real Property (Texas Tax Code §311.011(c)(7)): The current projected appraised value of taxable real property in the Zone is \$576,027,027 inclusive of the area annexed in 2022. The 2022 Annexation Area is comprised of right of way and exempt properties; therefore, the taxable value is \$0.


Estimated Captured Appraised Value of Zone during Each Year of Existence (Texas Tax Code

§311.011(c)(8): The estimated captured appraised value for the remaining duration of the Zone is set forth in Exhibits 2A-2E, Exhibit 3, and Exhibits 4, 4A-4D.

Zone Duration (Texas Tax Code §311.011(c)(9)): When the Zone was initially created by City Council on July 21, 1999, its duration was established at 30 years. Due to the magnitude of development anticipated to occur within the Zone, the Part D Plan extended the life of the Zone to December 31, 2049. The Part E Plan extends the duration of the Zone to December 31, 2052.


# Map 1 Existing TIRZ 18 Boundary



<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Fifth Ward As Enlarged</li> <li> I-610 Parkway</li> <li> Freeway</li> <li> Pedestrian</li> <li> Waterway</li> </ul>		<p><b>Notes:</b> Acres as Enlarged Includes Parkway and ROW.</p> <p>Existing TIRZ: 1,498.4 Acres</p> <p>As Enlarged: 1,124.4 Acres</p>		<p><b>City of Houston</b> <b>Fifth Ward</b> <b>TIRZ #18</b> <b>As Enlarged</b></p> <p>Scale: 1" = 1000'</p> <p>Source: GIS Data from 2012 Geographic Information System</p> <p>Date: November 2017</p> <p>Revision: 01/11/2017, 04/26/2017, 07/10/2017</p>		<p>This map is made available for reference purposes only and should not be considered for a survey project. The City of Houston will not be held liable for any loss or damage with use of this map.</p>  <p><b>PLANNING &amp; DEVELOPMENT DEPARTMENT</b></p>	
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**Map 2**  
**Existing and Proposed Land Uses**



<p><b>Legend</b></p> <ul style="list-style-type: none"> <li>□ 5th Ward</li> <li>□ INDAG Parcel</li> <li>— Agreement</li> <li>— Easement</li> <li>— Metres</li> </ul>	<p><b>Landuses</b></p> <ul style="list-style-type: none"> <li>Single-Family Detached</li> <li>Multi-Family Detached</li> <li>Condominiums</li> <li>Office</li> <li>Residential</li> <li>Public &amp; Institutional</li> <li>Transportation &amp; Utility</li> <li>Park &amp; Open Space</li> <li>Agriculture/Production</li> <li>Land Use (p. 28)</li> <li>Unknown</li> </ul>	<p><b>City of Houston</b>  <b>Fifth Ward</b>  <b>TIRZ #18</b>  <b>Existing Landuse</b></p> <p>Scale: 0 100 200 Feet</p> <p>Source: GIS/Map/Info, GIS/ Research Services          Date: November 2007          Authors: M. R. G. Landuse, R. G. Ward</p>	<p>This map is made available for reference purposes only and should not be substituted for a zoning ordinance. The City of Houston will not accept liability of any kind or consequence with its use.</p>  <p><b>PLANNING &amp;          DEVELOPMENT          DEPARTMENT</b></p>
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**Exhibit 1  
Project Costs**

	Estimated Costs 1999 (A) Plan	Estimated Costs 2008 (B) Plan	2015 (C) Plan	2019 (D) Plan	2023 (E) Plan	Total Costs	Cost Through 6/30/2023	Remaining Costs
<b>Capital Projects</b>								
Land Assembly for Affordable Housing, Homeownership, and Economic Development Purposes	\$ 750,000	\$ 750,000	\$ 4,847,671	\$ 8,000,000	\$ -	\$ 8,000,000	\$ 1,359,552	\$ 6,640,448
Affordable Housing Capital Projects	\$ -	\$ -	\$ 2,604,457	\$ 50,000,000	\$ -	\$ 50,000,000	\$ 26,813	\$ 49,973,187
Historic Preservation	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 2,000,000	\$ -	\$ 2,000,000	\$ -	\$ 2,000,000
Environmental Remediation	\$ 500,000	\$ 500,000	\$ 6,398,000	\$ 6,398,000	\$ -	\$ 6,398,000	\$ 306,551	\$ 6,091,449
Demolition	\$ 400,000	\$ 400,000	\$ 400,000	\$ 1,400,000	\$ -	\$ 1,400,000	\$ -	\$ 1,400,000
Public Utility Improvements	\$ 30,000	\$ 30,000	\$ 51,813	\$ 20,000,000	\$ -	\$ 20,000,000	\$ -	\$ 20,000,000
Park and Recreational Facilities	\$ 800,000	\$ 800,000	\$ 620,231	\$ 5,000,000	\$ 2,500,000	\$ 7,500,000	\$ 213,954	\$ 7,286,046
Roadway and Sidewalk Improvements	\$ 2,550,000	\$ 2,550,000	\$ 3,698,004	\$ 5,000,000	\$ -	\$ 5,000,000	\$ 24,118	\$ 4,975,882
Gateway, Branding, and Monuments Improvements	\$ 300,000	\$ 300,000	\$ 100,000	\$ 900,000	\$ -	\$ 900,000	\$ 110,930	\$ 789,070
Streetscape, Landscape, Lighting, and Median Improvements	\$ 350,000	\$ 350,000	\$ 2,433,930	\$ 5,000,000	\$ -	\$ 5,000,000	\$ -	\$ 5,000,000
Bus Shelters	\$ 80,000	\$ 80,000	\$ 80,000	\$ 580,000	\$ -	\$ 580,000	\$ -	\$ 580,000
Creation Costs	\$ 120,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lyons Avenue Improvements	\$ -	\$ 5,000,000	\$ 8,450,000	\$ 8,450,000	\$ -	\$ 8,450,000	\$ 417,250	\$ 8,032,750
Developer Reimbursements (a)	\$ -	\$ 1,500,000	\$ 12,375,656	\$ 80,000,000	\$ -	\$ 80,000,000	\$ 511,910	\$ 79,488,090
Facilities and Improvements to Foster Economic Development	\$ -	\$ -	\$ 1,000,000	\$ 2,000,000	\$ -	\$ 2,000,000	\$ -	\$ 2,000,000
Buffalo Bayou Improvements	\$ -	\$ -	\$ 891,100	\$ 5,000,000	\$ (2,500,000)	\$ 2,500,000	\$ -	\$ 2,500,000
Cultural and Public Facilities	\$ -	\$ -	\$ 9,600,000	\$ 9,600,000	\$ -	\$ 9,600,000	\$ 28,985	\$ 9,571,015
<b>Total Capital Projects</b>	\$ 6,880,000	\$ 13,260,000	\$ 54,550,862	\$ 209,328,000	\$ -	\$ 209,328,000	\$ 3,000,063	\$ 206,327,937
Economic Development	\$ -	\$ -	\$ -	\$ 10,000,000	\$ -	\$ 10,000,000	\$ -	\$ 10,000,000
Affordable Housing	\$ -	\$ 4,000,000	\$ 7,395,543	\$ 1,500,000	\$ 8,895,543	\$ 8,895,543	\$ 2,326,594	\$ 6,568,949
Educational Facilities	\$ 2,952,643	\$ 2,952,643	\$ 610,199	\$ 2,500,000	\$ -	\$ 2,500,000	\$ 1,664,743	\$ 835,257
Financing Costs (b)	\$ -	\$ 6,100,000	\$ 1,000,000	\$ 7,500,000	\$ -	\$ 7,500,000	\$ -	\$ 7,500,000
Maintenance, Buffalo Bayou East	\$ -	\$ -	\$ -	\$ -	\$ 5,154,325	\$ 5,154,325	\$ -	\$ 5,154,325
Administration Costs/Professional Services	\$ -	\$ 1,620,000	\$ 8,690,075	\$ 14,500,000	\$ -	\$ 14,500,000	\$ 2,867,048	\$ 11,632,952
<b>Total Other Costs</b>	\$ 2,952,643	\$ 14,672,643	\$ 17,695,817	\$ 36,000,000	\$ 14,049,868	\$ 48,549,868	\$ 6,858,385	\$ 41,691,483
<b>TOTAL PROJECT PLAN (c)</b>	\$ 9,832,643	\$ 27,932,643	\$ 72,246,679	\$ 245,328,000	\$ 14,049,868	\$ 257,877,868	\$ 9,858,448	\$ 248,019,420
(a) Project costs associated with reimbursements subject to a development agreement for infrastructure improvements including but not limited to roadways, streetscapes, water, sewer, drainage, pedestrian amenities, and parks and recreational facilities.								
(b) Actual Financing Costs will be based on market conditions and debt financing options undertaken by the TIRZ/Authority.								
(c) Projects will be implemented based on actual available funding.								
(d) 2023 Part E Affordable Housing restates cumulative across all plans.								

**Exhibit 2  
Net Revenues Transfer Schedule – All Entities**

Tax Year	Increment Revenue			Transfers/Administrative Fees				Net Revenue (Total Increment Revenue less Total Transfers)	
	City Increment	Houston ISD Increment	Harris County	City Admin (5%)	City Affordable Housing	Houston ISD Educational Facilities	HISD Admin		Total Admin/ Transfers
2023	\$ 1,916,791	\$ 311,697	\$ 49,401	\$ 95,940	\$ 617,953	\$ 129,231	\$ 25,000	\$ 888,023	\$ 1,409,866
2024	\$ 2,020,854	\$ 311,697	\$ 100,778	\$ 101,043	\$ 651,543	\$ 129,231	\$ 25,000	\$ 906,816	\$ 1,526,514
2025	\$ 2,129,081	\$ 311,697	\$ 154,211	\$ 106,454	\$ 686,477	\$ 129,231	\$ 25,000	\$ 947,162	\$ 1,647,827
2026	\$ 2,241,636	\$ 311,697	\$ 209,780	\$ 112,082	\$ 722,808	\$ 129,231	\$ 25,000	\$ 989,121	\$ 1,773,993
2027	\$ 2,358,694	\$ 311,697	\$ 287,572	\$ 117,935	\$ 780,593	\$ 129,231	\$ 25,000	\$ 1,032,758	\$ 1,905,205
2028	\$ 2,480,433	\$ 311,697	\$ 327,676	\$ 124,022	\$ 799,899	\$ 129,231	\$ 25,000	\$ 1,078,141	\$ 2,041,686
2029	\$ 2,607,043	\$ 311,697	\$ 390,185	\$ 130,952	\$ 131,536	\$ 129,231	\$ 25,000	\$ 416,119	\$ 2,892,806
2030	\$ 2,738,717	\$ -	\$ 455,193	\$ 136,936	\$ -	\$ -	\$ -	\$ 136,936	\$ 3,086,974
2031	\$ 2,875,657	\$ -	\$ 522,802	\$ 143,783	\$ -	\$ -	\$ -	\$ 143,783	\$ 3,254,676
2032	\$ 3,016,076	\$ -	\$ 593,115	\$ 150,904	\$ -	\$ -	\$ -	\$ 150,904	\$ 3,460,267
2033	\$ 3,166,191	\$ -	\$ 666,241	\$ 158,310	\$ -	\$ -	\$ -	\$ 158,310	\$ 3,674,122
2034	\$ 3,320,230	\$ -	\$ 742,292	\$ 166,012	\$ -	\$ -	\$ -	\$ 166,012	\$ 3,886,511
2035	\$ 3,480,432	\$ -	\$ 821,385	\$ 174,022	\$ -	\$ -	\$ -	\$ 174,022	\$ 4,127,795
2036	\$ 3,647,041	\$ -	\$ 903,641	\$ 182,352	\$ -	\$ -	\$ -	\$ 182,352	\$ 4,368,330
2037	\$ 3,820,315	\$ -	\$ 989,188	\$ 191,016	\$ -	\$ -	\$ -	\$ 191,016	\$ 4,618,487
2038	\$ 4,000,519	\$ -	\$ 1,078,157	\$ 200,026	\$ -	\$ -	\$ -	\$ 200,026	\$ 4,878,650
2039	\$ 4,187,932	\$ -	\$ 1,170,684	\$ 209,397	\$ -	\$ -	\$ -	\$ 209,397	\$ 5,149,219
2040	\$ 4,382,842	\$ -	\$ 1,266,912	\$ 219,142	\$ -	\$ -	\$ -	\$ 219,142	\$ 5,430,612
2041	\$ 4,585,547	\$ -	\$ 1,366,990	\$ 229,277	\$ -	\$ -	\$ -	\$ 229,277	\$ 5,723,260
2042	\$ 4,796,361	\$ -	\$ 1,471,071	\$ 239,818	\$ -	\$ -	\$ -	\$ 239,818	\$ 6,027,614
2043	\$ 5,015,608	\$ -	\$ 1,579,315	\$ 250,780	\$ -	\$ -	\$ -	\$ 250,780	\$ 6,344,142
2044	\$ 5,243,624	\$ -	\$ 1,691,888	\$ 262,181	\$ -	\$ -	\$ -	\$ 262,181	\$ 6,673,331
2045	\$ 5,480,761	\$ -	\$ 1,809,965	\$ 274,038	\$ -	\$ -	\$ -	\$ 274,038	\$ 7,015,888
2046	\$ 5,727,364	\$ -	\$ 1,930,725	\$ 286,369	\$ -	\$ -	\$ -	\$ 286,369	\$ 7,371,739
2047	\$ 5,983,871	\$ -	\$ 2,057,365	\$ 299,194	\$ -	\$ -	\$ -	\$ 299,194	\$ 7,742,032
2048	\$ 6,250,618	\$ -	\$ 2,189,050	\$ 312,531	\$ -	\$ -	\$ -	\$ 312,531	\$ 8,127,137
2049	\$ 6,528,035	\$ -	\$ 2,326,013	\$ 326,402	\$ -	\$ -	\$ -	\$ 326,402	\$ 8,527,646
2050	\$ 6,816,548	\$ -	\$ 2,468,455	\$ 340,827	\$ -	\$ -	\$ -	\$ 340,827	\$ 8,944,176
2051	\$ 7,111,680	\$ -	\$ 2,616,594	\$ 355,663	\$ -	\$ -	\$ -	\$ 355,663	\$ 9,392,672
2052	\$ 7,421,866	\$ -	\$ 2,772,866	\$ 371,443	\$ -	\$ -	\$ -	\$ 371,443	\$ 9,805,723
<b>TOTAL</b>	<b>\$ 112,275,365</b>	<b>\$ 2,181,880</b>	<b>\$ 32,215,635</b>	<b>\$ 5,613,768</b>	<b>\$ 4,370,798</b>	<b>\$ 904,614</b>	<b>\$ 175,000</b>	<b>\$ 11,064,181</b>	<b>\$ 135,608,699</b>

**Notes:**

- (1) The Zone is scheduled to terminate in Tax Year 2052.
- (2) Houston Independent School District participation ends with Tax Year 2029.
- (3) City participation will be reduced to 10% in Tax Year 2051.
- (4) Collection rate of 98% is assumed; Growth of 4% is assumed.
- (5) Harris County increment paid into the Tax Increment Fund will be limited to an amount calculated pursuant to the Interlocal Agreement between the City of Houston, Harris County, Tax Increment Reinvestment Zone No. 18 and the Fifth Ward Redevelopment Authority.
- (6) Harris County participation ends in Tax Year 2051.



**Exhibit 2A  
Revenue Schedule City of Houston – Original Area**

Tax Year	Fiscal Year	Base Value (1999)	Projected Value	Captured Appraised Value	Participation Rate	Collection Rate	Tax Rate	Increment Revenue	Admin	Affordable Housing	Net Revenue
2023	2024	\$ 21,543,150	\$ 199,574,117	\$ 178,030,967	100%	98%	0.00519190	\$ 905,833	\$ 45,292	\$ 301,944	\$ 558,597
2024	2025	\$ 21,543,150	\$ 207,557,082	\$ 186,013,932	100%	98%	0.00519190	\$ 946,450	\$ 47,323	\$ 315,483	\$ 583,644
2025	2026	\$ 21,543,150	\$ 215,859,365	\$ 194,316,215	100%	98%	0.00519190	\$ 988,693	\$ 49,435	\$ 329,564	\$ 609,694
2026	2027	\$ 21,543,150	\$ 224,493,740	\$ 202,950,890	100%	98%	0.00519190	\$ 1,032,625	\$ 51,631	\$ 344,208	\$ 636,788
2027	2028	\$ 21,543,150	\$ 233,473,489	\$ 211,930,339	100%	98%	0.00519190	\$ 1,078,315	\$ 53,916	\$ 359,438	\$ 684,961
2028	2029	\$ 21,543,150	\$ 242,812,429	\$ 221,269,279	100%	98%	0.00519190	\$ 1,125,832	\$ 56,292	\$ 375,277	\$ 694,263
2029	2030	\$ 21,543,150	\$ 252,524,926	\$ 230,981,776	100%	98%	0.00519190	\$ 1,175,250	\$ 58,762	\$ -	\$ 1,116,487
2030	2031	\$ 21,543,150	\$ 262,625,923	\$ 241,082,773	100%	98%	0.00519190	\$ 1,226,644	\$ 61,332	\$ -	\$ 1,165,312
2031	2032	\$ 21,543,150	\$ 273,130,960	\$ 251,587,810	100%	98%	0.00519190	\$ 1,280,094	\$ 64,005	\$ -	\$ 1,216,090
2032	2033	\$ 21,543,150	\$ 284,056,198	\$ 262,513,048	100%	98%	0.00519190	\$ 1,335,883	\$ 66,784	\$ -	\$ 1,268,899
2033	2034	\$ 21,543,150	\$ 295,418,446	\$ 273,875,296	100%	98%	0.00519190	\$ 1,393,494	\$ 69,675	\$ -	\$ 1,323,820
2034	2035	\$ 21,543,150	\$ 307,235,184	\$ 285,692,034	100%	98%	0.00519190	\$ 1,453,619	\$ 72,681	\$ -	\$ 1,380,938
2035	2036	\$ 21,543,150	\$ 319,524,591	\$ 297,981,441	100%	98%	0.00519190	\$ 1,516,148	\$ 75,807	\$ -	\$ 1,440,341
2036	2037	\$ 21,543,150	\$ 332,305,575	\$ 310,762,425	100%	98%	0.00519190	\$ 1,581,178	\$ 79,059	\$ -	\$ 1,502,120
2037	2038	\$ 21,543,150	\$ 345,597,798	\$ 324,054,648	100%	98%	0.00519190	\$ 1,648,810	\$ 82,441	\$ -	\$ 1,566,370
2038	2039	\$ 21,543,150	\$ 359,421,710	\$ 337,878,560	100%	98%	0.00519190	\$ 1,719,147	\$ 85,957	\$ -	\$ 1,633,190
2039	2040	\$ 21,543,150	\$ 373,798,578	\$ 352,255,428	100%	98%	0.00519190	\$ 1,792,297	\$ 89,615	\$ -	\$ 1,702,683
2040	2041	\$ 21,543,150	\$ 388,750,521	\$ 367,207,371	100%	98%	0.00519190	\$ 1,868,374	\$ 93,419	\$ -	\$ 1,774,955
2041	2042	\$ 21,543,150	\$ 404,300,542	\$ 382,757,392	100%	98%	0.00519190	\$ 1,947,493	\$ 97,375	\$ -	\$ 1,850,119
2042	2043	\$ 21,543,150	\$ 420,472,564	\$ 398,929,414	100%	98%	0.00519190	\$ 2,029,778	\$ 101,489	\$ -	\$ 1,928,289
2043	2044	\$ 21,543,150	\$ 437,291,467	\$ 415,748,317	100%	98%	0.00519190	\$ 2,115,353	\$ 105,768	\$ -	\$ 2,009,586
2044	2045	\$ 21,543,150	\$ 454,783,125	\$ 433,239,975	100%	98%	0.00519190	\$ 2,204,352	\$ 110,218	\$ -	\$ 2,094,134
2045	2046	\$ 21,543,150	\$ 472,974,450	\$ 451,431,300	100%	98%	0.00519190	\$ 2,296,910	\$ 114,846	\$ -	\$ 2,182,065
2046	2047	\$ 21,543,150	\$ 491,893,428	\$ 470,350,278	100%	98%	0.00519190	\$ 2,393,171	\$ 119,659	\$ -	\$ 2,273,513
2047	2048	\$ 21,543,150	\$ 511,568,165	\$ 490,026,015	100%	98%	0.00519190	\$ 2,493,283	\$ 124,664	\$ -	\$ 2,368,619
2048	2049	\$ 21,543,150	\$ 532,031,932	\$ 510,488,762	100%	98%	0.00519190	\$ 2,597,399	\$ 129,870	\$ -	\$ 2,467,529
2049	2050	\$ 21,543,150	\$ 553,313,209	\$ 531,770,058	100%	98%	0.00519190	\$ 2,705,679	\$ 135,284	\$ -	\$ 2,570,395
2050	2051	\$ 21,543,150	\$ 575,445,738	\$ 553,902,588	100%	98%	0.00519190	\$ 2,818,291	\$ 140,915	\$ -	\$ 2,677,376
2051	2052	\$ 21,543,150	\$ 596,463,567	\$ 576,920,417	100%	98%	0.00519190	\$ 2,934,541	\$ 146,777	\$ -	\$ 2,787,864
2052	2053	\$ 21,543,150	\$ 622,402,110	\$ 600,858,960	100%	98%	0.00519190	\$ 3,057,721	\$ 152,886	\$ -	\$ 2,904,435
	<b>Total</b>							<b>\$ 48,269,457</b>	<b>\$ 2,413,473</b>	<b>\$ 2,025,916</b>	<b>\$ 43,830,068</b>

**Notes:**

(1) Base year for original area is Tax Year 1999

(2) Tax Year 2023 values from Harris County Appraisal District Reports dated September 2023  
Tax Year 2023 to Tax Year 2052 growth is 4% annually

(3) City participation reduces to 10% in Tax Year 2051

(4) Collection Rate for Tax Year 2023 to Tax Year 2052 is 98%

(5) City Admin Fees 5% of Increment Revenue

**Exhibit 2B**  
**Revenue Schedule City of Houston – 2008 Annexation**

Tax Year	Fiscal Year	Base Value (2008)	Projected Value	Captured Appraised Value	Participation Rate	Collection Rate	Tax Rate	Increment Revenue	Admin	Affordable Housing	Net Revenue
2023	2024	\$ 24,312,829	\$ 80,508,029	\$ 56,195,200	100%	98%	0.0051919	\$ 285,925	\$ 14,296	\$ 95,308	\$ 176,320
2024	2025	\$ 24,312,829	\$ 83,728,350	\$ 59,415,521	100%	98%	0.0051919	\$ 302,310	\$ 15,115	\$ 100,770	\$ 186,424
2025	2026	\$ 24,312,829	\$ 87,077,484	\$ 62,764,655	100%	98%	0.0051919	\$ 319,350	\$ 15,968	\$ 106,450	\$ 196,993
2026	2027	\$ 24,312,829	\$ 90,560,584	\$ 66,247,755	100%	98%	0.0051919	\$ 337,073	\$ 16,854	\$ 112,358	\$ 207,861
2027	2028	\$ 24,312,829	\$ 94,183,007	\$ 69,870,178	100%	98%	0.0051919	\$ 355,504	\$ 17,775	\$ 118,501	\$ 219,227
2028	2029	\$ 24,312,829	\$ 97,950,327	\$ 73,637,498	100%	98%	0.0051919	\$ 374,672	\$ 18,734	\$ 124,891	\$ 231,048
2029	2030	\$ 24,312,829	\$ 101,868,340	\$ 77,585,511	100%	98%	0.0051919	\$ 394,607	\$ 19,730	\$ 131,536	\$ 243,341
2030	2031	\$ 24,312,829	\$ 105,943,074	\$ 81,630,245	100%	98%	0.0051919	\$ 415,340	\$ 20,767	\$ -	\$ 394,573
2031	2032	\$ 24,312,829	\$ 110,180,797	\$ 85,867,968	100%	98%	0.0051919	\$ 436,902	\$ 21,845	\$ -	\$ 415,056
2032	2033	\$ 24,312,829	\$ 114,588,029	\$ 90,275,200	100%	98%	0.0051919	\$ 459,328	\$ 22,966	\$ -	\$ 436,360
2033	2034	\$ 24,312,829	\$ 119,171,550	\$ 94,858,721	100%	98%	0.0051919	\$ 482,647	\$ 24,132	\$ -	\$ 458,515
2034	2035	\$ 24,312,829	\$ 123,938,412	\$ 99,625,583	100%	98%	0.0051919	\$ 506,901	\$ 25,345	\$ -	\$ 481,556
2035	2036	\$ 24,312,829	\$ 128,895,948	\$ 104,583,119	100%	98%	0.0051919	\$ 532,125	\$ 26,606	\$ -	\$ 505,519
2036	2037	\$ 24,312,829	\$ 134,051,786	\$ 109,738,957	100%	98%	0.0051919	\$ 558,359	\$ 27,918	\$ -	\$ 530,441
2037	2038	\$ 24,312,829	\$ 139,413,858	\$ 115,101,029	100%	98%	0.0051919	\$ 585,641	\$ 29,282	\$ -	\$ 556,359
2038	2039	\$ 24,312,829	\$ 144,980,412	\$ 120,677,583	100%	98%	0.0051919	\$ 614,015	\$ 30,701	\$ -	\$ 583,314
2039	2040	\$ 24,312,829	\$ 150,790,028	\$ 126,477,199	100%	98%	0.0051919	\$ 643,524	\$ 32,176	\$ -	\$ 611,348
2040	2041	\$ 24,312,829	\$ 156,821,630	\$ 132,508,801	100%	98%	0.0051919	\$ 674,213	\$ 33,711	\$ -	\$ 640,502
2041	2042	\$ 24,312,829	\$ 163,094,495	\$ 138,781,666	100%	98%	0.0051919	\$ 706,130	\$ 35,306	\$ -	\$ 670,823
2042	2043	\$ 24,312,829	\$ 169,618,275	\$ 145,305,446	100%	98%	0.0051919	\$ 739,323	\$ 36,966	\$ -	\$ 702,357
2043	2044	\$ 24,312,829	\$ 176,403,006	\$ 152,090,177	100%	98%	0.0051919	\$ 773,844	\$ 38,692	\$ -	\$ 735,152
2044	2045	\$ 24,312,829	\$ 183,489,126	\$ 159,146,297	100%	98%	0.0051919	\$ 809,746	\$ 40,487	\$ -	\$ 769,259
2045	2046	\$ 24,312,829	\$ 190,797,491	\$ 166,484,662	100%	98%	0.0051919	\$ 847,084	\$ 42,354	\$ -	\$ 804,730
2046	2047	\$ 24,312,829	\$ 198,429,390	\$ 174,116,561	100%	98%	0.0051919	\$ 885,916	\$ 44,296	\$ -	\$ 841,620
2047	2048	\$ 24,312,829	\$ 206,386,566	\$ 182,053,737	100%	98%	0.0051919	\$ 926,301	\$ 46,315	\$ -	\$ 879,986
2048	2049	\$ 24,312,829	\$ 214,621,229	\$ 190,308,400	100%	98%	0.0051919	\$ 968,301	\$ 48,415	\$ -	\$ 919,886
2049	2050	\$ 24,312,829	\$ 223,206,078	\$ 198,893,249	100%	98%	0.0051919	\$ 1,011,981	\$ 50,599	\$ -	\$ 961,382
2050	2051	\$ 24,312,829	\$ 232,134,321	\$ 207,821,492	100%	98%	0.0051919	\$ 1,057,408	\$ 52,870	\$ -	\$ 1,004,538
2051	2052	\$ 24,312,829	\$ 241,419,694	\$ 217,106,865	10%	98%	0.0051919	\$ 1,104,465	\$ 5,523	\$ -	\$ 1,049,942
2052	2053	\$ 24,312,829	\$ 251,076,482	\$ 226,763,653	10%	98%	0.0051919	\$ 1,153,379	\$ 5,769	\$ -	\$ 1,099,610
							<b>Total</b>	<b>\$ 17,230,312</b>	<b>\$ 861,516</b>	<b>\$ 789,814</b>	<b>\$ 15,578,983</b>

**Notes:**

- (1) Base Year for annexed area is Tax Year 2008
- (2) Tax Year 2023 values from Harris County Appraisal District Reports dated September 2023  
Tax Year 2023 to Tax Year 2052 growth is 4% annually
- (3) City participation reduces to 10% in Tax Year 2051
- (4) Collection Rate for Tax Year 2023 to Tax Year 2052 is 98%
- (5) City Admin Fees 5% of Increment Revenue

**Exhibit 2C  
Revenue Schedule City of Houston – 2015 Annexation**

Tax Year	Fiscal Year	Base Value (2015)	Projected Value	Captured Appraised Value	Participation Rate	Collection Rate	Tax Rate	Increment Revenue	City Admin (4)	Affordable Housing	Net Revenue
2023	2024	\$ 83,654,224	\$ 209,659,554	\$ 126,005,330	100%	98%	0.0051919	\$ 641,123	\$ 32,056	\$ 213,708	\$ 395,359
2024	2025	\$ 83,654,224	\$ 218,045,936	\$ 134,391,712	100%	98%	0.0051919	\$ 683,793	\$ 34,190	\$ 227,931	\$ 421,673
2025	2026	\$ 83,654,224	\$ 226,767,774	\$ 143,113,550	100%	98%	0.0051919	\$ 728,171	\$ 36,409	\$ 242,724	\$ 449,039
2026	2027	\$ 83,654,224	\$ 235,838,485	\$ 152,184,261	100%	98%	0.0051919	\$ 774,323	\$ 38,716	\$ 258,108	\$ 477,499
2027	2028	\$ 83,654,224	\$ 245,272,024	\$ 161,617,800	100%	98%	0.0051919	\$ 822,321	\$ 41,116	\$ 274,107	\$ 507,098
2028	2029	\$ 83,654,224	\$ 255,082,905	\$ 171,428,681	100%	98%	0.0051919	\$ 872,240	\$ 43,612	\$ 290,747	\$ 537,881
2029	2030	\$ 83,654,224	\$ 265,286,221	\$ 181,631,997	100%	98%	0.0051919	\$ 924,155	\$ 46,208	\$ -	\$ 877,947
2030	2031	\$ 83,654,224	\$ 275,897,670	\$ 192,243,446	100%	98%	0.0051919	\$ 978,147	\$ 48,907	\$ -	\$ 929,239
2031	2032	\$ 83,654,224	\$ 286,933,577	\$ 203,279,353	100%	98%	0.0051919	\$ 1,034,298	\$ 51,715	\$ -	\$ 982,583
2032	2033	\$ 83,654,224	\$ 298,410,920	\$ 214,756,696	100%	98%	0.0051919	\$ 1,092,695	\$ 54,635	\$ -	\$ 1,038,061
2033	2034	\$ 83,654,224	\$ 310,347,357	\$ 226,693,133	100%	98%	0.0051919	\$ 1,153,429	\$ 57,671	\$ -	\$ 1,095,757
2034	2035	\$ 83,654,224	\$ 322,761,251	\$ 239,107,027	100%	98%	0.0051919	\$ 1,216,591	\$ 60,850	\$ -	\$ 1,155,762
2035	2036	\$ 83,654,224	\$ 335,671,701	\$ 252,017,477	100%	98%	0.0051919	\$ 1,282,281	\$ 64,114	\$ -	\$ 1,218,167
2036	2037	\$ 83,654,224	\$ 349,098,569	\$ 265,444,345	100%	98%	0.0051919	\$ 1,350,597	\$ 67,530	\$ -	\$ 1,283,067
2037	2038	\$ 83,654,224	\$ 363,062,512	\$ 279,408,298	100%	98%	0.0051919	\$ 1,421,647	\$ 71,082	\$ -	\$ 1,350,564
2038	2039	\$ 83,654,224	\$ 377,585,012	\$ 293,930,786	100%	98%	0.0051919	\$ 1,496,538	\$ 74,777	\$ -	\$ 1,420,761
2039	2040	\$ 83,654,224	\$ 392,588,413	\$ 309,034,189	100%	98%	0.0051919	\$ 1,572,365	\$ 78,619	\$ -	\$ 1,493,766
2040	2041	\$ 83,654,224	\$ 408,395,949	\$ 324,741,725	100%	98%	0.0051919	\$ 1,652,306	\$ 82,615	\$ -	\$ 1,569,691
2041	2042	\$ 83,654,224	\$ 424,731,787	\$ 341,077,563	100%	98%	0.0051919	\$ 1,735,424	\$ 86,771	\$ -	\$ 1,648,653
2042	2043	\$ 83,654,224	\$ 441,721,059	\$ 358,066,835	100%	98%	0.0051919	\$ 1,821,866	\$ 91,093	\$ -	\$ 1,730,773
2043	2044	\$ 83,654,224	\$ 459,399,901	\$ 375,735,677	100%	98%	0.0051919	\$ 1,911,766	\$ 95,588	\$ -	\$ 1,816,178
2044	2045	\$ 83,654,224	\$ 477,765,497	\$ 394,111,273	100%	98%	0.0051919	\$ 2,005,263	\$ 100,263	\$ -	\$ 1,904,999
2045	2046	\$ 83,654,224	\$ 496,876,117	\$ 413,221,893	100%	98%	0.0051919	\$ 2,102,499	\$ 105,125	\$ -	\$ 1,997,374
2046	2047	\$ 83,654,224	\$ 516,751,162	\$ 433,096,936	100%	98%	0.0051919	\$ 2,203,624	\$ 110,181	\$ -	\$ 2,093,443
2047	2048	\$ 83,654,224	\$ 537,421,208	\$ 453,766,984	100%	98%	0.0051919	\$ 2,308,765	\$ 115,440	\$ -	\$ 2,193,355
2048	2049	\$ 83,654,224	\$ 558,918,056	\$ 475,263,832	100%	98%	0.0051919	\$ 2,418,172	\$ 120,909	\$ -	\$ 2,297,263
2049	2050	\$ 83,654,224	\$ 581,274,779	\$ 497,620,555	100%	98%	0.0051919	\$ 2,531,924	\$ 126,596	\$ -	\$ 2,405,328
2050	2051	\$ 83,654,224	\$ 604,525,770	\$ 520,871,546	100%	98%	0.0051919	\$ 2,650,227	\$ 132,511	\$ -	\$ 2,517,715
2051	2052	\$ 83,654,224	\$ 628,706,800	\$ 545,052,576	10%	98%	0.0051919	\$ 277,326	\$ 13,866	\$ -	\$ 263,460
2052	2053	\$ 83,654,224	\$ 653,855,072	\$ 570,200,848	10%	98%	0.0051919	\$ 290,122	\$ 14,506	\$ -	\$ 275,616
							<b>Total</b>	<b>\$ 41,953,047</b>	<b>\$ 2,097,652</b>	<b>\$ 1,507,324</b>	<b>\$ 38,348,071</b>

Notes:

(1) Base Year for annexed area is Tax Year 2015

(2) Tax Year 2023 values from Harris County Appraisal District Reports dated September 2023

Tax Year 2023 to Tax Year 2052 growth is 4% annually

(3) City participation reduces to 10% in Tax Year 2051

(4) Collection Rate for Tax Year 2023 to Tax Year 2052 is 98%

(5) City Admin Fees 5% of Increment Revenue

**Exhibit 2D  
Revenue Schedule City of Houston – 2019 Annexation**

Tax Year	Fiscal Year	Base Value (2019)	Projected Value	Captured Appraised Value	Participation Rate	Collection Rate	Tax Rate	Increment Revenue	Admin	Affordable Housing	Net Revenue
2023	2024	\$ 20,318,692	\$ 86,285,327	\$ 65,966,635	100%	98%	0.0051919	\$ 89,911	\$ 4,196	\$ 6,993	\$ 72,723
2024	2025	\$ 20,318,692	\$ 88,736,740	\$ 68,418,048	100%	98%	0.0051919	\$ 88,301	\$ 4,415	\$ 7,358	\$ 76,527
2025	2026	\$ 20,318,692	\$ 93,326,210	\$ 73,007,518	100%	98%	0.0051919	\$ 92,867	\$ 4,643	\$ 7,739	\$ 80,484
2026	2027	\$ 20,318,692	\$ 97,059,258	\$ 76,740,566	100%	98%	0.0051919	\$ 97,615	\$ 4,881	\$ 8,135	\$ 84,600
2027	2028	\$ 20,318,692	\$ 100,941,628	\$ 80,622,936	100%	98%	0.0051919	\$ 102,554	\$ 5,128	\$ 8,546	\$ 88,880
2028	2029	\$ 20,318,692	\$ 104,979,284	\$ 84,660,802	100%	98%	0.0051919	\$ 107,690	\$ 5,384	\$ 8,974	\$ 93,331
2029	2030	\$ 20,318,692	\$ 109,178,465	\$ 88,659,773	100%	98%	0.0051919	\$ 113,031	\$ 5,652	\$ -	\$ 107,379
2030	2031	\$ 20,318,692	\$ 113,545,604	\$ 93,226,912	100%	98%	0.0051919	\$ 118,586	\$ 5,929	\$ -	\$ 112,657
2031	2032	\$ 20,318,692	\$ 118,087,428	\$ 97,768,736	100%	98%	0.0051919	\$ 124,363	\$ 6,218	\$ -	\$ 118,145
2032	2033	\$ 20,318,692	\$ 122,810,925	\$ 102,492,233	100%	98%	0.0051919	\$ 130,372	\$ 6,519	\$ -	\$ 123,853
2033	2034	\$ 20,318,692	\$ 127,723,362	\$ 107,404,670	100%	98%	0.0051919	\$ 136,620	\$ 6,831	\$ -	\$ 129,789
2034	2035	\$ 20,318,692	\$ 132,832,297	\$ 112,513,605	100%	98%	0.0051919	\$ 143,119	\$ 7,156	\$ -	\$ 135,963
2035	2036	\$ 20,318,692	\$ 138,145,589	\$ 117,826,897	100%	98%	0.0051919	\$ 149,878	\$ 7,494	\$ -	\$ 142,384
2036	2037	\$ 20,318,692	\$ 143,671,412	\$ 123,352,720	100%	98%	0.0051919	\$ 156,907	\$ 7,845	\$ -	\$ 149,061
2037	2038	\$ 20,318,692	\$ 149,418,269	\$ 129,069,577	100%	98%	0.0051919	\$ 164,217	\$ 8,211	\$ -	\$ 156,006
2038	2039	\$ 20,318,692	\$ 155,394,999	\$ 135,076,307	100%	98%	0.0051919	\$ 171,819	\$ 8,591	\$ -	\$ 163,228
2039	2040	\$ 20,318,692	\$ 161,610,799	\$ 141,282,107	100%	98%	0.0051919	\$ 179,726	\$ 8,986	\$ -	\$ 170,739
2040	2041	\$ 20,318,692	\$ 168,075,231	\$ 147,756,539	100%	98%	0.0051919	\$ 187,949	\$ 9,397	\$ -	\$ 178,551
2041	2042	\$ 20,318,692	\$ 174,798,240	\$ 154,479,548	100%	98%	0.0051919	\$ 196,500	\$ 9,825	\$ -	\$ 186,675
2042	2043	\$ 20,318,692	\$ 181,790,170	\$ 161,471,478	100%	98%	0.0051919	\$ 205,394	\$ 10,270	\$ -	\$ 195,125
2043	2044	\$ 20,318,692	\$ 189,061,777	\$ 168,743,065	100%	98%	0.0051919	\$ 214,644	\$ 10,732	\$ -	\$ 203,912
2044	2045	\$ 20,318,692	\$ 196,624,248	\$ 176,305,556	100%	98%	0.0051919	\$ 224,263	\$ 11,213	\$ -	\$ 213,050
2045	2046	\$ 20,318,692	\$ 204,489,218	\$ 184,170,526	100%	98%	0.0051919	\$ 234,268	\$ 11,713	\$ -	\$ 222,554
2046	2047	\$ 20,318,692	\$ 212,686,787	\$ 192,350,095	100%	98%	0.0051919	\$ 244,672	\$ 12,234	\$ -	\$ 232,439
2047	2048	\$ 20,318,692	\$ 221,175,538	\$ 200,856,846	100%	98%	0.0051919	\$ 255,493	\$ 12,775	\$ -	\$ 242,718
2048	2049	\$ 20,318,692	\$ 230,022,560	\$ 209,703,868	100%	98%	0.0051919	\$ 266,747	\$ 13,337	\$ -	\$ 253,409
2049	2050	\$ 20,318,692	\$ 239,223,462	\$ 218,904,770	100%	98%	0.0051919	\$ 278,450	\$ 13,923	\$ -	\$ 264,528
2050	2051	\$ 20,318,692	\$ 248,792,400	\$ 228,473,708	100%	98%	0.0051919	\$ 290,622	\$ 14,531	\$ -	\$ 276,091
2051	2052	\$ 20,318,692	\$ 258,744,096	\$ 238,425,404	10%	98%	0.0051919	\$ 30,328	\$ 1,516	\$ -	\$ 28,812
2052	2053	\$ 20,318,692	\$ 269,093,860	\$ 248,775,168	10%	98%	0.0051919	\$ 31,845	\$ 1,562	\$ -	\$ 30,062
							<b>Total</b>	<b>\$ 4,822,549</b>	<b>\$ 241,127</b>	<b>\$ 47,745</b>	<b>\$ 4,533,677</b>

**Notes:**

- (1) Base Year for annexed area is Tax Year 2019
- (2) Tax Year 2023 values from Harris County Appraisal District Reports dated September 2023  
Tax Year 2023 to Tax Year 2052 growth is 4% annually
- (3) City participation reduces to 10% in Tax Year 2051
- (4) Collection Rate for Tax Year 2023 to Tax Year 2052 is 98%
- (5) City Admin Fees 5% of Increment Revenue

Exhibit 2E

Revenue Schedule City of Houston – 2022 Annexation

Tax Year	Fiscal Year	Base Value	Projected Value	Captured Appraised Value	Participation Rate	Collection Rate	Tax Rate	Increment Revenue	Admin	Affordable Housing	Net Revenue
2023	2024	\$ -	\$ -	\$ -	100%	98%	0.0051919	\$ -	\$ -	\$ -	\$ -
2024	2025	\$ -	\$ -	\$ -	100%	98%	0.0051919	\$ -	\$ -	\$ -	\$ -
2025	2026	\$ -	\$ -	\$ -	100%	98%	0.0051919	\$ -	\$ -	\$ -	\$ -
2026	2027	\$ -	\$ -	\$ -	100%	98%	0.0051919	\$ -	\$ -	\$ -	\$ -
2027	2028	\$ -	\$ -	\$ -	100%	98%	0.0051919	\$ -	\$ -	\$ -	\$ -
2028	2029	\$ -	\$ -	\$ -	100%	98%	0.0051919	\$ -	\$ -	\$ -	\$ -
2029	2030	\$ -	\$ -	\$ -	100%	98%	0.0051919	\$ -	\$ -	\$ -	\$ -
2030	2031	\$ -	\$ -	\$ -	100%	98%	0.0051919	\$ -	\$ -	\$ -	\$ -
2031	2032	\$ -	\$ -	\$ -	100%	98%	0.0051919	\$ -	\$ -	\$ -	\$ -
2032	2033	\$ -	\$ -	\$ -	100%	98%	0.0051919	\$ -	\$ -	\$ -	\$ -
2033	2034	\$ -	\$ -	\$ -	100%	98%	0.0051919	\$ -	\$ -	\$ -	\$ -
2034	2035	\$ -	\$ -	\$ -	100%	98%	0.0051919	\$ -	\$ -	\$ -	\$ -
2035	2036	\$ -	\$ -	\$ -	100%	98%	0.0051919	\$ -	\$ -	\$ -	\$ -
2036	2037	\$ -	\$ -	\$ -	100%	98%	0.0051919	\$ -	\$ -	\$ -	\$ -
2037	2038	\$ -	\$ -	\$ -	100%	98%	0.0051919	\$ -	\$ -	\$ -	\$ -
2038	2039	\$ -	\$ -	\$ -	100%	98%	0.0051919	\$ -	\$ -	\$ -	\$ -
2039	2040	\$ -	\$ -	\$ -	100%	98%	0.0051919	\$ -	\$ -	\$ -	\$ -
2040	2041	\$ -	\$ -	\$ -	100%	98%	0.0051919	\$ -	\$ -	\$ -	\$ -
2041	2042	\$ -	\$ -	\$ -	100%	98%	0.0051919	\$ -	\$ -	\$ -	\$ -
2042	2043	\$ -	\$ -	\$ -	100%	98%	0.0051919	\$ -	\$ -	\$ -	\$ -
2043	2044	\$ -	\$ -	\$ -	100%	98%	0.0051919	\$ -	\$ -	\$ -	\$ -
2044	2045	\$ -	\$ -	\$ -	100%	98%	0.0051919	\$ -	\$ -	\$ -	\$ -
2045	2046	\$ -	\$ -	\$ -	100%	98%	0.0051919	\$ -	\$ -	\$ -	\$ -
2046	2047	\$ -	\$ -	\$ -	100%	98%	0.0051919	\$ -	\$ -	\$ -	\$ -
2047	2048	\$ -	\$ -	\$ -	100%	98%	0.0051919	\$ -	\$ -	\$ -	\$ -
2048	2049	\$ -	\$ -	\$ -	100%	98%	0.0051919	\$ -	\$ -	\$ -	\$ -
2049	2050	\$ -	\$ -	\$ -	100%	98%	0.0051919	\$ -	\$ -	\$ -	\$ -
2050	2051	\$ -	\$ -	\$ -	100%	98%	0.0051919	\$ -	\$ -	\$ -	\$ -
2051	2052	\$ -	\$ -	\$ -	10%	98%	0.0051919	\$ -	\$ -	\$ -	\$ -
2052	2053	\$ -	\$ -	\$ -	10%	98%	0.0051919	\$ -	\$ -	\$ -	\$ -
							<b>Total</b>	\$ -	\$ -	\$ -	\$ -

Notes:

- (1) Base Year for annexed area is Tax Year 2022
- (2) Tax Year 2023 values from Harris County Appraisal District Reports dated September 2023  
Tax Year 2023 to Tax Year 2052 growth is 4% annually
- (3) City participation reduces to 10% in Tax Year 2051
- (4) Collection Rate for Tax Year 2023 to Tax Year 2052 is 98%
- (5) City Admin. Fees 5% of Increment Revenue

**Exhibit 3**  
**Revenue Schedule HISD – Original Zone**

Tax Year	Base Year	Appraised Value	Captured Appraised Value	Project Plan Captured Appraised Value	Collection Rate	Tax Rate	Increment	Admin Fee	Educational Facilities	Net Increment
2023	\$ 22,994,340	\$ 171,626,363	\$ 148,632,023	\$ 36,630,000	98%	0.008683	311,697.12	25,000.00	129,230.64	\$ 157,466
2024	\$ 22,994,340	\$ 178,491,417	\$ 155,497,077	\$ 36,630,000	98%	0.008683	311,697.12	25,000.00	129,230.64	\$ 157,466
2025	\$ 22,994,340	\$ 185,631,074	\$ 162,636,734	\$ 36,630,000	98%	0.008683	311,697.12	25,000.00	129,230.64	\$ 157,466
2026	\$ 22,994,340	\$ 193,056,317	\$ 170,061,977	\$ 36,630,000	98%	0.008683	311,697.12	25,000.00	129,230.64	\$ 157,466
2027	\$ 22,994,340	\$ 200,778,570	\$ 177,784,230	\$ 36,630,000	98%	0.008683	311,697.12	25,000.00	129,230.64	\$ 157,466
2028	\$ 22,994,340	\$ 208,809,713	\$ 185,815,373	\$ 36,630,000	98%	0.008683	311,697.12	25,000.00	129,230.64	\$ 157,466
2029	\$ 22,994,340	\$ 217,162,101	\$ 194,167,761	\$ 36,630,000	98%	0.008683	311,697.12	25,000.00	129,230.64	\$ 157,466
							2,181,879.87	175,000.00	904,614.48	\$ 1,102,265

Notes:

- (1) Houston Independent School District participation ends in Tax Year 2029
- (2) Base Year is Tax Year 1999

Exhibit 4 – Revenue Schedule Original Area (1999) Harris County

Tax Year	Fiscal Year	Base Value	Projected Value	Captured Appraised Value	Participation Rate	Collection Rate	M&O Rate	Increment Revenue	Admin Fee	Net Revenue
2023	2024	\$ 165,259,179	\$ 171,869,546	\$ 6,610,367	100%	98%	0.0030105	\$ 19,503	\$ -	\$ 19,503
2024	2025	\$ 165,259,179	\$ 178,744,328	\$ 13,485,149	100%	98%	0.0030105	\$ 39,785	\$ -	\$ 39,785
2025	2026	\$ 165,259,179	\$ 185,894,101	\$ 20,634,922	100%	98%	0.0030105	\$ 60,879	\$ -	\$ 60,879
2026	2027	\$ 165,259,179	\$ 193,329,865	\$ 28,070,686	100%	98%	0.0030105	\$ 82,817	\$ -	\$ 82,817
2027	2028	\$ 165,259,179	\$ 201,063,060	\$ 35,803,881	100%	98%	0.0030105	\$ 105,632	\$ -	\$ 105,632
2028	2029	\$ 165,259,179	\$ 208,105,582	\$ 43,846,403	100%	98%	0.0030105	\$ 129,360	\$ -	\$ 129,360
2029	2030	\$ 165,259,179	\$ 217,469,805	\$ 52,210,626	100%	98%	0.0030105	\$ 154,036	\$ -	\$ 154,036
2030	2031	\$ 165,259,179	\$ 226,168,598	\$ 60,909,419	100%	98%	0.0030105	\$ 179,700	\$ -	\$ 179,700
2031	2032	\$ 165,259,179	\$ 235,215,342	\$ 69,956,163	100%	98%	0.0030105	\$ 206,391	\$ -	\$ 206,391
2032	2033	\$ 165,259,179	\$ 244,623,955	\$ 79,354,776	100%	98%	0.0030105	\$ 234,149	\$ -	\$ 234,149
2033	2034	\$ 165,259,179	\$ 254,408,913	\$ 89,149,734	100%	98%	0.0030105	\$ 263,018	\$ -	\$ 263,018
2034	2035	\$ 165,259,179	\$ 264,585,270	\$ 99,326,091	100%	98%	0.0030105	\$ 293,041	\$ -	\$ 293,041
2035	2036	\$ 165,259,179	\$ 275,168,681	\$ 109,909,502	100%	98%	0.0030105	\$ 324,265	\$ -	\$ 324,265
2036	2037	\$ 165,259,179	\$ 286,175,428	\$ 120,916,249	100%	98%	0.0030105	\$ 356,738	\$ -	\$ 356,738
2037	2038	\$ 165,259,179	\$ 297,622,445	\$ 132,363,266	100%	98%	0.0030105	\$ 390,510	\$ -	\$ 390,510
2038	2039	\$ 165,259,179	\$ 309,527,343	\$ 144,268,164	100%	98%	0.0030105	\$ 425,633	\$ -	\$ 425,633
2039	2040	\$ 165,259,179	\$ 321,908,437	\$ 156,649,258	100%	98%	0.0030105	\$ 462,161	\$ -	\$ 462,161
2040	2041	\$ 165,259,179	\$ 334,784,774	\$ 169,525,595	100%	98%	0.0030105	\$ 500,150	\$ -	\$ 500,150
2041	2042	\$ 165,259,179	\$ 348,176,165	\$ 182,916,986	100%	98%	0.0030105	\$ 539,658	\$ -	\$ 539,658
2042	2043	\$ 165,259,179	\$ 362,103,212	\$ 196,844,033	100%	98%	0.0030105	\$ 580,747	\$ -	\$ 580,747
2043	2044	\$ 165,259,179	\$ 376,597,340	\$ 211,328,161	100%	98%	0.0030105	\$ 623,479	\$ -	\$ 623,479
2044	2045	\$ 165,259,179	\$ 391,650,834	\$ 226,391,655	100%	98%	0.0030105	\$ 667,921	\$ -	\$ 667,921
2045	2046	\$ 165,259,179	\$ 407,316,667	\$ 242,057,688	100%	98%	0.0030105	\$ 714,140	\$ -	\$ 714,140
2046	2047	\$ 165,259,179	\$ 423,609,542	\$ 258,350,363	100%	98%	0.0030105	\$ 762,208	\$ -	\$ 762,208
2047	2048	\$ 165,259,179	\$ 440,553,923	\$ 275,294,744	100%	98%	0.0030105	\$ 812,199	\$ -	\$ 812,199
2048	2049	\$ 165,259,179	\$ 458,176,080	\$ 292,916,901	100%	98%	0.0030105	\$ 864,190	\$ -	\$ 864,190
2049	2050	\$ 165,259,179	\$ 476,503,124	\$ 311,243,945	100%	98%	0.0030105	\$ 918,260	\$ -	\$ 918,260
2050	2051	\$ 165,259,179	\$ 495,563,249	\$ 330,304,070	100%	98%	0.0030105	\$ 974,493	\$ -	\$ 974,493
2051	2052	\$ 165,259,179	\$ 515,385,779	\$ 350,126,600	100%	98%	0.0030105	\$ 1,032,975	\$ -	\$ 1,032,975
							<b>Total</b>	<b>\$ 12,718,038</b>	<b>\$ -</b>	<b>\$ 12,718,038</b>
<b>Notes:</b>										
(1) Base Year for annexed area is Tax Year 1999										
(2) Tax Year 2023 to Tax Year 2051 growth is 4% annually										
(3) Collection Rate for Tax Year 2023 to Tax Year 2051 is 98%										
(4) Harris County increment paid into the Tax Increment Fund will be limited to an amount calculated pursuant to the Interlocal Agreement between the City of Houston, Harris County, Tax Increment Reinvestment Zone No. 18 and the Fifth Ward Redevelopment Authority.										

Exhibit 4A – Revenue Schedule Annexed Area (2008) Harris County

Tax Year	Fiscal Year	Base Value	Projected Value	Captured Appraised Value	Participation Rate	Collection Rate	M&O Rate	Increment Revenue	Admin Fee	Net Revenue
2023	2024	\$ 72,835,256	\$ 75,748,666	\$ 2,913,410	100%	98%	0.0030105	\$ 8,595	\$ -	\$ 8,595
2024	2025	\$ 72,835,256	\$ 78,778,613	\$ 5,943,357	100%	98%	0.0030105	\$ 17,535	\$ -	\$ 17,535
2025	2026	\$ 72,835,256	\$ 81,929,757	\$ 9,094,501	100%	98%	0.0030105	\$ 26,831	\$ -	\$ 26,831
2026	2027	\$ 72,835,256	\$ 85,206,948	\$ 12,371,692	100%	98%	0.0030105	\$ 36,500	\$ -	\$ 36,500
2027	2028	\$ 72,835,256	\$ 88,615,226	\$ 15,779,970	100%	98%	0.0030105	\$ 46,555	\$ -	\$ 46,555
2028	2029	\$ 72,835,256	\$ 92,158,835	\$ 19,324,579	100%	98%	0.0030105	\$ 57,013	\$ -	\$ 57,013
2029	2030	\$ 72,835,256	\$ 95,846,228	\$ 23,010,972	100%	98%	0.0030105	\$ 67,889	\$ -	\$ 67,889
2030	2031	\$ 72,835,256	\$ 99,680,077	\$ 26,844,821	100%	98%	0.0030105	\$ 79,200	\$ -	\$ 79,200
2031	2032	\$ 72,835,256	\$ 103,667,280	\$ 30,832,024	100%	98%	0.0030105	\$ 90,963	\$ -	\$ 90,963
2032	2033	\$ 72,835,256	\$ 107,813,871	\$ 34,978,715	100%	98%	0.0030105	\$ 103,197	\$ -	\$ 103,197
2033	2034	\$ 72,835,256	\$ 112,126,530	\$ 39,291,274	100%	98%	0.0030105	\$ 115,921	\$ -	\$ 115,921
2034	2035	\$ 72,835,256	\$ 116,611,592	\$ 43,776,336	100%	98%	0.0030105	\$ 129,153	\$ -	\$ 129,153
2035	2036	\$ 72,835,256	\$ 121,276,055	\$ 48,440,799	100%	98%	0.0030105	\$ 142,914	\$ -	\$ 142,914
2036	2037	\$ 72,835,256	\$ 126,127,097	\$ 53,291,841	100%	98%	0.0030105	\$ 157,226	\$ -	\$ 157,226
2037	2038	\$ 72,835,256	\$ 131,172,181	\$ 58,336,925	100%	98%	0.0030105	\$ 172,111	\$ -	\$ 172,111
2038	2039	\$ 72,835,256	\$ 136,419,069	\$ 63,583,813	100%	98%	0.0030105	\$ 187,591	\$ -	\$ 187,591
2039	2040	\$ 72,835,256	\$ 141,875,831	\$ 69,040,575	100%	98%	0.0030105	\$ 203,690	\$ -	\$ 203,690
2040	2041	\$ 72,835,256	\$ 147,550,865	\$ 74,715,609	100%	98%	0.0030105	\$ 220,433	\$ -	\$ 220,433
2041	2042	\$ 72,835,256	\$ 153,452,899	\$ 80,617,643	100%	98%	0.0030105	\$ 237,845	\$ -	\$ 237,845
2042	2043	\$ 72,835,256	\$ 159,591,015	\$ 86,755,759	100%	98%	0.0030105	\$ 255,955	\$ -	\$ 255,955
2043	2044	\$ 72,835,256	\$ 165,974,656	\$ 93,139,400	100%	98%	0.0030105	\$ 274,788	\$ -	\$ 274,788
2044	2045	\$ 72,835,256	\$ 172,613,642	\$ 99,778,386	100%	98%	0.0030105	\$ 294,375	\$ -	\$ 294,375
2045	2046	\$ 72,835,256	\$ 179,518,188	\$ 106,682,932	100%	98%	0.0030105	\$ 314,746	\$ -	\$ 314,746
2046	2047	\$ 72,835,256	\$ 186,698,915	\$ 113,863,659	100%	98%	0.0030105	\$ 335,931	\$ -	\$ 335,931
2047	2048	\$ 72,835,256	\$ 194,166,872	\$ 121,331,616	100%	98%	0.0030105	\$ 357,963	\$ -	\$ 357,963
2048	2049	\$ 72,835,256	\$ 201,933,547	\$ 129,098,291	100%	98%	0.0030105	\$ 380,877	\$ -	\$ 380,877
2049	2050	\$ 72,835,256	\$ 210,010,888	\$ 137,175,632	100%	98%	0.0030105	\$ 404,708	\$ -	\$ 404,708
2050	2051	\$ 72,835,256	\$ 218,411,324	\$ 145,576,068	100%	98%	0.0030105	\$ 429,492	\$ -	\$ 429,492
2051	2052	\$ 72,835,256	\$ 227,147,777	\$ 154,312,521	100%	98%	0.0030105	\$ 455,267	\$ -	\$ 455,267
							<b>Total</b>	<b>\$ 5,605,265</b>	<b>\$ -</b>	<b>\$ 5,605,265</b>

Notes:  
 (1) Base Year for annexed area is Tax Year 2008  
 (2) Tax Year 2023 to Tax Year 2051 growth is 4% annually  
 (3) Collection Rate for Tax Year 2023 to Tax Year 2051 is 98%

(4) Harris County increment paid into the Tax Increment Fund will be limited to an amount calculated pursuant to the Interlocal Agreement between the City of Houston, Harris County, Tax Increment Reinvestment Zone No. 18 and the Fifth Ward Redevelopment Authority.



Exhibit 4B -- Revenue Schedule Annexed Area (2015) Harris County

Tax Year	Fiscal Year	Base Value	Projected Value	Captured Appraised Value	Participation Rate	Collection Rate	M&O Rate	Increment Revenue	Admin Fee	Net Revenue
2023	2024	\$ 137,812,280	\$ 143,324,771	\$ 5,512,491	100%	98%	0.0030105	\$ 16,263	\$ -	\$ 16,263
2024	2025	\$ 137,812,280	\$ 149,057,762	\$ 11,245,482	100%	98%	0.0030105	\$ 33,177	\$ -	\$ 33,177
2025	2026	\$ 137,812,280	\$ 155,020,073	\$ 17,207,793	100%	98%	0.0030105	\$ 50,768	\$ -	\$ 50,768
2026	2027	\$ 137,812,280	\$ 161,220,875	\$ 23,408,595	100%	98%	0.0030105	\$ 69,062	\$ -	\$ 69,062
2027	2028	\$ 137,812,280	\$ 167,669,710	\$ 29,857,430	100%	98%	0.0030105	\$ 88,088	\$ -	\$ 88,088
2028	2029	\$ 137,812,280	\$ 174,376,499	\$ 36,564,219	100%	98%	0.0030105	\$ 107,875	\$ -	\$ 107,875
2029	2030	\$ 137,812,280	\$ 181,351,559	\$ 43,539,279	100%	98%	0.0030105	\$ 128,454	\$ -	\$ 128,454
2030	2031	\$ 137,812,280	\$ 188,605,621	\$ 50,793,341	100%	98%	0.0030105	\$ 149,855	\$ -	\$ 149,855
2031	2032	\$ 137,812,280	\$ 196,149,846	\$ 58,337,566	100%	98%	0.0030105	\$ 172,113	\$ -	\$ 172,113
2032	2033	\$ 137,812,280	\$ 203,995,840	\$ 66,183,560	100%	98%	0.0030105	\$ 195,261	\$ -	\$ 195,261
2033	2034	\$ 137,812,280	\$ 212,155,673	\$ 74,343,393	100%	98%	0.0030105	\$ 219,335	\$ -	\$ 219,335
2034	2035	\$ 137,812,280	\$ 220,641,900	\$ 82,829,620	100%	98%	0.0030105	\$ 244,371	\$ -	\$ 244,371
2035	2036	\$ 137,812,280	\$ 229,467,576	\$ 91,655,296	100%	98%	0.0030105	\$ 270,410	\$ -	\$ 270,410
2036	2037	\$ 137,812,280	\$ 238,646,279	\$ 100,833,999	100%	98%	0.0030105	\$ 297,490	\$ -	\$ 297,490
2037	2038	\$ 137,812,280	\$ 248,192,131	\$ 110,379,851	100%	98%	0.0030105	\$ 325,653	\$ -	\$ 325,653
2038	2039	\$ 137,812,280	\$ 258,119,816	\$ 120,307,536	100%	98%	0.0030105	\$ 354,942	\$ -	\$ 354,942
2039	2040	\$ 137,812,280	\$ 268,444,609	\$ 130,632,329	100%	98%	0.0030105	\$ 385,403	\$ -	\$ 385,403
2040	2041	\$ 137,812,280	\$ 279,182,393	\$ 141,370,113	100%	98%	0.0030105	\$ 417,083	\$ -	\$ 417,083
2041	2042	\$ 137,812,280	\$ 290,349,689	\$ 152,557,409	100%	98%	0.0030105	\$ 450,030	\$ -	\$ 450,030
2042	2043	\$ 137,812,280	\$ 301,963,676	\$ 164,151,396	100%	98%	0.0030105	\$ 484,294	\$ -	\$ 484,294
2043	2044	\$ 137,812,280	\$ 314,042,223	\$ 176,229,943	100%	98%	0.0030105	\$ 519,929	\$ -	\$ 519,929
2044	2045	\$ 137,812,280	\$ 326,603,912	\$ 188,791,632	100%	98%	0.0030105	\$ 556,990	\$ -	\$ 556,990
2045	2046	\$ 137,812,280	\$ 339,668,069	\$ 201,855,789	100%	98%	0.0030105	\$ 595,533	\$ -	\$ 595,533
2046	2047	\$ 137,812,280	\$ 353,254,791	\$ 215,442,511	100%	98%	0.0030105	\$ 635,618	\$ -	\$ 635,618
2047	2048	\$ 137,812,280	\$ 367,384,983	\$ 229,572,703	100%	98%	0.0030105	\$ 677,306	\$ -	\$ 677,306
2048	2049	\$ 137,812,280	\$ 382,080,382	\$ 244,268,102	100%	98%	0.0030105	\$ 720,662	\$ -	\$ 720,662
2049	2050	\$ 137,812,280	\$ 397,363,998	\$ 259,551,318	100%	98%	0.0030105	\$ 765,752	\$ -	\$ 765,752
2050	2051	\$ 137,812,280	\$ 413,258,141	\$ 275,445,861	100%	98%	0.0030105	\$ 812,645	\$ -	\$ 812,645
2051	2052	\$ 137,812,280	\$ 429,768,467	\$ 291,976,187	100%	98%	0.0030105	\$ 861,414	\$ -	\$ 861,414
							<b>Total</b>	\$ 10,605,776	\$ -	\$ 10,605,776

**Notes:**

- (1) Base Year for annexed area is Tax Year 2015
- (2) Tax Year 2023 to Tax Year 2051, growth is 4% annually
- (3) Collection Rate for Tax Year 2023 to Tax Year 2051 is 98%
- (4) Harris County increment paid into the Tax Increment Fund will be limited to an amount calculated pursuant to the Interlocal Agreement between the City of Houston, Harris County, Tax Increment Reinvestment Zone No. 18 and the Fifth Ward Redevelopment Authority.

Exhibit 4C – Revenue Schedule Annexed Area (2019) Harris County

Tax Year	Fiscal Year	Base Value	Projected Value	Captured Appraised Value	Participation Rate	Collection Rate	M&O Rate	Increment Revenue	Admin Fee	Net Revenue
2023	2024	\$ 42,705,783	\$ 44,414,014	\$ 1,708,231	100%	98%	0.0030105	\$ 5,040	\$ -	\$ 5,040
2024	2025	\$ 42,705,783	\$ 46,190,575	\$ 3,484,792	100%	98%	0.0030105	\$ 10,281	\$ -	\$ 10,281
2025	2026	\$ 42,705,783	\$ 48,038,198	\$ 5,332,415	100%	98%	0.0030105	\$ 15,732	\$ -	\$ 15,732
2026	2027	\$ 42,705,783	\$ 49,959,726	\$ 7,253,943	100%	98%	0.0030105	\$ 21,401	\$ -	\$ 21,401
2027	2028	\$ 42,705,783	\$ 51,958,115	\$ 9,252,332	100%	98%	0.0030105	\$ 27,297	\$ -	\$ 27,297
2028	2029	\$ 42,705,783	\$ 54,036,439	\$ 11,330,656	100%	98%	0.0030105	\$ 33,429	\$ -	\$ 33,429
2029	2030	\$ 42,705,783	\$ 56,197,897	\$ 13,492,114	100%	98%	0.0030105	\$ 39,806	\$ -	\$ 39,806
2030	2031	\$ 42,705,783	\$ 58,445,813	\$ 15,740,030	100%	98%	0.0030105	\$ 46,438	\$ -	\$ 46,438
2031	2032	\$ 42,705,783	\$ 60,783,645	\$ 18,077,862	100%	98%	0.0030105	\$ 53,335	\$ -	\$ 53,335
2032	2033	\$ 42,705,783	\$ 63,214,991	\$ 20,509,208	100%	98%	0.0030105	\$ 60,508	\$ -	\$ 60,508
2033	2034	\$ 42,705,783	\$ 65,743,591	\$ 23,037,808	100%	98%	0.0030105	\$ 67,968	\$ -	\$ 67,968
2034	2035	\$ 42,705,783	\$ 68,373,335	\$ 25,667,552	100%	98%	0.0030105	\$ 75,727	\$ -	\$ 75,727
2035	2036	\$ 42,705,783	\$ 71,108,268	\$ 28,402,485	100%	98%	0.0030105	\$ 83,796	\$ -	\$ 83,796
2036	2037	\$ 42,705,783	\$ 73,952,599	\$ 31,246,816	100%	98%	0.0030105	\$ 92,187	\$ -	\$ 92,187
2037	2038	\$ 42,705,783	\$ 76,910,703	\$ 34,204,920	100%	98%	0.0030105	\$ 100,914	\$ -	\$ 100,914
2038	2039	\$ 42,705,783	\$ 79,987,131	\$ 37,281,348	100%	98%	0.0030105	\$ 109,991	\$ -	\$ 109,991
2039	2040	\$ 42,705,783	\$ 83,186,616	\$ 40,480,833	100%	98%	0.0030105	\$ 119,430	\$ -	\$ 119,430
2040	2041	\$ 42,705,783	\$ 86,514,081	\$ 43,808,298	100%	98%	0.0030105	\$ 129,247	\$ -	\$ 129,247
2041	2042	\$ 42,705,783	\$ 89,974,644	\$ 47,268,861	100%	98%	0.0030105	\$ 139,457	\$ -	\$ 139,457
2042	2043	\$ 42,705,783	\$ 93,573,629	\$ 50,867,846	100%	98%	0.0030105	\$ 150,075	\$ -	\$ 150,075
2043	2044	\$ 42,705,783	\$ 97,316,575	\$ 54,610,792	100%	98%	0.0030105	\$ 161,118	\$ -	\$ 161,118
2044	2045	\$ 42,705,783	\$ 101,209,238	\$ 58,503,455	100%	98%	0.0030105	\$ 172,602	\$ -	\$ 172,602
2045	2046	\$ 42,705,783	\$ 105,257,607	\$ 62,551,824	100%	98%	0.0030105	\$ 184,546	\$ -	\$ 184,546
2046	2047	\$ 42,705,783	\$ 109,467,911	\$ 66,762,128	100%	98%	0.0030105	\$ 196,968	\$ -	\$ 196,968
2047	2048	\$ 42,705,783	\$ 113,846,628	\$ 71,140,845	100%	98%	0.0030105	\$ 209,886	\$ -	\$ 209,886
2048	2049	\$ 42,705,783	\$ 118,400,493	\$ 75,694,710	100%	98%	0.0030105	\$ 223,321	\$ -	\$ 223,321
2049	2050	\$ 42,705,783	\$ 123,136,513	\$ 80,450,730	100%	98%	0.0030105	\$ 237,294	\$ -	\$ 237,294
2050	2051	\$ 42,705,783	\$ 128,061,973	\$ 85,356,190	100%	98%	0.0030105	\$ 251,826	\$ -	\$ 251,826
2051	2052	\$ 42,705,783	\$ 133,184,452	\$ 90,478,669	100%	98%	0.0030105	\$ 266,938	\$ -	\$ 266,938
							<b>Total</b>	<b>\$ 3,286,557</b>	<b>\$ -</b>	<b>\$ 3,286,557</b>
<b>Notes:</b>										
(1) Base Year for annexed area is Tax Year 2019										
(2) Tax Year 2023 to Tax Year 2051 growth is 4% annually										
(3) Collection Rate for Tax Year 2023 to Tax Year 2051 is 98%										
(4) Harris County increment paid into the Tax Increment Fund will be limited to an amount calculated pursuant to the Interlocal Agreement between the City of Houston, Harris County, Tax Increment Reinvestment Zone No. 18 and the Fifth Ward Redevelopment Authority.										

Exhibit 4D – Revenue Schedule Annexed Area (2022) Harris County

Tax Year	Fiscal Year	Base Value	Projected Value	Captured Appraised Value	Participation Rate	Collection Rate	M&O Rate	Increment Revenue	Admin Fee	Net Revenue
2023	2024	\$ -	\$ -	\$ -	100%	98%	0.0030105	\$ -	\$ -	\$ -
2024	2025	\$ -	\$ -	\$ -	100%	98%	0.0030105	\$ -	\$ -	\$ -
2025	2026	\$ -	\$ -	\$ -	100%	98%	0.0030105	\$ -	\$ -	\$ -
2026	2027	\$ -	\$ -	\$ -	100%	98%	0.0030105	\$ -	\$ -	\$ -
2027	2028	\$ -	\$ -	\$ -	100%	98%	0.0030105	\$ -	\$ -	\$ -
2028	2029	\$ -	\$ -	\$ -	100%	98%	0.0030105	\$ -	\$ -	\$ -
2029	2030	\$ -	\$ -	\$ -	100%	98%	0.0030105	\$ -	\$ -	\$ -
2030	2031	\$ -	\$ -	\$ -	100%	98%	0.0030105	\$ -	\$ -	\$ -
2031	2032	\$ -	\$ -	\$ -	100%	98%	0.0030105	\$ -	\$ -	\$ -
2032	2033	\$ -	\$ -	\$ -	100%	98%	0.0030105	\$ -	\$ -	\$ -
2033	2034	\$ -	\$ -	\$ -	100%	98%	0.0030105	\$ -	\$ -	\$ -
2034	2035	\$ -	\$ -	\$ -	100%	98%	0.0030105	\$ -	\$ -	\$ -
2035	2036	\$ -	\$ -	\$ -	100%	98%	0.0030105	\$ -	\$ -	\$ -
2036	2037	\$ -	\$ -	\$ -	100%	98%	0.0030105	\$ -	\$ -	\$ -
2037	2038	\$ -	\$ -	\$ -	100%	98%	0.0030105	\$ -	\$ -	\$ -
2038	2039	\$ -	\$ -	\$ -	100%	98%	0.0030105	\$ -	\$ -	\$ -
2039	2040	\$ -	\$ -	\$ -	100%	98%	0.0030105	\$ -	\$ -	\$ -
2040	2041	\$ -	\$ -	\$ -	100%	98%	0.0030105	\$ -	\$ -	\$ -
2041	2042	\$ -	\$ -	\$ -	100%	98%	0.0030105	\$ -	\$ -	\$ -
2042	2043	\$ -	\$ -	\$ -	100%	98%	0.0030105	\$ -	\$ -	\$ -
2043	2044	\$ -	\$ -	\$ -	100%	98%	0.0030105	\$ -	\$ -	\$ -
2044	2045	\$ -	\$ -	\$ -	100%	98%	0.0030105	\$ -	\$ -	\$ -
2045	2046	\$ -	\$ -	\$ -	100%	98%	0.0030105	\$ -	\$ -	\$ -
2046	2047	\$ -	\$ -	\$ -	100%	98%	0.0030105	\$ -	\$ -	\$ -
2047	2048	\$ -	\$ -	\$ -	100%	98%	0.0030105	\$ -	\$ -	\$ -
2048	2049	\$ -	\$ -	\$ -	100%	98%	0.0030105	\$ -	\$ -	\$ -
2049	2050	\$ -	\$ -	\$ -	100%	98%	0.0030105	\$ -	\$ -	\$ -
2050	2051	\$ -	\$ -	\$ -	100%	98%	0.0030105	\$ -	\$ -	\$ -
2051	2052	\$ -	\$ -	\$ -	100%	98%	0.0030105	\$ -	\$ -	\$ -
							<b>Total</b>	\$ -	\$ -	\$ -

**Notes:**

- (1) Base Year for annexed area is Tax Year 2022
- (2) Tax Year 2023 to Tax Year 2051 growth is 4% annually
- (3) Collection Rate for Tax Year 2023 to Tax Year 2051 is 98%
- (4) Harris County increment paid into the Tax Increment Fund will be limited to an amount calculated pursuant to the Interlocal Agreement between the City of Houston, Harris County, Tax Increment Reinvestment Zone No. 1B and the Fifth Ward Redevelopment Authority.