

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2023 BUDGET PROFILE

Fund Summary  
 Fund Name: **Leland Woods Redevelopment Authority**  
 TIRZ: **22**  
 Fund Number: **7570/50**

<b>P R O J E C T I V E</b>	<b>Base Year:</b>	2003
	<b>Base Year Taxable Value:</b>	\$ 730,340
	<b>Projected Taxable Value (TY2022):</b>	\$ 169,986,725
	<b>Current Taxable Value (TY2021):</b>	\$ 163,448,774
	<b>Acres:</b>	2,616.43
	<b>Administrator (Contact):</b>	Hawes Hill and Associates
<b>Contact Number:</b>	(713) 595-1209	

<b>N A R R A T I V E</b>	<b>Zone Purpose:</b>
	Tax Increment Reinvestment Zone Number Twenty-Two, City of Houston, Texas was created to provide plans and programs needed to design and construction affordable housing and related public green space on approximately 80 acres of vacant land located in the northeast Houston area through the design and construction of roadways and streets, public utility systems, sidewalks and pedestrian and public open space enhancements.
	In 2019 the Zone and the City approved the First Amendment to the Project Plan and Reinvestment Zone Financing Plan for the enhancement of and improvements to approximately 2,530 acres of land added into the Zone boundaries to allow for continued improvements in the area and permit the Zone to achieve the objective and projects for which it was established.
	In 2020 the Zone and the City approved the Second Amendment to the Project Plan and Reinvestment Zone Financing Plan for the Zone that extends the life of the zone an additional 17 years to December 31, 2050, to allow sufficient time for increment to generate and projects to be implemented, allowing the Zone to achieve the objective and projects for which it was established.

<b>P R O J E C T P L A N</b>		<b>Total Plan</b>	<b>Cumulative Expenses (to 6/30/21)</b>	<b>Variance</b>
	<b>Capital Projects:</b>			
Public Infrastructure	\$	6,089,985	\$ 51,324	\$ 6,038,661
Landscaping		220,000	-	220,000
Sound Barrier, Sidewalk		229,500	-	229,500
Land Acquisition		-	873,496	(873,496)
		-	-	-
		-	-	-
		-	-	-
		-	-	-
<b>Total Capital Projects</b>	\$	6,539,485	\$ 924,820	\$ 5,614,665
<b>Affordable Housing</b>		-	-	-
<b>School &amp; Education/Cultural Facilities</b>		-	-	-
<b>Financing Costs</b>		1,800,000	-	1,800,000
<b>Administration Costs/ Professional Services</b>		165,000	659,779	(494,779)
<b>Creation Costs</b>		53,000	12,728	40,272
<b>Total Project Plan</b>	\$	8,557,485	\$ 1,597,327	\$ 6,960,158

<b>D E B T</b>	<b>Additional Financial Data</b>	<b>FY2022 Budget</b>	<b>FY2022 Estimate</b>	<b>FY2023 Budget</b>
		<b>Debt Service</b>	\$ -	\$ -
	Principal	\$ -	\$ -	\$ -
	Interest	\$ -	\$ -	\$ -
	<b>Balance as of 6/30/21</b>		<b>Projected Balance as of 6/30/22</b>	<b>Projected Balance as of 6/30/23</b>
	<b>Year End Outstanding (Principal)</b>			
	Bond Debt	\$ -	\$ -	\$ -
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2023 BUDGET DETAIL

Fund Summary  
 Fund Name: Leland Woods Redevelopment Authority  
 TIRZ: 22  
 Fund Number: 7570/50

TIRZ Budget Line Items	FY2022 Budget	FY2022 Estimate	FY2023 Budget
<b>RESOURCES</b>			
RESTRICTED Funds - Capital Projects	\$ 188,592	\$ 192,027	\$ 434,033
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Earnest Funds (36 Acre Tract)	\$ -	\$ -	\$ -
<b>Beginning Balance</b>	<b>\$ 188,592</b>	<b>\$ 192,027</b>	<b>434,033</b>
City tax revenue	\$ 176,979	\$ 388,696	\$ 278,093
County tax revenue	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
<b>Incremental property tax revenue</b>	<b>\$ 176,979</b>	<b>388,696</b>	<b>278,093</b>
Proceeds from Land Sales	\$ -	\$ -	\$ -
<b>Miscellaneous revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ -	\$ -
<b>Other Interest Income</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	\$ -	\$ -	\$ -
<b>Grant Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	\$ -	\$ -	\$ -
<b>Proceeds from Bank Loan</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	\$ -	\$ -	\$ -
<b>Contract Revenue Bond Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	\$ -	\$ -	\$ -
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$ 365,571</b>	<b>580,723</b>	<b>712,126</b>

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ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2023 BUDGET DETAIL

Fund Summary  
Fund Name: Leland Woods Redevelopment Authority  
TIRZ: 22  
Fund Number: 7570/50

TIRZ Budget Line Items	FY2022 Budget	FY2022 Estimate	FY2023 Budget
<b>EXPENDITURES</b>			
Accounting	\$ 19,000	\$ 11,000	\$ 19,000
Administration Salaries & Benefits	\$ -	\$ -	\$ -
Auditor	\$ 8,000	\$ 10,925	\$ 12,000
Bond Services/Trustee/Financial Advisor	\$ -	\$ -	\$ -
Insurance	\$ 1,800	\$ 1,930	\$ 2,000
Office Administration	\$ 500	\$ 500	\$ 500
<b>TIRZ Administration and Overhead</b>	<b>\$ 29,300</b>	<b>\$ 24,355</b>	<b>\$ 33,500</b>
Closing Cost Land Acquisition	\$ -	\$ -	\$ -
Legal	\$ 8,000	\$ 7,000	\$ 8,000
Administrative Consultant	\$ 15,000	\$ 24,200	\$ 24,000
Planning/Engineering	\$ 100,000	\$ -	\$ 100,000
Property Maintenance	\$ -	\$ -	\$ -
<b>Program and Project Consultants</b>	<b>\$ 123,000</b>	<b>\$ 31,200</b>	<b>\$ 132,000</b>
<b>Management consulting services</b>	<b>\$ 152,300</b>	<b>\$ 55,555</b>	<b>\$ 165,500</b>
Capital Expenditures (See CIP Schedule)	\$ -	\$ -	\$ 195,000
	\$ -	\$ -	\$ -
<b>TIRZ Capital Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 195,000</b>
	\$ -	\$ -	\$ -
Developer Reimbursements (Contempo Builders)	\$ 65,000	\$ 71,700	\$ 70,300
Grant to Leland Woods RDA II	\$ -	\$ -	\$ -
<b>Developer / Project Reimbursements</b>	<b>\$ 65,000</b>	<b>\$ 71,700</b>	<b>\$ 70,300</b>
Loan debt service			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Convenience Fee	\$ -	\$ -	\$ -
<b>System debt service</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 217,300</b>	<b>\$ 127,255</b>	<b>\$ 430,800</b>
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Payment/transfer to ISD - educational facilities (Pass Through)	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 8,849	\$ 19,435	\$ 13,905
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)	\$ -	\$ -	\$ -
<b>Total Transfers</b>	<b>\$ 8,849</b>	<b>\$ 19,435</b>	<b>\$ 13,905</b>
<b>Total Budget</b>	<b>\$ 226,149</b>	<b>\$ 146,690</b>	<b>\$ 444,705</b>
RESTRICTED Funds - Capital Projects	\$ 139,422	\$ 434,033	\$ 267,421
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Earnest Funds	\$ -	\$ -	\$ -
<b>Ending Fund Balance</b>	<b>\$ 139,422</b>	<b>\$ 434,033</b>	<b>\$ 267,421</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 365,571</b>	<b>\$ 580,723</b>	<b>\$ 712,126</b>

Notes:

2023 - 2027 CAPITAL IMPROVEMENT PLAN  
TIRZ 22  
CIP by Project

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations							FY23 - FY27 Total	Cumulative Total (To Date)
			Through 2021	Projected 2022	2023	2024	2025	2026	2027		
B	T-2201	Multi-Street Mobility Improvements	\$ -	-	170,000	55,000	-	-	-	225,000	225,000
B	T-2202	Civic Art	\$ -	-	25,000	-	-	-	-	25,000	25,000
B	T-2299	Concrete Panel Replacement Program	\$ -	-	-	-	-	-	-	-	-
<b>Totals</b>			<b>\$ -</b>	<b>\$ -</b>	<b>\$ 195,000</b>	<b>\$ 55,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>

\* NOTE:  
\*\* NOTE:  
\*\*\* NOTE:

2023 - 2027 CAPITAL IMPROVEMENT PLAN  
TIRZ 22  
CIP by Sources of Funds

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations							FY23 - FY27 Total	Cumulative Total (To Date)
	Through 2021	Projected 2022	2023	2024	2025	2026	2027		
TIRZ Funds	-	-	195,000	55,000	-	-	-	250,000	250,000
City of Houston	-	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
<b>Project Total</b>	-	-	<b>195,000</b>	<b>55,000</b>	-	-	-	<b>250,000</b>	<b>250,000</b>

<b>Project:</b>	<b>Multi-Street Mobility Improvements</b>	<b>City Council District</b>	<b>Key Map:</b>		<b>WBS.:</b>	<b>T-2201</b>		
		<b>Location:</b>	B	<b>Geo. Ref.:</b>				
		<b>Served:</b>	B	<b>Neighborhood:</b>				
<b>Description:</b>	Multiple Street projects through out the zone which provide an immediate community impact with public improvements such as panel replacements, asphalt repairs, striping, and curb and ramps and sidewalks.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2023	2024	2025	2026	2027	Total
<b>Justification:</b>	Many of the streets throughout the zone are in need of repair. Work can be implemented in phases with existing increment revenue.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	50,000	-	-	-	-	\$ 50,000	\$ 50,000
4	Construction	-	-	-	110,000	50,000	-	-	-	\$ 160,000	\$ 160,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	10,000	5,000	-	-	-	\$ 15,000	\$ 15,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	10,000	5,000	-	-	-	\$ 15,000	\$ 15,000
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ 170,000	\$ 55,000	\$ -	\$ -	\$ -	\$ 225,000	\$ 225,000
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	170,000	55,000	-	-	-	\$ 225,000	\$ 225,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grant Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ 170,000	\$ 55,000	\$ -	\$ -	\$ -	\$ 225,000	\$ 225,000

\*NOTE:

<b>Project:</b> Civic Art	<b>City Council District</b>	<b>Key Map:</b>		<b>WBS.:</b>	<b>T-2202</b>		
	<b>Location:</b> B	<b>Geo. Ref.:</b>					
	<b>Served:</b> B	<b>Neighborhood:</b>					
<b>Description:</b> Civic art works. Murals, banner districts, sculpture programs.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
		<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>Total</b>
	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
<b>Justification:</b> Promote community identify and economic development.	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						-

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	5,000	-	-	-	-	\$ 5,000	\$ 5,000
4	Construction	-	-	-	20,000	-	-	-	-	\$ 20,000	\$ 20,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	25,000	-	-	-	-	\$ 25,000	\$ 25,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grant		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000

<b>Project:</b> Concrete Panel Replacement Program		<b>City Council District:</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-2299</b>	
		<b>Location:</b> B		<b>Geo. Ref.:</b>							
		<b>Served:</b> B		<b>Neighborhood:</b>							
<b>Description:</b>	Street maintenance program.			<b>Operating and Maintenance Costs: (\$ Thousands)</b>							
				2014	2015	2016	2017	2018	Total		
				-	-	-	-	-	-		
				-	-	-	-	-	-		
<b>Justification:</b>	Mobility improvements to extend the life of roads. Leverage City of Houston participation.			Svcs. & Chgs.	-	-	-	-	-		
				Capital Outlay	-	-	-	-	-		
				<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				<b>FTEs</b>							

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -