

City of Houston, Texas, Ordinance No. 2021 - 1041

**AN ORDINANCE APPROVING A FIRST AMENDMENT TO THE PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER TWENTY-SIX, CITY OF HOUSTON, TEXAS (SUNNYSIDE ZONE); AUTHORIZING THE CITY SECRETARY TO DISTRIBUTE SUCH PLANS; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

\* \* \* \* \*

**WHEREAS**, by Ordinance No. 2015-1092, passed and adopted by City Council on November 10, 2015, the City of Houston, Texas ("City"), pursuant to the provisions of Chapter 311, Texas Tax Code, as amended ("Code"), created Reinvestment Zone Number Twenty-Six, City of Houston, Texas ("Zone"), for the purposes of development in the area of the City generally referred to as the Sunnyside area; and

**WHEREAS**, the Board of Directors of the Zone ("Board") adopted, and the City approved, by Ordinance No. 2020-1052, passed and adopted by City Council on December 9, 2020, the Project Plan and Reinvestment Zone Financing Plan for the Zone ("Plan"); and

**WHEREAS**, the Code authorizes the Board to adopt an amendment to the Plan, subject to, and effective upon, approval thereof by the City Council; and

**WHEREAS**, the Board, at its meeting on October 15, 2021, considered and adopted a proposed first amendment to the Plan ("First Amendment"), and recommended the First Amendment for approval by the City Council; and

**WHEREAS**, a public hearing on the First Amendment is required to be held in accordance with the provisions of Section 311.011 of the Code; and

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

**WHEREAS**, the City Council conducted a public hearing on the proposed First Amendment on December 1, 2021; and

**WHEREAS**, at the public hearing, interested persons were allowed to speak for or against the proposed First Amendment, and the concept of tax increment financing; and

**WHEREAS**, the City desires to approve the First Amendment as described herein;

**NOW, THEREFORE,**

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

**Section 1.** Recitals. That the findings and recitals contained in the preamble of this Ordinance are found and declared to be true and correct and are hereby adopted as part of this Ordinance for all purposes.

**Section 2.** Approval of the First Amendment. That the existing Plan is hereby amended and attached to this Ordinance as Exhibit "A". The First Amendment is hereby found to be feasible and is approved. The appropriate officials of the City are authorized to take all steps reasonably necessary to implement the First Amendment.

**Section 3.** Distribution to Taxing Units. That the City Secretary is directed to provide copies of the First Amendment to each taxing unit levying ad valorem taxes in the Zone.

**Section 4.** 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 thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

**Section 5. 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.

PASSED AND ADOPTED this 8th day of December, 2021.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is \_\_\_\_\_.

*AT Daniel*  
City Secretary

Prepared by Legal Department  
KK/gd November 3, 2021  
Requested by Andrew F. Icken  
Chief Development Officer, Office of the Mayor  
L.D. File No. 0421500191010

DocuSigned by:  
*Kent Kelsey*  
7286698C91C14CC...  
Senior Assistant City Attorney

Meeting

Aye	No	
✓		<b>Mayor Turner</b>
....	....	<b>Council Members</b>
✓		Peck
✓		Jackson
✓		Kamin
✓		Evans-Shabazz
✓		Martin
✓		Thomas
✓		Travis
✓		Cisneros
✓		Gallegos
✓		Pollard
✓		Castex-Tatum
✓		Knox
✓		Robinson
✓		Kubosh
✓		Plummer
✓		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW

Date: 12/14/2021

**EXHIBIT "A"**

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

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

**SUNNYSIDE ZONE**

**First Amended Project Plan  
and Reinvestment Zone Financing Plan**

October 15, 2021

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

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Exhibit 3 – TIRZ 26 Area Map

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Map 2 – Existing and Proposed Land Use Map

Map 3 – Houston Super Neighborhoods Near TIRZ 26

## Introduction

This document constitutes the First Amended Project Plan and Reinvestment Zone Financing Plan for **Tax Increment Reinvestment Zone Number 26**, City of Houston as required by Chapter 311, Texas Tax Code. The +/- 3,152-acre tax increment reinvestment zone (the "Zone") was created by the City of Houston by Ordinance 2015-1092 on November 10, 2015. On, December 9, 2020, Houston City Council approved the annexation of parcels totaling +/- 1,392 acres by Ordinance 2020-1051, making the new size of the Zone a total of +/- 4,544 acres. Houston City Council also approved the Project Plan and Reinvestment Zone Financing Plan for Tax Increment Reinvestment Zone Number 26 by Ordinance 2020-1052.

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

The First Amended Project Plan expands the project costs to include multi-modal infrastructure improvements: roadways, bike lanes, sidewalks, and intersections. Project costs also include storm drainage, water, wastewater, and other utilities; along with parks, community facilities and cultural amenities to improve infrastructure and enhance quality of life.

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

## Location

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

## Redevelopment Plan Concept and Goals

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

### **Goal 1: Improve and enhance corridors, mobility and connectivity throughout the Zone.**

Roadway corridors that meet current and anticipated needs, provide the capacity necessary to safely move traffic, and improve visual quality of the community are critical to development and redevelopment potential within the Zone. Roadways, stormwater management in the right-of-way, sidewalks, intersection improvements, lighting, signage, monumentation, managed access, trails, trailheads, landscaping enhancements, and associated on or off-street parking are all among the elements related to



corridor improvement. Corridor construction, reconstruction and enhancement is necessary at strategic areas in the Zone to create an environment that will stimulate private investment in retail, commercial and mixed-use developments. All improvements will be coordinated with the mobility, corridor and connectivity construction/reconstruction programs of the City, METRO, TxDOT and other public entities. Attention will be placed on leveraging Zone monies through the funding of elements not addressed by the CIP programs of sister agencies.

**Goal 2: Enhance public infrastructure, facilities and services throughout the Zone.**

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

**Goal 3: Promote economic opportunity and private investment and reinvestment in the Zone.**

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

**Goal 4: Develop and enhance green spaces, gathering places, trails, recreational or public facilities, and cultural amenities.**

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

**Goal 5: Promote and support community heritage, culture, character, and affordability for current residents.** The Zone enjoys a heritage and character unique to the community that, if promoted and incorporated as new development and redevelopment occurs, will make the area more attractive to investment with an interest in long-term social and economic sustainability. The Zone is also intended to recognize and respect the positive impact of investment by members of the local community, in addition to large-scale development from outside of the area. Zone resources may be used to promote affordability, so that existing residents of the Zone can remain, small business development and

expansion, development that is sensitive to community context, as well as development of assets that improve quality of life and economic opportunity.

## Project Plan

### A. Authorized Projects and Project Costs

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

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

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

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

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

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

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

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

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

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

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

## Reinvestment Zone Finance Plan

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

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

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

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

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

An economic feasibility study was completed for the Sunnyside and South Acres areas by Hawes Hill Calderon, LLP in 2015. **Exhibit 2** constitutes incremental revenue estimates for this Plan, which indicate that the estimates are sufficient to cover the costs of the proposed infrastructure improvements in the Zone. The Plan estimates total project costs of \$18,080,000. The Zone and the City find and determine that the Plan is economically feasible.

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

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

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

Methods and sources of financing include the issuance of notes and bonds, as well as collaboration with developers and other entities for grant funding and partnerships. Tax increment associated will consist of contributions from the City with the possibility of future increment from other taxing entities such as Harris County or Houston Community College. The City tax increment is calculated using a City contribution of \$0.550830 of assessed valuation for the Zone.

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

As of October 2021, the current combined appraised value of taxable real property in the Zone is \$773,484,603. See **Exhibit 2** for calculations.

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

It is projected that taxable property values in the Zone will increase to approximately \$1,244,101,447 by 2045. **Exhibit 2** shows the annual captured value of these increases in property value during the existence of the Zone.

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

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

**EXHIBIT 1 - PROJECT COSTS**

<b>Project Costs</b>	<b>Project Costs</b>
Corridor improvements including roadways, bike lanes, sidewalks, intersections, traffic signals, streetlights, street trees, transit support, and all other rights of ways enhancements	\$5,200,000
Water, Wastewater, Storm Drainage, and Other Utilities	\$5,000,000
Parks, Open Space, Community Facilities, and Cultural Amenities	\$5,000,000
Zone Administration and Professional Services	\$2,880,000
<b>Total Zone Project Costs</b>	<b>\$18,080,000</b>

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

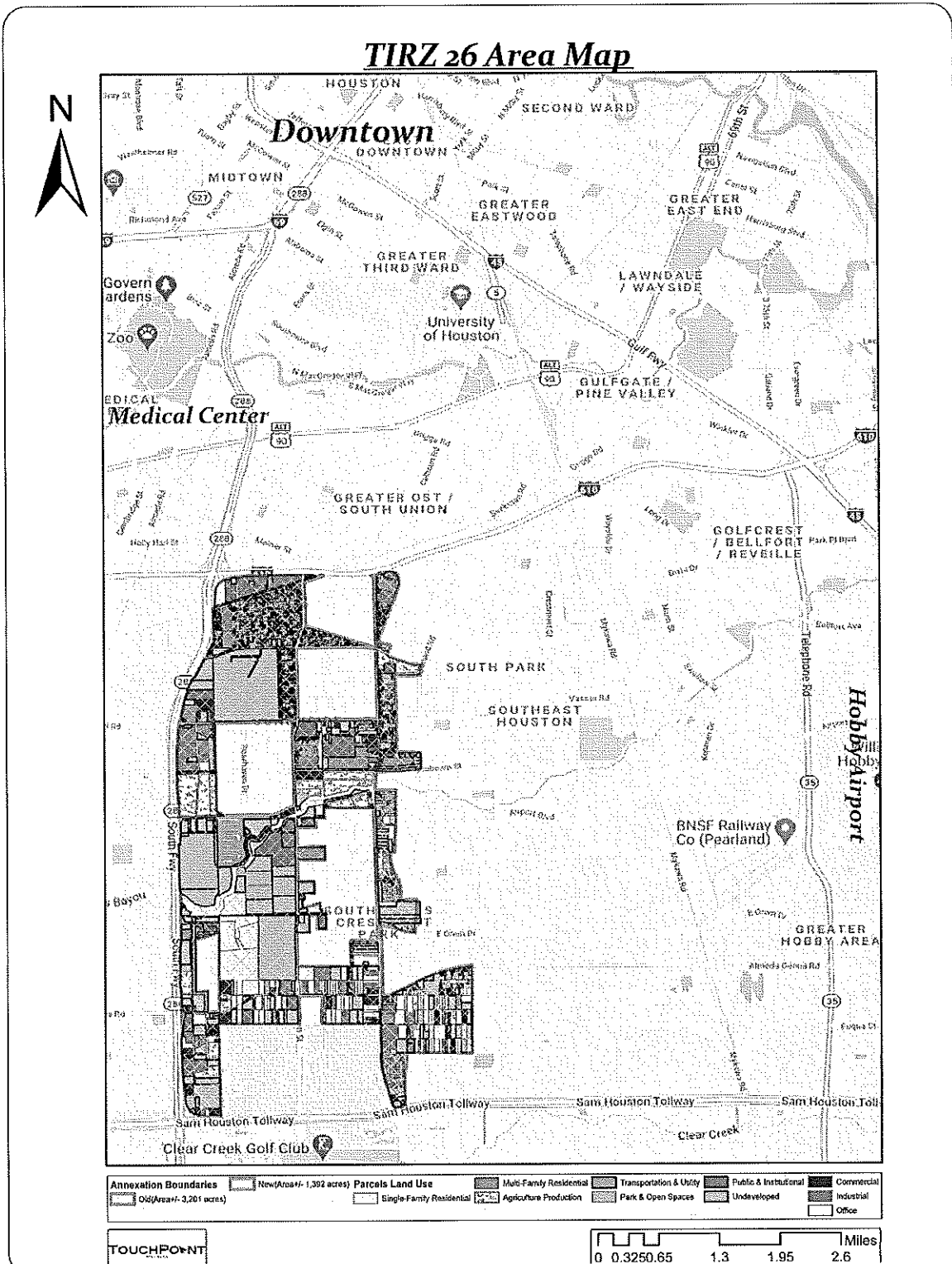
Projected Assessed Valuations				Projected Zone Revenues							
Tax Roll Jan 1	City Taxable Base Value (1)	City Taxable Value (2)	City Captured Appraised Valuation (2)	Tax Year	Coll. Year	100% of City Tax Rate (3)	City Tax Increment Revenues (4)	City Accrued Administrative Services (5%)	TIRZ Revenues Available for Projects	Cumulative TIRZ Revenues Available for Projects	
2016	\$200,950,432	\$205,529,824	\$4,579,392	1	2016	2017	0.58642	\$26,317	\$1,316	\$25,002	\$25,002
2017	\$200,950,432	\$219,755,971	\$18,805,539	2	2017	2018	0.58421	\$107,667	\$5,383	\$102,283	\$127,285
2018	\$200,950,432	\$262,372,829	\$61,422,397	3	2018	2019	0.58831	\$354,127	\$17,706	\$336,421	\$463,705
2019	\$200,950,432	\$307,464,329	\$106,513,897	4	2019	2020	0.56792	\$592,815	\$29,641	\$563,175	\$1,026,880
2020	\$200,950,432	\$345,514,607	\$144,564,175	5	2020	2021	0.56184	\$795,975	\$39,799	\$756,176	\$1,783,056
2021	\$200,950,432	\$429,299,082	\$228,348,650	6	2021	2022	0.55083	\$1,232,657	\$61,633	\$1,171,024	\$2,954,080
2022	\$200,950,432	\$437,865,064	\$236,934,632	7	2022	2023	0.55083	\$1,279,005	\$63,950	\$1,215,055	\$4,169,135
2023	\$200,950,432	\$446,642,765	\$245,692,333	8	2023	2024	0.55083	\$1,326,280	\$66,314	\$1,259,966	\$5,429,101
2024	\$200,950,432	\$455,575,620	\$254,625,188	9	2024	2025	0.55083	\$1,374,501	\$68,725	\$1,305,776	\$6,734,877
2025	\$200,950,432	\$464,687,133	\$263,736,701	10	2025	2026	0.55083	\$1,423,686	\$71,184	\$1,352,502	\$8,087,378
2026	\$200,950,432	\$473,980,875	\$273,030,443	11	2026	2027	0.55083	\$1,473,855	\$73,693	\$1,400,162	\$9,487,541
2027	\$200,950,432	\$483,460,493	\$282,510,061	12	2027	2028	0.55083	\$1,525,027	\$76,251	\$1,448,776	\$10,936,316
2028	\$200,950,432	\$493,129,703	\$292,179,271	13	2028	2029	0.55083	\$1,577,223	\$78,861	\$1,498,362	\$12,434,678
2029	\$200,950,432	\$502,992,297	\$302,041,865	14	2029	2030	0.55083	\$1,630,462	\$81,523	\$1,548,939	\$13,983,617
2030	\$200,950,432	\$513,052,143	\$312,101,711	15	2030	2031	0.55083	\$1,684,767	\$84,238	\$1,600,529	\$15,584,146
2031	\$200,950,432	\$523,313,185	\$322,362,753	16	2031	2032	0.55083	\$1,740,157	\$87,008	\$1,653,149	\$17,237,295
2032	\$200,950,432	\$533,779,449	\$332,829,017	17	2032	2033	0.55083	\$1,796,656	\$89,833	\$1,706,823	\$18,944,118
2033	\$200,950,432	\$544,455,038	\$343,504,606	18	2033	2034	0.55083	\$1,854,284	\$92,714	\$1,761,570	\$20,705,688
2034	\$200,950,432	\$555,344,139	\$354,393,707	19	2034	2035	0.55083	\$1,913,065	\$95,653	\$1,817,411	\$22,523,100
2035	\$200,950,432	\$566,451,022	\$365,500,590	20	2035	2036	0.55083	\$1,973,021	\$98,651	\$1,874,370	\$24,397,470
2036	\$200,950,432	\$577,780,042	\$376,829,610	21	2036	2037	0.55083	\$2,034,177	\$101,709	\$1,932,468	\$26,329,938
2037	\$200,950,432	\$589,335,643	\$388,385,211	22	2037	2038	0.55083	\$2,096,555	\$104,828	\$1,991,728	\$28,321,665
2038	\$200,950,432	\$601,122,356	\$400,171,924	23	2038	2039	0.55083	\$2,160,182	\$108,009	\$2,052,173	\$30,373,838
2039	\$200,950,432	\$613,144,803	\$412,194,371	24	2039	2040	0.55083	\$2,225,080	\$111,254	\$2,113,826	\$32,487,664
2040	\$200,950,432	\$625,407,699	\$424,457,267	25	2040	2041	0.55083	\$2,291,277	\$114,564	\$2,176,713	\$34,664,378
2041	\$200,950,432	\$637,915,853	\$436,965,421	26	2041	2042	0.55083	\$2,358,798	\$117,940	\$2,240,858	\$36,905,236
2042	\$200,950,432	\$650,674,170	\$449,723,738	27	2042	2043	0.55083	\$2,427,669	\$121,383	\$2,306,286	\$39,211,521
2043	\$200,950,432	\$663,687,653	\$462,737,221	28	2043	2044	0.55083	\$2,497,918	\$124,896	\$2,373,022	\$41,584,543
2044	\$200,950,432	\$676,961,407	\$476,010,975	29	2044	2045	0.55083	\$2,569,571	\$128,479	\$2,441,092	\$44,025,635
2045	\$200,950,432	\$690,500,635	\$489,550,203	30	2045	2046	0.55083	\$2,642,658	\$132,133	\$2,510,525	\$46,536,160
								<b>\$48,985,431</b>	<b>\$2,449,272</b>	<b>\$46,536,160</b>	
	(1) Original Base Value as of November 2015 and Combined Base Value as of November 2020										
	(2) Includes 2.0% annual appreciation										
	(3) Adopted City Tax Rates for 2015 through 2021										
	(4) Assumes 98% Collection Rate each year										

EXHIBIT 2 - Page 2 (2020 Annexation)											
TAX INCREMENT REINVESTMENT ZONE, CITY OF HOUSTON (SUNNYSIDE)											
Projected Assessed Valuations				Projected Zone Revenues							
Tax Roll Jan 1	City Taxable Base Value (1)	City Taxable Value (2)	City Captured Appraised Valuation (2)		Tax Year	Coll. Year	100% of City Tax Rate (3)	City Tax Increment Revenues (4)	City Accrued Administrative Services (5%)	Total TIRZ Revenues Available for Projects	Cumulative TIRZ Revenues Available for Projects
				1							
				2							
				3							
				4							
2020	\$337,436,785	\$337,436,785	\$0	5	2020	2021	0.56184	\$0	\$0	\$0	\$0
2021	\$337,436,785	\$344,185,521	\$6,748,736	6	2021	2022	0.55083	\$36,431	\$1,822	\$34,609	\$34,609
2022	\$337,436,785	\$351,069,231	\$13,632,446	7	2022	2023	0.55083	\$73,590	\$3,679	\$69,910	\$104,519
2023	\$337,436,785	\$358,090,616	\$20,653,831	8	2023	2024	0.55083	\$111,492	\$5,575	\$105,918	\$210,437
2024	\$337,436,785	\$365,252,428	\$27,815,643	9	2024	2025	0.55083	\$150,153	\$7,508	\$142,645	\$353,082
2025	\$337,436,785	\$372,557,477	\$35,120,692	10	2025	2026	0.55083	\$189,586	\$9,479	\$180,107	\$533,189
2026	\$337,436,785	\$380,008,626	\$42,571,841	11	2026	2027	0.55083	\$229,809	\$11,490	\$218,318	\$751,507
2027	\$337,436,785	\$387,608,799	\$50,172,014	12	2027	2028	0.55083	\$270,835	\$13,542	\$257,293	\$1,008,800
2028	\$337,436,785	\$395,360,975	\$57,924,190	13	2028	2029	0.55083	\$312,683	\$15,634	\$297,048	\$1,305,849
2029	\$337,436,785	\$403,268,194	\$65,831,409	14	2029	2030	0.55083	\$355,367	\$17,768	\$337,598	\$1,643,447
2030	\$337,436,785	\$411,333,558	\$73,896,773	15	2030	2031	0.55083	\$398,905	\$19,945	\$378,959	\$2,022,407
2031	\$337,436,785	\$419,560,229	\$82,123,444	16	2031	2032	0.55083	\$443,313	\$22,166	\$421,148	\$2,443,554
2032	\$337,436,785	\$427,951,434	\$90,514,649	17	2032	2033	0.55083	\$488,610	\$24,431	\$464,180	\$2,907,734
2033	\$337,436,785	\$436,510,462	\$99,073,677	18	2033	2034	0.55083	\$534,813	\$26,741	\$508,072	\$3,415,806
2034	\$337,436,785	\$445,240,672	\$107,803,887	19	2034	2035	0.55083	\$581,940	\$29,097	\$552,843	\$3,968,649
2035	\$337,436,785	\$454,145,485	\$116,708,700	20	2035	2036	0.55083	\$630,009	\$31,500	\$598,509	\$4,567,158
2036	\$337,436,785	\$463,228,395	\$125,791,610	21	2036	2037	0.55083	\$679,040	\$33,952	\$645,088	\$5,212,246
2037	\$337,436,785	\$472,492,963	\$135,056,178	22	2037	2038	0.55083	\$729,051	\$36,453	\$692,599	\$5,904,845
2038	\$337,436,785	\$481,942,822	\$144,506,037	23	2038	2039	0.55083	\$780,063	\$39,003	\$741,060	\$6,645,904
2039	\$337,436,785	\$491,581,678	\$154,144,893	24	2039	2040	0.55083	\$832,095	\$41,605	\$790,490	\$7,436,394
2040	\$337,436,785	\$501,413,312	\$163,976,527	25	2040	2041	0.55083	\$885,167	\$44,258	\$840,909	\$8,277,303
2041	\$337,436,785	\$511,441,578	\$174,004,793	26	2041	2042	0.55083	\$939,301	\$46,965	\$892,336	\$9,169,639
2042	\$337,436,785	\$521,670,410	\$184,233,625	27	2042	2043	0.55083	\$994,518	\$49,726	\$944,792	\$10,114,431
2043	\$337,436,785	\$532,103,818	\$194,667,033	28	2043	2044	0.55083	\$1,050,839	\$52,542	\$998,297	\$11,112,728
2044	\$337,436,785	\$542,745,894	\$205,309,109	29	2044	2045	0.55083	\$1,108,286	\$55,414	\$1,052,872	\$12,165,600
2045	\$337,436,785	\$553,600,812	\$216,164,027	30	2045	2046	0.55083	\$1,166,882	\$58,344	\$1,108,538	\$13,274,138
								<b>\$13,972,777</b>	<b>\$698,639</b>	<b>\$13,274,138</b>	
	(1) Original Base Value as of November 2015 and Combined Base Value as of November 2020										
	(2) Includes 2.0% annual appreciation										
	(3) Adopted City Tax Rates for 2015 through 2021										
	(4) Assumes 98% Collection Rate each year										

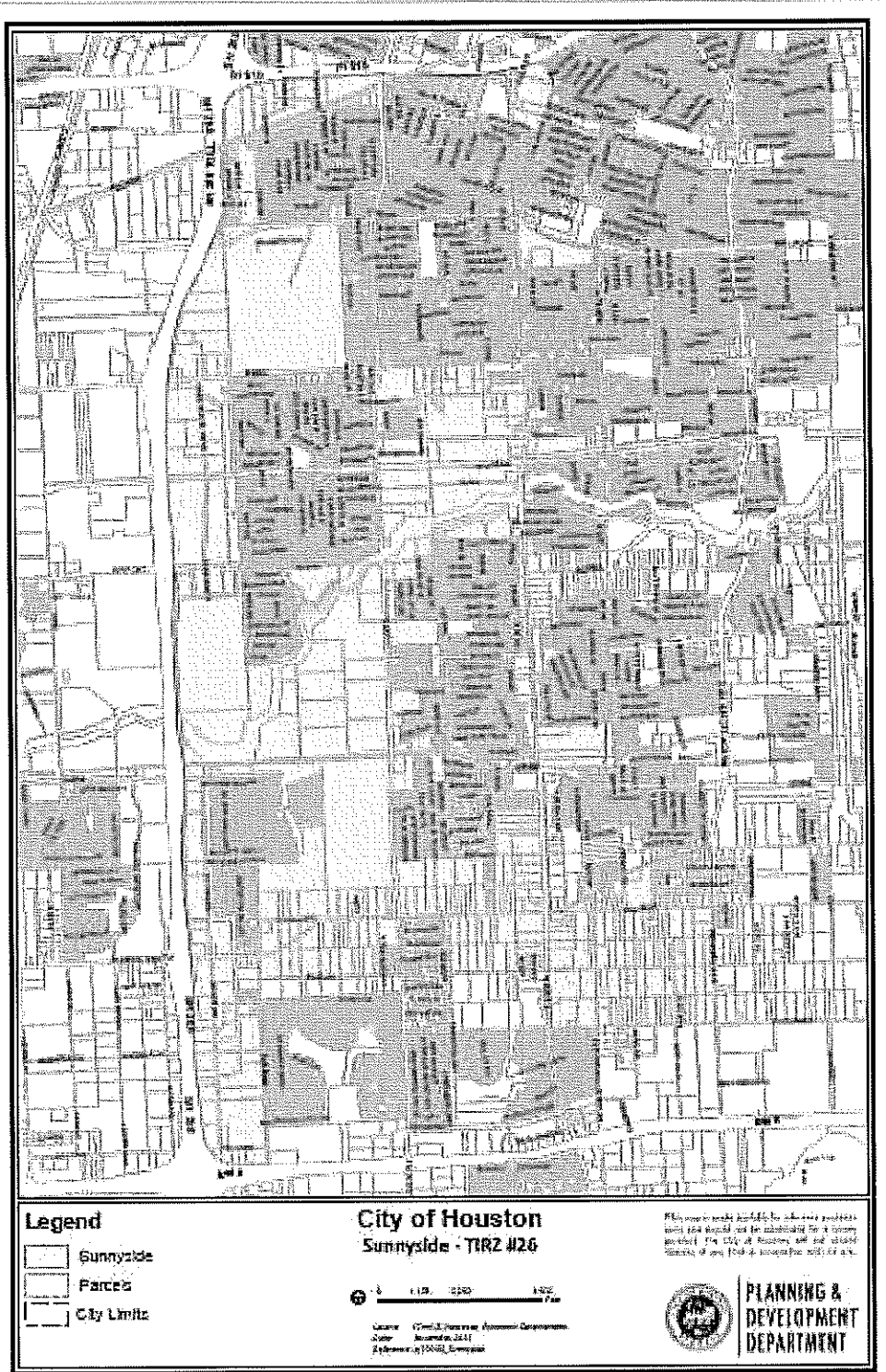
EXHIBIT 2 - Page 3 (Combined Boundaries)											
TAX INCREMENT REINVESTMENT ZONE, CITY OF HOUSTON (SUNNYSIDE)											
Projected Assessed Valuations				Projected Zone Revenues							
Tax Roll Jan 1	City Taxable Base Value (1)	City Taxable Value (2)	City Captured Appraised Valuation (2)		Tax Year	Coll. Year	100% of City Tax Rate (3)	City Tax Increment Revenues (4)	City Accrued Administrative Services (5%)	TIRZ Revenues Available for Projects	Cumulative TIRZ Revenues Available for Projects
2016	\$200,950,432	\$205,529,824	\$4,579,392	1	2016	2017	0.58642	\$26,317	\$1,316	\$25,002	\$25,002
2017	\$200,950,432	\$219,755,971	\$18,805,539	2	2017	2018	0.58421	\$107,667	\$5,383	\$102,283	\$127,285
2018	\$200,950,432	\$262,372,829	\$61,422,397	3	2018	2019	0.58831	\$354,127	\$17,706	\$336,421	\$463,705
2019	\$200,950,432	\$307,464,329	\$106,513,897	4	2019	2020	0.56792	\$592,815	\$29,641	\$563,175	\$1,026,880
2020	\$538,387,217	\$682,951,392	\$144,564,175	5	2020	2021	0.56184	\$795,975	\$39,799	\$756,176	\$1,783,056
2021	\$538,387,217	\$773,484,603	\$235,097,386	6	2021	2022	0.55083	\$1,269,087	\$63,454	\$1,205,633	\$2,988,689
2022	\$538,387,217	\$788,954,295	\$250,567,078	7	2022	2023	0.55083	\$1,352,595	\$67,630	\$1,284,965	\$4,273,654
2023	\$538,387,217	\$804,733,381	\$266,346,164	8	2023	2024	0.55083	\$1,437,772	\$71,889	\$1,365,884	\$5,639,538
2024	\$538,387,217	\$820,828,048	\$282,440,831	9	2024	2025	0.55083	\$1,524,653	\$76,233	\$1,448,421	\$7,087,959
2025	\$538,387,217	\$837,244,609	\$298,857,392	10	2025	2026	0.55083	\$1,613,272	\$80,664	\$1,532,609	\$8,620,567
2026	\$538,387,217	\$853,989,501	\$315,602,284	11	2026	2027	0.55083	\$1,703,663	\$85,183	\$1,618,480	\$10,239,047
2027	\$538,387,217	\$871,069,291	\$332,682,074	12	2027	2028	0.55083	\$1,795,862	\$89,793	\$1,706,069	\$11,945,117
2028	\$538,387,217	\$888,490,677	\$350,103,460	13	2028	2029	0.55083	\$1,889,905	\$94,495	\$1,795,410	\$13,740,527
2029	\$538,387,217	\$906,260,491	\$367,873,274	14	2029	2030	0.55083	\$1,985,829	\$99,291	\$1,886,538	\$15,627,065
2030	\$538,387,217	\$924,385,701	\$385,998,484	15	2030	2031	0.55083	\$2,083,672	\$104,184	\$1,979,488	\$17,606,553
2031	\$538,387,217	\$942,873,415	\$404,486,198	16	2031	2032	0.55083	\$2,183,471	\$109,174	\$2,074,297	\$19,680,850
2032	\$538,387,217	\$961,730,883	\$423,343,666	17	2032	2033	0.55083	\$2,285,266	\$114,263	\$2,171,003	\$21,851,852
2033	\$538,387,217	\$980,965,501	\$442,578,284	18	2033	2034	0.55083	\$2,389,097	\$119,455	\$2,269,642	\$24,121,494
2034	\$538,387,217	\$1,000,584,811	\$462,197,594	19	2034	2035	0.55083	\$2,495,005	\$124,750	\$2,370,254	\$26,491,749
2035	\$538,387,217	\$1,020,596,507	\$482,209,290	20	2035	2036	0.55083	\$2,603,030	\$130,152	\$2,472,879	\$28,964,627
2036	\$538,387,217	\$1,041,008,437	\$502,621,220	21	2036	2037	0.55083	\$2,713,217	\$135,661	\$2,577,556	\$31,542,183
2037	\$538,387,217	\$1,061,828,606	\$523,441,389	22	2037	2038	0.55083	\$2,825,607	\$141,280	\$2,684,326	\$34,226,510
2038	\$538,387,217	\$1,083,065,178	\$544,677,961	23	2038	2039	0.55083	\$2,940,245	\$147,012	\$2,793,232	\$37,019,742
2039	\$538,387,217	\$1,104,726,481	\$566,339,264	24	2039	2040	0.55083	\$3,057,175	\$152,859	\$2,904,316	\$39,924,059
2040	\$538,387,217	\$1,126,821,011	\$588,433,794	25	2040	2041	0.55083	\$3,176,444	\$158,822	\$3,017,622	\$42,941,681
2041	\$538,387,217	\$1,149,357,431	\$610,970,214	26	2041	2042	0.55083	\$3,298,099	\$164,905	\$3,133,194	\$46,074,875
2042	\$538,387,217	\$1,172,344,580	\$633,957,363	27	2042	2043	0.55083	\$3,422,187	\$171,109	\$3,251,077	\$49,325,952
2043	\$538,387,217	\$1,195,791,471	\$657,404,254	28	2043	2044	0.55083	\$3,548,756	\$177,438	\$3,371,318	\$52,697,271
2044	\$538,387,217	\$1,219,707,301	\$681,320,084	29	2044	2045	0.55083	\$3,677,857	\$183,893	\$3,493,964	\$56,191,235
2045	\$538,387,217	\$1,244,101,447	\$705,714,230	30	2045	2046	0.55083	\$3,809,540	\$190,477	\$3,619,063	\$59,810,298
								<b>\$62,958,209</b>	<b>\$3,147,910</b>	<b>\$59,810,298</b>	
	(1) Original Base Value as of November 2015 and Combined Base Value as of November 2020										
	(2) Includes 2.0% annual appreciation										
	(3) Adopted City Tax Rates for 2015 through 2021										
	(4) Assumes 98% Collection Rate each year										



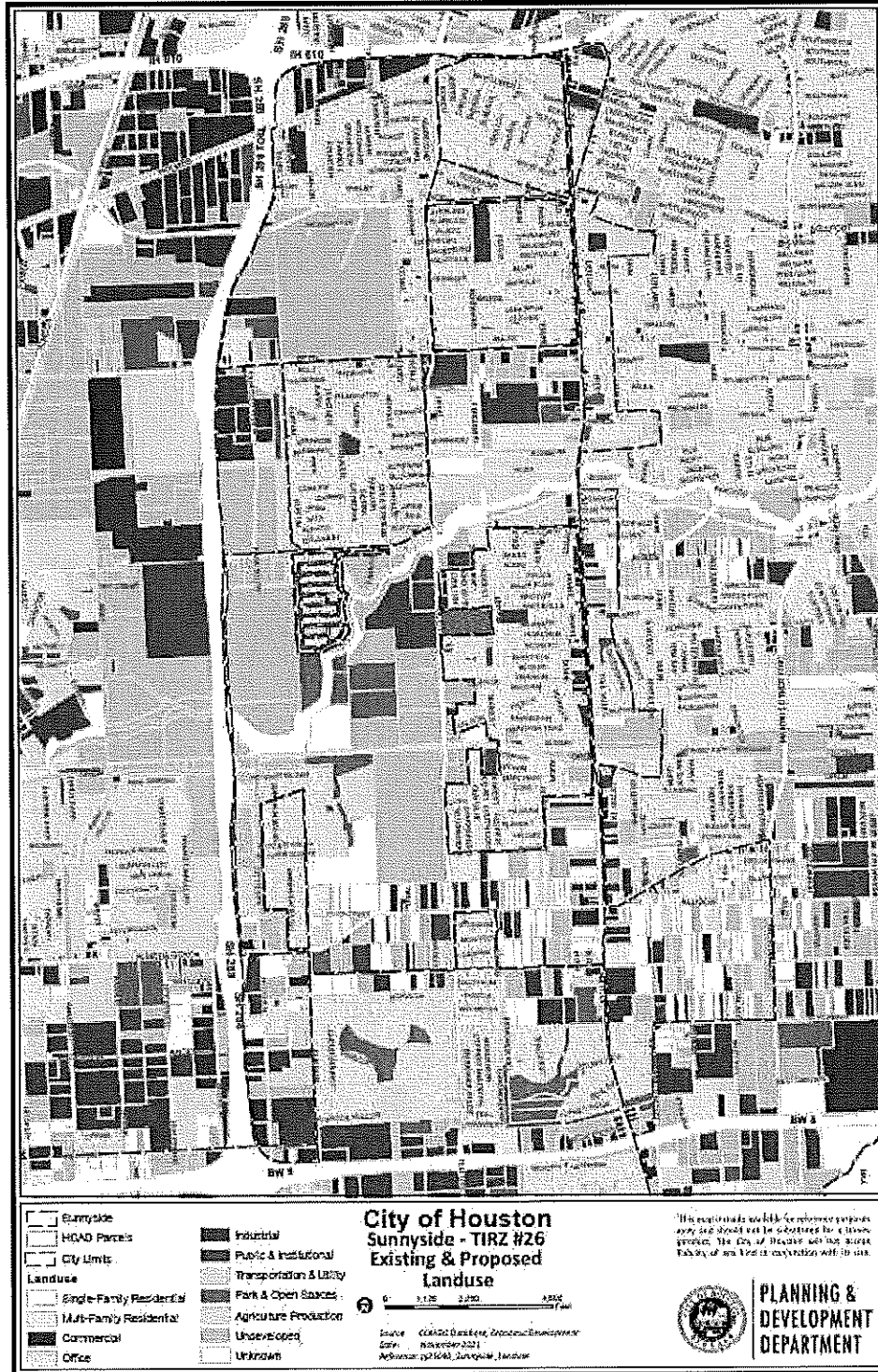
### EXHIBIT 3 – Area Map



## MAP 1 – Original and 2020 Annexation Boundaries



## MAP 2 – Existing and Proposed Land Use Map



### MAP 3 – Houston Superneighborhoods near TIRZ 26

