



# TIRZ Council Action Proposals

*Economic Development Committee*

*November 15, 2023*

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# Presentation Outline

## **Background**

- TIRZ Policy Summary
- Capacity Snapshot
- Annexation Impact

## **Proposals**

## **Timeline**



# TIRZ Policy Summary – Framework

**City of Houston TIRZ Program follows these legal frameworks:**

- Texas Tax Code Chapter 311
- City of Houston Ordinance 2023-726





# TIRZ Policy Summary – Boundary Adjustments

**Boundary Adjustments includes annexations and de-annexations. Annexations into an existing TIRZ will be evaluated and considered for any of the following scenarios.**

**The proposed annexation will further the objectives of the TIRZ’s project plan AND (at least one of the following)...**

- ...attract private investment in the proposed area.
- ...support an application to the state or federal housing agency for the development and construction of low-income housing.
- ...support an application for state, federal, or philanthropic funding for transportation, park, or other infrastructure.



# TIRZ Capacity Snapshot

## Tax Year 2022 Certified Taxable Values

TY22 Taxable Real Property in TIRZs	\$62,995,503,026
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Taxable Real Property (Sec. 311.006)	
TY22 Industrial Districts	\$5,192,338,613
TY22 City of Houston (excl. BPP)	\$260,572,806,121
Total	\$265,765,144,734

Current Ratio TIRZ / (Industrial Districts + COH) =	23.703%
Ratio with Proposed Annexations	23.707%
Ratio Cap (Sec. 311.006)	25.000%



# Annexation Impact

TIRZ	NAME	CONTRIBUTION TO 25% CAP	CUMULATIVE CONTRIBUTION
<b>TY22 TIRZ CAPACITY</b>			<b>23.703%</b>
07	OST/ Almeda Corridors	+0.004%	23.707%
20	Southwest Houston	+0.000%	23.707%
<b>TOTAL</b>		<b>+0.004%</b>	<b>23.707%</b>



# Council Action Proposals Summary

TIRZ	NAME	ACTION	PURPOSE	ANNEX VALUE	PROJECTS
01	St. George Place	Project Plan Amendment	Harris County Participation	N/A	N/A
20	Southwest Houston	Project Plan Amendment	Harris County Participation	N/A	N/A
20	Southwest Houston	Annexation	Leverage federal, Harris County, and METRO funds	N/A (+0.000%)	Transportation, Mobility, and Park Improvements



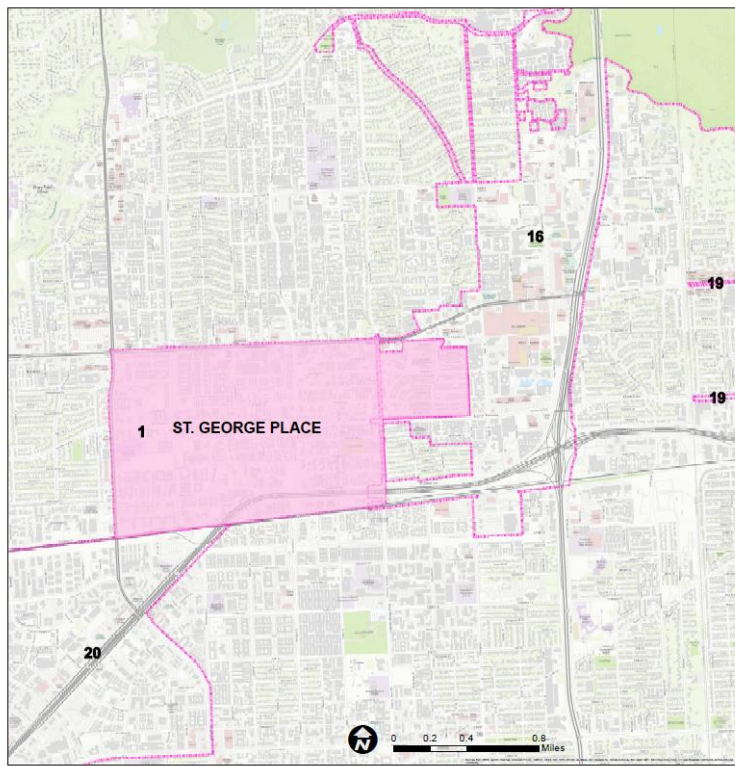
# TIRZ 1 – Project Plan Amendment

## St. George Place

- Purpose
  - Add County participation
- Proposed Amendments
  - County to contribute 60% of its increment to the Zone
  - No impact on City increment
- Authorized Projects
  - Street and Mobility Improvements
  - Affordable Housing
  - Stormwater Drainage
  - Landscaping and Barrier Fencing

### TIRZ 1 ST. GEORGE PLACE

-  TIRZ 1 St. George Place
-  TIRZ Boundaries





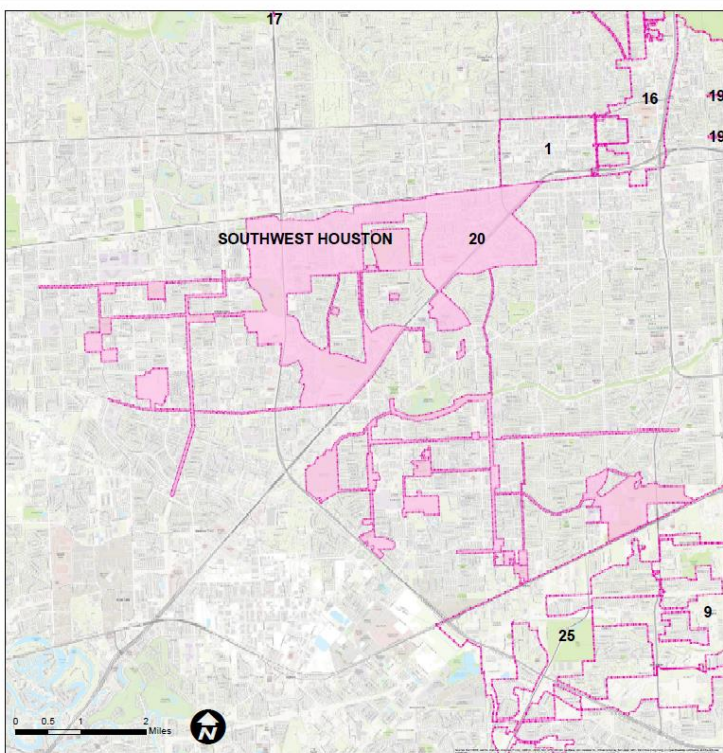


# TIRZ 20 – Project Plan Amendment

## Southwest Houston

- Purpose
  - Add County participation
- Proposed Amendments
  - A portion of County increment will be set aside for affordable housing, parks maintenance, and capital projects
  - No impact on City increment
- Authorized Projects
  - Street Reconstruction
  - Stormwater Detention
  - Cultural and Public Facility Improvements
  - Parks, Plazas, Trails, and Pedestrian Improvements

### TIRZ 20 SOUTHWEST HOUSTON

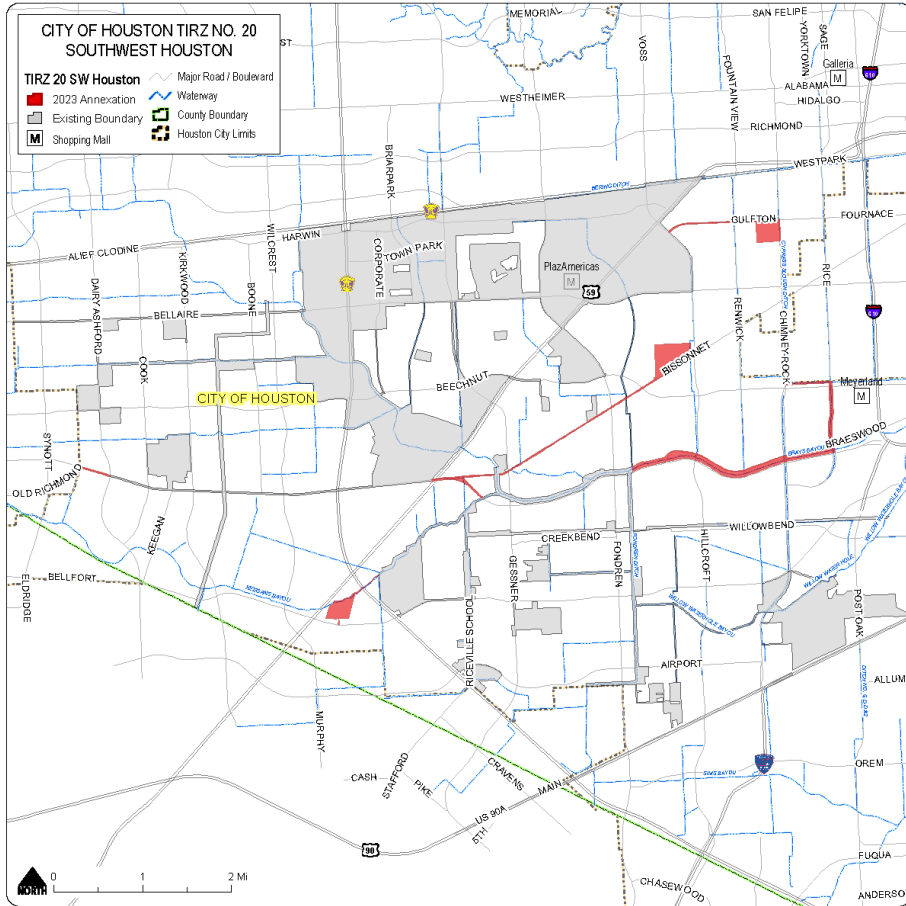


Source: City of Houston GIS database,  
Date: September 28, 2023

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



# TIRZ 20 – Annexation



Data Sources: City of Houston, Harris County, USDA NAIP 2022, HHA LLP  
Map Source: HHA LLP www.hhaweshill.com Oct. 19, 2023

## Southwest Houston

- Purpose
  - Leverage federal, Harris County, and METRO funds
- Taxable Value
  - ROW & Government Assets (+0.000%)
- Projects
  - Bissonnet Corridor
  - West Bellfort Park & Ride
  - Bayland Park and Brays Bayou improvements



# Council Action Timeline

**GROUP 2**  
**TIRZ 24**  
**GROUP 3**  
**TIRZs 1 and 20**

**Approved by Commissioners Court:**  
**October 31, 2023**

**Motions to Set Public Hearing Date:**  
**November 15, 2023**

**Public Hearings:**  
**December 6, 2023**

**Council Consideration:**  
**December 6, 2023**



# Questions?

# Thank You!

