

**Mayor's Office of
Economic Development**

Tax Increment Reinvestment Zone (TIRZ) Proposals

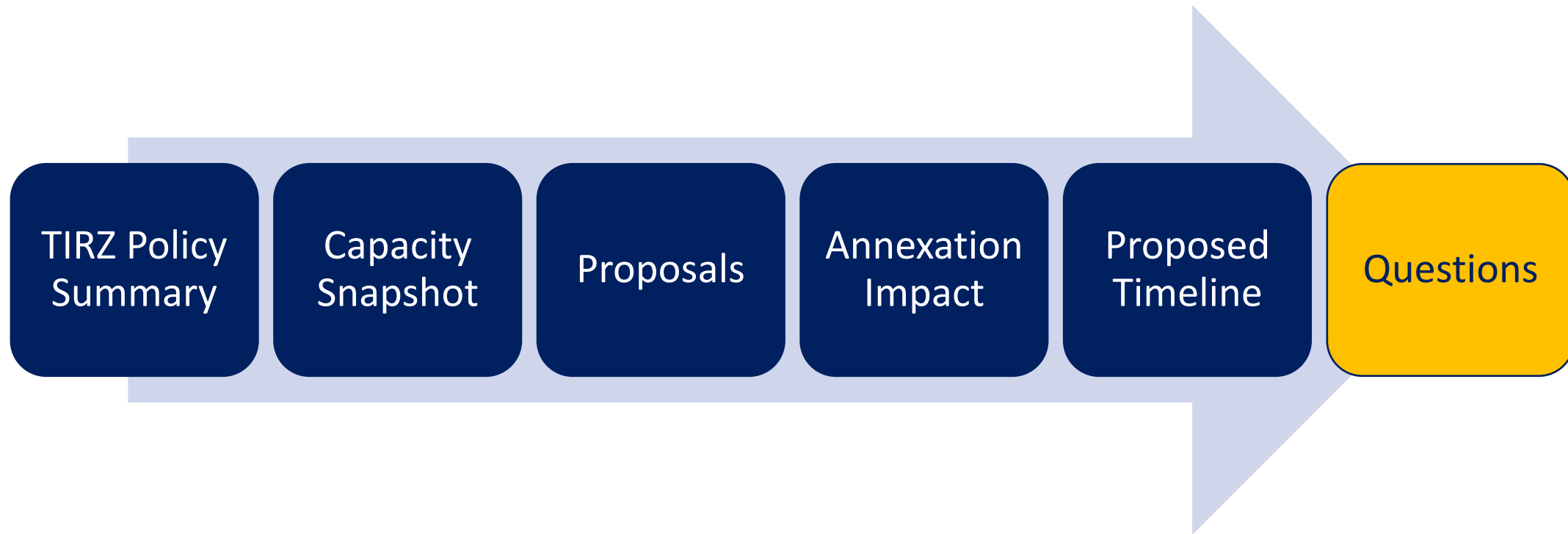
Economic Development Committee

October 15, 2025



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Senior Staff Analyst

Presentation Outline



TIRZ Policy Summary

Program Frameworks

Texas Tax Code Chapter 311

Eligibility
Requirements

TIRZ Functions

TIRZ
Administration
& Management

City of Houston Financial Policies (Ord. 2023-726)

Section N:
TIRZ Financial
Policies

MOED Administrative Procedures

Guiding Philosophy

Proposal Criteria

TIRZ Policy Summary

Life Extensions

The life extension of an existing TIRZ will be evaluated and considered for any of the following scenarios:

The proposed life extension will...

- ...be required to secure financing for an approved project to expedite construction.
- ...provide for additional time to complete an approved project.
- ...generate revenue for projects reflected in a project plan if supported by a planned new investment.
- ...leverage new local, state, federal, or philanthropic funding.

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 2024 Certified Values + 2024 Annexations	
Taxable Real Property in TIRZs	\$68,592,934,535
Taxable Real Property (Sec. 311.006)	
Industrial Districts	\$5,361,607,072
City of Houston (excl. Personal Property)	\$294,492,732,908
Total Taxable Real Property	\$299,854,339,980
Current Ratio $\text{TIRZ} / (\text{Industrial Districts} + \text{COH}) =$	22.875%
Ratio Cap (Sec. 311.006)	25.000%

Proposed Project Plan Amendments Overview

TIRZ	NAME	ACTION	PURPOSE	ANNEXATION VALUE	NEW PROJECTS/ OPPORTUNITIES
3	Main Street/ Market Square	General Amendment	Updating Harris County Participation	N/A	Affordable Housing and Homeless Initiatives
8	Gulfgate	Annexation	Redevelopment Opportunities; Harris County Participation	\$78.7M	Almeda Mall; Future Business Park
11	Greenspoint	Annexation	Affordable Housing Development; Harris County Participation	\$5K	New Affordable Housing Units
12	City Park	Annexation	Safety Improvements	\$0 (ROW)	Seamist Drive; Intersection of Ella & Grovewood
13	Old Sixth Ward	Life Extension	Continued Infrastructure Investments	N/A	Street Reconstruction; Drainage; Signage
21	Hardy/Near Northside	General Amendment	Harris County Participation	N/A	N/A
23	Harrisburg	Annexation	Redevelopment Opportunity; Harris County Participation	\$13.3M	Former Coffee Plant Site

TIRZ 3

Main Street/Market Square
Districts B, C, H & I

**Project Plan
Amendment Only**

Purpose:

- Updating Harris County participation
 - Amendment to Harris County participation
ILA approved by City Council in July 2025
(Ord. 2025-640)

Taxable Value:

- N/A

New Projects/Opportunities:

- 100% Harris County Participation
 - General Purpose (47%)
 - Affordable Housing (33%)
 - County-driven projects (10%)
 - Transfer to City (10%)

TIRZ 8

Gulfgate

Districts D & I

Purpose:

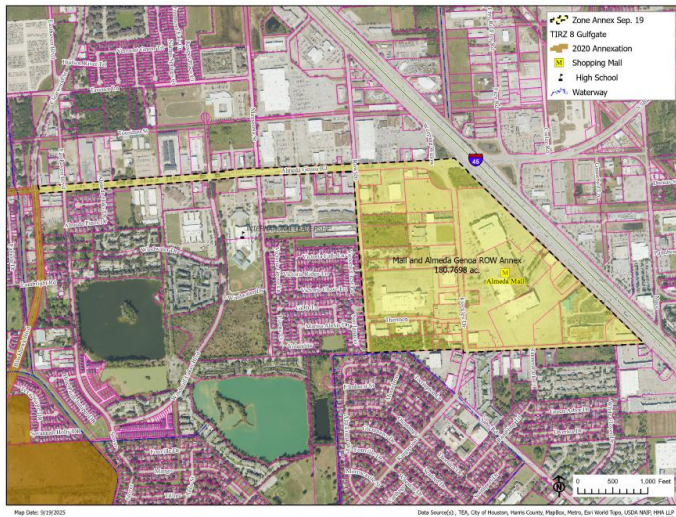
- Attracting private investment
- Harris County participation

Taxable Value:

- \$78,710,352
 - Mall Area: \$73,660,293
 - Vacant Tract: \$5,050,059

New Projects/Opportunities:

- Potential Alameda Mall redevelopment
- Potential business park development
- Infrastructure for future redevelopments
- 100% participation from Harris County Precinct 2



TIRZ 11

Greenspoint Districts B & H

Purpose:

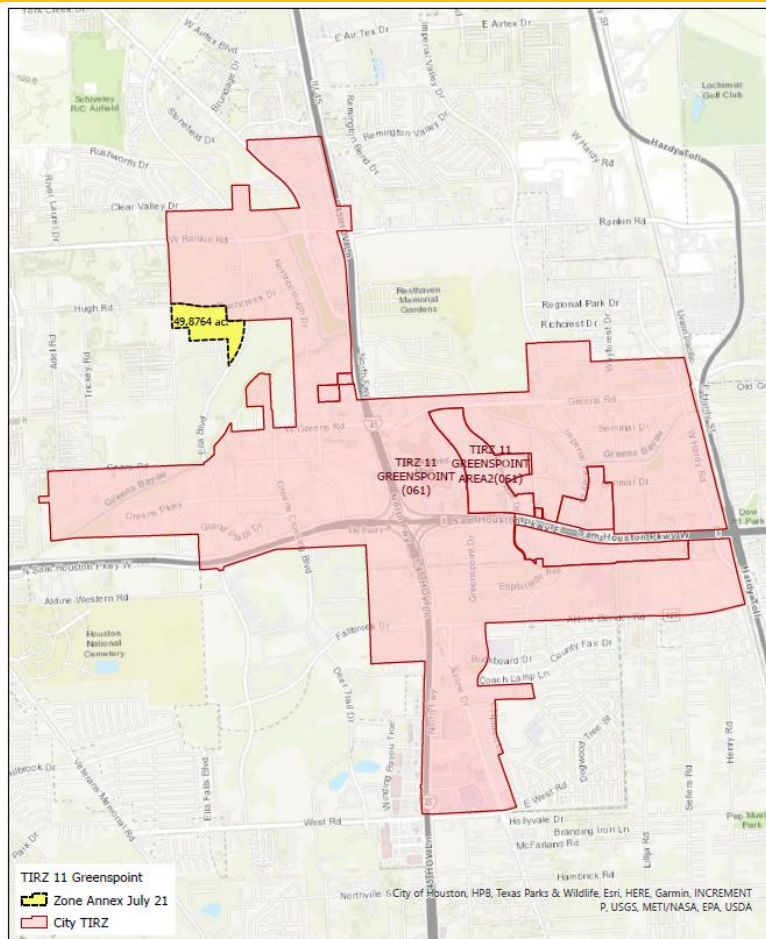
- Supporting developer's Low Income Housing Tax Credit application
- Harris County participation

Taxable Value:

- \$5,253

New Projects/Opportunities:

- Infrastructure for future development
- 100% participation from Harris County Precinct 2



TIRZ 12

City Park Districts A & C

Purpose:

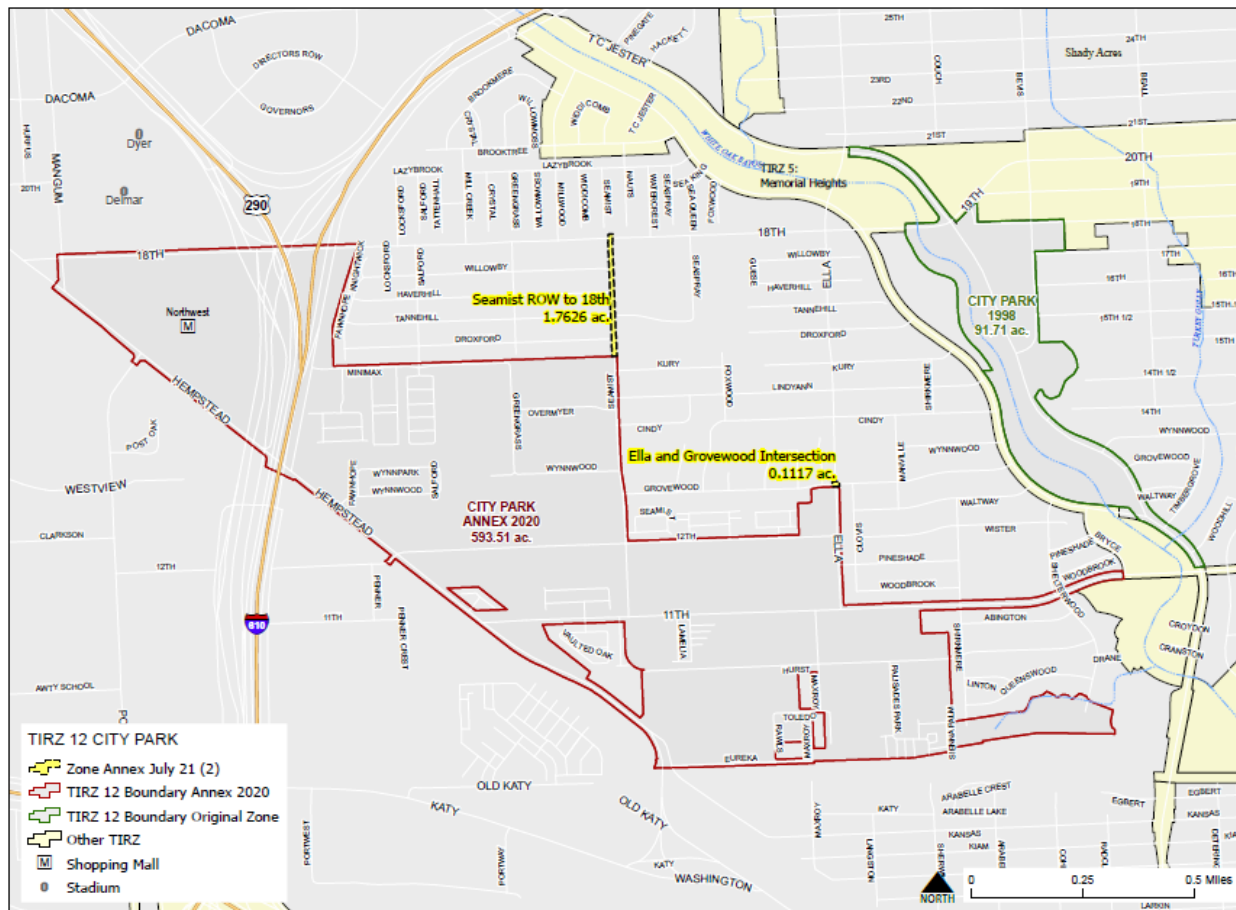
- Implementing safety improvements

Taxable Value:

- \$0 (ROW)

New Projects/Opportunities:

- Reconstruction of Seamist
 - County-TIRZ infrastructure collaboration
- Safety improvements at the intersection of Ella and Grovewood
 - Requests from the community



TIRZ 13

Old Sixth Ward
Districts C & H

Life Extension Only

Purpose:

- TIRZ set to expire December 31, 2028
 - Requesting extension to December 31, 2050
- Infrastructure investments still needed

Taxable Value:

- N/A

New Projects/Opportunities:

- Reconditioning/Reconstruction of major thoroughfares and high-use streets
- Potential Summer St extension
- Pedestrian safety improvements
- Drainage system improvements
- Zone-wide urban canopy improvements
- Zone-wide hydraulic analysis study
- Zone-wide signage improvements

TIRZ 21

Hardy/Near Northside
Districts

**Project Plan
Amendment Only**

Purpose:

- Harris County participation

Taxable Value:

- N/A

New Projects/Opportunities:

- 100% participation from Harris County
Precinct 2

TIRZ 23

Harrisburg
Districts H & I



Purpose:

- Attracting private investment
- Harris County Participation

Taxable Value:

- \$13,271,543

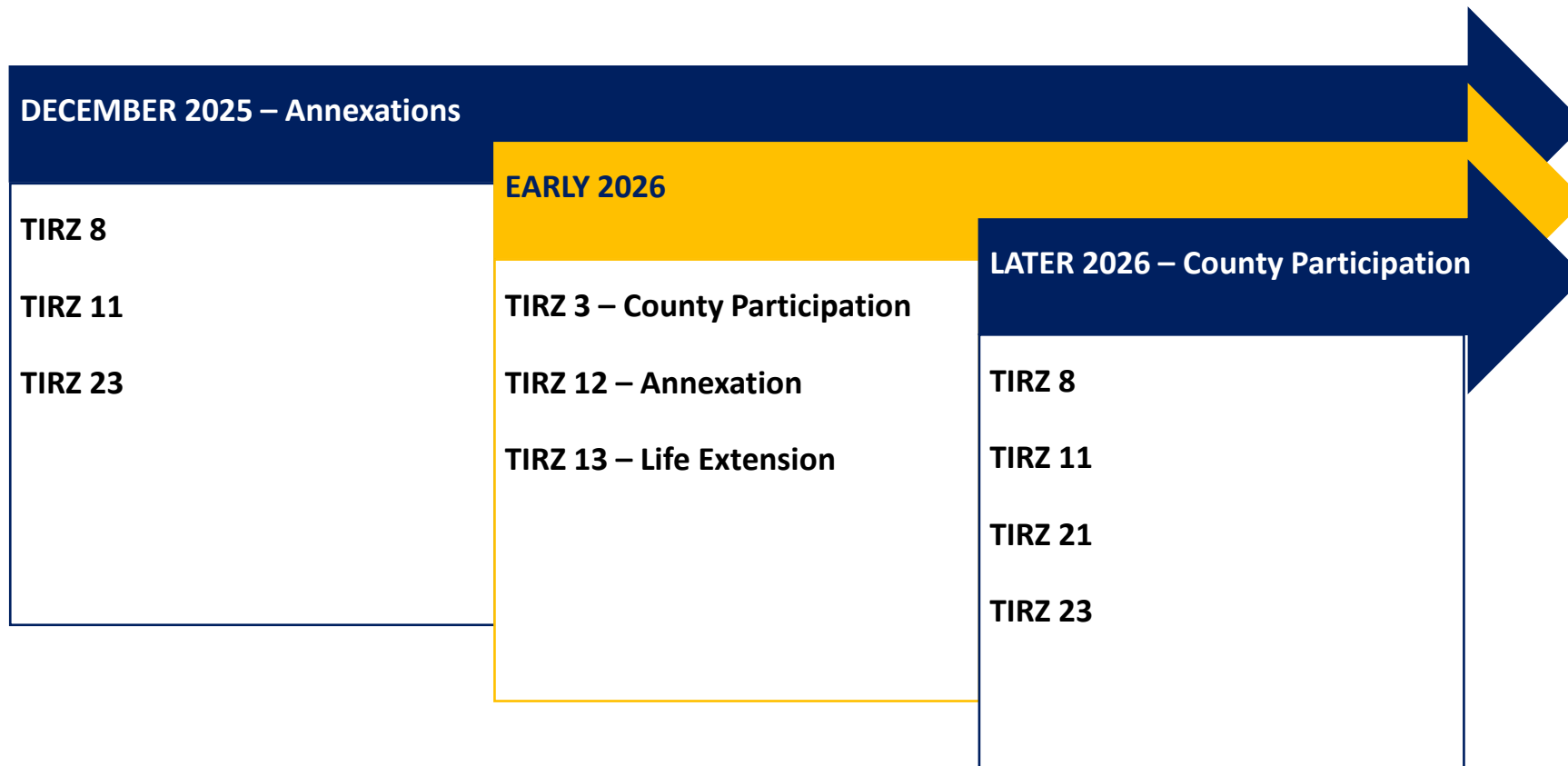
New Projects/Opportunities:

- Redevelopment of the former coffee plant site into a mixed-use center
- 100% participation from Harris County Precinct 2

Annexation Proposal Impact to TIRZ Capacity

TIRZ	NAME	TY25 CERTIFIED VALUE	CONTRIBUTION TO CAP
CERTIFIED TY24 TIRZ CAPACITY			22.875%
8	Gulfgate	\$78,710,352	0.026%
11	Greenspoint	\$5,253	0.000%
12	City Park	\$0	0.000%
23	Harrisburg	\$13,271,543	0.004%
TOTAL		\$91,987,148	22.906%

Proposed Council Action Timeline



Proposed Council Action Timeline

