

**CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2027 BUDGET PROFILE**

Fund Summary
Fund Name: **Midtown Redevelopment Authority**
TIRZ: **02**
Fund Number: **7550/50**

P R O F I L E	Base Year:	1995
	Base Year Taxable Value:	\$ 211,775,890
	Projected Taxable Value (TY2026):	\$ 2,948,747,923
	Current Taxable Value (TY2025):	\$ 2,938,365,167
	Acres:	915.56
	Administrator (Contact):	
	Contact Number:	(713) 526-7577

N A R R A T I V E	Zone Purpose:
	Tax Increment Reinvestment Zone Number Two, City of Houston, Texas was created by the City for the purposes of eliminating urban blight with revitalization providing public right-of-way improvements and enhancements such as: street resurfacing, utilities, street lighting, street art, street furniture, enhanced landscaping, irrigation, and decorative and wider sidewalks.
	FY2025/FY2026 Accomplishments:
	Street Overlay and Safe Sidewalks Projects Planning and design for additional street pavement and sidewalk improvement projects associated with its Street Overlay and Safe Sidewalk Programs. Work includes comprehensive mill and asphalt overlay with crosswalk and pavement marking improvements and repair and replacement of damaged and missing sidewalks and accessibility ramps. Corridors currently in design include Isabella, Truxillo, Jackson, Chenevert, Hadley, Cleburne, and Caroline Streets. The Authority has secured a \$1,562,000 FTA grant and \$179,000 Council District Service Funds (District D, CM Evans Shabazz) supporting mobility and pedestrian improvements along Cleburne Street and Caroline Street.
	Brazos Street Reconstruction Planning and development of concepts for public realm enhancements along Brazos Street from St. Joseph to Elgin. The project will incorporate environmentally friendly streetscape elements including lighting and tree canopy expansion similar to those on Bagby Street. Conceptual design of the project was updated to align with City's guiding mobility principles.
	Operations and Maintenance - As a direct consequence of an expanding list of projects, particularly park and public space projects, the Zone must provide for operation of the Zone's existing and planned facilities in the near term and in years to come beyond the duration of the Zone. To sustain operations and maintenance, the Authority recently made capital improvements to Midtown Park, Bagby Park, and Main Street.
	Affordable Housing Initiatives The Authority continues to advance its Affordable Housing Program, with a strong emphasis on strategic partnerships, and development agreements that expand access to quality housing for low- and moderate-income households. The Authority has partnered with City of Houston Housing and Community Development (HCD) Department for administration of its Affordable Housing Program in the Greater Third Ward community.
	Real Estate Development The Authority facilitated Developer Engagement Workshops to identify barriers and incentives for future development. Workshops included surveys with developers and the public and targeted discussion on public safety, vitality, and infrastructure strategies to understand stakeholder priorities. Outcomes of the workshops include recommendations for priority

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/25)	Variance
P R O J E C T P L A N	Capital Projects:			
	Streets and Utilities	\$ 164,063,856	\$ 45,470,630	\$ 118,593,226
	Streetscape and Gateways	70,773,654	43,366,272	\$ 27,407,382
	Public Infrastructure	77,000,000	57,990,578	\$ 19,009,422
	Real Property Assembly	25,533,106	17,135,609	\$ 8,397,497
	Professional Services	11,966,225	8,714,937	\$ 3,251,288
	Historic Preservation	10,139,992	139,992	\$ 10,000,000
	Parks and Recreational Facilities	53,903,004	31,980,400	\$ 21,922,604
	Safety and Security Infrastructure	1,576,282	-	\$ 1,576,282
	Remediation Improvements	4,393,956	-	\$ 4,393,956
	Cultural and Public Facilities Improvements	16,633,276	6,077,677	\$ 10,555,599
	Total Capital Projects	\$ 435,983,351	\$ 210,876,095	\$ 225,107,256
	Affordable Housing	294,840,659	159,951,463	134,889,196
	Education Project Costs	83,770,000	97,630,636	(13,860,636)
	Financing Costs	95,507,011	82,709,154	12,797,857
	Zone Administration	50,286,136	25,017,683	25,268,453
	Total Project Plan	\$ 960,387,157	\$ 576,185,031	\$ 384,202,126

D E B T	Additional Financial Data	FY2026 Budget	FY2026 Estimate	FY2027 Budget
D E B T	<u>Debt Service</u>	\$ 8,925,216	\$ 7,461,611	\$ 6,244,966
	Principal	\$ 6,587,441	\$ 4,813,968	\$ 3,775,000
	Interest	\$ 2,337,775	\$ 2,647,643	\$ 2,469,966
		Balance as of 6/30/25	Projected Balance as of 6/30/26	Projected Balance as of 6/30/27
	<u>Year End Outstanding (Principal)</u>			
	Bond Debt	\$ 63,135,000	\$ 58,630,000	\$ 54,855,000
	Bank Loan	\$ 308,968	\$ 2,608,371	\$ 308,968
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2027 BUDGET DETAIL

Fund Summary
Fund Name: Midtown Redevelopment Authority
TIRZ: 02
Fund Number: 7550/50

TIRZ Budget Line Items	FY2026 Budget	FY2026 Estimate	FY2027 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 27,327,407	\$ 24,717,118	\$ 58,161,859
RESTRICTED Funds - Affordable Housing	\$ 2,865,579	\$ 41,099,580	\$ 2,009,358
RESTRICTED Funds - Bond Debt Service	\$ 5,331,491	\$ 14,302,294	\$ 14,908,473
Beginning Balance	\$ 35,524,477	\$ 80,118,992	\$ 75,079,690
City tax revenue	\$ 12,902,156	\$ 12,727,488	\$ 12,774,202
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ 12,203,677	\$ -	\$ -
ISD tax revenue - Pass Through	\$ 6,979,916	\$ -	\$ -
Community College tax revenue	\$ 2,012,110	\$ 2,129,236	\$ 2,129,236
Incremental Property Tax Revenue	\$ 34,097,859	14,856,724	14,903,438
Midtown Management District Reimbursement	\$ 853,000	\$ 516,716	\$ 500,000
Co-Located Entity Reimbursement - FWRA	\$ 40,000	\$ 36,400	\$ 40,000
Other Revenue	\$ 50,000	\$ 228,827	\$ 50,000
Contribution to MIDTOWN Park	\$ 282,094	\$ -	\$ -
Miscellaneous Revenue	\$ 1,225,094	781,942	590,000
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 1,749,000	\$ 1,718,481	\$ 1,200,000
Other Interest Income	\$ 1,749,000	1,718,481	1,200,000
Grant (MMD passthrough)	\$ -	\$ 110,000	\$ 400,000
Grant Proceeds	\$ -	\$ 110,000	\$ 400,000
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 72,596,430	97,586,139	92,173,128
EXPENDITURES			
Accounting	\$ 200,000	\$ 193,075	\$ 210,000
Administration Salaries & Benefits	\$ 620,000	\$ 1,631,477	\$ 1,824,482
Auditor	\$ 50,000	\$ 45,000	\$ 52,000
Bond Services/Trustee/Financial and Tax Advisor	\$ 25,000	\$ 9,398	\$ 25,000
Insurance	\$ 800,000	\$ 490,371	\$ 600,000
Office Administration	\$ 268,398	\$ 239,279	\$ 290,000
FWRA Reimbursement	\$ 40,000	\$ 36,400	\$ 40,000
Midtown Management District	\$ 1,333,000	\$ 516,716	\$ 500,000
TIRZ Administration and Overhead	\$ 3,336,398	\$ 3,161,716	\$ 3,541,482
Engineering Consultants/Landscape Architects	\$ 95,000	\$ 107,229	\$ 120,000
Planning Consultants	\$ 254,030	\$ 196,962	\$ 254,030
Legal	\$ 545,000	\$ 576,480	\$ 545,000
Other Consultants	\$ 248,309	\$ 356,516	\$ 447,500
Program and Project Consultants	\$ 1,142,339	\$ 1,237,187	\$ 1,366,530
Management Consulting Services	\$ 4,478,737	4,398,903	4,908,012
Capital Expenditures (See CIP Schedule)	\$ 3,699,301	\$ 3,596,635	\$ 20,285,970
Affordable Housing	\$ 3,661,152	\$ 3,794,677	\$ 3,072,500
TIRZ Capital Expenditures	\$ 7,360,453	7,391,312	23,358,470
Loss on Sale of Affordable Housing Land	\$ 3,506,329	\$ 484,571	\$ -
Grant Passthrough (MMD Grants)	\$ 700,000	\$ 110,000	\$ 400,000
Special Projects as determined by the City of Houston	\$ 125,000	-	125,000
Caydon	\$ 700,683	-	-
Rice ION	\$ 345,796	\$ 274,525	\$ 345,796
Pearl Market Place	\$ -	\$ 251,108	\$ -
Mid Main	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ 1,046,479	525,633	345,796
Bond Debt Service (Series 2015)			
Principal	\$ 2,645,000	\$ -	\$ -
Interest	\$ 132,250	\$ -	\$ -
Bond Debt Service (Series 2017)			
Principal	\$ 695,000	\$ 1,270,000	\$ 430,000
Interest	\$ 1,696,125	\$ 1,661,375	\$ 1,597,875
Bond Debt Service (Series 2020)			
Principal	\$ 715,000	\$ 755,000	\$ 790,000
Interest	\$ 353,550	\$ 317,800	\$ 280,050
Cost of Issuance	\$ -	\$ -	\$ -
Bond Debt Service (Series 2022)			
Principal	\$ 235,000	\$ 2,480,000	\$ 2,555,000
Interest	\$ 674,072	\$ 666,972	\$ 592,041
Arbitrage Rebate	\$ 114,508	\$ 114,508	\$ 200,000
Loan debt service (HMAAC)	\$ -	\$ -	\$ -
Principal	\$ 210,718	\$ 308,968	\$ -
Interest	\$ 15,850	\$ 1,496	\$ -
Line of Credit For MT Parking Garage			
Principal	\$ 2,086,723	\$ -	\$ -
Interest	\$ 140,000	\$ -	\$ -
Convenience Fee	\$ -	\$ -	\$ -
System Debt Service	\$ 9,713,796	7,576,119	6,444,966
TOTAL PROJECT COSTS	\$ 26,930,794	20,486,538	35,582,244
Payment/transfer to ISD - educational facilities	\$ 610,080	\$ -	\$ -
Payment/transfer to ISD - educational facilities (Pass Through)	\$ 5,648,388	\$ -	\$ -
Administration Fees:			
City	\$ 645,108	\$ 636,374	\$ 638,710
County	\$ -	\$ -	\$ -
ISD	\$ 25,000	\$ -	\$ -
HCC	\$ 25,000	\$ 25,000	\$ 25,000
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 730,000	\$ 1,121,185	\$ 1,151,613
Municipal Services - Supplemental	\$ 544,000	\$ 237,352	\$ 544,000
Total Transfers	\$ 8,227,576	2,019,911	2,359,323
Total Budget	\$ 35,158,370	22,506,449	37,941,567
RESTRICTED Funds - Capital Projects	\$ 20,520,229	\$ 58,161,859	\$ 37,313,730
RESTRICTED Funds - Affordable Housing	\$ 2,009,358	\$ 2,009,358	\$ 2,009,358
RESTRICTED Funds - Bond Debt Service	\$ 14,908,473	\$ 14,908,473	\$ 14,908,473
Ending Fund Balance	\$ 37,438,060	75,079,690	54,231,561
Total Budget & Ending Fund Balance	\$ 72,596,430	\$ 97,586,139	\$ 92,173,128

Notes:

2027 - 2031 CAPITAL IMPROVEMENT PLAN
TIRZ No. 2 MIDTOWN REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								Cumulative Total (To Date)
			Through 2025	Projected 2026	2027	2028	2029	2030	2031	FY27 - FY31 Total	
C	T-0203	Entry Portals	\$ -	(20,000)	-	-	-	-	-	-	(20,000)
C,D	T-0204	Enhanced Lighting	\$ 975,078	7,410	507,410	407,410	407,410	407,410	57,410	1,787,052	2,769,541
C,D	T-0207	Operating of Zone & Project Facilities	\$ 1,841,286	2,079,284	790,000	665,000	670,000	675,000	680,000	3,480,000	7,400,570
C,D	T-0210	Main Street Enhancements	\$ 2,221,159	-	-	-	-	-	-	-	2,221,159
C,D	T-0213	Alabama Street	\$ 731,892	\$ -	160,100	1,440,100	4,020,100	4,020,100	-	9,640,400	10,372,292
D	T-0214	Caroline Street Reconstruction	\$ 11,133,755	10,455	3,200,000	-	-	-	-	3,200,000	14,344,210
C	T-0221	Midtown Park (Superblock)	\$ 9,154,967	24,597	801,350	887,550	2,050,175	3,537,880	1,345,670	8,622,625	17,802,189
C,D	T-0222	Street Overlay Program	\$ 721,253	389,977	5,625,000	1,150,000	1,650,000	1,500,000	-	9,925,000	11,036,230
C,D	T-0223	Safe Sidewalk Program	\$ -	-	2,925,000	320,100	260,100	260,100	-	3,765,300	3,765,300
C	T-0224	402/410 Pierce Building Maintenance	\$ 73,579	271,496	2,381,000	683,300	685,600	688,000	690,500	5,128,400	5,473,475
C,D	T-0225	Mobility & Pedestrian Improvements	\$ 428,207	97,843	200,000	305,300	305,300	305,300	305,300	1,421,200	1,947,250
C,D	T-0230	Wheeler St. Pedestrian Enhancements	\$ -	-	-	-	670,600	3,770,600	2,700,000	7,141,200	7,141,200
C,D	T-0232	Public and Cultural Facilities***	\$ 756,700	427,410	907,410	-	-	-	-	907,410	2,091,520
C	T-0233	Parking Garage - Midtown Park	\$ 18,686,690	6,389	510,250	449,200	761,400	623,700	986,000	3,330,550	22,023,629
C,D	T-0234	Parks & Open Spaces	\$ 203,383	147,226	100,000	205,300	205,300	205,300	205,300	921,200	1,271,809
C,D	T-0235	Public Art	\$ -	-	255,300	255,300	255,300	255,300	255,300	1,276,500	1,276,500
C	T-0236	Bagby Park	\$ 1,793,741	38,603	342,650	379,200	776,400	1,013,700	371,000	2,882,950	4,715,294
C	T-0239	Brazos Street	\$ 866,895	58,936	325,000	4,770,100	4,020,100	15,100	-	9,130,300	10,056,131
C,D	T-0240	Real Estate Development	\$ -	\$ 56,932	\$ 1,255,500	\$ 1,105,500	\$ 1,005,500	\$ -	-	3,366,500	3,423,432
C,D	T-0242	Webster Street	\$ -	-	-	-	-	670,500	1,040,000	1,710,500	1,710,500
C,D	T-0244	Museum District - Main Street Enhancements	\$ -	-	-	50,000	1,400,000	1,500,000	-	2,950,000	2,950,000
C,D	T-0247	159/69 CAP Park (NHHIP)	\$ -	-	-	-	140,500	6,890,500	790,500	7,821,500	7,821,500
C	T-0248	Tuam Street	\$ -	75	-	-	-	-	-	-	75
C,D	T-0251	Pierce Elevated	\$ -	\$ -	-	-	-	100,000	100,000	200,000	200,000
C,D	T-0299	Concrete Panel Replacement Program	\$ -	-	-	35,000	35,000	35,000	35,000	140,000	140,000
Totals			\$ 49,588,585	\$ 3,596,635	\$ 20,285,970	\$ 13,108,360	\$ 19,318,785	\$ 26,473,490	9,561,980	\$ 88,748,587	\$ 141,933,807

* NOTE:

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Source of Funds	Fiscal Year Planned Appropriations								
	Through 2025	Projected 2026	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
TIRZ Funds	40,211,192	3,409,159	16,891,113	10,693,360	12,625,949	21,895,854	8,946,980	71,053,258	114,673,609
City of Houston	-	-	179,000	-	-	-	-	179,000	179,000
Grants	4,062,636	-	2,704,857	2,000,000	6,177,836	4,062,636	-	14,945,329	19,007,965
Other	-	-	-	-	-	-	-	-	-
Bond Proceeds	5,314,757	187,476	761,000	765,000	765,000	765,000	765,000	3,821,000	9,323,233
Project Total	49,588,585	3,596,635	20,535,970	13,458,360	19,568,785	26,723,490	9,711,980	89,998,587	143,183,807

Project: Entry Portals				City Council District		Key Map:	494	WBS.:		T-0203	
				Location: C		Geo. Ref.:					
				Served: C		Neighborhood:	62				
Description:	Plazas, public squares, and landscaping in public right-of-way at entry points into Zone.			Operating and Maintenance Costs: (\$ Thousands)							
					2027	2028	2029	2030	2031	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Improvements will provide unique identity branding in Midtown and enhance connectivity to neighboring communities.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
				Fiscal Year Planned Expenses							
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-					-	\$ -	\$ -
2	Acquisition	-	-	-	-				-	\$ -	\$ -
3	Design	-	150,000						-	\$ -	\$ -
4	Construction	-	150,000	(20,000)					-	\$ -	\$ (20,000)
5	Equipment	-	-	-	-				-	\$ -	\$ -
6	Close-Out	-	-	-	-				-	\$ -	\$ -
7	Other	-	5,300						-	\$ -	\$ -
8	Operation and Maintenance	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	5,300	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 305,300	\$ (20,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (20,000)
Source of Funds											
TIRZ Funds		-	305,300	(20,000)	-	-	-	-	-	\$ -	\$ (20,000)
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 305,300	\$ (20,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (20,000)

*NOTE:

Project:Enhanced Lighting				City Council District		Key Map:	493	WBS.:		T-0204	
				Location:C,D		Geo. Ref.:					
				Served:C,D		Neighborhood:	62				
Description:	Installation by CenterPoint Energy of additional Midtown branded decorative streetlights beyond standard City spacing minimums in replacement of standard Cobra-head style streetlights. In FY27, includes capital replacement of public realm lighting (streetscape, parks, etc.) as recommended by recent Pedestrian Lighting Assessment.			Operating and Maintenance Costs: (\$ Thousands)							
					2027	2028	2029	2030	2031	Total	
Personnel				-	-	-	-	-	\$-		
Supplies				-	-	-	-	-	\$-		
Svcs. & Chgs.				-	-	-	-	-	\$-		
Capital Outlay				-	-	-	-	-	\$-		
Total				\$-	\$-	\$-	\$-	\$-	\$-		
Justification:	Additional lighting improves safety and continues consistent Midtown branding in the Zone.			FTEs							
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-		-	-	-	-	-	-	\$-	\$-
2	Acquisition	-	-	-	-	-	-	-	-	\$-	\$-
3	Design	-	-	-	-	-	-	-	-	\$-	\$-
4	Construction	-	-	-	-	-	-	-	-	\$-	\$-
5	Equipment	975,078	150,000		350,000	350,000	350,000	350,000	-	\$1,400,000	\$2,375,078
6	Close-Out	-	-	-	-	-	-	-	-	\$-	\$-
7	Other	-	5,000	7,410	7,410	7,410	7,410	7,410	7,410	\$37,052	\$44,463
8	Operation and Maintenance	-	-	-	150,000	50,000	50,000	50,000	50,000	\$350,000	\$350,000
		-		-	-	-	-	-	-	\$-	\$-
		-		-	-	-	-	-	-	\$-	\$-
		-	-	-	-	-	-	-	-	\$-	\$-
Other Sub-Total:		-	5,000	7,410	157,410	57,410	57,410	57,410	57,410	\$387,052	\$394,463
Total Allocations		\$975,078	\$155,000	\$7,410	\$507,410	\$407,410	\$407,410	\$407,410	\$57,410	\$1,787,052	\$2,769,541
Source of Funds											
TIRZ Funds		975,078	155,000	7,410	507,410	407,410	407,410	407,410	57,410	\$1,787,052	\$2,769,541
City of Houston		-	-	-	-	-	-	-	-	\$-	\$-
Grants		-	-	-	-	-	-	-	-	\$-	\$-
Other Loan		-	-	-	-	-	-	-	-	\$-	\$-
Bond Proceeds		-	-	-	-	-	-	-	-	\$-	\$-
Total Funds		\$975,078	\$155,000	\$7,410	\$507,410	\$407,410	\$407,410	\$407,410	\$57,410	\$1,787,052	\$2,769,541

*NOTE:

Project: Operating of Zone & Project Facilities				City Council District		Key Map:	494	WBS.:		T-0207	
				Location: C,D		Geo. Ref.:					
				Served: C,D		Neighborhood:	62				
Description: As a direct consequence of an expanding list of projects, the Zone must provide for operation of Zone's existing and planned facilities. Prior to FY27, operation and management of Zone's facilities, including Bagby Park, Midtown Park and the parking facilities constructed beneath Midtown Park, was administered by Midtown Improvement and Development Corporation (MIDCorp) d/b/a Midtown Parks Conservancy (MPC) through an agreement to operate, manage, maintain, and preserve certain park facilities. In FY27, operation and management funding previously transferred to Midtown Parks Conservancy per previous agreement is now Per Midtown's Project Plan, up to 5% of project costs may be used to adequately provide for operation of Zone facilities.		Justification: Per Midtown's Project Plan, up to 5% of project costs may be used to adequately provide for operation of Zone facilities.		Operating and Maintenance Costs: (\$ Thousands)							
					2027	2028	2029	2030	2031	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
				Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
FTEs						-					
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction & Mngt	1,841,286	450,000	2,025,499	210,000	215,000	220,000	225,000	230,000	\$ 1,100,000	\$ 4,966,785
5	Equipment	-	-	-	180,000	50,000	50,000	50,000	50,000	\$ 380,000	\$ 380,000
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	550,000	53,785	150,000	150,000	150,000	150,000	150,000	\$ 750,000	\$ 803,785
8	Operation and Maintenance	-	-	-	250,000	250,000	250,000	250,000	250,000	\$ 1,250,000	\$ 1,250,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	550,000	53,785	400,000	400,000	400,000	400,000	400,000	\$ 2,000,000	\$ 2,053,785
Total Allocations											
		\$ 1,841,286	\$ 1,000,000	\$ 2,079,284	\$ 790,000	\$ 665,000	\$ 670,000	\$ 675,000	\$ 680,000	\$ 3,480,000	\$ 7,400,570
Source of Funds											
TIRZ Funds		1,841,286	1,000,000	2,079,284	790,000	665,000	670,000	675,000	680,000	\$ 3,480,000	\$ 7,400,570
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 1,841,286	\$ 1,000,000	\$ 2,079,284	\$ 790,000	\$ 665,000	\$ 670,000	\$ 675,000	\$ 680,000	\$ 3,480,000	\$ 7,400,570

*NOTE:

Project: Main Street Enhancements				City Council District		Key Map:	494	WBS.:		T-0210	
				Location: C,D		Geo. Ref.:					
				Served: C,D		Neighborhood:	62				
Description: Streetscape enhancements between Pierce St. and Wheeler St., including sidewalk improvements with landscaping, lighting, and pedestrian-related infrastructure.		Operating and Maintenance Costs: (\$ Thousands)									
			2027	2028	2029	2030	2031	Total			
		Personnel	-	-	-	-	-	\$ -			
		Supplies	-	-	-	-	-	\$ -			
		Svcs. & Chgs.	-	-	-	-	-	\$ -			
Justification: Enhanced streetscapes increase safety and connectivity for pedestrians and encourage additional development along this important corridor.		Capital Outlay	-	-	-	-	-	\$ -			
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
		FTEs									
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	88,465	80,000	-	-	-	-	-	-	\$ -	\$ 88,465
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	402,988	200,000	-	-	-	-	-	-	\$ -	\$ 402,988
4	Construction & Mgmt.	1,712,606	150,000	-	-	-	-	-	-	\$ -	\$ 1,712,606
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other -	17,100	20,130	-	-	-	-	-	-	\$ -	\$ 17,100
8	Operation and Maintenance	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		17,100	20,130	-	-	-	-	-	-	\$ -	\$ 17,100
Total Allocations		\$ 2,221,159	\$ 450,130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,221,159
Source of Funds											
TIRZ Funds		2,221,159	450,130	-	-	-	-	-	-	\$ -	\$ 2,221,159
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 2,221,159	\$ 450,130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,221,159

*NOTE:

Project: Alabama Street				City Council District		Key Map:		494		WBS.: T-0213				
				Location:		C,D		Geo. Ref.:						
				Served:		C,D		Neighborhood:				62		
Description:	Public realm enhancements to major corridor between Spur 527 and Chenevert St. Project will incorporate environmentally friendly streetscape elements including lighting and tree canopy expansion similar to Bagby Street. Project is partially funded through a Federal Transit Administration ("FTA") grant.			Operating and Maintenance Costs: (\$ Thousands)										
					2027	2028	2029	2030	2031	Total				
Justification:	Mobility, infrastructure, and pedestrian improvements to create comfortable and safe corridor to better accommodate growing mobility and infrastructure demands. Improvements will facilitate additional redevelopment along corridor.			Personnel	-	-	-	-	-	\$	-			
				Supplies	-	-	-	-	-	-	\$	-		
				Svcs. & Chgs.	-	-	-	-	-	-	\$	-		
				Capital Outlay	-	-	-	-	-	-	\$	-		
				Total	\$	-	\$	-	\$	-	\$	-	\$	-
				FTEs									-	
Fiscal Year Planned Expenses														
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)			
Phase														
1	Planning	-	150,000	-	150,000			-	-	\$ 150,000	\$ 150,000			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -			
3	Design	731,892	-	-	-	1,410,000		-	-	\$ 1,410,000	\$ 2,141,892			
4	Construction & Mngt	-	-	-	-	-	4,000,000	4,000,000		\$ 8,000,000	\$ 8,000,000			
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -			
7	Other	-	-	-	10,100	30,100	20,100	20,100		\$ 80,400	\$ 80,400			
8	Operation and Maintenance	-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other Sub-Total:		-	-	-	10,100	30,100	20,100	20,100	-	\$ 80,400	\$ 80,400			
Total Allocations														
		\$ 731,892	\$ 150,000	\$ -	\$ 160,100	\$ 1,440,100	\$ 4,020,100	\$ 4,020,100	\$ -	\$ 9,640,400	\$ 10,372,292			
Source of Funds														
TIRZ Funds		731,892	150,000	-	160,100	1,440,100	1,957,464	2,020,100	-	\$ 5,577,764	\$ 6,309,656			
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -			
Grants		-	-	-	-	-	2,062,636	2,000,000	-	\$ 4,062,636	\$ 4,062,636			
Other		-	-	-	-	-	-	-	-	\$ -	\$ -			
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Funds		\$ 731,892	\$ 150,000	\$ -	\$ 160,100	\$ 1,440,100	\$ 4,020,100	\$ 4,020,100	\$ -	\$ 9,640,400	\$ 10,372,292			

*NOTE:

Project: Caroline Street Reconstruction				City Council District		Key Map:	493	WBS.:		T-0214	
				Location:	D	Geo. Ref.:					
				Served:	D	Neighborhood:	62				
Description: Roadway, infrastructure, bicycle, and streetscape enhancements between Pierce St. and Elgin St. Project incorporates green stormwater infrastructure and environmentally friendly streetscape elements installed on Bagby St. Construction of the project is managed by TxDOT and is partially funded with a \$5,500,000 TxDOT Grant. Additional improvements between Elgin St. and Holman St. planned in partnership with Houston Community College (HCC). In FY27, payment of remaining balance to TxDOT for construction and TxDOT management fees		Operating and Maintenance Costs: (\$ Thousands)									
			2027	2028	2029	2030	2031	Total			
		Personnel	-	-	-	-	-	\$ -			
		Supplies	-	-	-	-	-	\$ -			
		Svcs. & Chgs.	-	-	-	-	-	\$ -			
		Capital Outlay	-	-	-	-	-	\$ -			
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
FTEs						-					
Justification: Mobility, infrastructure, and pedestrian improvements are part of City of Houston's Complete Streets Program seeking to balance needs of all modes of transportation including automobiles, pedestrians and bicycles with local businesses and on-street parking. Partnership between Midtown Redevelopment Authority and HCC is partially funded through a TxDOT grant.											
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	35,000	75,000	-	-				-	\$ -	\$ 35,000
2	Acquisition	-	-	-	-				-	\$ -	\$ -
3	Design	1,230,000	-	-					-	\$ -	\$ 1,230,000
4	Construction & Mgmt	9,601,859	163,463	10,455	3,200,000				-	\$ 3,200,000	\$ 12,812,314
5	Equipment	-	-	-	-				-	\$ -	\$ -
6	Close-Out	-	-	-	-				-	\$ -	\$ -
7	Other - Legal	266,896	67,373	-	-				-	\$ -	\$ 266,896
8	Operation and Maintenance	-		-						\$ -	\$ -
		-		-	-	-	-	-	-	\$ -	\$ -
		-		-	-	-	-	-	-	\$ -	\$ -
		-		-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		266,896	67,373	-	-	-	-	-	-	\$ -	\$ 266,896
Total Allocations		\$ 11,133,755	\$ 305,836	\$ 10,455	\$ 3,200,000	\$ -	\$ -	\$ -	\$ -	\$ 3,200,000	\$ 14,344,210
Source of Funds											
TIRZ Funds		1,756,362	305,836	10,455	3,200,000	-	(2,000,000)	(2,062,636)	-	\$ (862,636)	\$ 904,181
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		4,062,636	-	-	-	-	2,000,000	2,062,636		\$ 4,062,636	\$ 8,125,272
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Bond Proceeds		5,314,757	-	-		-	-	-	-	\$ -	\$ 5,314,757
Total Funds		\$ 11,133,755	\$ 305,836	\$ 10,455	\$ 3,200,000	\$ -	\$ -	\$ -	\$ -	\$ 3,200,000	\$ 14,344,210

*NOTE:

Project: Midtown Park (Superblock)				City Council District		Key Map:	493	WBS.:		T-0221	
				Location:	C	Geo. Ref.:					
				Served:	C	Neighborhood:	62				
Description:		Renovations to MRA-owned signature park space located adjacent to the McGowen Street METRORail Station at Main/McGowen intersection to facilitate additional programming. Three-acre park includes pavilion, dog park, water features, children's interactive play area, public art installations, and front plaza area featuring cascading fountain. In FY27, operation and management funding previously transferred to Midtown Parks Conservancy per previous agreement is now directly allocated to respective projects.			Operating and Maintenance Costs: (\$ Thousands)						
						2027	2028	2029	2030	2031	Total
					Personnel	-	-	-	-	-	\$ -
Justification:		Successful parks are a key component of sustainable infrastructure and a healthy vibrant quality of life. This development will enhance the quality of life for current Midtown residents and business owners by providing new outdoor activity space. It will also become a destination to attract visitors from surrounding communities.			Supplies	-	-	-	-	-	\$ -
					Svcs. & Chgs.	-	-	-	-	-	\$ -
					Capital Outlay	-	-	-	-	-	\$ -
					Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					FTEs						-
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	467,004	75,000	-	75,000	-	-	-	-	\$ 75,000	\$ 542,004
2	Acquisition	3,506,306	-	-	-	-	-	-	-	\$ -	\$ 3,506,306
3	Design	1,700,028	1,225,000	-	-	1,225,000	-	-	-	\$ 1,225,000	\$ 2,925,028
4	Construction & Mgmt	2,997,186	2,700,000	17,187	-	-	2,700,000	500,000	-	\$ 3,200,000	\$ 6,214,373
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other-	484,443	10,300	7,410	85,000	87,550	90,175	92,880	95,670	\$ 451,275	\$ 943,128
8	Operation and Maintenance	-	-	-	716,350	725,000	735,000	745,000	750,000	\$ 3,671,350	\$ 3,671,350
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		484,443	10,300	7,410	801,350	812,550	825,175	837,880	845,670	\$ 4,122,625	\$ 4,614,478
Total Allocations		\$ 9,154,967	\$ 4,010,300	\$ 24,597	\$ 801,350	\$ 887,550	\$ 2,050,175	\$ 3,537,880	\$ 1,345,670	\$ 8,622,625	\$ 17,802,189
Source of Funds											
TIRZ Funds		9,154,967	4,010,300	24,597	801,350	887,550	2,050,175	3,537,880	1,345,670	\$ 8,622,625	\$ 17,802,189
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Events					100,000	100,000	100,000	100,000	100,000	\$ 500,000	
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 9,154,967	\$ 4,010,300	\$ 24,597	\$ 901,350	\$ 987,550	\$ 2,150,175	\$ 3,637,880	\$ 1,445,670	\$ 9,122,625	\$ 17,802,189

*NOTE:

Project: Street Overlay Program				City Council District		Key Map:	493	WBS.:		T-0222				
				Location:	C,D	Geo. Ref.:								
				Served:	C,D	Neighborhood:	62							
Description:	Comprehensive mill and asphalt overlay with crosswalk and pavement marking improvements to local streets. Corridors currently in design include Isabella, Truxillo, Jackson, Chenevert, Hadley, Cleburne, and Caroline Streets. Project is partially funded by HUD Earmark/ Community Project Funds for mobility improvements on Truxillo and Isabella Street.			Operating and Maintenance Costs: (\$ Thousands)										
					2027	2028	2029	2030	2031	Total				
Justification:	Mobility improvements to extend service life of deteriorated roadway and provide comfortable and safe corridors.			Personnel	-	-	-	-	-	\$	-			
				Supplies	-	-	-	-	-	\$	-			
				Svcs. & Chgs.	-	-	-	-	-	\$	-			
				Capital Outlay	-	-	-	-	-	\$	-			
				Total	\$	-	\$	-	\$	-	\$	-	\$	-
				FTEs								-		
Fiscal Year Planned Expenses														
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)			
Phase														
1	Planning	-	50,000	-	-	50,000	-	-	-	\$ 50,000	\$ 50,000			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -			
3	Design	-	400,000	375,156	150,000	50,000	100,000	-	-	\$ 300,000	\$ 675,156			
4	Construction	721,253	1,250,000	-	5,475,000	1,000,000	1,500,000	1,500,000	-	\$ 9,475,000	\$ 10,196,253			
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -			
7	Other	-	50,000	14,821	-	50,000	50,000	-	-	\$ 100,000	\$ 114,821			
8	Operation and Maintenance	-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other Sub-Total:		-	50,000	14,821	-	50,000	50,000	-	-	\$ 100,000	\$ 114,821			
Total Allocations		\$ 721,253	\$ 1,750,000	\$ 389,977	\$ 5,625,000	\$ 1,150,000	\$ 1,650,000	\$ 1,500,000	\$ -	\$ 9,925,000	\$ 11,036,230			
Source of Funds														
TIRZ Funds		721,253	1,750,000	389,977	4,482,143	1,150,000	1,650,000	1,500,000	-	\$ 8,782,143	\$ 9,893,373			
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -			
Grants		-	-	-	1,142,857			-	-	\$ 1,142,857	\$ 1,142,857			
Other		-	-	-	-	-	-	-	-	\$ -	\$ -			
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Funds		\$ 721,253	\$ 1,750,000	\$ 389,977	\$ 5,625,000	\$ 1,150,000	\$ 1,650,000	\$ 1,500,000	\$ -	\$ 9,925,000	\$ 11,036,230			

*NOTE:

Project: Safe Sidewalk Program				City Council District		Key Map:	493	WBS.:		T-0223					
				Location:	C,D	Geo. Ref.:									
				Served:	C,D	Neighborhood:	62								
Description:	Repair and replacement of damaged and missing sidewalks and accessibility ramps throughout the District. Current corridors in design for sidewalk improvements include Isabella, Truxillo, Cleburne, Caroline, Jackson, Chenevert, and Hadley Streets. Project is partially funded through a Federal Transit Administration ("FTA") grant and Council District D Service Funds supporting mobility and pedestrian improvements along			Operating and Maintenance Costs: (\$ Thousands)											
					2027	2028	2029	2030	2031	Total					
				Personnel	-	-	-	-	-	\$ -					
				Supplies	-	-	-	-	-	\$ -					
				Svcs. & Chgs.	-	-	-	-	-	\$ -					
				Capital Outlay	-	-	-	-	-	\$ -					
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
				FTEs						-					
Justification:	Improvements to increase safety, connectivity, walkability, comfort, and accessibility for pedestrians.														
				Fiscal Year Planned Expenses											
				Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
				Phase											
				1	Planning	-	60,000	-	60,000	-	-	-	\$ 60,000	\$ 60,000	
				2	Acquisition	-	-	-	-	-	-	-	\$ -	\$ -	
				3	Design	-	150,000	-	150,000	-	-	-	\$ 150,000	\$ 150,000	
				4	Construction	-	400,000	-	2,775,000	250,000	250,000	250,000	-	\$ 3,525,000	\$ 3,525,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -				
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -				
7	Other	-	10,100	-	10,100	10,100	10,100	10,100	-	\$ 30,300	\$ 30,300				
8	Operation and Maintenance	-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other Sub-Total:		-	10,100	-	-	10,100	10,100	10,100	10,100	-	\$ 30,300	\$ 30,300			
Total Allocations		\$ -	\$ 620,100	\$ -	\$ 2,925,000	\$ 320,100	\$ 260,100	\$ 260,100	\$ -	\$ 3,765,300	\$ 3,765,300				
Source of Funds															
TIRZ Funds		-	620,100	-	1,184,000	320,100	260,100	260,100	-	\$ 2,024,300	\$ 2,024,300				
City of Houston		-	-	-	179,000	-	-	-	-	\$ 179,000	\$ 179,000				
Grants		-	-	-	1,562,000	-	-	-	-	\$ 1,562,000	\$ 1,562,000				
Other		-	-	-	-	-	-	-	-	\$ -	\$ -				
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Funds		\$ -	\$ 620,100	\$ -	\$ 2,925,000	\$ 320,100	\$ 260,100	\$ 260,100	\$ -	\$ 3,765,300	\$ 3,765,300				

*NOTE:

Project: 402/410 Pierce Building Maintenance				City Council District		Key Map:	?	WBS.:		T-0224	
				Location:	C	Geo. Ref.:					
				Served:	C	Neighborhood:	62				
Description:	Property management, operations, and maintenance for 402/410 Pierce Street office buildings. Property is owned and now operated and managed by Midtown Redevelopment Authority. In FY27, operation and management funding previously transferred to Midtown Parks Conservancy per previous agreement is now directly allocated to respective projects.			Operating and Maintenance Costs: (\$ Thousands)							
					2027	2028	2029	2030	2031	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Management, operations, and maintenance of property to protect quality of the asset.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	1,850,000	150,000	150,000	150,000	150,000	\$ 2,450,000	\$ 2,450,000
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	73,579	300,150	271,496	76,000	78,300	80,600	83,000	85,500	\$ 403,400	\$ 748,475
8	Operation and Maintenance	-	-	-	455,000	455,000	455,000	455,000	455,000	\$ 2,275,000	\$ 2,275,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		73,579	300,150	271,496	531,000	533,300	535,600	538,000	540,500	\$ 2,678,400	\$ 3,023,475
Total Allocations		\$ 73,579	\$ 300,150	\$ 271,496	\$ 2,381,000	\$ 683,300	\$ 685,600	\$ 688,000	\$ 690,500	\$ 5,128,400	\$ 5,473,475
Source of Funds											
TIRZ Funds		73,579	300,150	84,020	1,985,000	283,300	285,600	288,000	290,500	\$ 3,132,400	\$ 3,289,999
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Lease Revenue				187,476	396,000	400,000	400,000	400,000	400,000	\$ 1,996,000	
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 73,579	\$ 300,150	\$ 271,496	\$ 2,381,000	\$ 683,300	\$ 685,600	\$ 688,000	\$ 690,500	\$ 5,128,400	\$ 3,289,999

*NOTE:

Project: Mobility & Pedestrian Improvements				City Council District		Key Map:		WBS.:		T-0225	
				Location:	C,D	Geo. Ref.:					
				Served:	C,D	Neighborhood:	62				
Description:	Planning and conceptual development for mobility and pedestrian improvements. In FY27, next phase of Pedestrian Lighting Assesstment for analysis of current pedestrian lighting conditions and recommendations for future lighting enhancements to address lighting concerns in pedestrian realm.			Operating and Maintenance Costs: (\$ Thousands)							
					2027	2028	2029	2030	2031	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Mobility, infrastructure, and pedestrian improvements to create and maintain comfortable and safe corridors which accommodate growing mobility and infrastructure demands. Pedestrian safety enhancements to improve walkability and facilitate economic development.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	169,160	1,000,000	73,242	200,000	200,000	200,000	200,000	200,000	\$ 1,000,000	\$ 1,242,402
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	50,097	350,000			100,000	100,000	100,000	100,000	\$ 400,000	\$ 450,097
4	Construction	20,323	750,000							\$ -	\$ 20,323
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	188,627	15,300	24,601		5,300	5,300	5,300	5,300	\$ 21,200	\$ 234,428
8	Operation and Maintenance	-		-	-	-	-	-	-	\$ -	\$ -
		-		-	-	-	-	-	-	\$ -	\$ -
		-		-	-	-	-	-	-	\$ -	\$ -
		-		-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		188,627	15,300	24,601	-	5,300	5,300	5,300	5,300	\$ 21,200	\$ 234,428
Total Allocations		\$ 428,207	\$ 2,115,300	\$ 97,843	\$ 200,000	\$ 305,300	\$ 305,300	\$ 305,300	\$ 305,300	\$ 1,421,200	\$ 1,947,250
Source of Funds											
TIRZ Funds		428,207	2,115,300	97,843	200,000	305,300	305,300	305,300	305,300	\$ 1,421,200	\$ 1,947,250
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 428,207	\$ 2,115,300	\$ 97,843	\$ 200,000	\$ 305,300	\$ 305,300	\$ 305,300	\$ 305,300	\$ 1,421,200	\$ 1,947,250

*NOTE:

Project: Wheeler St. Pedestrian Enhancements				City Council District		Key Map:		WBS.:		T-0230	
				Location:	C,D	Geo. Ref.:					
				Served:	C,D	Neighborhood:	62				
Description:	Streetscape enhancements between Spur 527 and US-I69 including sidewalk improvements with landscaping, lighting, and pedestrian-related infrastructure.			Operating and Maintenance Costs: (\$ Thousands)							
					2027	2028	2029	2030	2031	Total	
				Personnel	-	-	-	-	-	\$ -	
Justification:	Enhanced streetscape will provide safer connection for pedestrians along corridor adjacent to NHHIP improvements.			Supplies	-	-	-	-	-	\$ -	
				Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	150,000	-			150,000	-	-	\$ 150,000	\$ 150,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	500,000	-			500,000	-	-	\$ 500,000	\$ 500,000
4	Construction & Mgmt	-	-	-				3,750,000	2,700,000	\$ 6,450,000	\$ 6,450,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	25,600	-			20,600	20,600	-	\$ 41,200	\$ 41,200
8	Operation and Maintenance	-	-	-	-	-	-	-	-	\$ -	\$ -
		-		-	-	-	-	-	-	\$ -	\$ -
		-		-	-	-	-	-	-	\$ -	\$ -
		-		-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	25,600	-	-	-	20,600	20,600	-	\$ 41,200	\$ 41,200
Total Allocations		\$ -	\$ 675,600	\$ -	\$ -	\$ -	\$ 670,600	\$ 3,770,600	\$ 2,700,000	\$ 7,141,200	\$ 7,141,200
Source of Funds											
TIRZ Funds		-	675,600	-	-	-	670,600	3,770,600	2,700,000	\$ 7,141,200	\$ 7,141,200
City of Houston		-	-	-	-	-		-	-	\$ -	\$ -
Grants		-	-	-	-	-		-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 675,600	\$ -	\$ -	\$ -	\$ 670,600	\$ 3,770,600	\$ 2,700,000	\$ 7,141,200	\$ 7,141,200

*NOTE:

Project: Public and Cultural Facilities***			City Council District		Key Map:			WBS.:		T-0232	
			Location:	C,D	Geo. Ref.:						
			Served:	C,D	Neighborhood:		66				
Description:	Selective grants to new, existing and emerging cultural facilities in Midtown. Recent recipients include LULAC and Buffalo Soldiers National Museum. In FY27, additional funding for cultural art based vacant storefront activations to address blight and facilitate economic development.			Operating and Maintenance Costs: (\$ Thousands)							
					2027	2028	2029	2030	2031	Total	
Personnel				-	-	-	-	-	\$ -		
Supplies				-	-	-	-	-	\$ -		
Justification:				Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	11,700	-	-	-	-	-	-	-	\$ -	\$ 11,700
4	Construction & Mngt	-	1,600,000	420,000	900,000					\$ 900,000	\$ 1,320,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other -	745,000	100,000	7,410	7,410					\$ 7,410	\$ 759,820
8	Operation and Maintenance	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		745,000	100,000	7,410	7,410	-	-	-	-	\$ 7,410	\$ 759,820
Total Allocations		\$ 756,700	\$ 1,700,000	\$ 427,410	\$ 907,410	\$ -	\$ -	\$ -	\$ -	\$ 907,410	\$ 2,091,520
Source of Funds											
TIRZ Funds		756,700	1,700,000	427,410	907,410	-	-	-	-	\$ 907,410	\$ 2,091,520
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 756,700	\$ 1,700,000	\$ 427,410	\$ 907,410	\$ -	\$ -	\$ -	\$ -	\$ 907,410	\$ 2,091,520

*NOTE:

Project: Parking Garage - Midtown Park				City Council District		Key Map:		WBS.:		T-0233	
				Location:	C	Geo. Ref.:					
				Served:	C	Neighborhood:	62				
Description:	Improvements to 400 space public parking garage located beneath Midtown Park to increase efficiency of operations. In FY27, operation and management funding previously transferred to Midtown Parks Conservancy per previous agreement is now directly allocated to respective projects.			Operating and Maintenance Costs: (\$ Thousands)							
					2027	2028	2029	2030	2031	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	The garage will support mixed-use Midtown Park project and will address significant existing parking demand as well as support future retail and commercial developments with expansion of COH Market-Based Parking Ordinance.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
				Fiscal Year Planned Expenses							
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	50,000	-	-	-	50,000	-	-	\$ 50,000	\$ 50,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	755,797	250,000	-	-	-	250,000	150,000	-	\$ 400,000	\$ 1,155,797
4	Construction & Mngt	17,827,843	1,250,000	-	-	-	-	-	500,000	\$ 500,000	\$ 18,327,843
5	Equipment	-	-	6,389	100,000	30,000	35,000	40,000	45,000	\$ 250,000	\$ 256,389
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other - Legal	103,050	20,500	-	72,000	74,200	76,400	78,700	81,000	\$ 382,300	\$ 485,350
8	Operation and Maintenance	-	-	-	338,250	345,000	350,000	355,000	360,000	\$ 1,748,250	\$ 1,748,250
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		103,050	20,500	-	410,250	419,200	426,400	433,700	441,000	\$ 2,130,550	\$ 2,233,600
Total Allocations		\$ 18,686,690	\$ 1,570,500	\$ 6,389	\$ 510,250	\$ 449,200	\$ 761,400	\$ 623,700	\$ 986,000	\$ 3,330,550	\$ 22,023,629
Source of Funds											
TIRZ Funds		18,686,690	1,570,500	6,389	510,250	449,200	761,400	623,700	986,000	\$ 3,330,550	\$ 22,023,629
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Parking Revenue					150,000	150,000	150,000	150,000	150,000	\$ 750,000	
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 18,686,690	\$ 1,570,500	\$ 6,389	\$ 660,250	\$ 599,200	\$ 911,400	\$ 773,700	\$ 1,136,000	\$ 4,080,550	\$ 22,023,629

*NOTE:

Project: Parks & Open Spaces				City Council District		Key Map:		WBS.:		T-0234	
				Location:	C,D	Geo. Ref.:					
				Served:	C,D	Neighborhood:	62				
Description:	Planning and conceptual development of plazas, public squares, and landscaping in public right-of-way.			Operating and Maintenance Costs: (\$ Thousands)							
					2027	2028	2029	2030	2031	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	The continued development of new park spaces and the redevelopment of existing park spaces are vital for the creation of a cohesive and vibrant community. Community open spaces provide connectivity and mixed uses to key corridors that increase community gathering opportunities, enhance quality of life, and offer unique identity branding in Midtown.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs							
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	750,000		100,000	100,000	100,000	100,000	100,000	\$ 500,000	\$ 500,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	182,570	400,000	122,625		100,000	100,000	100,000	100,000	\$ 400,000	\$ 705,195
4	Construction & Mngt	3,000	1,500,000							\$ -	\$ 3,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	17,813	25,300	24,601		5,300	5,300	5,300	5,300	\$ 21,200	\$ 63,614
8	Operation and Maintenance	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		17,813	25,300	24,601	-	5,300	5,300	5,300	5,300	\$ 21,200	\$ 63,614
Total Allocations		\$ 203,383	\$ 2,675,300	\$ 147,226	\$ 100,000	\$ 205,300	\$ 205,300	\$ 205,300	\$ 205,300	\$ 921,200	\$ 1,271,809
Source of Funds											
TIRZ Funds		203,383	2,675,300	147,226	100,000	205,300	205,300	205,300	205,300	\$ 921,200	\$ 1,271,809
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 203,383	\$ 2,675,300	\$ 147,226	\$ 100,000	\$ 205,300	\$ 205,300	\$ 205,300	\$ 205,300	\$ 921,200	\$ 1,271,809

*NOTE:

Project: Public Art				City Council District		Key Map:		WBS.:		T-0235				
				Location:	C,D	Geo. Ref.:								
				Served:	C,D	Neighborhood:								
Description:	Planning and conceptual development of public art to support Midtown Cultural Arts & Entertainment District designation by the Texas Commission of Arts.			Operating and Maintenance Costs: (\$ Thousands)										
					2027	2028	2029	2030	2031	Total				
Justification:	Strengthen the Cultural Arts & Entertainment District as a true destination within Houston.			Personnel	-	-	-	-	-	\$	-			
				Supplies	-	-	-	-	-	\$	-			
				Svcs. & Chgs.	-	-	-	-	-	\$	-			
				Capital Outlay	-	-	-	-	-	\$	-			
				Total	\$	-	\$	-	\$	-	\$	-	\$	-
				FTEs								-		
Fiscal Year Planned Expenses														
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)			
Phase														
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -			
3	Design	-	50,000	-	50,000	50,000	50,000	50,000	50,000	\$ 250,000	\$ 250,000			
4	Construction & Mngt	-	200,000	-	200,000	200,000	200,000	200,000	200,000	\$ 1,000,000	\$ 1,000,000			
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -			
7	Other	-	5,300	-	5,300	5,300	5,300	5,300	5,300	\$ 26,500	\$ 26,500			
8	Operation and Maintenance	-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other Sub-Total:		-	5,300	-	5,300	5,300	5,300	5,300	5,300	\$ 26,500	\$ 26,500			
Total Allocations		\$ -	\$ 255,300	\$ -	\$ 255,300	\$ 255,300	\$ 255,300	\$ 255,300	\$ 255,300	\$ 1,276,500	\$ 1,276,500			
Source of Funds														
TIRZ Funds		-	255,300	-	255,300	255,300	255,300	255,300	255,300	\$ 1,276,500	\$ 1,276,500			
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -			
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other		-	-	-	-	-	-	-	-	\$ -	\$ -			
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Funds		\$ -	\$ 255,300	\$ -	\$ 255,300	\$ 255,300	\$ 255,300	\$ 255,300	\$ 255,300	\$ 1,276,500	\$ 1,276,500			

*NOTE:

Project: Bagby Park				City Council District		Key Map:			WBS.:	T-0236	
				Location:	C	Geo. Ref.:					
				Served:	C	Neighborhood:	62				
Description:	Renovations to MRA-owned public park located at Bagby St./Gray St. intersection. In FY27, operation and management funding previously transferred to Midtown Parks Conservancy per previous agreement is now directly allocated to respective projects.			Operating and Maintenance Costs: (\$ Thousands)							
					2027	2028	2029	2030	2031	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	The redevelopment of existing green spaces is vital for the creation of a cohesive and vibrant community. Parks and plazas help foster social interactions that define the public realm and urban culture.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
				Fiscal Year Planned Expenses							
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	30,000	-	-	30,000	-	-	-	\$ 30,000	\$ 30,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	337,973	-	-	-	-	70,000	-	-	\$ 70,000	\$ 407,973
4	Construction & Mngt	1,295,795	-	38,603	-	-	350,000	650,000	-	\$ 1,000,000	\$ 2,334,398
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	159,973	5,500	-	72,000	74,200	76,400	78,700	81,000	\$ 382,300	\$ 542,273
8	Operation and Maintenance	-	-	-	270,650	275,000	280,000	285,000	290,000	\$ 1,400,650	\$ 1,400,650
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		159,973	5,500	-	342,650	349,200	356,400	363,700	371,000	\$ 1,782,950	\$ 1,942,923
Total Allocations		\$ 1,793,741	\$ 35,500	\$ 38,603	\$ 342,650	\$ 379,200	\$ 776,400	\$ 1,013,700	\$ 371,000	\$ 2,882,950	\$ 4,715,294
Source of Funds											
TIRZ Funds		1,793,741	35,500	38,603	227,650	264,200	661,400	898,700	256,000	\$ 2,307,950	\$ 4,140,294
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Kiosk & Events Revenue					115,000	115,000	115,000	115,000	115,000	\$ 575,000	
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 1,793,741	\$ 35,500	\$ 38,603	\$ 342,650	\$ 379,200	\$ 776,400	\$ 1,013,700	\$ 371,000	\$ 2,882,950	\$ 4,140,294

*NOTE:

Project: Brazos Street				City Council District		Key Map:		WBS.:		T-0239				
				Location:	C	Geo. Ref.:								
				Served:	C	Neighborhood:	62							
Description:	Public realm enhancements between St. Joseph Parkway and Elgin Street. Project will incorporate environmentally friendly streetscape elements including lighting and tree canopy expansion similar to Bagby Street. Conceptual design updated to align with City's guiding mobility principles. Project is partially funded through a Federal Transit Administration ("FTA") grant.			Operating and Maintenance Costs: (\$ Thousands)										
					2027	2028	2029	2030	2031	Total				
Justification:	Mobility, infrastructure, and pedestrian improvements to create comfortable and safe corridors that accommodate growing mobility and infrastructure demands and facilitate additional redevelopment.			Personnel	-	-	-	-	-	\$	-			
				Supplies	-	-	-	-	-	\$	-			
				Svcs. & Chgs.	-	-	-	-	-	\$	-			
				Capital Outlay	-	-	-	-	-	\$	-			
				Total	\$	-	\$	-	\$	-	\$	-	\$	-
				FTEs								-		
Fiscal Year Planned Expenses														
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)			
Phase														
1	Planning	-	250,000	-	75,000	-	-	-	-	\$ 75,000	\$ 75,000			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -			
3	Design	802,982	1,350,000	51,526	250,000	750,000	-	-	-	\$ 1,000,000	\$ 1,854,508			
4	Construction & Mngt	53,613	-	-	-	4,000,000	4,000,000			\$ 8,000,000	\$ 8,053,613			
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -			
7	Other - Legal	10,300	20,100	7,410		20,100	20,100	15,100	-	\$ 55,300	\$ 73,010			
8	Operation and Maintenance	-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other Sub-Total:		10,300	20,100	7,410	-	20,100	20,100	15,100	-	\$ 55,300	\$ 73,010			
Total Allocations		\$ 866,895	\$ 1,620,100	\$ 58,936	\$ 325,000	\$ 4,770,100	\$ 4,020,100	\$ 15,100	\$ -	\$ 9,130,300	\$ 10,056,131			
Source of Funds														
TIRZ Funds		866,895	1,620,100	58,936	325,000	2,770,100	1,904,900	15,100	-	\$ 5,015,100	\$ 5,940,931			
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -			
Grants		-	-	-	-	2,000,000	2,115,200		-	\$ 4,115,200	\$ 4,115,200			
Other		-	-	-	-	-	-	-	-	\$ -	\$ -			
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Funds		\$ 866,895	\$ 1,620,100	\$ 58,936	\$ 325,000	\$ 4,770,100	\$ 4,020,100	\$ 15,100	\$ -	\$ 9,130,300	\$ 10,056,131			

*NOTE:

Project: Real Estate Development				City Council District		Key Map:		WBS.:		T-0240	
				Location: C,D		Geo. Ref.:					
				Served: C,D		Neighborhood:	62				
Description:	Planning and implementation of economic development program to identify barriers and incentives to encourage future development in Midtown. Potential programs to address blight mitigation include demolition, public art installations, and vacant storefront activations.			Operating and Maintenance Costs: (\$ Thousands)							
					2027	2028	2029	2030	2031	Total	
				Personnel	-	-	-	-	-	\$ -	
Justification:	Elimination of blighted properties to facilitate economic development and advance the vision and goals of Midtown planning efforts.			Supplies	-	-	-	-	-	-	\$ -
				Svcs. & Chgs.	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	-	\$ -
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				FTEs							-
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	39,742	250,000	100,000				\$ 350,000	\$ 389,742
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	1,000,000	1,000,000	1,000,000	-	-	\$ 3,000,000	\$ 3,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	17,191	5,500	5,500	5,500	-	-	\$ 16,500	\$ 33,691
8	Operation and Maintenance	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	17,191	5,500	5,500	5,500	-	-	\$ 16,500	\$ 33,691
Total Allocations		\$ -	\$ -	\$ 56,932	\$ 1,255,500	\$ 1,105,500	\$ 1,005,500	\$ -	\$ -	\$ 3,366,500	\$ 3,423,432
Source of Funds											
TIRZ Funds		-	-	56,932	1,255,500	1,105,500	1,005,500	-	-	\$ 3,366,500	\$ 3,423,432
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Bank Loan		-	-	-	-	-	-	-	-	\$ -	\$ -
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ 56,932	\$ 1,255,500	\$ 1,105,500	\$ 1,005,500	\$ -	\$ -	\$ 3,366,500	\$ 3,423,432

Project: Webster Street				City Council District		Key Map:		WBS.:		T-0242	
				Location: C,D		Geo. Ref.:					
				Served: C,D		Neighborhood:	62				
Description:	Roadway, infrastructure, and streetscape enhancements between Bagby St. and Chenevert St.			Operating and Maintenance Costs: (\$ Thousands)							
					2027	2028	2029	2030	2031	Total	
				Personnel	-	-	-	-	-	-	\$ -
				Supplies	-	-	-	-	-	-	\$ -
Justification:	Mobility, infrastructure, and pedestrian improvements to create comfortable and safe corridors that accommodate growing mobility and infrastructure demands.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	-	\$ -
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				FTEs						-	
				Fiscal Year Planned Expenses							
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-		150,000	-	\$ 150,000	\$ 150,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-		500,000	1,000,000	\$ 1,500,000	\$ 1,500,000
4	Construction & Mngt	-	-	-	-	-	-	-		\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-		20,500	40,000	\$ 60,500	\$ 60,500
8	Operation and Maintenance	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	20,500	40,000	\$ 60,500	\$ 60,500
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 670,500	\$ 1,040,000	\$ 1,710,500	\$ 1,710,500
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	670,500	1,040,000	\$ 1,710,500	\$ 1,710,500
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 670,500	\$ 1,040,000	\$ 1,710,500	\$ 1,710,500

Project: Museum District - Main Street Enhancements		City Council District		Key Map:				WBS.:		T-0244	
		Location: C,D		Geo. Ref.:							
		Served: C,D		Neighborhood:							
Description:	Streetscape enhancements along Main Street in annexed areas of Museum District including sidewalk improvements with landscaping, lighting, and pedestrian-related infrastructure.			Operating and Maintenance Costs: (\$ Thousands)							
					2027	2028	2029	2030	2031	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
				Svcs. & Chgs.	-	-	-	-	-	\$ -	
Justification:	Enhanced streetscape increases safety and connectivity for pedestrians and encourage additional development along this important corridor.			Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
				Fiscal Year Planned Expenses							
				Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029
Phase											
1	Planning	-	-	-	-	50,000	-	-	-	\$ 50,000	\$ 50,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	400,000	-	-	\$ 400,000	\$ 400,000
4	Construction	-	-	-	-	-	1,000,000	1,500,000	-	\$ 2,500,000	\$ 2,500,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
8	Operation and Maintenance	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 1,400,000	\$ 1,500,000	\$ -	\$ 2,950,000	\$ 2,950,000
Source of Funds											
TIRZ Funds		-	-	-	-	50,000	1,400,000	1,500,000	-	\$ 2,950,000	\$ 2,950,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grant Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 1,400,000	\$ 1,500,000	\$ -	\$ 2,950,000	\$ 2,950,000

*NOTE:

Project: I59/69 CAP Park (NHHIP)				City Council District		Key Map:				WBS.: T-0247			
				Location:		C,D		Geo. Ref.:					
				Served:		C,D		Neighborhood:					
Description:		Planning and development of cap parks and signature bridges related to the TxDOT North Houston Highway Improvement Project (NHHIP). Houston-Galveston Area Council (H-GAC) awarded \$78.8M grant to City of Houston for Segment 3A caps and 3B2 bridges along IH 69/US 59 in Midtown.				Operating and Maintenance Costs: (\$ Thousands)							
							2027	2028	2029	2030	2031	Total	
Justification:		The continued development of new green spaces and the redevelopment of existing green spaces is vital for the creation of a cohesive and vibrant community. Parks and plazas help foster social interactions that define the public realm and urban culture. Cap parks will improve pedestrian access and connections to neighboring communities.				Personnel	-	-	-	-	-	\$ -	
						Supplies	-	-	-	-	-	\$ -	
						Svcs. & Chgs.	-	-	-	-	-	\$ -	
						Capital Outlay	-	-	-	-	-	\$ -	
						Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
						FTEs						-	
Fiscal Year Planned Expenses													
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)		
Phase													
1	Planning	-	-	-	-	-	100,000	100,000	-	\$ 200,000	\$ 200,000		
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -		
3	Design	-	-	-	-	-	-	750,000	750,000	\$ 1,500,000	\$ 1,500,000		
4	Construction	-	-	-	-	-	-	6,000,000	-	\$ 6,000,000	\$ 6,000,000		
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -		
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -		
7	Other	-	-	-	-	-	40,500	40,500	40,500	\$ 121,500	\$ 121,500		
8	Operation and Maintenance	-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other Sub-Total:		-	-	-	-	-	40,500	40,500	40,500	\$ 121,500	\$ 121,500		
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,500	\$ 6,890,500	\$ 790,500	\$ 7,821,500	\$ 7,821,500		
Source of Funds													
TIRZ Funds		-	-	-	-	-	140,500	6,890,500	790,500	\$ 7,821,500	\$ 7,821,500		
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -		
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other		-	-	-	-	-	-	-	-	\$ -	\$ -		
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,500	\$ 6,890,500	\$ 790,500	\$ 7,821,500	\$ 7,821,500		

*NOTE:

Project: Tuam Street				City Council District		Key Map:			WBS.:		T-0248	
				Location: C,D		Geo. Ref.:						
				Served: C,D		Neighborhood:		62				
Description:	Roadway, infrastructure, and upgraded streetscape amenities along Midtown segment of the City of Houston's 72-inch water line project on Tuam Street between Main St. and Hamilton St.			Operating and Maintenance Costs: (\$ Thousands)								
					2027	2028	2029	2030	2031	Total		
				Personnel	-	-	-	-	-	\$ -		
				Supplies	-	-	-	-	-	\$ -		
Justification:	Mobility, infrastructure and pedestrian improvements to create comfortable and safe corridors that accommodate growing mobility and infrastructure demands.			Svcs. & Chgs.	-	-	-	-	-	\$ -		
				Capital Outlay	-	-	-	-	-	\$ -		
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
				FTEs								
Fiscal Year Planned Expenses												
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)	
Phase												
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -	
4	Construction	-	716,272	75	-	-	-	-	-	\$ -	\$ 75	
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -	
7	Other	-	20,000	-	-	-	-	-	-	\$ -	\$ -	
8	Operation and Maintenance	-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		-	20,000	-	-	-	-	-	-	\$ -	\$ -	
Total Allocations		\$ -	\$ 736,272	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75	
Source of Funds												
TIRZ Funds		-	736,272	75	-	-	-	-	-	\$ -	\$ 75	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds		\$ -	\$ 736,272	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75	

NOTE:

Project: Pierce Elevated				City Council District		Key Map:				WBS.: T-0251			
				Location:		C,D		Geo. Ref.:					
				Served:		All		Neighborhood:					
Description:		Redevelopment of Pierce Elevated section of Interstate Highway 45 included in the North Houston Highway Improvement Project (NHHIP).			Operating and Maintenance Costs: (\$ Thousands)								
						2027	2028	2029	2030	2031	Total		
					Personnel	-	-	-	-	-	\$ -		
Justification:		The continued development of new green spaces and the redevelopment of existing green spaces is vital for the creation of a cohesive and vibrant community. Parks and plazas help foster social interactions that define the public realm and urban culture. The redevelopment will improve pedestrian access and connections to neighboring communities.			Supplies	-	-	-	-	-	\$ -		
					Svcs. & Chgs.	-	-	-	-	-	\$ -		
					Capital Outlay	-	-	-	-	-	\$ -		
					Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
					FTEs						-		
Fiscal Year Planned Expenses													
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)		
Phase													
1	Planning	-	-	-	-	-	-	100,000	100,000	\$ 200,000	\$ 200,000		
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -		
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -		
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -		
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -		
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -		
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -		
8	Operation and Maintenance	-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Allocations													
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 200,000	\$ 200,000		
Source of Funds													
TIRZ Funds		-	-	-	-	100,000	-	100,000	-	\$ 200,000	\$ 200,000		
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -		
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other		-	-	-	-	-	-	-	-	\$ -	\$ -		
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 200,000	\$ 200,000		

*NOTE:

Project: Concrete Panel Replacement Program				City Council District		Key Map:				WBS.:		T-0299			
				Location:		C,D		Geo. Ref.:							
				Served:		C,D		Neighborhood:							
Description:	City of Houston street maintenance program.			Operating and Maintenance Costs: (\$ Thousands)											
					2027	2028	2029	2030	2031	Total					
				Personnel	-	-	-	-	-	\$ -					
Justification:	Mobility improvements to extend life of roads.			Supplies	-	-	-	-	-	\$ -					
				Svcs. & Chgs.	-	-	-	-	-	\$ -					
				Capital Outlay	-	-	-	-	-	\$ -					
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
				FTEs						-					
				Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)				
Phase															
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -				
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -				
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -				
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -				
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -				
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -				
7	Other	-	35,000	-	-	35,000	35,000	35,000	35,000	\$ 140,000	\$ 140,000				
8	Operation and Maintenance	-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other Sub-Total:		-	35,000	-	-	35,000	35,000	35,000	35,000	\$ 140,000	\$ 140,000				
Total Allocations															
		\$ -	\$ 35,000	\$ -	\$ -	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 140,000	\$ 140,000				
Source of Funds															
TIRZ Funds		-	35,000	-	-	35,000	35,000	35,000	35,000	\$ 140,000	\$ 140,000				
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -				
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other		-	-	-	-	-	-	-	-	\$ -	\$ -				
										\$ -	\$ -				
Total Funds		\$ -	\$ 35,000	\$ -	\$ -	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 140,000	\$ 140,000				

*NOTE:

Project Summary

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								Cumulative Total (To Date)
			Through 2025	Projected 2026	2027	2028	2029	2030	2031	FY27 - FY31 Total	
C, D	T-0220	Affordable Housing Program	91,636,451	3,794,677	3,072,500	3,153,465	3,237,400	3,322,300	3,411,300	16,196,965	111,628,093
Project Total			91,636,451	3,794,677	3,072,500	3,153,465	3,237,400	3,322,300	3,411,300	16,196,965	111,628,093

Fund Summary

Source of Funds	Fiscal Year Planned Appropriations								Cumulative Total (To Date)
	Through 2025	Projected 2026	2027	2028	2029	2030	2031	FY27 - FY31 Total	
TIRZ Funds	91,636,451	3,470,530	2,892,500	3,153,465	3,237,400	3,322,300	3,411,300	16,016,965	111,123,946
City of Houston	-	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-	-
Emancipation Revenue		324,147	180,000	180,000	180,000	180,000	180,000	900,000	1,224,147
BBVA Loan	-	-	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-	-	-
Project Total	91,636,451	3,794,677	3,072,500	3,333,465	3,417,400	3,502,300	3,591,300	16,916,965	112,348,093

DRAFT

Project: Affordable Housing Program**			City Council District		Key Map:		493		WBS.:	T-0220	
			Location:	C,D	Geo. Ref.:						
			Served:	C,D	Neighborhood:	62					
Description:	Affordable Housing Program, with a strong emphasis on strategic partnerships and development agreements that expand access to quality housing for low- and moderate-income households. The Authority has partnered with City of Houston Housing and Community Development (HCD) Department for administration of its Affordable Housing Program in the Greater Third Ward community.			Operating and Maintenance Costs: (\$ Thousands)							
					2027	2028	2029	2030	2031	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Fulfillment of the obligation that one-third of the tax increment revenue be used to provide affordable housing within the city. Strategy to acquire vacant and blighted property to return the property to productive reuse and to preserve and protect existing communities.			Svc. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	63,143,731	-	-	-	-	-	-	-	\$ -	\$ 63,143,731
3	Design	-	500,000	-	-	-	-	-	-	\$ -	\$ -
4	Construction	26,454,000	3,360,000	-	-	-	-	-	-	\$ -	\$ 26,454,000
5	Utilities/Drainage	-	20,000	19,801	20,000	20,000	20,000	20,000	20,000	\$ 100,000	\$ 119,801
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	2,038,720	3,030,000	350,384	700,000	721,000	743,000	765,000	788,000	\$ 3,717,000	\$ 6,106,104
8	Build-Out	-	3,500,000	1,529	-	-	-	-	-	\$ -	\$ 1,529
9	Program Administration	-	1,429,000	766,818	520,000	525,000	530,000	535,000	540,000	\$ 2,650,000	\$ 3,416,818
10	Operations & Maintenance	-	1,222,134	2,068,538	1,065,500	1,097,465	1,130,400	1,164,300	1,199,300	\$ 5,656,965	\$ 7,725,503
11	Emancipation Expenses	-	-	234,580	767,000	790,000	814,000	838,000	864,000	\$ 4,073,000	\$ 4,307,580
12	BBVA Loan	-	-	353,028	-	-	-	-	-	\$ -	\$ 353,028
Other Sub-Total		2,038,720	9,181,134	3,774,876	3,052,500	3,133,465	3,217,400	3,302,300	3,391,300	\$ 16,096,965	\$ 21,910,561
Total Allocations		\$ 91,636,451	\$ 13,061,134	\$ 3,794,677	\$ 3,072,500	\$ 3,153,465	\$ 3,237,400	\$ 3,322,300	\$ 3,411,300	\$ 16,196,965	\$ 111,628,093
Source of Funds											
TIRZ Funds		91,636,451	10,061,134	3,470,530	2,892,500	3,153,465	3,237,400	3,322,300	3,411,300	\$ 16,016,965	\$ 111,123,946
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants OST		-	3,000,000	-	-	-	-	-	-	\$ -	\$ -
Emancipation Revenue			-	324,147	180,000	180,000	180,000	180,000	180,000	\$ 900,000	\$ 1,224,147
St. Charles Revenue				80,304	81,000	81,000	81,000	81,000	81,000	\$ 405,000	\$ 485,304
Other BBVA Loan		-	-	-	-	-	-	-	-	\$ -	\$ -
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 91,636,451	\$ 13,061,134	\$ 3,874,981	\$ 3,153,500	\$ 3,414,465	\$ 3,498,400	\$ 3,583,300	\$ 3,672,300	\$ 17,321,965	\$ 112,833,397

*NOTE:

TIRZ 02	FY2026	FY2027
City	\$ 12,727,488	\$ 12,774,202
County	\$ -	\$ -
ISD	\$ -	\$ -
ISD - Pass Through	\$ -	\$ -
HCC	\$ 2,129,236	\$ 2,129,236
INCREMENT REVENUES (1)	\$ 14,856,724	\$ 14,903,438
Prior Year Increment		
CITY OF HOUSTON	\$ -	\$ -
GRANT PROCEEDS (5)	\$ 110,000	\$ 400,000
MISCELLANEOUS REVENUE	\$ 781,942	\$ 590,000
INTEREST INCOME	\$ 1,718,481	\$ 1,200,000
PROCEEDS FROM BANK LOAN	\$ -	\$ -
PROCEEDS FROM LAND SALE (3300 Main - Net)	\$ -	\$ -
TOTAL RESOURCES	\$ 17,467,147	\$ 17,893,438
ISD Education Set-Aside	\$ -	\$ -
ISD Education Set-Aside - Pass Through	\$ -	\$ -
Affordable Housing		
City	\$ -	\$ -
County	\$ -	\$ -
ISD	\$ -	\$ -
Municipal Services	\$ 1,695,613	\$ 1,695,613
Administrative Fees		
City	\$ 636,374	\$ 638,710
County	\$ -	\$ -
ISD	\$ -	\$ -
HCC	\$ 25,000	\$ 25,000
TRANSFERS	\$ 2,356,987	\$ 2,359,323
Management Consulting Services	\$ 4,398,903	\$ 4,909,012
Bond Series 2003 - Principal	\$ -	\$ -
Interest	\$ -	\$ -
Bond Series 2005 - Principal	\$ -	\$ -
Interest	\$ -	\$ -
Bond Series 2011 - Principal	\$ -	\$ -
Interest	\$ -	\$ -
Bond Series 2013 - Principal	\$ -	\$ -
Interest	\$ -	\$ -
Bond Series 2015 - Principal	\$ -	\$ -
Interest	\$ -	\$ -
Bond Series 2017 - Principal	\$ 1,270,000	\$ 430,000
Interest	\$ 1,661,375	\$ 1,597,875
Bond Series 2020 - Principal	\$ 755,000	\$ 790,000
Interest	\$ 317,800	\$ 280,050
Bond Series 2022 - Principal	\$ 2,490,000	\$ 2,955,000
Interest	\$ 668,972	\$ 592,041
Cost of Issuance	\$ -	\$ -
Arbitrage	\$ 114,506	\$ 200,000
BOND DEBT SERVICE - PRINCIPAL	\$ 4,605,000	\$ 3,775,000
BOND DEBT SERVICE - INTEREST	\$ 1,979,175	\$ 1,877,925
Loan Debt Service - Principal (HMAAC)	\$ 308,968	\$ -
Interest	\$ 1,496	\$ -
Loan Debt Service - Principal (Camden)	\$ -	\$ -
Interest	\$ -	\$ -
Line of Credit for Parking Garage	\$ -	\$ -
Convenience Fee	\$ -	\$ -
Other Debt	\$ -	\$ -
DEBT SERVICE	\$ 6,009,147	\$ 5,852,925
TOTAL EXPENSES	\$ 11,368,050	\$ 10,760,937
CASH FLOW FROM OPERATIONS	\$ 3,802,110	\$ 3,873,178
BEGINNING FUND BALANCE	\$ 80,118,992	\$ 60,288,106
DEBT ISSUANCE	\$ -	\$ -
FUNDS AVAILABLE FOR PROJECTS	\$ 83,921,102	\$ 64,261,284
Projects		
Gaydon	\$ -	\$ -
Rice CN	\$ 274,525	\$ 345,796
City of Houston	\$ -	\$ -
Pearl Market Place	\$ -	\$ -
Mid Main	\$ -	\$ -
Special Projects as determined by COH	\$ -	\$ 125,000
Grant Pass Through	\$ 110,000	\$ 400,000
DEVELOPER AGREEMENTS	\$ 274,525	\$ 345,796
T-0202 Land Acquisition - Parks	\$ -	\$ -
T-0203 Entry Portals	\$ -	\$ -
T-0204 Enhanced Street Lights	\$ 507,410	\$ 507,410
T-0206 Southeast Neighborhood Street Reconstruction	\$ -	\$ -
T-0207 Operating of Zone & Project Facilities	\$ 790,000	\$ 790,000
T-0210 Main Street Enhancements	\$ -	\$ -
T-0211 (HDC) Academic Walk Holman (FTA)	\$ -	\$ -
T-0212 Gray Street Enhanced Pathways	\$ -	\$ -
T-0213 Alabama Street Reconstruction	\$ 160,100	\$ 160,100
T-0216 Cardine Street Reconstruction	\$ 3,200,000	\$ 3,200,000
T-0217 Bagby Street Reconstruction	\$ -	\$ -
T-0220 Affordable Housing Program	\$ 3,072,500	\$ 3,072,500
T-0221 Midtown Park (Superblock)	\$ 801,350	\$ 801,350
T-0222 Street Overlay Program (Partnership with COH)	\$ 5,625,000	\$ 5,625,000
T-0223 Safe Sidewalk Program (Partnership with City of Houston)	\$ 2,925,000	\$ 2,925,000
T-0224 HX Building Maintenance	\$ 2,381,000	\$ 2,381,000
T-0225 Mobility & Pedestrian Improvements	\$ 200,000	\$ 200,000
T-0228 Houston Fire Museum Plaza	\$ -	\$ -
T-0229 Glover Park	\$ -	\$ -
T-0230 Wheeler St. Pedestrian Enhancements	\$ -	\$ -
T-0232 Public and Cultural Facilities**	\$ 907,410	\$ 907,410
T-0233 Parking Garage - Midtown Park (Super Block)	\$ 510,250	\$ 510,250
T-0234 Parks & Open Spaces	\$ 100,000	\$ 100,000
T-0235 Public Art	\$ 255,300	\$ 255,300
T-0236 Bagby Park	\$ 342,650	\$ 342,650
T-0237 Baldwin Park Upgrade	\$ -	\$ -
T-0238 3300 Main	\$ -	\$ -
T-0239 Brazos Street Reconstruction	\$ 325,000	\$ 325,000
T-0240 Real Estate Development	\$ 1,255,500	\$ 1,255,500
T-0241 Almeda/Crawford	\$ -	\$ -
T-0242 Webster Street	\$ -	\$ -
T-0243 Central Bank Plaza	\$ -	\$ -
T-0244 Museum District - Main Street Enhancements	\$ -	\$ -
T-0245 Museum District - Pedestrian Enhancement	\$ -	\$ -
T-0246 Museum District - Mobility Improvements	\$ -	\$ -
T-0247 6909 CAP Park	\$ -	\$ -
T-0248 Tuan Street	\$ -	\$ -
T-0249 Pearl Market Place	\$ -	\$ -
T-0250 Mid Main	\$ -	\$ -
T-0251 Pierce Elevated	\$ -	\$ -
T-0252 FUTURE CIP PROJECT	\$ -	\$ -
T-0253 FUTURE CIP PROJECT	\$ -	\$ -
T-0254 FUTURE CIP PROJECT	\$ -	\$ -
T-0255 FUTURE CIP PROJECT	\$ -	\$ -
T-0299 Concrete Panel Replacement Program	\$ -	\$ -
General CIP	\$ -	\$ -
3300 Main Carrying Costs/Sale Costs	\$ -	\$ -
Special Projects	\$ -	\$ -
CAPITAL PROJECTS	\$ 23,358,470	\$ 23,358,470
TOTAL PROJECTS	\$ 23,632,995	\$ 23,704,266
RESTRICTED Funds - Nonspendable	\$ -	\$ -
RESTRICTED Funds - Capital Projects	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ 2,009,358	\$ 2,009,358
RESTRICTED Funds - Bond Debt Service	\$ 14,909,473	\$ 14,909,473
Unrestricted Funds/Net Current Activity	\$ 43,370,275	\$ 23,639,187
Ending Fund Balance	\$ 60,288,106	\$ 40,657,018

CITY OF HOUSTON

TAX INCREMENT CALCULATION WORKSHEET

5-Year Plan Revenue

Vlookup Column =

30

TIRZ (All City Jurisdictions)

Column	1	2	9	14	19	20	30	31	36
	Tax Year	Tax Rate (1)	Total Base	Total Current Value	Total Current Increment		Current Payment		Average Growth Rate
	1996	0.0066500	0	0	0	\$	-		0.00%
	1997	0.0066500	0	0	0	\$	-		0.00%
	1998	0.0066500	0	0	0	\$	-		0.00%
	1999	0.0066500	0	0	0	\$	-		0.00%
	2000	0.0065500	0	0	0	\$	-		0.00%
	2001	0.0065500	0	0	0	\$	-		0.00%
	2002	0.0065500	0	0	0	\$	-		0.00%
	2003	0.0065500	0	0	0	\$	-		0.00%
	2004	0.0065000	0	0	0	\$	-		0.00%
	2005	0.0064750	0	0	0	\$	-		0.00%
	2006	0.0064500	0	0	0	\$	-		0.00%
	2007	0.0064375	211,775,890	963,697,154	751,921,264	\$	4,832,879		0.00%
	2008	0.0063875	211,775,890	1,123,301,910	911,526,020	\$	5,803,232		17.17%
	2009	0.0063875	211,775,890	1,130,362,605	918,586,715	\$	5,864,349		1.19%
	2010	0.0063875	211,775,890	1,102,420,685	890,644,795	\$	5,683,377		-2.79%
	2011	0.0063875	211,775,890	1,110,392,053	898,616,163	\$	5,732,503		1.05%
	2012	0.0063875	211,775,890	1,185,710,097	973,934,207	\$	6,156,644		7.47%
	2013	0.0063875	211,775,890	1,287,453,015	1,075,677,125	\$	6,679,304		8.32%
	2014	0.0063108	211,775,890	1,452,693,167	1,240,917,277	\$	7,767,358		11.40%
	2015	0.0060112	286,513,288	1,702,891,985	1,416,378,697	\$	8,509,983		12.08%
	2016	0.0058642	286,513,288	1,860,869,568	1,574,356,280	\$	9,229,054		7.76%
	2017	0.0058421	286,513,288	2,008,543,776	1,722,030,488	\$	10,039,705		9.65%
	2018	0.0058831	286,513,288	2,070,354,675	1,783,841,387	\$	10,464,143		2.21%
	2019	0.0056792	286,513,288	2,249,438,999	1,962,925,711	\$	10,678,812		5.76%
	2020	0.0056184	286,513,288	2,446,211,213	2,159,697,925	\$	11,557,503		6.33%
	2021	0.0055083	286,513,288	2,624,204,489	2,337,691,201	\$	12,330,143		8.38%
	2022	0.0055083	286,513,288	2,749,601,908	2,463,088,620	\$	12,999,428		8.12%
	2023	0.0055083	286,513,288	2,864,805,887	2,578,292,599	\$	13,553,730		5.75%
	2024	0.0055083	286,513,288	2,938,365,167	2,651,851,879	\$	13,902,017		3.44%
	2025	0.0055083	286,513,288	2,948,747,923	2,662,234,635	\$	12,653,268		0.24%
	2026	0.0055083	286,513,288	2,975,176,351	2,688,663,063	\$	12,774,202		1.00%
	2027	0.0055083	286,513,288	3,094,183,405	2,807,670,117	\$	13,326,011		4.00%
	2028	0.0055083	286,513,288	3,217,950,742	2,931,437,454	\$	13,899,892		4.00%
	2029	0.0055083	286,513,288	3,346,668,771	3,060,155,483	\$	14,496,729		4.00%
	2030	0.0055083	286,513,288	3,480,535,522	3,194,022,234	\$	15,117,439		4.00%
	2031	0.0055083	286,513,288	3,619,756,943	3,333,243,655	\$	15,762,978		4.00%
	2032	0.0055083	286,513,288	3,764,547,221	3,478,033,933	\$	16,434,338		4.00%
	2033	0.0055083	286,513,288	3,915,129,110	3,628,615,822	\$	17,132,552		4.00%
	2034	0.0055083	286,513,288	4,071,734,274	3,785,220,986	\$	17,858,695		4.00%
	2035	0.0055083	286,513,288	4,234,603,645	3,948,090,357	\$	18,613,884		4.00%
	2036	0.0055083	286,513,288	4,403,987,791	4,117,474,503	\$	19,399,280		4.00%
	2037	0.0055083	286,513,288	4,580,147,302	4,293,634,014	\$	20,216,092		4.00%
	2038	0.0055083	286,513,288	4,763,353,194	4,476,839,906	\$	21,065,577		4.00%
	2039	0.0055083	286,513,288	4,953,887,322	4,667,374,034	\$	21,949,041		4.00%
	2040	0.0055083	286,513,288	5,152,042,815	4,865,529,527	\$	22,867,843		4.00%

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