

Summary of Redevelopment Efforts

Tax Increment Reinvestment Zone Number Eighteen 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 restated goals for improvements relate to the original 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 TIRZ 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 TIRZ 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 TIRZ may also use brownfield remediation dollars to enable strategic sites to be teed up for development. Finally, the TIRZ 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 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.

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 TIRZ 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 TIRZ 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 new planned highway on- and off-ramps and crossings of I-10 and SH 59. The TIRZ 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 TIRZ 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 TIRZ 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 TIRZ 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 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.