

**AGENDA FOR MEETING OF THE BOARD OF DIRECTORS
OF
REINVESTMENT ZONE NUMBER TWENTY-SEVEN, CITY OF HOUSTON, TEXAS
AND
MONTROSE REDEVELOPMENT AUTHORITY, CITY OF HOUSTON, TEXAS**


Notice is hereby given that the Board of Directors of Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (the "Zone"), and along with the Board of Directors of the Montrose Redevelopment Authority, City of Houston, Texas (the "Authority"), will hold a regular meeting on **Monday, April 20, 2020, at 6:30 p.m., by videoconference.** Register for the videoconference* at <https://zoom.us/meeting/register/tZQode2oqzMsVauSMOaDK92QsJQdLDtRkw>, which is open to the public, to consider, discuss and adopt such orders, resolutions or motions, and take direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

1. Establish quorum and call to order.
2. Receive public comment.
(A statement of no more than 3 minutes may be made of items of general relevance. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from commenting on any statement or engagement in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Act. Comments should be directed to the entire board, not individual members. Engaging in verbal attacks or comments intended to insult, abuse, malign, or slander any individual shall be cause for termination of time privileges.)
3. Declare emergency.
4. Memorandum regarding preparation for potential effects of COVID-19.
5. Minutes.
6. Projects and Planning;
 - i. Projects and Planning Committee report;
 - ii. report from Gauge Engineering, including the following:
 - a. Update on Pedestrian/Bicycle Mobility Program and discuss Walk/Bike Montrose;
 - b. update on comprehensive drainage analysis of the Zone;
 - c. Waugh Drive and Commonwealth Street improvements;
 - iii. Order Adopting Section 49.2731 Electronic Bidding Rules;
 - iii. Order Adopting Electronic Signature Rules for Construction Contracts;
 - iii. update on Livable Centers Study;
 - iv. update on project with Montrose Collective Owner, LP and approve letter agreement regarding recordation of memorandum of agreement;
 - v. approval of letter of interest for METRO BOOST program;
 - vi. authorize Interlocal Agreement with Harris County Precinct One for pedestrian and bicycle improvements; and
 - vii. potential funding of a portion of Spark Park at Arabic Immersion School.
7. Public Engagement;
 - i. Public Engagement Committee report;
 - ii. discussion and possible action on Policy for posting of information on the Authority website;
 - iii. review and approve general communication policy;
 - iv. review and approve update to media policy; and
 - v. appoint website liaison.
8. Affordable Housing;

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the Zone's attorney at (713) 860-6400 at least three business days prior to the meeting so that appropriate arrangements can be made.

- i. Affordable Housing Committee report; and
 - ii. Review and possible action(s) related to the Montrose Housing Study being conducted by January Advisors.
9. Financial Matters;
 - i. Review and approve engagement for auditing services;
 - ii. discuss Invoice Management and Financial Processes Policy;
 - iii. consider Task Order #2 from Knudson, LP for flat fee administrative services and hourly planning services;
 - iv. report from bookkeeper, review financial information, and authorize payment of invoices; and
 - v. approve Depository Pledge Agreement.
10. Discussion and possible action regarding Zone budget/CIP submission to City of Houston.
11. Report from Zone administrator.
12. Report from Attorney.
13. Announcements regarding workshops, seminars, and presentations relating to Zone and Authority matters.
14. Discuss meeting schedule and proposed agenda items for 2020.
15. Receive public comment.

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Attorney for the Zone


*As a result of the current COVID-19 virus epidemic emergency, the convening at one location of a quorum of the Board is difficult or impossible. Therefore, the Board will conduct this meeting by telephone conference call rather than by physical quorum pursuant to Texas Government Code Sec. 551.125 and guidance of the Governor of the State of Texas. Members of the public are entitled to participate and address the Board during the telephonic meeting. In all respects, this meeting will be open to the public and compliant with applicable law and guidance of the Governor of the State of Texas. An electronic copy of the agenda packet (which consists of the regular reports presented to the Board by its consultants) can be found at [https://www.districtdirectory.org/agendapackets/tirz27 and montrosehtx.org](https://www.districtdirectory.org/agendapackets/tirz27%20and%20montrosehtx.org).

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**SUPPLEMENTAL AGENDA FOR MEETING OF THE BOARD OF DIRECTORS
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AND
MONTROSE REDEVELOPMENT AUTHORITY, CITY OF HOUSTON, TEXAS**

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1. Approve Supplemental No. 2 for Task Order 1 (Proposal for expanding Commonwealth and Waugh Drive scope).



Attorney for the Zone

THIS NOTICE OF MEETING IS INTENDED TO BE A SUPPLEMENTAL NOTICE FOR THE PURPOSE OF ADDING AN ADDITIONAL SUBJECT TO THE AGENDA FOR SUCH MEETING WHICH HAS PREVIOUSLY BEEN CALLED, AND FOR WHICH NOTICE THEREOF HAS BEEN PREVIOUSLY POSTED IN ACCORDANCE WITH THE OPEN MEETINGS LAW.

*As a result of the current COVID-19 virus epidemic emergency, the convening at one location of a quorum of the Board is difficult or impossible. Therefore, the Board will conduct this meeting by video conference call rather than by physical quorum pursuant to guidance of the Governor of the State of Texas. Members of the public are entitled to participate and address the Board during the videoconference meeting. In all respects, this meeting will be open to the public and compliant with applicable law and guidance of the Governor of the State of Texas. Please register for the meeting at <https://zoom.us/meeting/register/tZQode2oqzMsVauSMOaDK92QSjQdLDtRkw> and a link to join the videoconference, telephone number to join via teleconference, and password to access the conference will be provided.

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Tax Increment Reinvestment Zone (TIRZ) #27 – Montrose
Committee Report Form

Committee Name: Planning and Projects **Date of Meeting:** 2/3/2020

Chairperson: Dr. Randy Mitchmore

Attendees:

<u>Sherry Weesner</u>	<u>Joe Webb</u>
<u>Dr. Randy Mitchmore</u>	<u>Patricia Knudson Joiner</u>
<u>Christina Cornelius</u>	<u>Cheryl Hoffman</u>
<u>Lauren Griffon</u>	<u>Goeff Carleton</u>
<u>Muhammad Ali</u>	<u>TEI Associate</u>

Meeting Report

Summary

Committee Discussed:

- HGAC Livable Centers Study
- Spark Parks – Presentation
- Gauge and TEI Study Findings – Presentation
- Project Coordination with Precinct One
- Meeting Schedule

Tax Increment Reinvestment Zone (TIRZ) #27 – Montrose

Committee Report Form

Committee Name: Planning and Projects **Date of Meeting:** 3/16/2020

Chairperson: Dr. Randy Mitchmore

Attendees:

<u>Dr. Randy Mitchmore</u>	<u>Sherry Weesner</u>
<u>Joe Webb</u>	<u>Muhammad Ali</u>
<u>Eleni Pappas</u>	<u>Patti Knudson Joiner</u>
<u>Clint McManus</u>	<u>Geoff Carleton</u>
<u>Sanjay Bapat</u>	<u>Heather Goodpasture</u>
<u>Christina Cornelius</u>	

Meeting Report

Summary

Gauge/TEI gave a presentation

- Goal is to get project bid in June by TIRZ/LGC
- City CIP is not relevant as project for Commonwealth/Waugh will be funded by the TIRZ and no city funding is requested
- Blue Tile designs enhancement is on hold as curbs are not being modified in this project; the cost is \$1000 per approach and blue tiles would only be installed when curbs and paving design are modified
- Updates were provided on Waugh & Commonwealth, Walk/Bike Montrose, Montrose Drainage Study
- ABHR to draw up agreement with Harris County Pct 1 for funding partnership and to be reviewed by committee
- Letter to Metro Draft was considered, but tabled until board meeting
- ABHR to notify board members about his recommendations on digital meetings going forward based on the Governors new executive order regarding Opens Meetings Act amendments

District C CIP Meeting

- Christina to update presentation with four projects of the TIRZ; requested images from consultants for the presentation. She will follow up with Gauge, TEI and AR for the inclusion Boardmember Wessner indicated they will add additional powerpoint slides for multiple projects and we are not limited one slide. Christina to follow up on slides to be included.

Knudson Updates

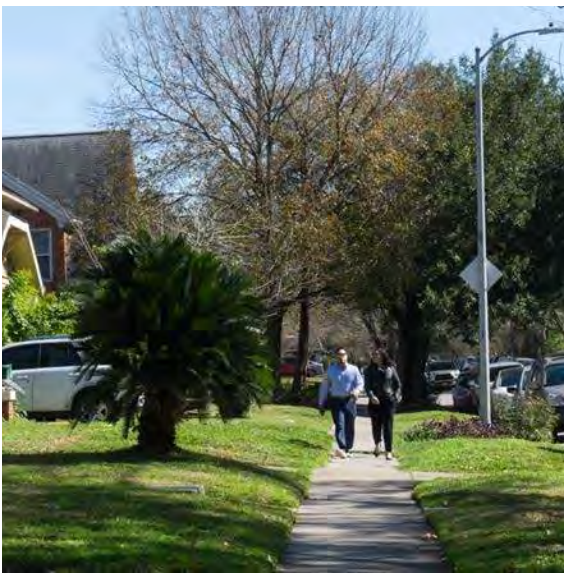
- Montrose Livable Center meetings to take place virtually – Christina will coordinate with Katie (Asakura Robinson) for future meetings and kick off

WALK BIKE MONTROSE

**BOARD MEETING
APRIL 20**

FINDINGS & RECOMMENDATIONS

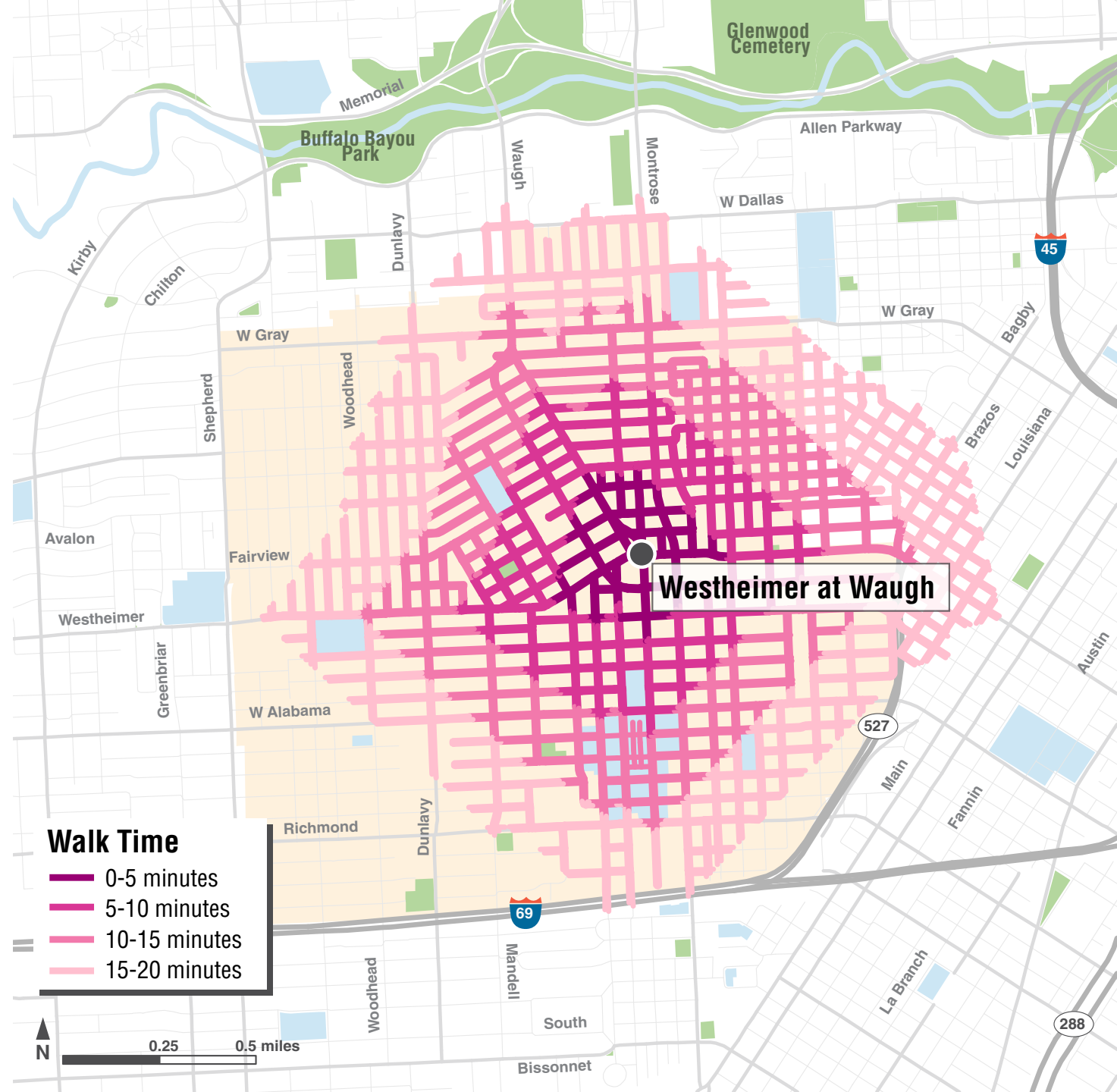
PRESENTED BY: 



CASE FOR ACTION

MONTROSE HAS THE FOUNDATION OF A 20-MINUTE NEIGHBORHOOD

WHERE A DIVERSE GROUP OF PEOPLE CAN ACCESS ALL THEIR DAILY NEEDS USING A SAFE AND CONNECTED STREET GRID.



THE FOUR PILLARS OF A 20-MINUTE NEIGHBORHOOD



SAFE places for people to move around



CONNECTED network with many choices



AFFORDABLE for many people



ENDURING livability, embracing history

FROM PLAN TO ACTION

IMPLEMENTATION TOOLS

Key
Partnerships



Do It
Yourself



Projects by
Others



FUNDING TOOLS

TIRZ Budget
& Bonds



Grant
Opportunities



Funds from
Others

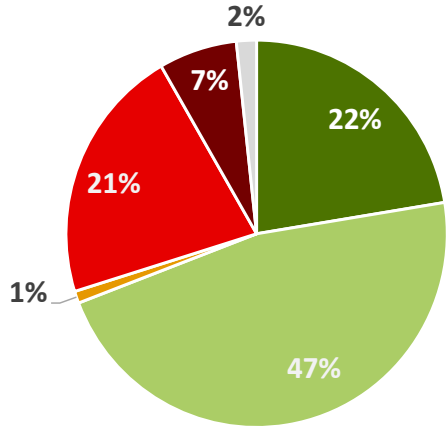


WALK MONTROSE

SIDEWALK CONDITIONS

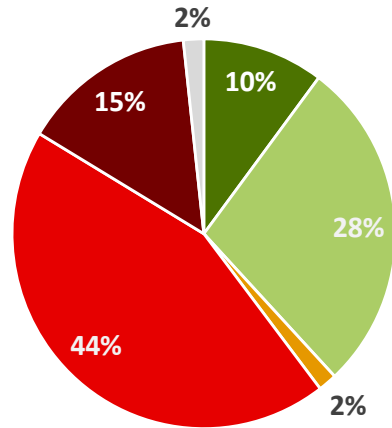
BY PARCEL

69% GOOD CONDITION



BY BLOCK

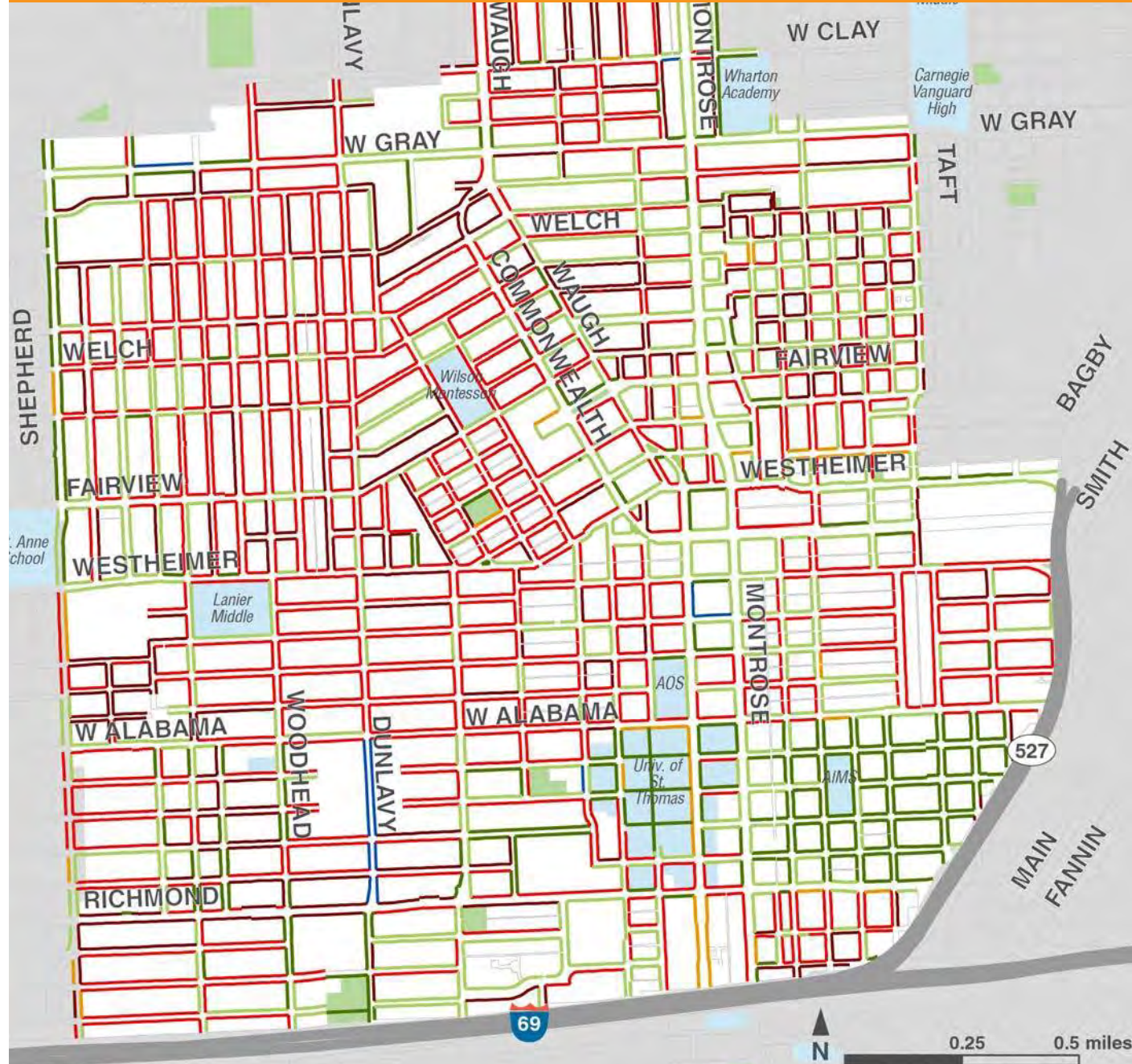
38% GOOD CONDITION



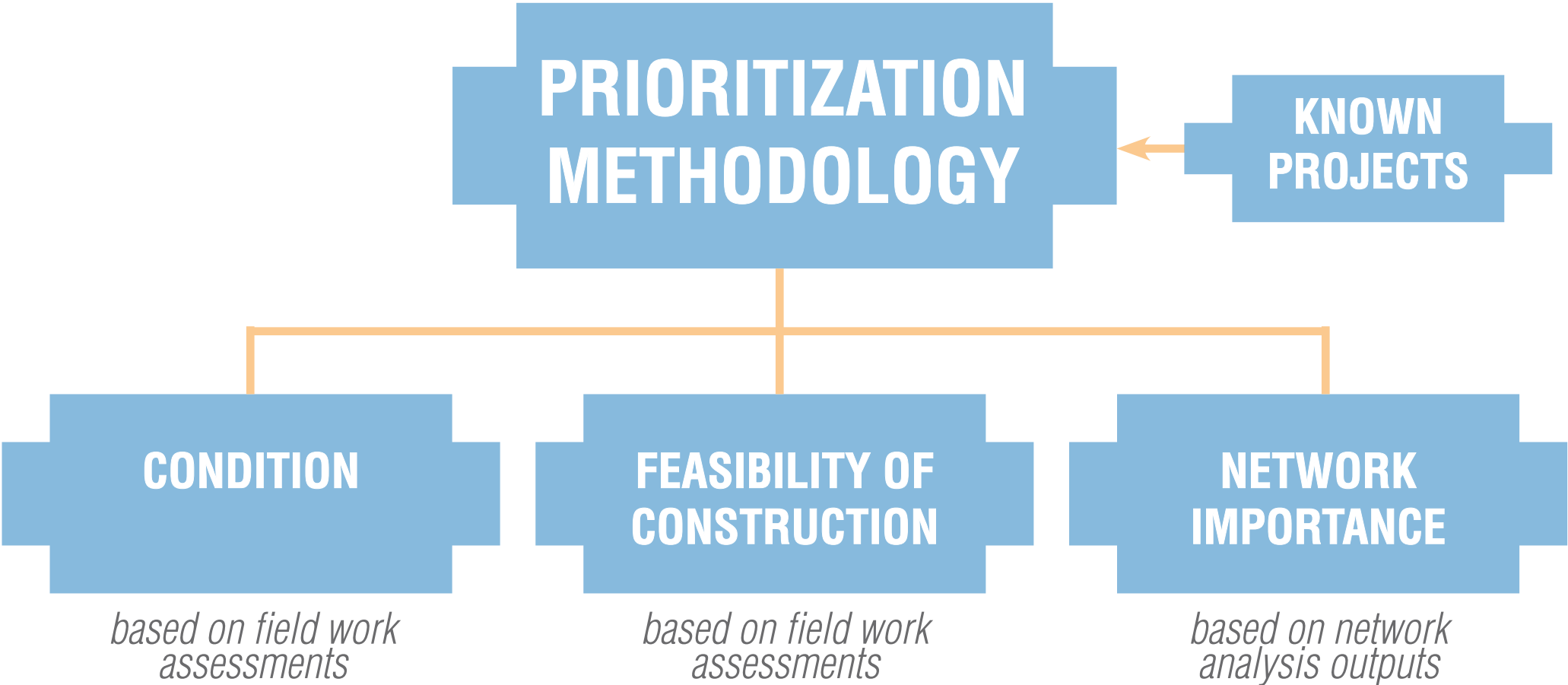
- Flat - 5'+
- Flat - < 5'
- Poor Condition - 5'+

- Poor Condition - < 5'
- No Sidewalk Present
- Under Construction

SIDEWALK CONDITION BY BLOCK













SIDEWALK PRIORITIZATION METHODOLOGY

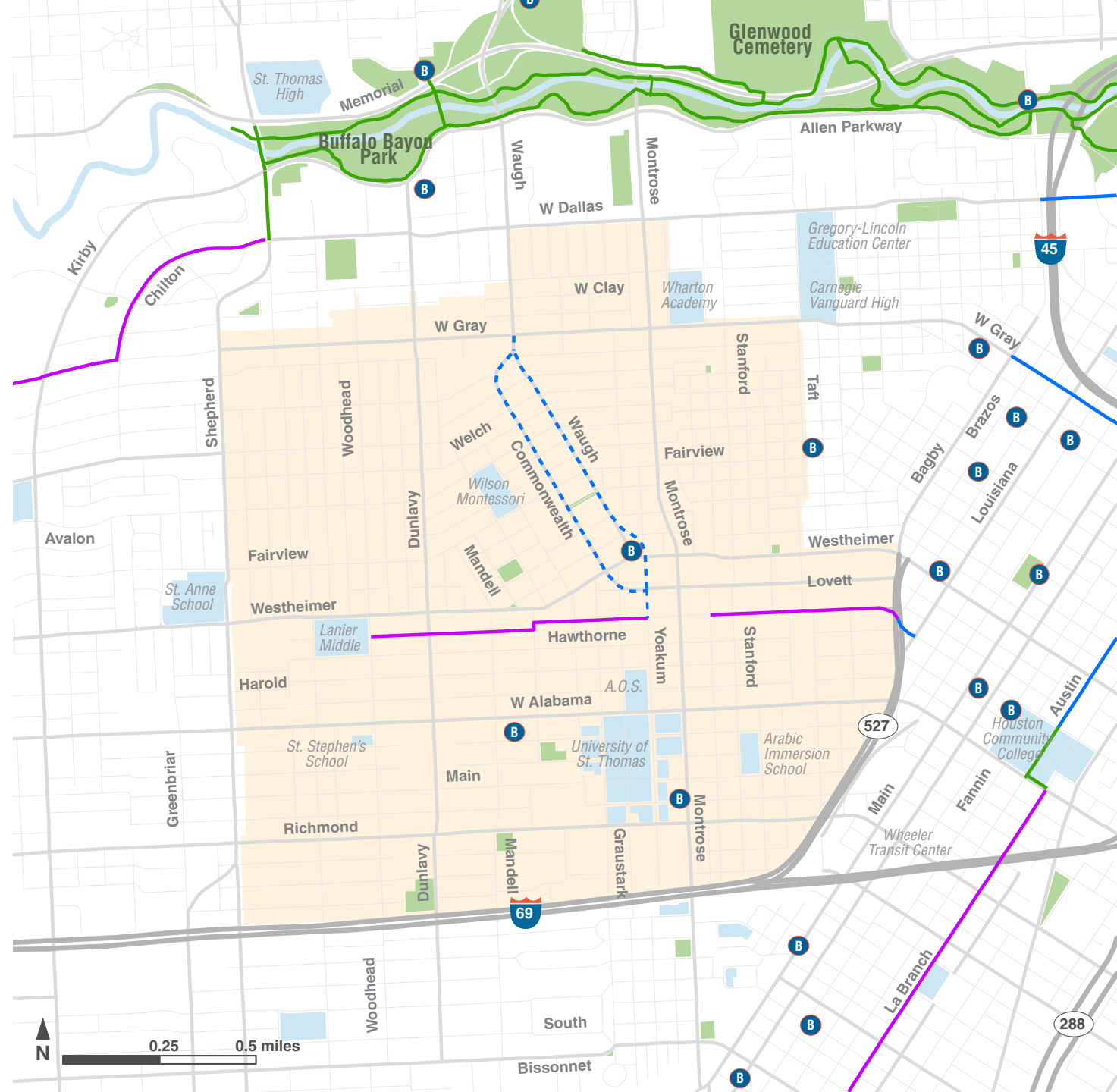


BIKE MONTROSE

EXISTING NETWORK

Existing and Programmed Bikeways

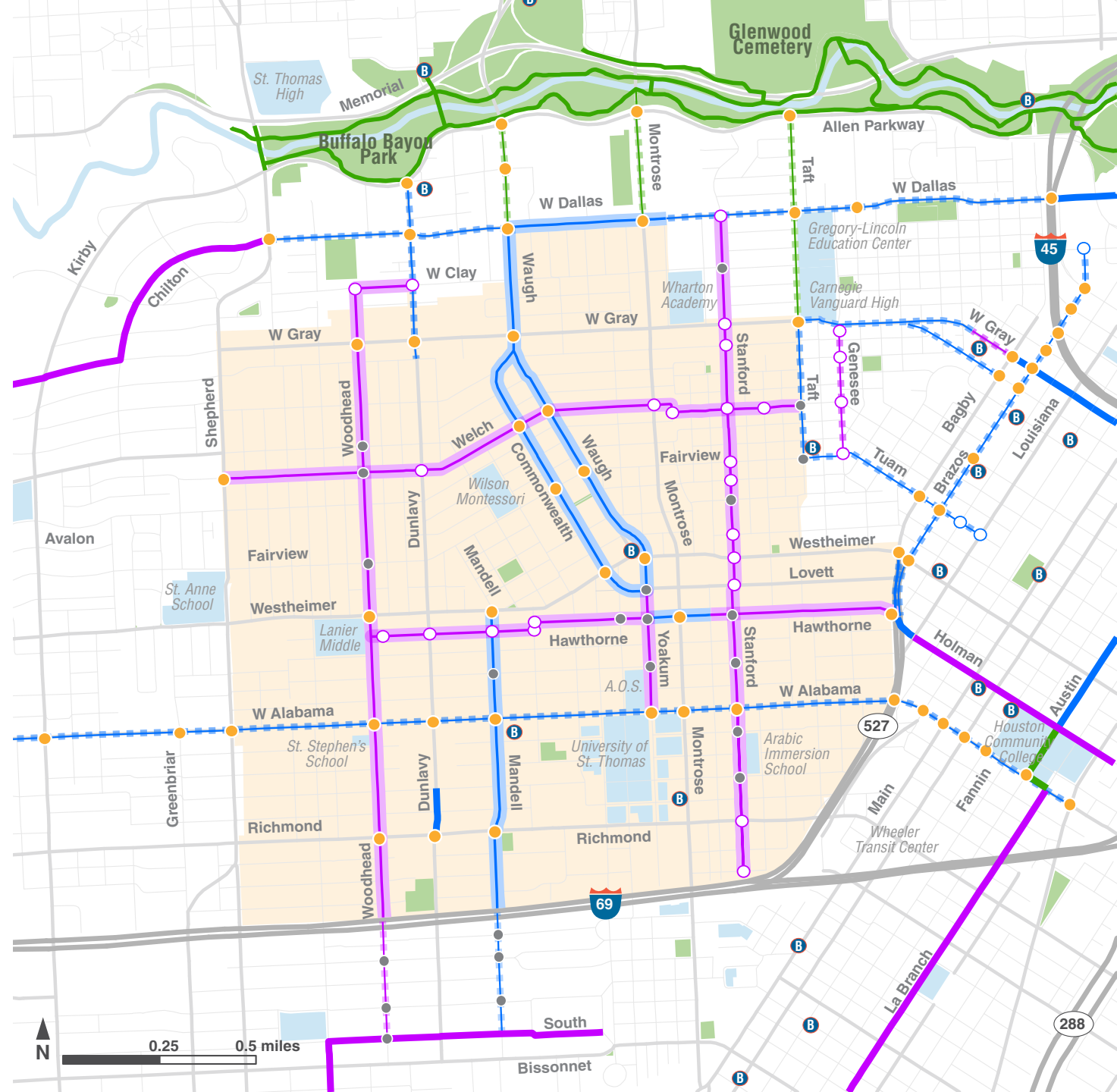
-  Off-Street
-  Dedicated On-Street
-  Neighborhood Safe Street
-  Waugh/Commonwealth TIRZ 27 Project
-  BCycle Station
-  Local Road
-  Major Road
-  Highway
-  School
-  Park



BIKE MONTROSE

PRIORITY NETWORK

- Existing/Programmed**
 - Off-Street
 - Dedicated On-Street
 - Neighborhood Safe Street
- TIRZ 27 Priority**
 - Off-Street
 - Dedicated On-Street
 - Neighborhood Safe Street
- Non-TIRZ Projects**
 - - - Off-Street
 - - - Dedicated On-Street
 - - - Neighborhood Safe Street
- Signalized Intersection
- All-Way Stop Intersection
- Two-Way Stop (on network)
- B BCycle Station
- Local Road
- Major Road
- Highway
- School
- Park



RECOMMENDATIONS



PROJECTS BY OTHERS

Planned or programmed investments by other entities that the TIRZ can support

SHORT-TERM PROJECTS

Investments in the next few years that will have a noticeable impact on the community

LONG-TERM PROJECTS

Major investments, often involving street reconstruction, that require longer planning and/or more funding

PROGRAMS + POLICIES

Strategies to support infrastructure projects and engage residents and businesses

PROJECTS BY OTHERS

City of Houston Capital Improvement Project (CIP)

- 1 Lower Westheimer Reconstruction
- 2 West Alabama Reconstruction
- 3 Dunlavy Reconstruction
- 4 Taft Reconstruction
- 5 Brazos Reconstruction
- 6 Avalon Place Neighborhood Reconstruction
- 7 Kipling Pavement Replacement
- 8 Spur Project between Louisiana and Brazos

METRO

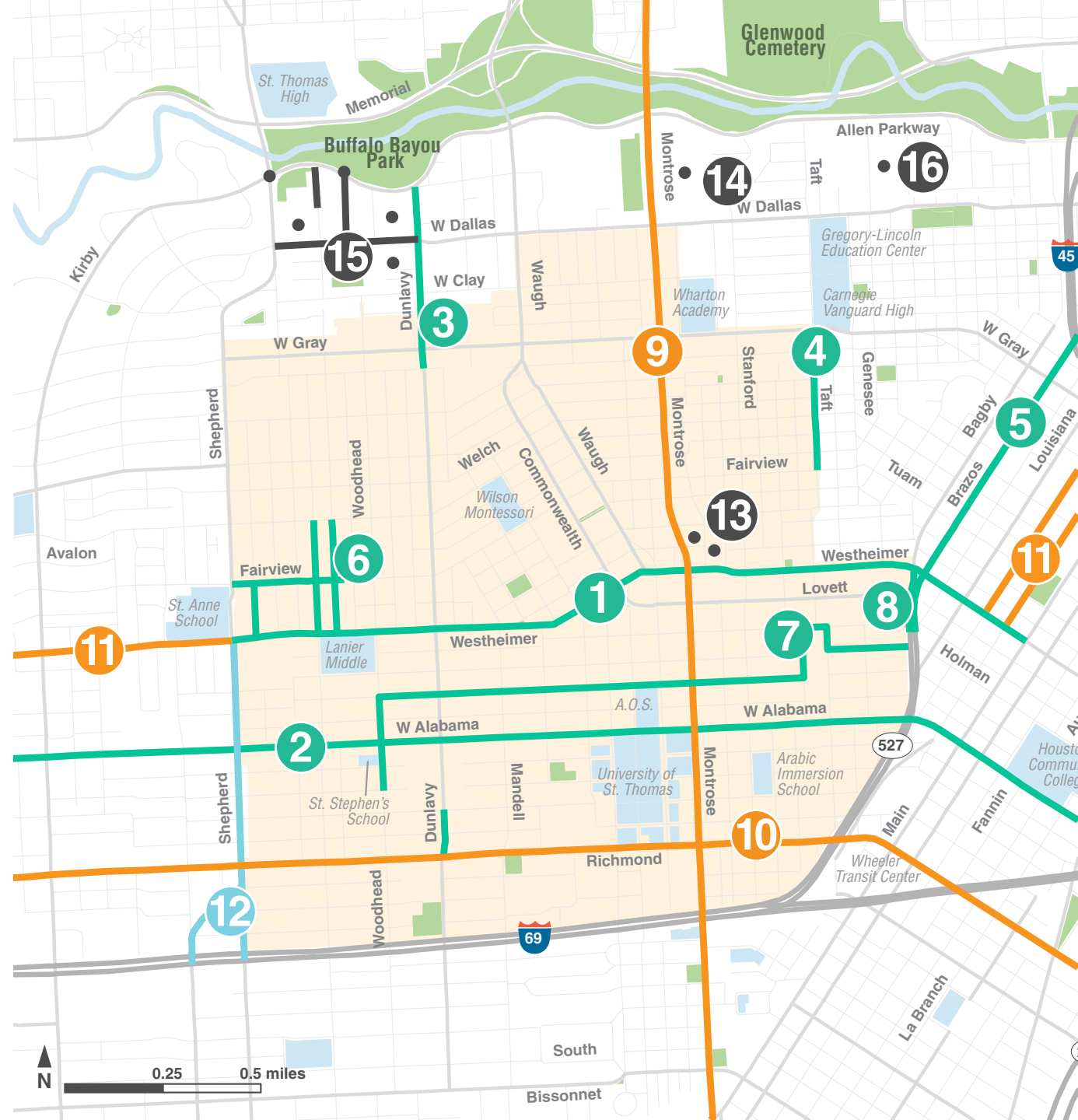
- 9 56 Montrose BOOST Corridor Improvements
- 10 25 Richmond METRORapid Improvements
- 11 82 Westheimer BOOST Improvements

Other TIRZs and Management Districts

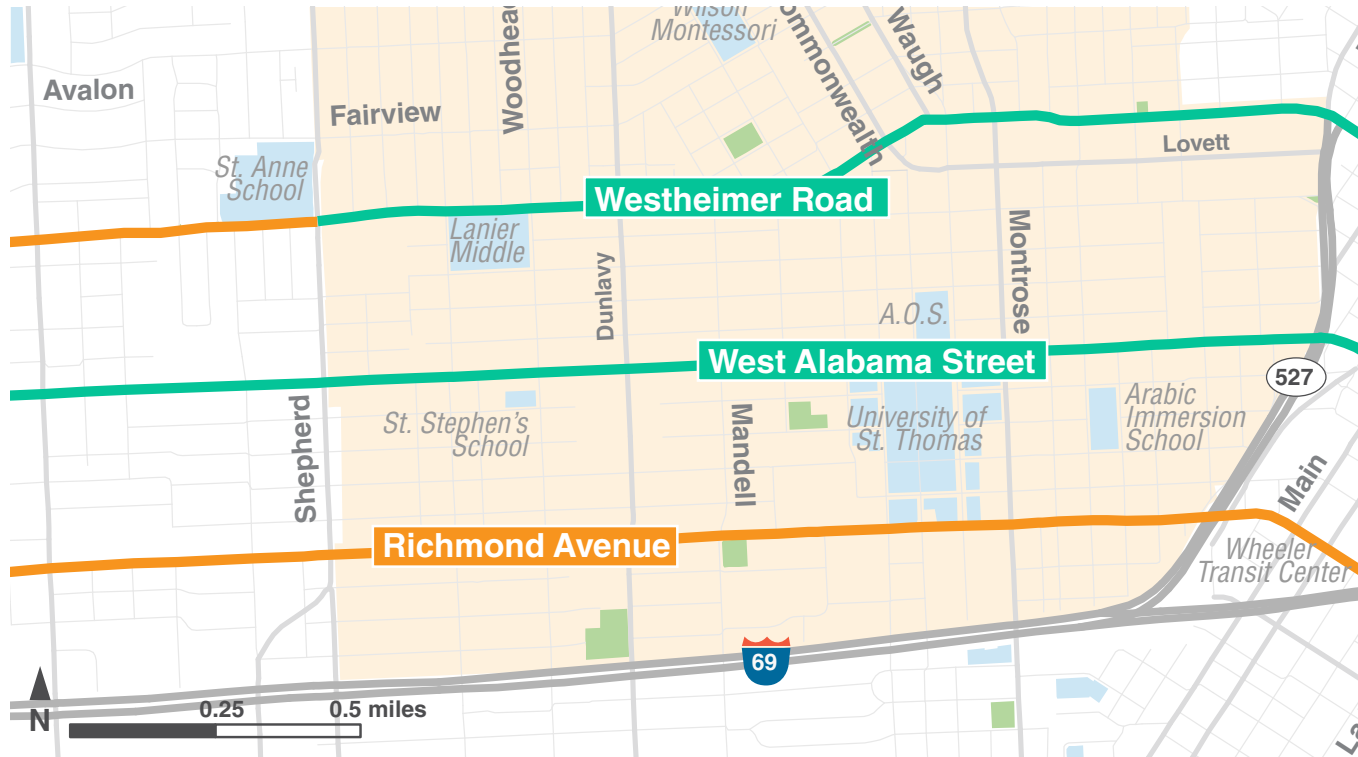
- 12 Shepherd Drive Drainage Improvements by Upper Kirby District

Significant Private Development

- 13 Montrose Collective
- 14 Ismaili Center
- 15 West Dallas developments
- 16 The Allen



THREE MAJOR PROJECTS BY OTHERS



- City of Houston (CIP)
- METRO Project
- Roadway
- Study Area
- School
- Park
- Buffalo Bayou

Westheimer Road Reconstruction

NETWORK IMPORTANCE	MAGNITUDE OF COST	IMPLEMENTATION & FUNDING	POTENTIAL PARTNERS
<p>10 Tier 1</p>	\$\$\$\$		<ul style="list-style-type: none"> • METRO • City

West Alabama Street Reconstruction

NETWORK IMPORTANCE	MAGNITUDE OF COST	IMPLEMENTATION & FUNDING	POTENTIAL PARTNERS
<p>7.9 Tier 2</p>	\$\$		<ul style="list-style-type: none"> • City • County

Richmond Avenue Reconstruction

NETWORK IMPORTANCE	MAGNITUDE OF COST	IMPLEMENTATION & FUNDING	POTENTIAL PARTNERS
<p>6.4 Tier 3</p>	\$\$\$		<ul style="list-style-type: none"> • METRO • City

CORRIDOR PROJECTS

SHORT-TERM

Neighborhood Safe Streets

- 1 Hawthorne Neighborhood Safe Street
- 2 Woodhead Neighborhood Safe Street
- 3 Stanford Neighborhood Safe Street
- 4 Welch Neighborhood Safe Street

Dedicated On-Street Bikeways

- 5 West Dallas Bikeway
- 6 Mandell Bikeway
- 7 Waugh+Commonwealth Bikeway (in design)

Walkable Street Retrofits

- 8 Dunlavy Walkable Street Retrofit
- 9 West Gray Walkable Street Retrofit

11.23 miles of Short-Term Corridor Improvements

--- Project by Others



PROJECT	DESCRIPTION & BENEFIT	NETWORK IMPORTANCE Tier 1 = most important	COST ESTIMATE	IMPLEMENTATION & FUNDING	POTENTIAL PARTNERS
Neighborhood Safe Streets Intersection and roadway improvements to prevent vehicle speeding and improve safety for people walking and biking including new sidewalks, reconstructed curb ramps, crosswalk markings, curb extensions, speed humps, mini traffic circles, traffic diverters, and wayfinding designed for people walking and biking.					
1 Hawthorne Neighborhood Safe Street 1.35 miles	<ul style="list-style-type: none"> 2.40 miles of improved sidewalk 86 improved curb ramps 	8.6 Tier 1	\$1,247,727		<ul style="list-style-type: none"> County City
2 Woodhead Neighborhood Safe Street 1.79 miles	<ul style="list-style-type: none"> 2.31 miles of improved sidewalk 80 improved curb ramps 	6.0 Tier 3	\$2,285,921		<ul style="list-style-type: none"> County City
3 Stanford Neighborhood Safe Street 1.71 miles	<ul style="list-style-type: none"> 1.86 miles of improved sidewalk 117 improved curb ramps 	7.9 Tier 2	\$1,674,891		<ul style="list-style-type: none"> County City
4 Welch Neighborhood Safe Street 1.55 miles	<ul style="list-style-type: none"> 2.50 miles of improved sidewalk 115 improved curb ramps 	5.5 Tier 3	\$1,923,017		<ul style="list-style-type: none"> County City
Dedicated On-Street Bikeways New buffered/protected bike lanes with green conflict markings at driveways and intersections, improvements for safe crossings such as leading bicycle and pedestrian signals and protected turns. Improvements also include updated sidewalks and curb ramps.					
5 West Dallas Bikeway 0.42 miles	<ul style="list-style-type: none"> Connect to programmed bikeway 0.52 miles of improved sidewalk 59 improved curb ramps 	N/A; prioritized based on partnerships	\$343,959		<ul style="list-style-type: none"> County City METRO
6 Mandell Bikeway 0.78 miles	<ul style="list-style-type: none"> 1.14 miles of improved sidewalk 44 improved curb ramps 	7.4 Tier 2	\$1,079,126		<ul style="list-style-type: none"> County City
7 Waugh and Commonwealth Bikeway 1.16 miles (Currently in Design)	<ul style="list-style-type: none"> 2.60 miles of improved sidewalk 163 improved curb ramps 	8.3 Tier 1	\$2,706,035		<ul style="list-style-type: none"> County City
Walkable Street Retrofits Interim design improvements to reduce and prevent speeding and improve safety for people walking such as updated sidewalks and curb ramps, curb extensions, crosswalk markings, formalized parking, and vehicle lane re-striping.					
8 Dunlavy Walkable Street Retrofit 1.34 miles (south of Peden Street)	<ul style="list-style-type: none"> 1.69 miles of improved sidewalk 122 improved curb ramps 	7.3 Tier 2	\$916,000		<ul style="list-style-type: none"> City Residents
9 West Gray Walkable Street Retrofit 1.13 miles	<ul style="list-style-type: none"> 1.69 miles of improved sidewalk 62 improved curb ramps 	7.9 Tier 2	\$742,000		<ul style="list-style-type: none"> City METRO

Note: The Network Importance score and tier rating correspond to the study area network analysis. The higher the score, the more access a project provides to key destinations in Montrose.

ACCESS PROJECTS

SHORT-TERM

Safe School Access

- 10 Wilson Montessori School Safe Sidewalks
- 11 Wharton Dual Language Academy Safe Sidewalks
- 12 Lanier Middle School Safe Sidewalks













Safe Transit Access

- 13 Westheimer Safe Transit Access
- 14 Richmond Safe Transit Access
- 15 Montrose Safe Transit Access
- 16 West Gray Safe Transit Access
- 17 West Dallas Safe Transit Access
- 18 Shepherd Safe Transit Access





















50.71 miles of Sidewalk Improvements

--- Project by Others



PROJECT	DESCRIPTION & BENEFIT	NETWORK IMPORTANCE Tier 1 = most important	COST ESTIMATE	IMPLEMENTATION & FUNDING	POTENTIAL PARTNERS
Safe School Access Improvements near schools including updated sidewalks and curb ramps, new crosswalk markings, curb extensions, and additional intersection treatments like leading pedestrian signals where applicable. Improvements can be split and combined with other projects.					
10 Wilson Montessori School Safe Sidewalks	<ul style="list-style-type: none"> 4.34 miles of improved sidewalk 201 improved curb ramps 	5.9 Tier 3	\$1,758,000	   	<ul style="list-style-type: none"> County City Residents
11 Wharton Dual Language Academy Safe Sidewalks	<ul style="list-style-type: none"> 2.85 miles of improved sidewalk 128 improved curb ramps 	6.3 Tier 3	\$1,128,000	   	<ul style="list-style-type: none"> County City Residents
12 Lanier Middle School Safe Sidewalks	<ul style="list-style-type: none"> 4.42 miles of improved sidewalk 152 improved curb ramps 	8.2 Tier 1	\$1,645,000	   	<ul style="list-style-type: none"> County City Residents

Safe Transit Access | Improvements for streets intersecting transit routes including updated sidewalks and curb ramps, new crosswalk markings, curb extensions, and additional intersection treatments like leading pedestrian signals. Improvements can be split and combined with other projects.

13 Westheimer Road Safe Transit Access	<ul style="list-style-type: none"> 8.86 miles of improved sidewalk 606 improved curb ramps 	9.8 Tier 1	\$4,064,000	  	<ul style="list-style-type: none"> County City METRO
14 Richmond Avenue Safe Transit Access	<ul style="list-style-type: none"> 5.83 miles of improved sidewalk 383 improved curb ramps 	6.3 Tier 3	\$2,660,000	   	<ul style="list-style-type: none"> County City METRO
15 Montrose Boulevard Safe Transit Access	<ul style="list-style-type: none"> 10.01 miles of improved sidewalk 666 improved curb ramps 	8.1 Tier 1	\$4,539,000	   	<ul style="list-style-type: none"> County City METRO
16 West Gray Street Safe Transit Access	<ul style="list-style-type: none"> 6.27 miles of improved sidewalk 380 improved curb ramps 	7.0 Tier 2	\$2,763,000	  	<ul style="list-style-type: none"> County City METRO
17 West Dallas Street Safe Transit Access	<ul style="list-style-type: none"> 2.13 miles of improved sidewalk 108 improved curb ramps 	5.6 Tier 3	\$891,000	  	<ul style="list-style-type: none"> County City METRO
18 Shepherd Drive Safe Transit Access	<ul style="list-style-type: none"> 6.00 miles of improved sidewalk 309 improved curb ramps 	9.1 Tier 1	\$2,497,000	  	<ul style="list-style-type: none"> County City METRO

Note: The Network Importance score and tier rating correspond to the study area network analysis. The higher the score, the more access a project provides to key destinations in Montrose.

LONG-TERM PROJECTS

Long-Term Reconstruction Projects

- 1 Montrose Boulevard
- 2 Dunlavy Street
- 3 Fairview Street
- 4 West Gray Street
- 5 West Dallas Street

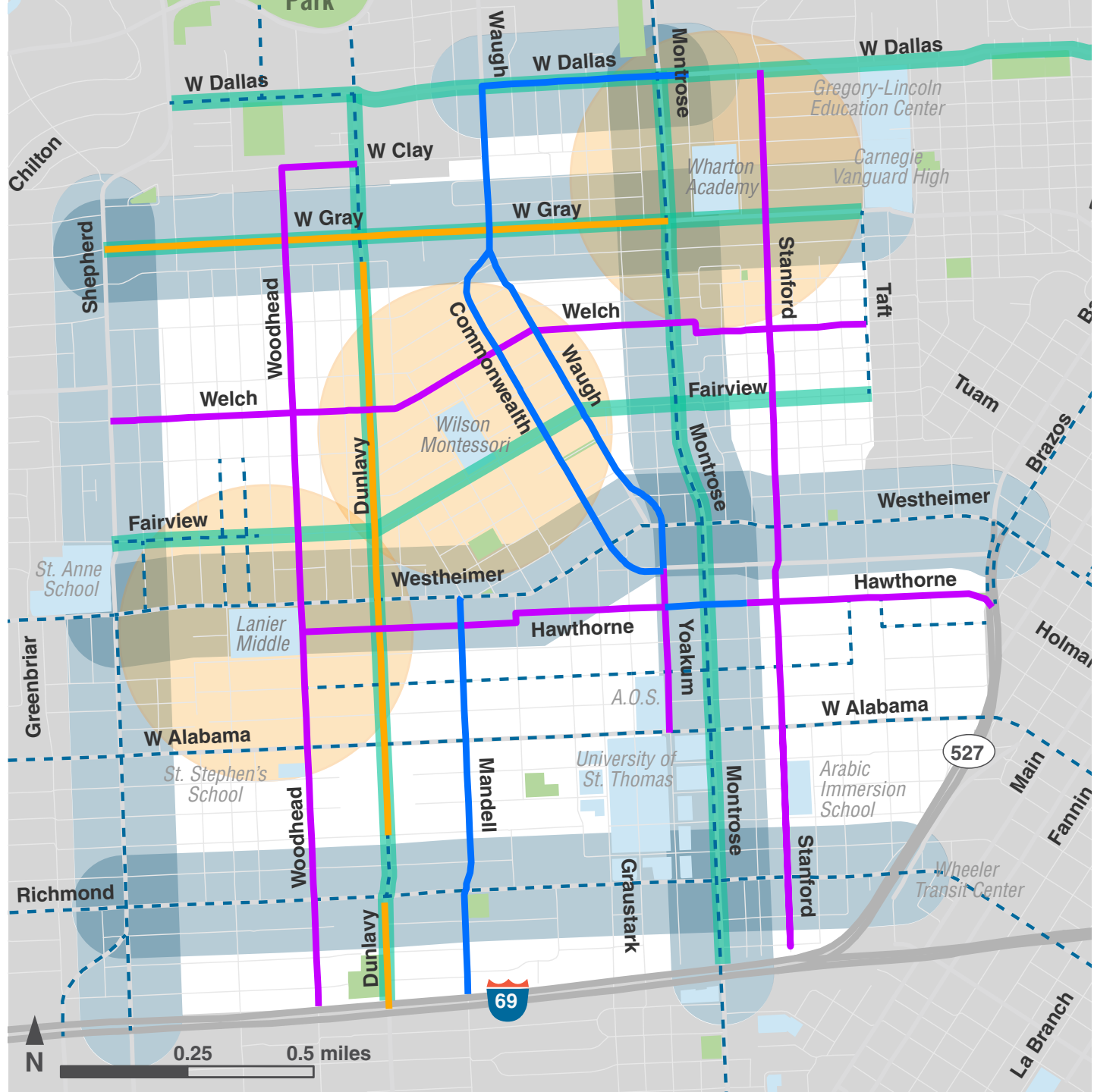


INTEGRATED NETWORK

- Short-Term Projects**
- Neighborhood Safe Street
- Dedicated On-Street Bikeway
- Walkable Street Retrofit
- Safe School Access
- Safe Transit Access
- Long Term Projects**
- - - Projects by Others

- Roadway
- Study Area
- School
- Park
- Buffalo Bayou

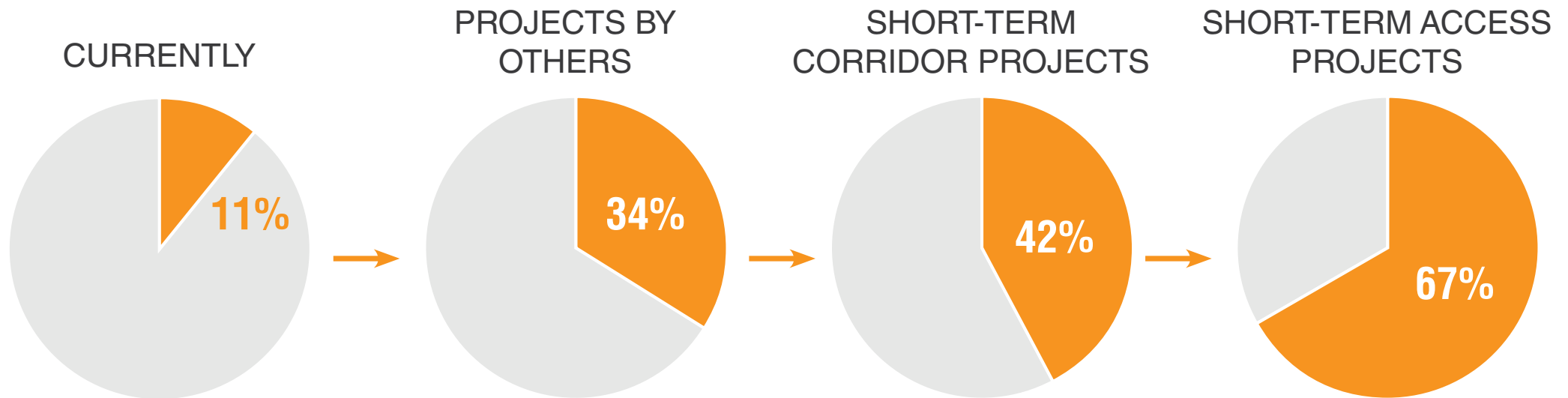
Source: Team Analysis 2020



IMPROVING MONTROSE WALKABILITY

BY THE NUMBERS

COMPLETE BLOCKS WITH SIDEWALKS 5'+ AND IN GOOD CONDITION

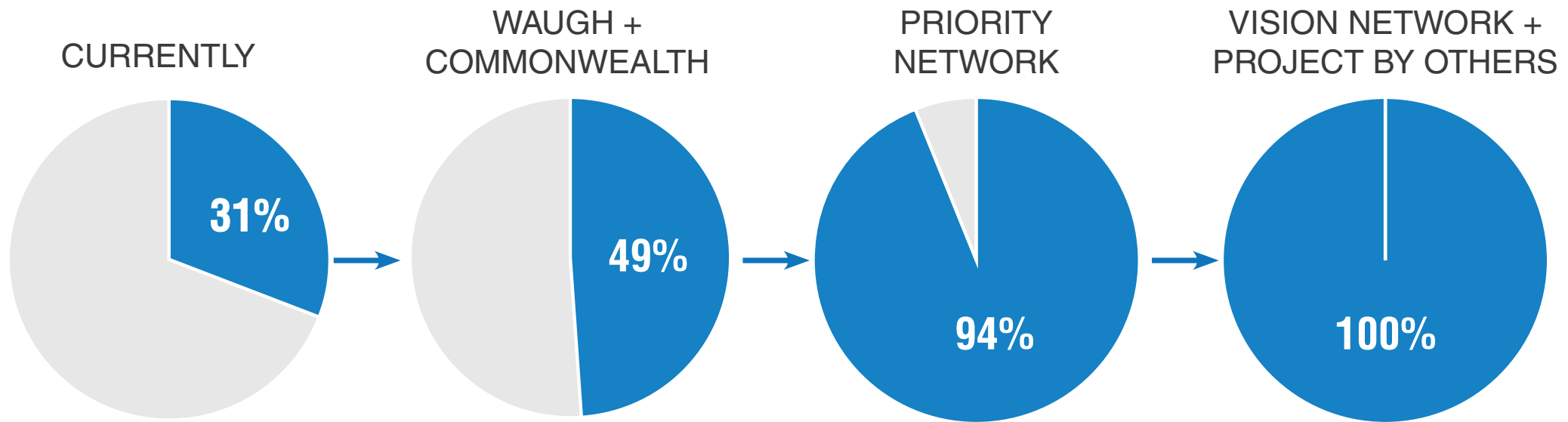


Note: This analysis assumes: (1) Replacement of all sidewalks that were not rated as "A" in the condition assessment; (2) Every project includes sidewalk replacement for the full project extent; (3) Each set of projects builds from left to right

IMPROVING BIKEWAY ACCESS

BY THE NUMBERS

PERCENT OF STUDY AREA POPULATION WITHIN 1/4-MILE OF HIGH-COMFORT BIKEWAY



Note: This analysis assumes each set of projects builds from left to right

PROGRAMS

Infrastructure Programs

Residential Rebate Program

Trusted Contractor Program

Universal Accessibility & METRONext

City of Houston Sidewalk Programs

Developer “Betterment” Agreements

Highway Safety Improvement Program

Pilot Project Program

Shade & Landscaping Program

Education Programs

Sidewalk Repair Education

New Infrastructure Education

Vision Zero Program

Safe Street Stewardship Program

PROGRAMS

Infrastructure Programs

Residential Rebate Program

Trusted Contractor Program

Universal Accessibility & METRONext

City of Houston Sidewalk Programs

Developer “Betterment” Agreements

Highway Safety Improvement Program

Pilot Project Program

Shade & Landscaping Program

Education Programs

Sidewalk Repair Education

New Infrastructure Education

Vision Zero Program

Safe Street Stewardship Program

POLICIES

Scenic Houston Streetscape Standards

Walkable Places Ordinance Designation

Transit-Oriented Development Ordinance Designation

PROGRAMS

Infrastructure Programs

Residential Rebate Program

Trusted Contractor Program

Universal Accessibility & METRONext

City of Houston Sidewalk Programs

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POLICIES

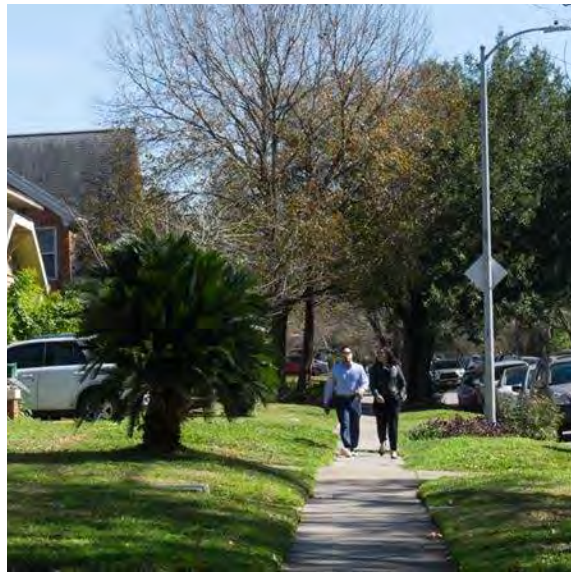
Scenic Houston Streetscape Standards

Walkable Places Ordinance Designation

Transit-Oriented Development Ordinance Designation

EXISTING PROGRAMS AND POLICIES

QUESTIONS?



PROGRESS REPORT

APRIL 2019

MONTROSE/TIRZ 27



3200 Wilcrest Drive, Suite 220
Houston, TX 77042

TO-1 & SUPPLEMENTAL: COMMONWEALTH & WAUGH DRIVE:

Activities This Period:

- Advanced construction plans to 90% level
- Development of Project manual, specifications and detailed cost estimates is in progress
- Harris County Precinct 1 **agreed to be TIRZ 27's** financial partner in performing walking and biking improvement projects. The projects agreed upon are consistent with the Walk/Bike Montrose priority list. They agreed to fund 50% of the construction cost of each listed project. The funding commitment for all Projects is capped at \$4.5 million.
- The segments of Yoakum from Lovett to W Alabama and Waugh Drive from Gray to Dallas were on the list of segments that Harris County recommended implementing.
- **Bidding these segments on their own doesn't make sense because they are short and will lead to high unit prices. The P & P Committee determined that it is in the TIRZ's best interest to incorporate** these additional shorter segments that directly connect to the Waugh Dr and Commonwealth project to obtain more reasonable unit prices (Economy of Scale) and to also be able to fulfill our obligations to Harris County Precinct 1 .

Activities Planned for Next Period:

- Conduct PS&E for expanded scope

TO-2: WALK/BIKE MONTROSE

Activities This Period:

- Submitted Draft Walk/Bike Montrose Report to P and P Committee for review and comment

TO-3: MONTROSE DRAINAGE STUDY

Activities This Period:

- Ran initial model simulations and began debugging
- Continued Building the drainage model
 - This is a significant task that is a large portion of the effort. It is a necessary component of building the model which cannot be run without it.
 - The drainage network within Montrose has proven to be more complex and interconnected than most places in the City and more so that we anticipated. We are working through it.
- 8-month duration

Activities Planned for Next Period:

- Continue building the drainage network
- finalize existing conditions modeling
- Begin problem area identification

MISCELLANEOUS

- METRO partnership opportunities.
 - Discussed the BOOST program
 - Discussed the Montrose Blvd corridor
 - Developed Letter of Interest



PROGRESS REPORT

APRIL 2019



A map of the Montrose neighborhood in Houston, Texas, showing a street grid and drainage study boundaries. The boundaries are highlighted in purple and follow a path that includes Westheimer Rd., Kirby Dr., W. Alabama St., Dunlavy St., and Richmond Ave. The text "Montrose Drainage Study" is overlaid in white with a white underline.

Montrose Drainage Study

Gray St.

Westheimer Rd.

Westheimer Rd.

Kirby Dr.

W. Alabama St.

Shepherd Dr.

Dunlavy St.

Richmond Ave.

Spur 527

se Blvd.

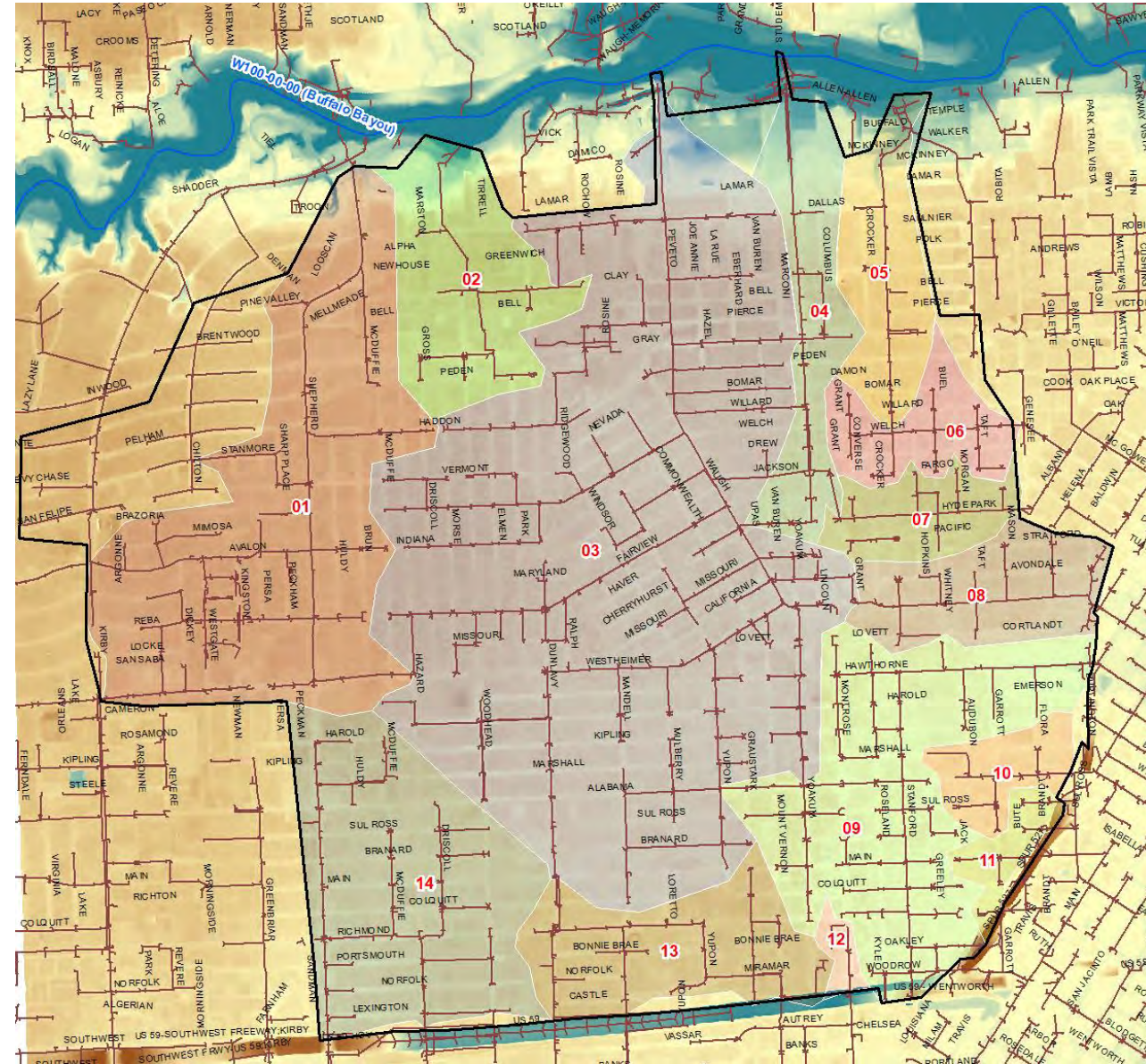
Drainage Study

- Ran initial model simulations and began debugging
- Continued Building the drainage model
- Finalize existing conditions modeling
- Begin problem area identification
- 8 – month duration



Drainage Study

- Number of Drainage Outfalls and Drainage Systems = 14
- Study Area = 2,200 acres
- Total Length of Pipes = 57 miles
- Total # of Inlets / Manholes = > 3,500



A detailed street map of Harris County, Texas, showing Precinct 1. The map features a grid of streets with various names such as West Gray, Haddon, Vermont, Welch, Indiana, Fairview, Westheimer, Hawthorne, Harold, Kipling, Marshall, Alabama, Sul Ross, and others. Major roads like I-27, I-59, and I-10 are also visible. A purple line highlights the boundary of Precinct 1. A white text overlay with a horizontal underline is centered on the map.

Harris County Precinct 1

Harris County Precinct 1/TIRZ 27 Partnership

- Financial Partner
- Performing Walking/Biking Projects
- Priority List
- 50% of Construction Cost
- Funding Commitment capped at \$4.5 M
- Accelerate the implementation of the Walk/ Bike Study
- Interlocal Agreement



Harris County Precinct 1/TIRZ 27 Partnership

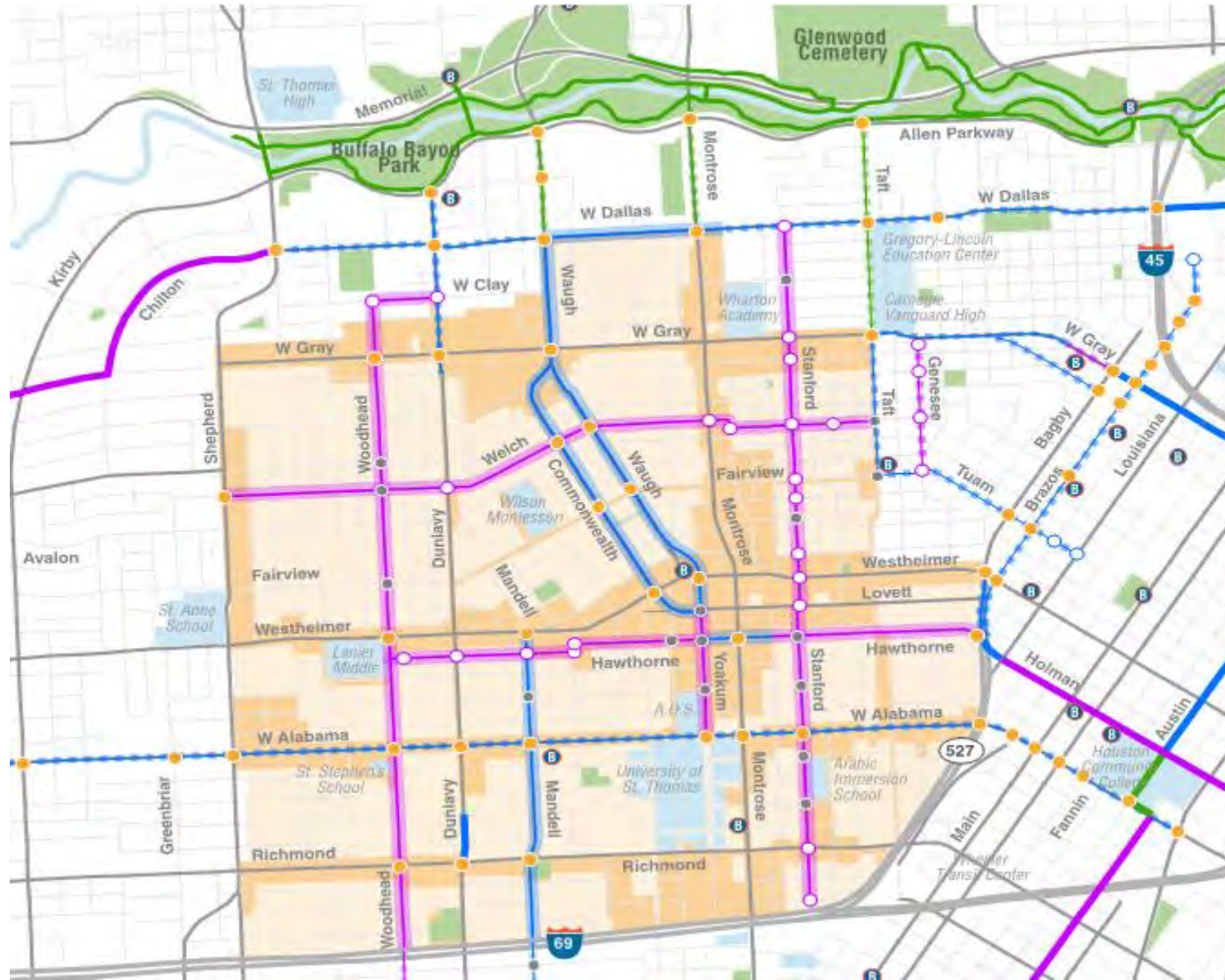
- Each to fund 50% of the construction cost of each Project. The funding commitment for all Projects is capped at \$4.5 million.
- TIRZ 27 is responsible for the management of all community engagement, outreach, design and construction of the Projects.
- TIRZ 27 will submit design drawings to Precinct One for its review and approval
- TIRZ 27 commits to letting the Projects for construction within 3-years of the effective date of the agreement.
- Projects will be prioritized and funded in the order listed below

Harris County Precinct 1/TIRZ 27 Partnership

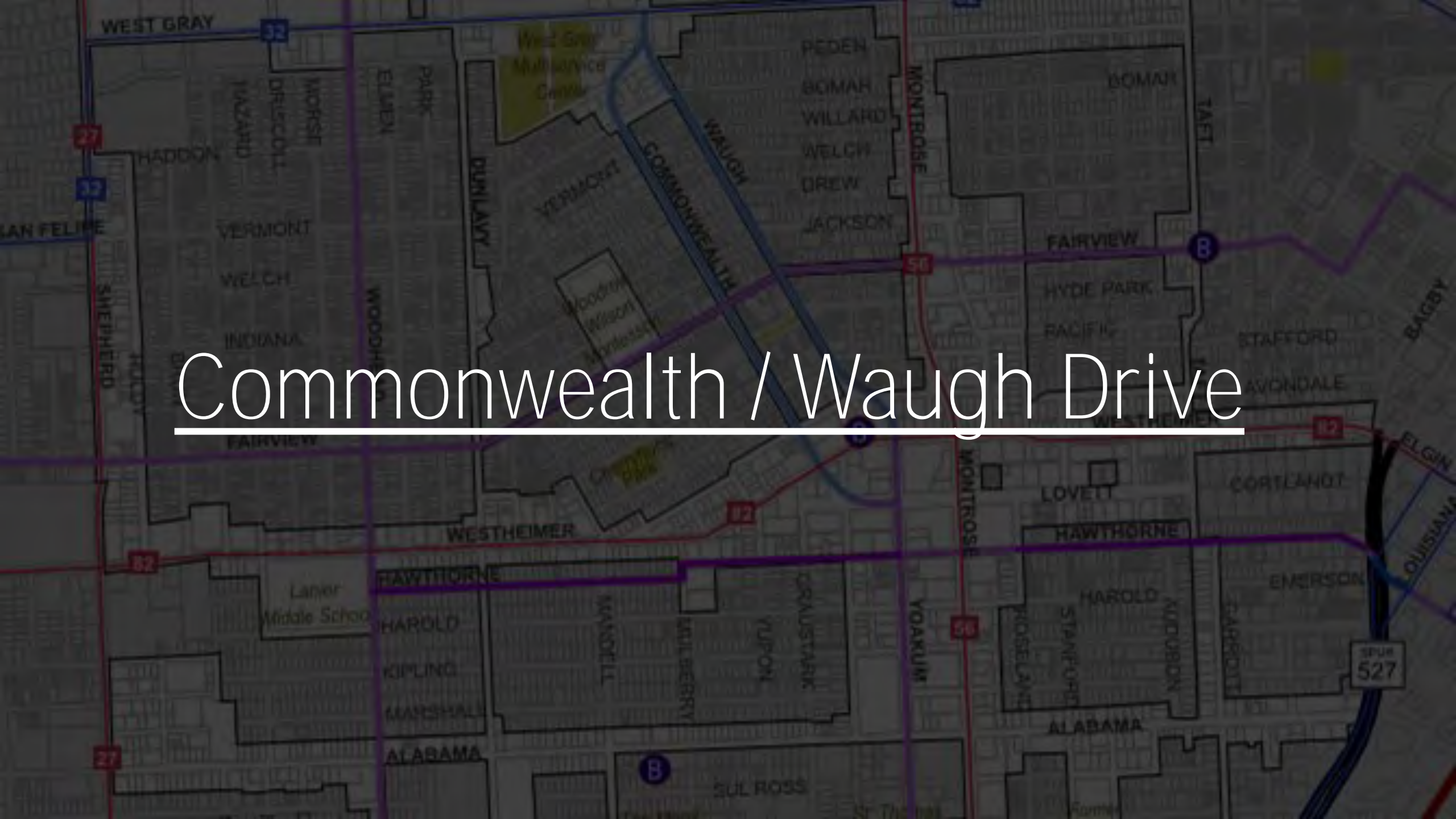
	Project	Street	From	To	Facility Type	Length (miles)
1	Waugh and Commonwealth Protected Bikeway	COMMONWEALTH	WAUGH	YOAKUM	Dedicated On-Street	0.80
		WAUGH	DALLAS	LOVETT	Dedicated On-Street	1.05
		YOAKUM	LOVETT	ALABAMA	Neighborhood Safe Street	0.33
		Total				
2	Hawthorne Neighborhood Safe Street	HAWTHORNE	WOODHEAD	YOAKUM	Neighborhood Safe Street	0.72
			YOAKUM	ROSELAND	Dedicated On-Street	0.16
			ROSELAND	BURLINGTON	Neighborhood Safe Street	0.47
Total					1.35	
3	Woodhead Neighborhood Safe Street	CLAY	WOODHEAD	DUNLAVY	Neighborhood Safe Street	0.15
		WOODHEAD	CLAY	IH69	Neighborhood Safe Street	1.64
		Total				
4	Dallas Bikeway	DALLAS	WAUGH	COLUMBUS	Dedicated On-Street	0.42
		Total				
5	Welch Neighborhood Safe Street	WELCH	SHEPHERD	TAFT	Neighborhood Safe Street	1.55
		Total				
6	Stanford Neighborhood Safe Street	STANFORD (N of Study Area)	DALLAS	GRAY	Neighborhood Safe Street	0.26
		STANFORD	GRAY	WOODROW	Neighborhood Safe Street	1.45
		Total				
7	Mandell Bikeway	MANDELL	WESTHEIMER	IH69	Dedicated On-Street	0.78
		Total				
					Total (ALL)	9.78



Harris County Precinct 1/TIRZ 27 Partnership



Commonwealth / Waugh Drive



Project Status

- Advanced construction plans to 90% level
- Project Manual and Specifications
- \$1.7 M
- Final walk through

MONTROSE REDEVELOPMENT AUTHORITY


WAUGH DRIVE, COMMONWEALTH STREET AND MONTROSE BLVD @ WESTHEIMER INTERSECTION BICYCLE & PEDESTRIAN IMPROVEMENTS

WBS NO. N-T27000-0001-4

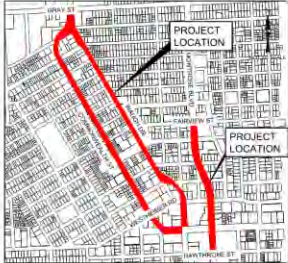
ON BEHALF OF
TAX INCREMENT REINVESTMENT ZONE NO.27

MARCH 2020

CONTROLLER
CHRIS BROWN



LOCATION MAP



VICINITY MAP
KEY MAP NO 492R, 493N, 492V, 493S
GIMS MAP NO 5356A, 5357C

NO.	DATE	REVISION	APP.

Gauge
ENGINEERING

3200 WILCREST DR. SUITE 220,
HOUSTON, TX 77042
WWW.GaugeEngineering.com
TX FIRM NUMBER : F-20017

SURVEYED BY:
FB: NO.

PARKS-FORESTRY DEPT.

METRO

HOUSTON WATER

TRANSPORTATION & DRAINAGE OPERATIONS

CAPITAL PROJECTS SURVEY

FOR CITY OF HOUSTON USE ONLY

CITY ENGINEER DATE

DIRECTOR OF DATE
HOUSTON PUBLIC WORKS

SHEET NO 01 OF 69 SHEETS

TDLR EABPR _____

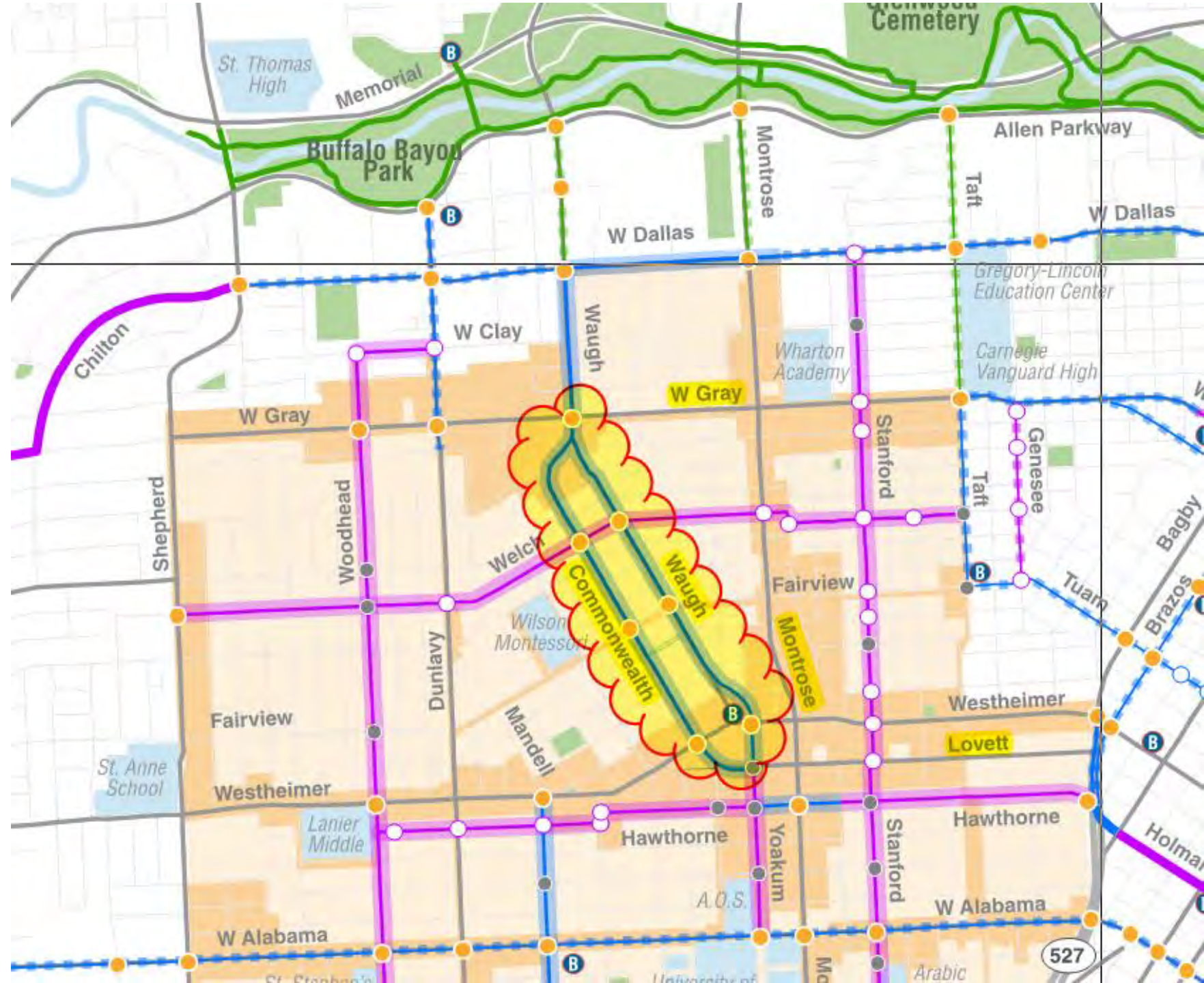
DISTRICT COUNCIL MEMBERS

AMY PECK DISTRICT A	JERRY DAVIS DISTRICT B	ASBIE KAMIN DISTRICT C	CAROLYN EVANS-SHABAZZ DISTRICT D
DAVE MARTIN DISTRICT E	TIFFANY THOMAS DISTRICT F	DEG TRAVIS DISTRICT G	KARLA CISNEROS DISTRICT H
ROBERT CALLEGOS DISTRICT I	EDWARD POLLARD DISTRICT J	MARTHA CASTEX-TATUM DISTRICT K	

COUNCIL MEMBERS AT-LARGE

MIKE KNOX POSITION 1	DAVID W. ROBINSON POSITION 2
MICHAEL KUBOGH POSITION 3	LEITIA FLUMMER POSITION 4
SALLIE ALCORN POSITION 5	

Current Project Limits

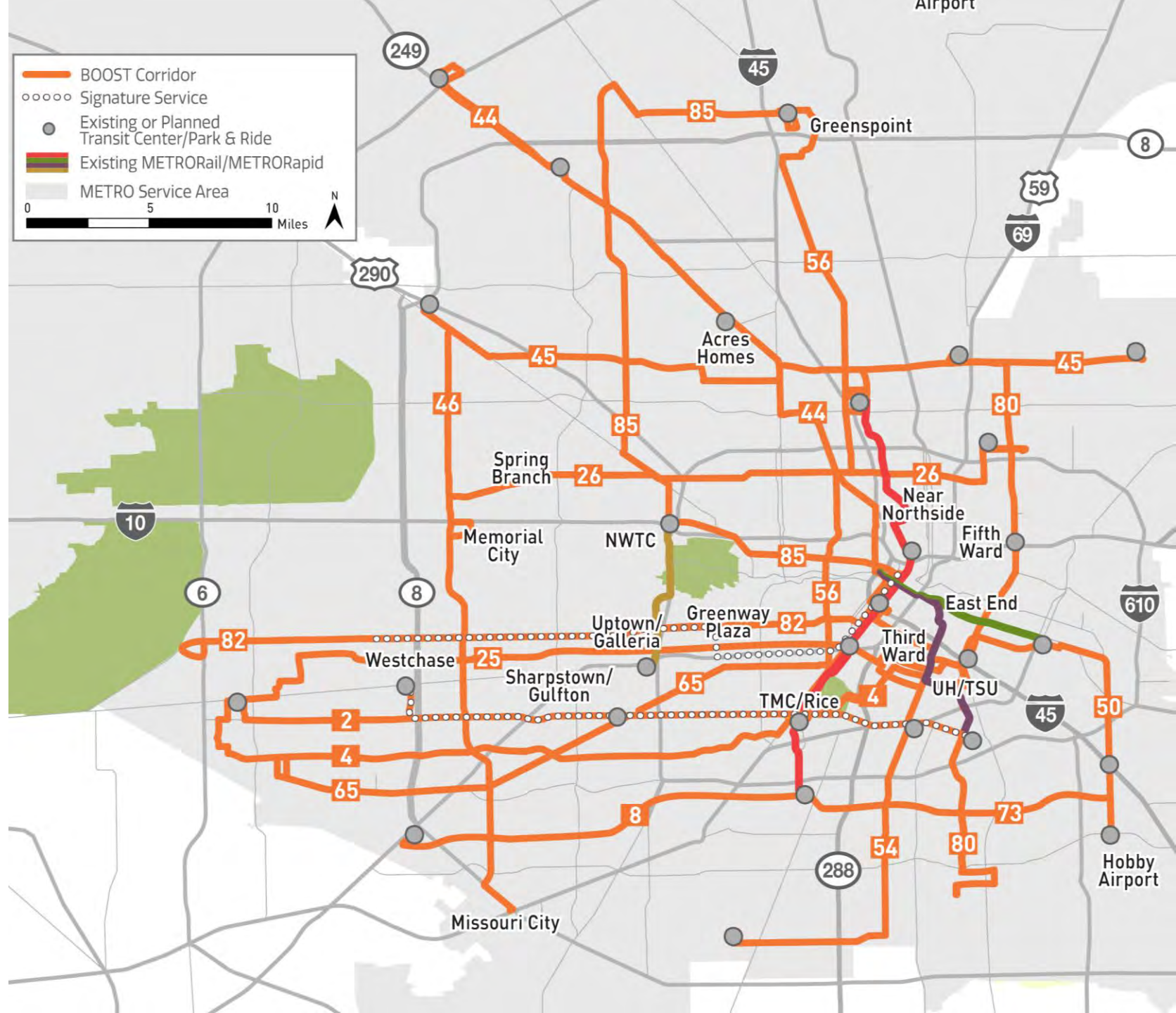




METRO BOOST PROGRAM

BOOST NETWORK

- Bus Route 56 – Montrose
- Bus Route 82 – Westheimer
- Bus Route 25 – Richmond
- Funding allocating
- Partnership Opportunity
 - Montrose Blvd
- Interest Letter



QUESTIONS?



April 20, 2020





January 20, 2020

Yuhayna H. Mahmud, AICP, LEED AP
System and Capital Planning
Planning, Engineering and Construction
METRO//Metropolitan Transit Authority of Harris County
Phone: (713) 739-6037

Re: Partnership Interest Letter – Montrose Redevelopment Authority / Tax Increment Reinvestment Zone 27

Ms. Yuhayna,

We are pleased to submit this letter of interest to partner with METRO to deliver improvements along Montrose Boulevard (METRO's Route 56) within the Montrose Redevelopment Authority / Tax Increment Reinvestment Zone 27's (TIRZ 27) boundary from approximately US 59 to W Dallas Street. TIRZ 27 is actively working to improve the Montrose corridor and is seeking partners with the likeminded initiatives.

Current TIRZ 27 Montrose Activities:

- Livable Centers Study: A Livable Centers Study for the district is currently underway by Houston-Galveston Area Council. We are actively coordinating with the study team and anticipate results of the study in 4th quarter of 2020.
- Walk/Bike Montrose: The objective of the Walk/Bike Montrose study is to realize Montrose's vision as the leading walking and bike-friendly community in Houston. To accomplish this the study will develop a plan that builds on the community's many assets to define high-comfort walking and biking networks. We expect to finalize results in the 3rd quarter of 2020.
- TIRZ 27 CIP: TIRZ 27 is in the process of evaluating and prioritizing their capital improvement plan (CIP). Based on our initial planning discussions and results, Montrose Boulevard scored the highest in the priority list. We are actively seeking partners for Montrose Boulevard and all our CIP project candidates, as this is a heavily weighted prioritization category. The final projects prioritization and CIP are expected to be completed in the 3rd quarter of 2020.

We request that METRO consider this partnership opportunity with TIRZ 27. A collaborative effort will ultimately provide the public a complete and outstanding project that will improve mobility, drainage and pedestrian safety & access to METRO facilities.

Secondly, given the timeframe of the ongoing related activities, we kindly request that METRO consider postponing the evaluation work along Montrose Boulevard within the Montrose District from approximately US 59 to W Dallas Street to the end of the 2020. This will allow adequate time for the necessary ongoing TIRZ 27 due diligence effort, avoid necessary re-work on your part and for appropriate coordination and collaboration between TIRZ 27 and METRO. To that end, please consider allocating the funding that otherwise would be invested in the corridor, for inclusion in the full Montrose Boulevard corridor design and reconstruction to achieve great pedestrian realm, safety and bus stop improvements.

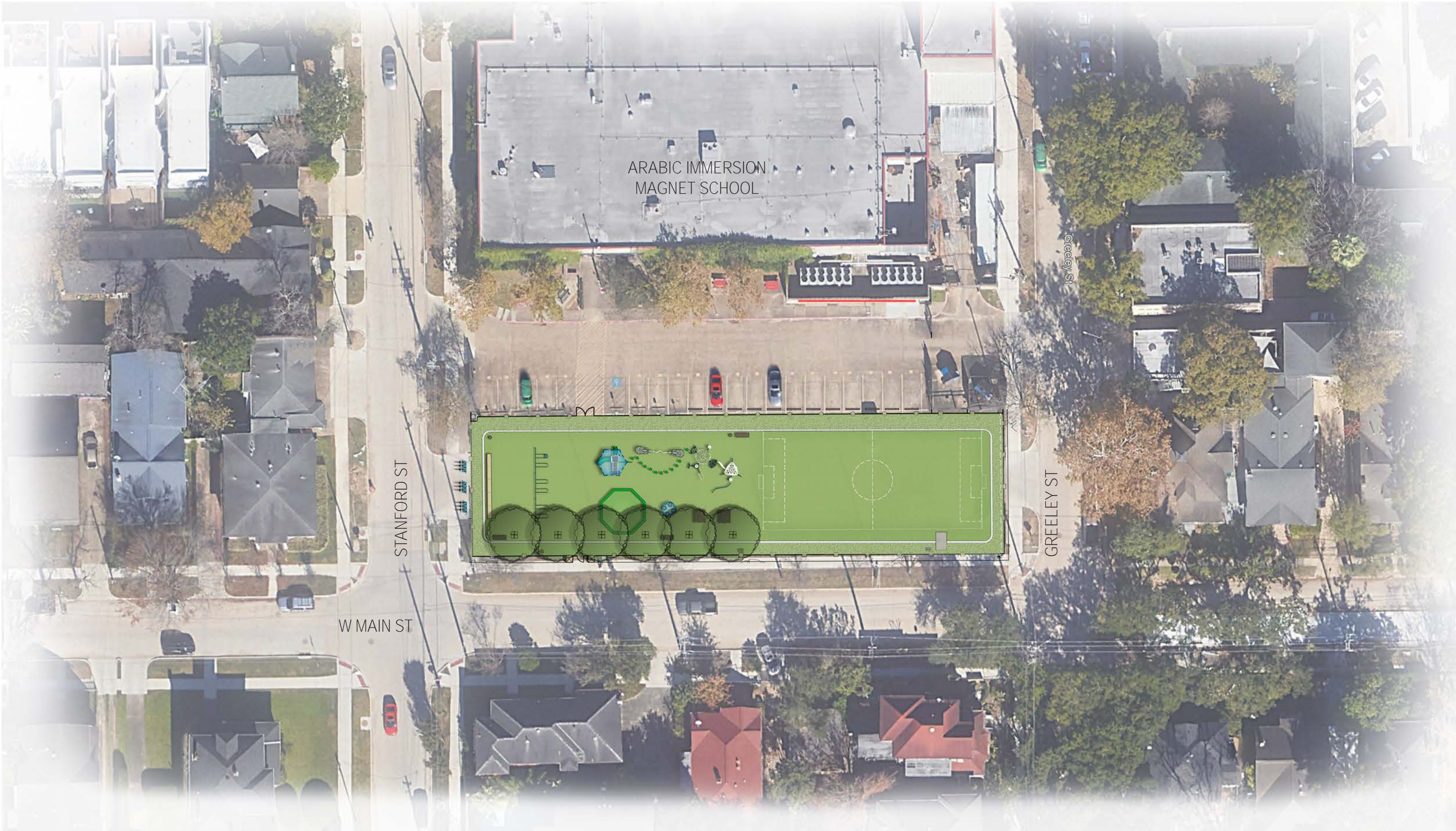
We believe that together we can accomplish much more than the collective individual agency efforts.

Sincerely,

_____, Board of Directors

Opinion of Probable Construction Cost - Walk/Bike Montrose

Priority Bikeway Projects										
Project	Street	From	To	Facility Type	Length (miles)	Pavement Width	In Study Area	In TIRZ 27	Cost Estimate	Notes
1 Waugh and Commonwealth Protected Bikeway	COMMONWEALTH	WAUGH	YOAKUM	Dedicated On-Street	0.80	44' N of Welch, 36' S of Welch	Yes	Yes	\$644,709.00	In design; complete sidewalk rebuild
	WAUGH	DALLAS	LOVETT	Dedicated On-Street	1.05	30'-35'	Yes	Yes	\$1,218,710.00	In design; complete sidewalk rebuild
	YOAKUM	LOVETT	ALABAMA	Neighborhood Safe Street	0.33	52'	Yes	Yes	\$550,736.00	In design; complete sidewalk rebuild
	Total				2.18					
2 Hawthorne Neighborhood Safe Street	HAWTHORNE	WOODHEAD	YOAKUM	Neighborhood Safe Street	0.72	30'	Yes	Varies	\$849,329.00	Poor pavement condition
		YOAKUM	ROSELAND	Dedicated On-Street	0.16	30'	Yes	Yes	\$199,199.00	AAA protected bikeway for two blocks around Montrose
		ROSELAND	BURLINGTON	Neighborhood Safe Street	0.47	30'	Yes	Varies	\$576,219.00	Poor pavement condition
	Total				1.35					
3 Woodhead Neighborhood Safe Street	CLAY	WOODHEAD	DUNLAVY	Neighborhood Safe Street	0.15	30'	No	No	\$282,024.00	Outside of TIRZ boundary
	WOODHEAD	CLAY	IH69	Neighborhood Safe Street	1.64	30' N of Westheimer,	Yes	Varies	\$2,003,897.00	Poor pavement condition
						35' S of Westheimer				
Total				1.79						
4 Dallas Bikeway	DALLAS	WAUGH	COLUMBUS	Dedicated On-Street	0.42	44'	Yes	Yes	\$343,959.00	Potential projects to east and west of this segment
	Total				0.42					
5 Welch Neighborhood Safe Street	WELCH	SHEPHERD	TAFT	Neighborhood Safe Street	1.55	25'	Yes	Varies	\$1,923,017.00	Poor pavement condition
					Total				1.55	
6 Stanford Neighborhood Safe Street	STANFORD (N of Study Area)	DALLAS	GRAY	Neighborhood Safe Street	0.26	30'	No	No	\$289,578.00	Outside of TIRZ boundary
	STANFORD	GRAY	WOODROW	Neighborhood Safe Street	1.45	30'	Yes	Varies	\$1,385,313.00	Poor pavement condition
	Total				1.71					
7 Mandell Bikeway	MANDELL	WESTHEIMER	IH69	Dedicated On-Street	0.78	38' N of Richmond,	Yes	Varies	\$1,079,126.00	Poor pavement condition
					36' S of Richmond					
Total				0.78					<u>\$11,345,816.00</u>	
Total (ALL)					9.78					



ARABIC IMMERSION
MAGNET SCHOOL

STANFORD ST

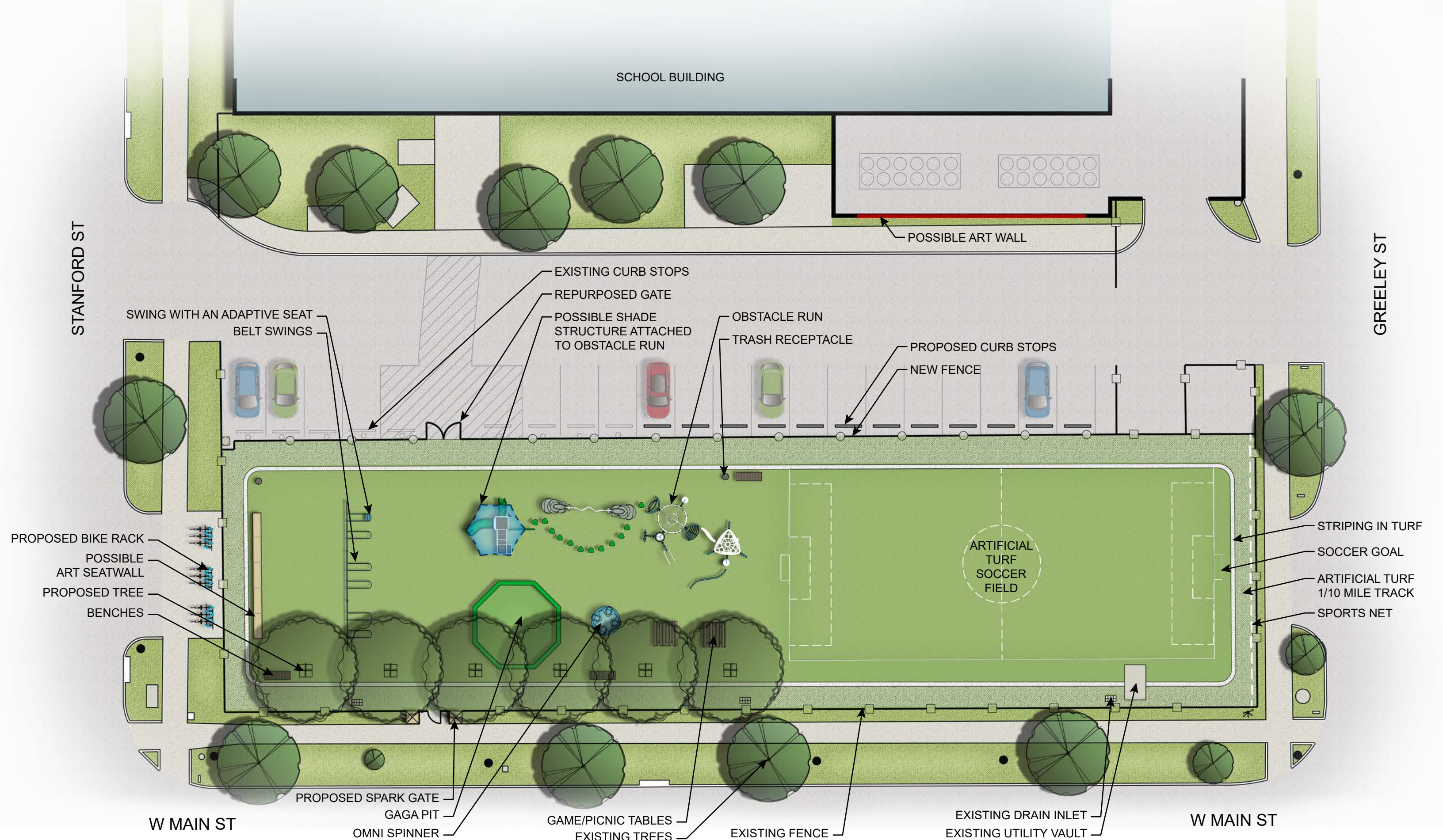
W MAIN ST

GREELEY ST

1 ARABIC IMMERSION MAGNET SCHOOL SPARK PARK

Lauren Griffith Associates
Landscape Architecture and Planning





SCHOOL BUILDING

POSSIBLE ART WALL

STANFORD ST

GREELEY ST

EXISTING CURB STOPS

REPURPOSED GATE

POSSIBLE SHADE
STRUCTURE ATTACHED
TO OBSTACLE RUN

OBSTACLE RUN

TRASH RECEPTACLE

PROPOSED CURB STOPS

NEW FENCE

SWING WITH AN ADAPTIVE SEAT
BELT SWINGS

PROPOSED BIKE RACK

POSSIBLE
ART SEATWALL

PROPOSED TREE

BENCHES

STRIPING IN TURF

SOCCER GOAL

ARTIFICIAL TURF
1/10 MILE TRACK

SPORTS NET

ARTIFICIAL
TURF
SOCCER
FIELD

PROPOSED SPARK GATE

GAGA PIT

OMNI SPINNER

GAME/PICNIC TABLES

EXISTING TREES

EXISTING FENCE

EXISTING DRAIN INLET

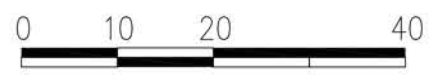
EXISTING UTILITY VAULT

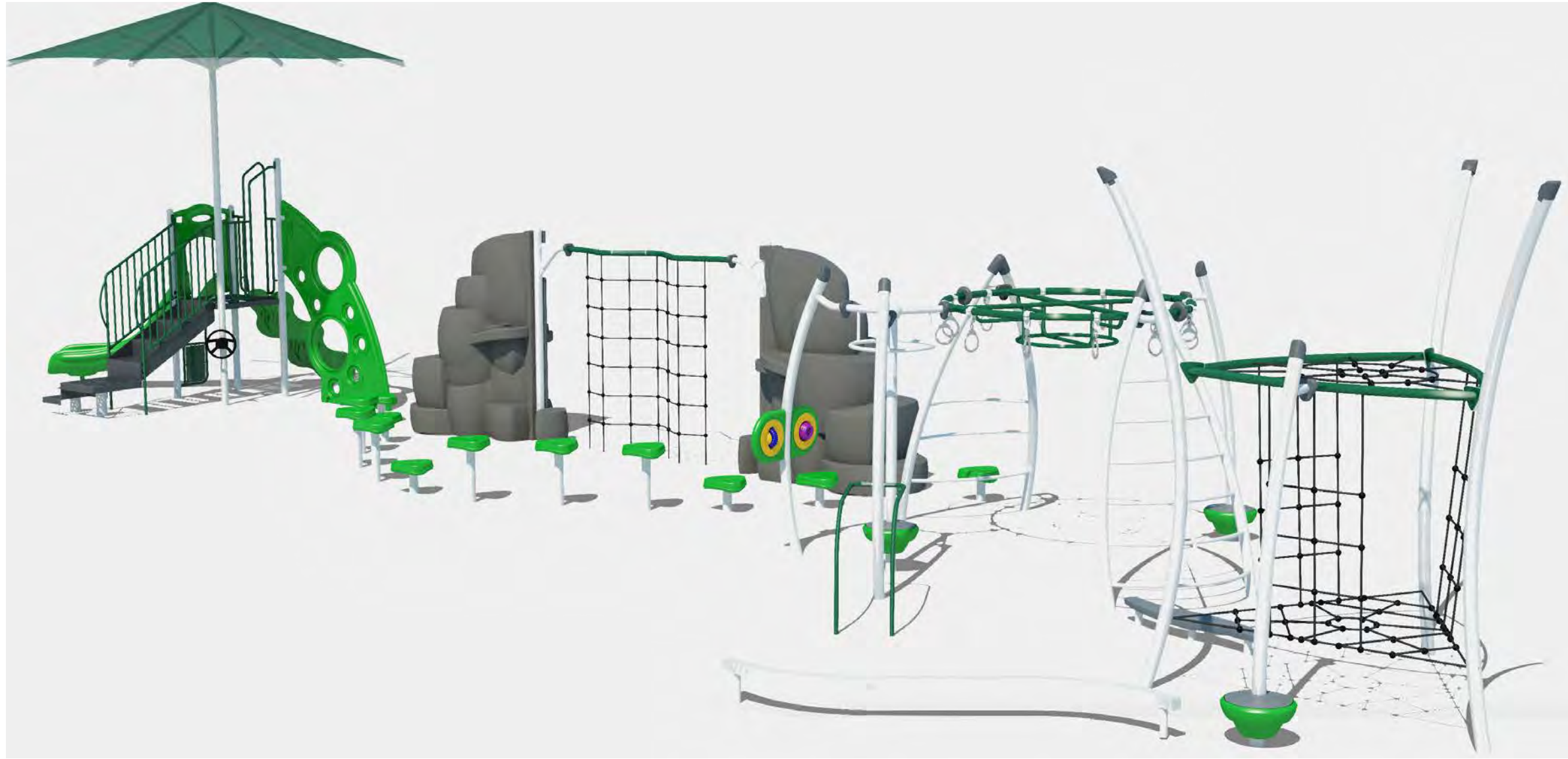
W MAIN ST

W MAIN ST

1 ARABIC IMMERSION MAGNET SCHOOL SPARK PARK

Lauren Griffith Associates
Landscape Architecture and Planning





OBSTACLE RUN
5-12 YEAR OLD



GAGA PIT
ALL AGES

<http://www.gagaballpits.com/>



OMNI SPINNER
2-12 YEAR OLD

GAGA PIT & OMNI SPINNER



SWINGS



GAME TABLE



PICNIC TABLE

TABLE EXAMPLES



ART SEATWALL



CHILDREN'S SILHOUETTE FENCE PANEL



ART WALL

ART EXAMPLES



SPARK GATE

DRAFT

Montrose TIRZ

**Evaluating the Current Conditions of Affordable Housing in
the Montrose Neighborhood of Houston, Texas**

January 2020



JanuaryAdvisors

For questions, please contact info@januaryadvisors.com.

DRAFT

Table of Contents

Introduction	2
Board Survey About Affordable Housing	4
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Residential Real Estate	19
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Introduction

Montrose is a vibrant neighborhood and seen as the cultural heart and soul of Houston, Texas. The 100+ year history of Montrose shows the neighborhood transforming from a streetcar suburb into the center of Houston's LGBT and counterculture movements. More recently, it has become Houston's hub for arts, culture, nightlife, and shopping, attracting young professionals and luxury development in the process.

Throughout this history, the residential characteristics of Montrose have changed. Today, housing in Montrose is a patchwork of the past ten decades. The changes are due, in part, to Houston's lack of zoning and adaptability to market changes. Some areas of Montrose have preservation mechanisms, such as historic district designations and minimum lot size protections. But generally, housing in Montrose has become more dense and more expensive over time.

In response to these changes, Montrose TIRZ (#27) was established in 2015 "to create and extend capital improvement projects for the purpose of attracting the investment necessary to benefit and revitalize communities within the Zone."¹ A tax increment reinvestment zone (TIRZ) acts as a local government by collecting a portion of property taxes from commercial properties within its boundaries, and using that money to fund projects.²

¹ Montrose TIRZ #27 website: <https://montrosehtx.org>.

² For additional information about tax increment reinvestment zones and their use in Houston, please visit:

- Tax Code Chapter 311 bill text (State of Texas):
<https://statutes.capitol.texas.gov/Docs/TX/htm/TX.311.htm>
- Tax Code Chapter 311 overview (Texas Comptroller):
<https://comptroller.texas.gov/economy/local/ch311/>
- Programs: Tax Increment Reinvestment Zones (City of Houston Economic Development):
<https://www.houstontx.gov/ecodev/tirz.html>

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In July 2019, the housing subcommittee of the Montrose TIRZ hired January Advisors to study affordable housing and create a data-driven baseline of current conditions. Our work included three primary workstreams:

1. Surveying the Montrose TIRZ board to understand affordable housing attitudes and priorities in the context of the organization's other goals.
2. Identifying the current conditions of Montrose, including the residential structures that exist, current rental prices, and current residential real-estate listing prices.
3. Recommending ideas and areas for additional research that would help the Montrose TIRZ meet those organizational goals.

The data in this study covers a six-month period from July 2019 to December 2019. It comes from open government sources as well as internet postings observed during this period. While the data is not exhaustive, we believe that it is comprehensive enough to create a baseline of structures and prices.

The key takeaway of this study is that housing costs in Montrose are rising fast. If the Montrose TIRZ board wishes to prioritize affordable housing for the people that live there, it needs to move quickly, be innovative, and have a strategy for its use of capital.

We wish to thank the Montrose TIRZ, St. Stephen's Episcopal Church, and Knudson LP for their background and guidance.

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Board Survey About Affordable Housing

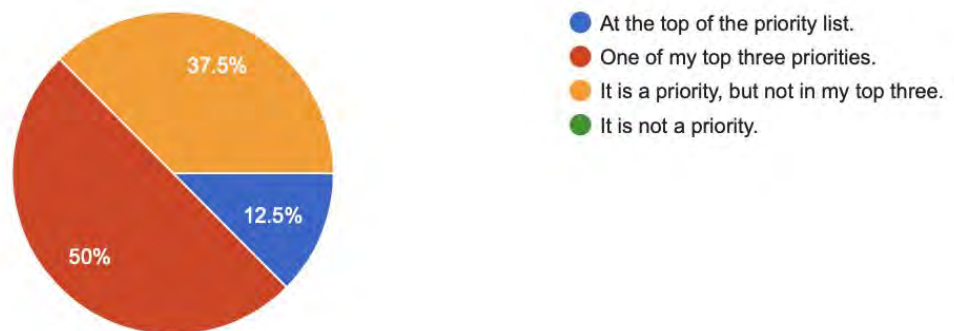
In September 2019, we administered a short, electronic survey of the Montrose TIRZ board and received eight responses.

The survey was designed to understand attitudes about affordable housing, displacement, and diversity in Montrose. It represented a private and anonymous way for board members to express their opinions about the TIRZ's role with preserving the "character" of a neighborhood. The survey answers consisted of rankings and comments.

All of the board member responses indicated that affordable housing was a **priority**, with a majority of responses indicating that it is one of their top three priorities:

As a board member, where is affordable housing on your priority list?

8 responses

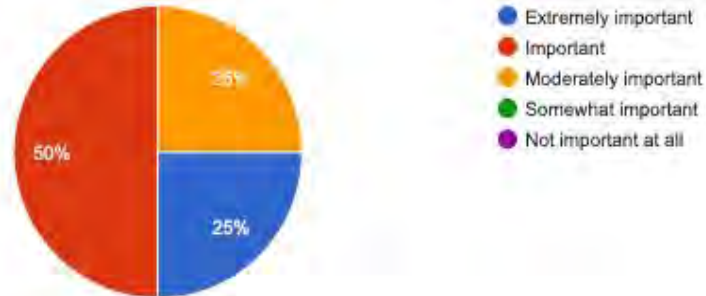


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All of the board member responses indicated that **displacement** is moderately important, with 75% saying that it was either important or extremely important:

How important is it for the TIRZ to prioritize measures that prevent the displacement of current residents?

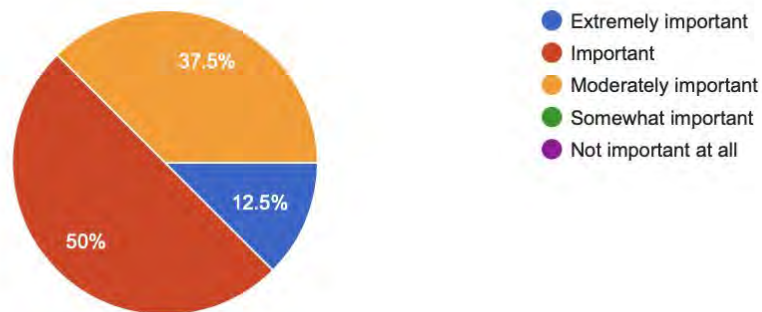
8 responses



All of the board member responses indicated that **affordable housing** and **displacement** was at least moderately important, with a majority saying that it was important or extremely important:

How important is it for the TIRZ to prioritize measures that ensure Montrose remains affordable for populations that have historically lived here?

8 responses

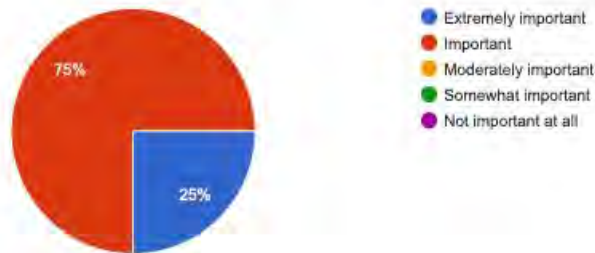


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All of the board member responses indicated that **diversity** was important or extremely important:

How important is it for the TIRZ to prioritize measures that ensure Montrose retains and enhances diversity in the future?

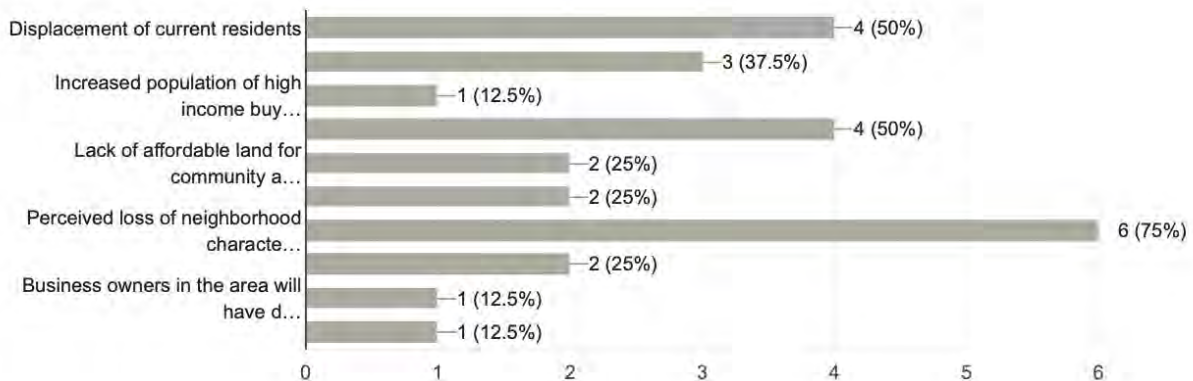
8 responses



75% of the board member responses said that one of the most important consequences of rising housing costs was “perceived loss of neighborhood character.”³

What are the the most important consequences of rising housing costs in Montrose?

8 responses



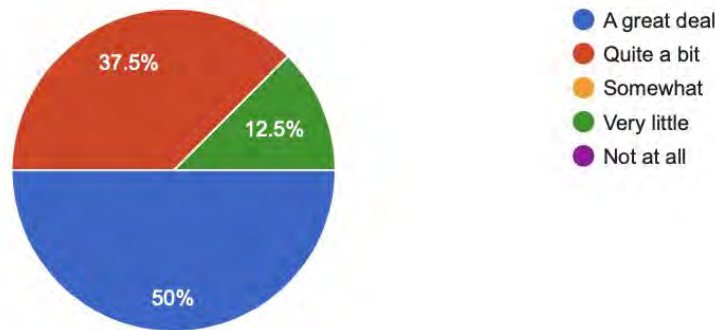
³ We did not define “character” in the survey instructions.

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Half of the board member responses indicated that the character of Montrose would change “a great deal” if housing costs continue to rise:

How much do you think the character of Montrose will change if housing costs continue to rise?

8 responses



When asked to “explain what comes to mind when discussing the ‘character’ of Montrose,” the responses included:

- Themes of **diversity**.
 - “Different people, different jobs, different income levels, students, artists.”
 - “Multi-faceted, diverse community of involved residents.”
 - “Home to a variety of socioeconomic groups.”
 - “Has lots of students, artists, and service workers.”
 - “Carefree diversity and neighborhood wide acceptance of all people.”
 - “A well educated eclectic mix of people and places.”
- Themes of **community**.
 - “Likes a human scale where people can meet each other.”
 - “Has welcomed the LGBTQ community openly.”

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- “A place to meet.”
- “Sense of community.”
- Themes of **history**.
 - “Montrose became the epicenter for Gay Texas.”
 - “The AIDS epidemic wiped out the generation...responsible for the first wave of gentrification and at the same time galvanized the gay community where they could feel most safe and have a sense of supportive community.”
 - “Anchored by some of the city’s most popular and interesting restaurants and unusual retail shops for furniture, tatoos, book stores both legitimate and sleazy and even magic and art supplies.”

Other notable elements of the survey include:

- Underscoring the importance of defining affordable housing, since “million dollar houses are affordable for a certain portion of the population.”
- Suggesting that Montrose should “be a pilot for innovative affordable housing solutions.”
- 75% of responses indicated that the Montrose TIRZ should “use the convening power of the board to broker conversations between landlords and tenants about affordable housing.”

Residential Structures

To start, we looked at parcel data from the Harris County Appraisal District (HCAD), who is responsible for maintaining land use data for the county.⁴ Based on those classifications, 75% of parcels in Montrose are used for residential purposes:

Classification	Parcels	%
Residential	10,195	75%
Other	3,335	25%

Notably, over half of the residential parcels in Montrose are used for single family homes:

Classification	# of Parcels	% of Residential Parcels	Total Land Area	% of Residential Land Area
Single family homes	6,805	50.3%	23,037,559	60.5%
Duplexes	565	4.2%	3,083,342	8.1%
Triplexes	87	0.6%	386,072	1%
Fourplexes	13	0.1%	65,894	0.2%
Condos	2,166	16%	3,346,722	8.8%
Townhomes	426	3.1%	862,690	2.3%
Apartments with up to 20 units	648	4.8%	3,326,355	8.7%

⁴ HCAD data does not always reflect current changes to parcel use, structure changes, or market values.

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Apartment garden (1-3 stories)	243	1.8%	1,657,659	4.4%
Apartment mid rise (4-12 stories)	77	0.6%	2,166,456	5.7%
Apartment high rise (13+ stories)	36	0.3%	98,467	0.3%

Examples of Residential Structures in Montrose:

These are examples of residential structures, as classified by HCAD improvement type, that were listed on the residential real estate market between July 2019 and December 2019. Images courtesy of Google Street View.



Single Family Homes

Shown: 2BR, 1,044 square feet, listed at \$479,000 in July 2019.



Duplexes

Shown: 3BR, 2,310 square feet, listed at \$629,900 in November 2019.

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Triplexes

*Shown: 2BR, 2,856 square feet,
listed at \$629,000 in July 2019.*



Fourplexes

*Shown: example of a fourplex-style
structure in Montrose.*



Condos

*Shown: 2BR, 1,647 square feet,
listed at \$445,000 in December 2019.*



Townhomes

*Shown: 3BR, 2,227 square feet,
listed at \$459,000 in August 2019.*

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Apartments (up to 20 units)

Shown: 5+ unit, 4,250 square feet, listed at \$1.39 million in July 2019.



Apartment Garden (1-3 stories)

Shown: example of 1-3 story garden-style apartments in Montrose.



Apartment mid rise (4-12 stories)

Shown: example of mid rise apartments in Montrose.



Apartment high rise (13+ stories)

Shown: example of high rise apartments in Montrose.

DRAFT

Rentals

We observed 1,314 unique rental ads in the six month period between July 1, 2019 and December 31, 2019:

Bedrooms	Unique Ads Observed	Median Rent
Studio	63	\$950
1 bedrooms	559	\$1,295
2 bedrooms	456	\$1,850
3 bedrooms	204	\$3,125
4+ bedrooms	26	\$4,000+

The median rent across housing sizes is an important baseline, but we found that rent varies based on the age of the building. Specifically, older properties are generally less expensive than newer properties:

Year Built	Studio	1 BR	2 BR	3 BR	4+ BR
< 1911	\$1,150	\$895	\$1,800	\$2,300	\$2,888
1910s	-	\$1,010	\$1,800	\$3,800	\$2,700
1920s	\$875	\$1,195	\$1,898	\$2,700	-
1930s	\$873	\$1,095	\$1,645	\$2,500	\$3,500
1940s	\$795	\$1,095	\$1,700	\$2,550	-
1950s	\$1,007	\$1,095	\$1,795	\$2,248	\$5,000
1960s	\$875	\$1,095	\$1,495	\$1,700	\$3,898

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1970s	\$873	\$1,098	\$1,900	\$2,650	-
1980s	-	\$1,240	\$1,999	\$2,600	-
1990s	\$1,250	\$1,293	\$1,857	\$2,963	\$3,295
2000s	\$1,625	\$1,455	\$1,966	\$3,200	\$3,725
2010s	\$1,790	\$1,593	\$2,388	\$3,850	\$4,500

Highlighted cells indicate where rent is below the median for its size.

Newer properties have an outsized impact on the median rent because of two factors. First, they are often more expensive than their older counterparts because they are designed for a “luxury” consumer. Second, newer properties often replace older, more affordable properties. This enhances a newer property’s impact on median rent because lower priced housing is often removed from the market to make way for newer housing.

We can see this impact when looking at the quantity of rental units based on the same observed rental ads:

Year Built	Studio	1 BR	2 BR	3 BR	4+ BR
< 1911	1	6	7	1	2
1910s	-	2	2	3	1
1920s	3	35	26	6	-
1930s	2	55	71	7	2
1940s	3	29	23	10	-
1950s	18	57	20	2	1

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1960s	20	107	51	1	2
1970s	1	20	33	1	-
1980s	-	5	22	5	-
1990s	1	30	54	40	5
2000s	-	84	67	89	4
2010s	5	122	74	36	9

Highlighted cells indicate where rent is below the median for its size.

Approximately 37% of one bedroom rentals, 31% of two bedroom rentals, and 62% of three bedroom rentals in Montrose have been constructed since 2000. This construction activity, which can be coupled with the demolition of older housing units, helps explain the rapid rise in housing costs.

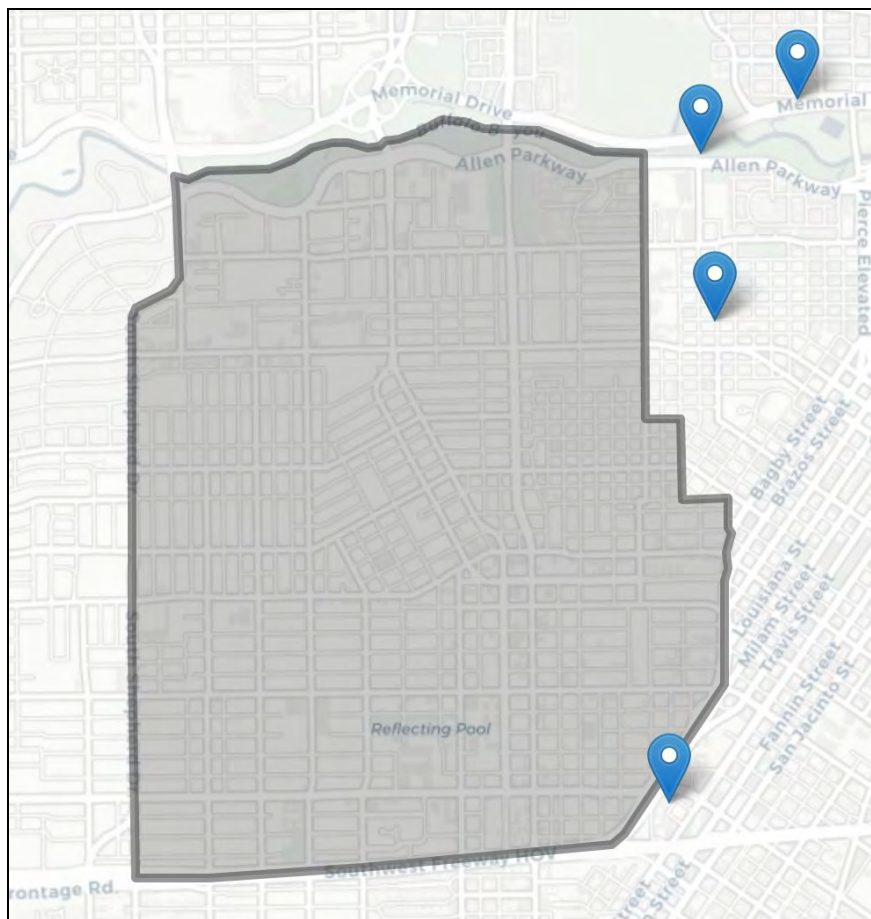
For example, the aging 144-unit Wilshire Village apartments were demolished in 2011 and the site was redeveloped into a supermarket.⁵ The following year, directly across the street, a different supermarket was demolished to build a 396-unit apartment complex with 1 bedroom apartments starting at \$1,456 per month.

⁵ A brief history of the Wilshire Village apartments is available from Preservation Texas: <http://www.preservationtexas.org/endangered/wilshire-village-apartments/>

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Low Income Housing Tax Credit Properties

There are no existing low income housing tax credit (LIHTC) properties in Montrose. There are three LIHTC properties near the eastern border of Montrose, with a total of 347 units still designated as low income.

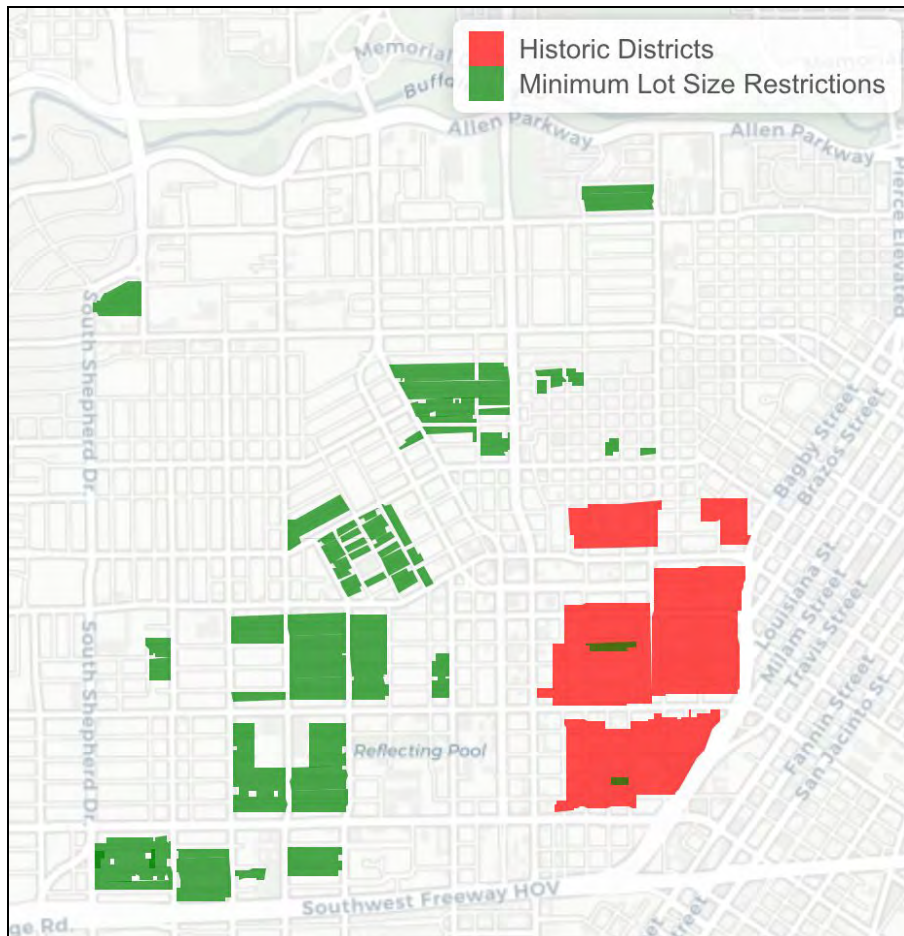


Map of the Montrose super neighborhood showing LIHTC properties near the perimeter.

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Historic Districts and Minimum Lot Sizes

Some areas within Montrose are designated historic districts or subject to minimum lot size restrictions. These tools help delay or prevent redevelopment, and preserve the older housing stock of Montrose.



Map of the Montrose super neighborhood showing historic districts and minimum lot size restrictions.

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Historic District Rentals

There were 160 rentals located within historic districts in Montrose, representing 12% of all rental ads observed. In almost all cases, the median rent inside of a historic district in Montrose is less than the median rent outside of a historic district in Montrose.

	Studio	1 BR	2 BR	3 BR	4+ BR
Historic District	\$850	\$1,100	\$1,795	\$3,350	\$2,700
No Historic District	\$997	\$1,131	\$1,895	\$3,100	\$4,499

Minimum Lot Size Rentals

There were 111 rentals located within a minimum lot size boundary, representing 8% of all rental ads observed. In almost all cases, the median rent inside of MLS boundaries in Montrose is lower than the median rent outside of MLS boundaries in Montrose.

	Studio	1 BR	2 BR	3 BR	4+ BR
MLS	\$888	\$1,150	\$1,598	\$3,075	\$4,750
No MLS	\$995	\$1,295	\$1,870	\$3,145	\$3,775

Residential Real Estate

We observed 950 unique residential real estate listings in the six month period between July 1, 2019 and December 31, 2019. Overall, the median price per square foot in Montrose is \$242, the average time on market is 79 days, and the median ownership tenure is 5.4 years.

However, there are different types of housing and different price points. In order to better understand these differences, we divided the market into quartiles based on listing price and analyzed the differences:⁶

Quartile	Median Price	Median Square Feet	Median Price per Square Foot	Median Time on Market	Median Ownership Tenure
1	\$337,500	1,720	\$196	51 days	9.3 years
2	\$565,000	2,506	\$225	70 days	6.6 years
3	\$729,000	2,979	\$244	100 days	4.3 years
4	\$1,467,000	3,954	\$370	120 days	3.9 years

Generally, as the price of the property increases, there are also increases in the size of the property, the median price per square foot, and the median time on market. In other words, more expensive properties are not just more expensive because they are bigger, they are also more expensive “pound for

⁶ Each quartile consists of approximately 235 listings each. A few of our observations contained incomplete data about square footage; those observations included in overall statistics, but not in any analysis that uses quartiles.

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pound.” Additionally, as properties become more expensive, the median ownership tenure decreases.⁷

Historic District Listings

There were 51 real estate listings located within historic districts in Montrose, representing 5.4% of all listings observed. Generally, properties in historic districts are older, smaller, and have lower listing prices than properties outside of historic districts in Montrose. However, in all segments, the price per square foot was higher than properties outside of historic districts in Montrose.

Quartile	Median Price	Median Square Feet	Median Price per Square Foot	Median Time on Market	Median Ownership Tenure
1	\$205,000	704	\$291	53 days	6.6 years
2	\$544,000	2,142	\$253	58 days	12 years
3	\$719,000	2,634	\$273	119 days	7.5 years
4	\$1,221,750	3,306	\$369	94 days	4.8 years

⁷ Some of the properties in quartiles three and four were built within the last ten years. As a result, the median ownership tenure trend is more pronounced in these segments. However, despite this limitation, we believe the general ownership duration trend is valid.

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Minimum Lot Size Listings

There were 87 real estate listings located within a minimum lot size boundary in Montrose, representing 9.2% of all listings observed. On average, properties located within minimum lot size boundaries in Montrose are significantly more expensive than properties located outside of minimum lot size boundaries in Montrose.

Quartile	Median Price	Median Square Feet	Median Price per Square Foot	Median Time on Market	Median Ownership Tenure
1	\$522,450	1,582	\$330	55 days	5.8 years
2	\$635,000	2,088	\$304	53 days	7.6 years
3	\$804,500	2,823	\$285	49 days	4.7 years
4	\$1,479,000	4,347	\$340	107 days	2.4 years

Areas for Additional Research

Create incentives to construct accessory dwelling units (ADUs).

One of the most affordable classes of residential housing in Montrose are studio apartments. In the development boom over the last twenty years, there have been very few studio apartments among the new housing stock. Most of the studio apartments in Montrose take the form of an accessory dwelling unit (ADU), such as an apartment above a garage.

Approximately 60% of the land in Montrose is used for single-family housing. To encourage apartment development and infill at this scale, we believe the Montrose TIRZ should pursue development incentives for ADUs.

In order to protect affordability, these incentives should be calibrated to prevent the use of ADUs as short-term rentals.⁸ Instead, the incentives should encourage property owners to seek long-term tenants.

Work with the City of Houston to register and permit short term rental properties.

Currently, short-term rentals must register with Houston First in order to remit the hotel occupancy tax (HOT). Other cities, such as Chicago and New Orleans, require a short-term rental host to register their property with the city and obtain a permit. This is a straightforward way for the City of Houston to create a dataset of short-term rentals, and to potentially use that dataset to study the impact of short-term rentals on housing prices.

⁸ Montrose is one of the most popular neighborhoods for AirBnb listings. In other cities, there is a correlation between an increase in AirBnb listings and an increase in long-term rental prices in a neighborhood (<https://phys.org/news/2019-08-airbnb-affect-rents-housing-prices.html>).

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Define “affordable” for Montrose.

Housing prices in Montrose are higher than most of Houston. Using a median multiple of 3.0 (30% of gross income), a family must make \$74,000 annually to afford a two bedroom at the median rent of \$1,850 per month. For comparison, a Houston firefighter has a median salary of \$48,000, a Houston police officer has a median salary of \$56,000, and a Houston teacher has a median salary of \$60,000.⁹

Create a mechanism for purchasing properties and donating the land to a nonprofit or community land trust.

In order to mitigate rising land costs over time, the Montrose TIRZ can investigate using its funds to purchase vacant or blighted properties in Montrose with the intention of turning it over to a nonprofit partner for affordable housing development.¹⁰

Study and recommend inclusionary housing incentives for developers to offset market-rate development with affordable rental housing.

Inclusionary housing policies take advantage of rising property values to create incentives for developers to build affordable housing in parallel with their market-rate products. In this respect, inclusionary policies are a “tool of desegregation, forcing wealthy people to live cheek-by-jowl with lower-income residents, and improving the latter’s prospects for upward mobility.”¹¹

With median rents in Montrose well above the rest of Houston, inclusionary housing policies start to address housing affordability and diversity of people

⁹ Median salary data provided by <https://www.salary.com>.

¹⁰ The Houston Community Land Trust was established in 2018 to provide affordable housing for income-limited Houstonians. This includes land stewardship over time. For more information, please visit their website at <http://houstonclt.org>.

¹¹ “Inclusionary Zoning: Everything You Need to Know,” Citylab, retrieved January 2020. <https://www.citylab.com/equity/2018/07/citylab-university-inclusionary-zoning/565181/>

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and incomes.

Preserve existing housing that is below the median rent.

Although there is no naturally occurring affordable housing in Montrose, the Montrose TIRZ can work with nonprofit stakeholders to identify lower rent properties, purchase them, and hold them. This prevents the demolition of older properties, and the displacement of residents. The Montrose TIRZ can use data to identify the complexes that have rents below the median for the neighborhood, as well as HCAD data to determine ownership and tax assessment details.

Study the ability to create innovative programs to assist renters.

Houston should experiment with innovative programs to assist renters in neighborhoods with rising housing costs, and the Montrose TIRZ can assist with pilot programs. Some ideas include:

- A “dividend housing” program, pioneered in Cincinnati with Renting Partnerships (<https://www.rentingpartnerships.org>). The organization provides “financial credits to renting households who fulfill commitments to long term lease agreements, participate in collaborative management and share in upkeep of common areas of the property.” This method of “renter’s equity” has since been extended to Cleveland.¹²
- Measures to delay or prevent tenant evictions, such as Oakland’s Just Cause for Evictions Ordinance or New York City’s right to counsel for eviction cases. Since 2010, there have been 3,549 eviction cases filed in the Montrose zip codes of 77006, 77098, and 77019. This is a median of 360 cases per year, or roughly **one eviction case filed every day**

¹² For a detailed look at how a renter’s equity fund works, please view the 2017 audited financial statements of Cleveland’s Cornerstone Renter Equity and Subsidiary: <https://cornerstone-equity.org/wp-content/uploads/2019/01/2017-Audited-Financials.pdf>

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against a Montrose tenant.

Determine the feasibility of a revolving loan fund that can assist with financing affordable housing development.

A revolving loan fund can provide the additional capital needed to subsidize the development of affordable housing units. In practice, the cost to develop affordable housing is as high or higher than market rate housing.

Additionally, a developer caps their upside by designating affordable units. In other words, costs remain the same, but profits go down. A revolving loan fund with favorable terms for property developers has the potential to change this business case and create a funding mechanism dedicated entirely to affordable housing development.

Identify tax delinquent and/or blighted properties for potential acquisition.

Using HCAD's tax delinquency data, the Montrose TIRZ can assemble a watch list of tax delinquent and/or blighted properties within the neighborhood.

The goal of this activity is to understand the scope and potential cost of acquiring these properties, and to set it aside for affordable housing.

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2021 BUDGET PROFILE

Fund Summary
 Fund Name: **Montrose Redevelopment Authority**
 TIRZ: **27**
 Fund Number: **7584/50**

P R O F I L E	Base Year:		2015
	Base Year Taxable Value:	\$	1,098,766,790
	Projected Taxable Value (TY2020):	\$	1,564,452,784
	Current Taxable Value (TY2019):	\$	1,446,974,936
	Acres:		3,142
	Administrator (Contact):		City of Houston
	Contact Number:		(832) 393-0985

N A R R A T I V E	Zone Purpose:
	Tax Increment Reinvestment Zone Number Twenty-Seven, City of Houston, Texas was created for the purpose of leveraging the expenditure of public funds for eligible project costs including the planning, engineering and construction of new streets, water distribution facilities, wastewater collection facilities, storm drainage improvements, roadway and street reconstruction projects, cultural and public facility improvements, parks and other related improvements.

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/19)	Variance
	Capital Projects:			
Corridor Improvements	\$	108,594,133	\$ 16,309	\$ 108,577,824
Workforce/Affordable Housing		39,600,000	-	39,600,000
Parking Enhancements		4,830,000	-	4,830,000
Parks, Recreational Facilities, Cultural Amenities		8,000,000	-	8,000,000
		-	-	-
		-	-	-
		-	-	-
		-	-	-
Total Capital Projects	\$	161,024,133	\$ 16,309	\$ 161,007,824
Financing Costs		-	-	-
Zone Administration/Professional Services		6,000,000	173,804	5,826,196
Total Project Plan	\$	167,024,133	\$ 190,113	\$ 166,834,020

D E B T	Additional Financial Data	FY2020 Budget	FY2020 Estimate	FY2021 Budget
		<u>Debt Service</u>	\$ -	\$ -
	Principal	\$ -	\$ -	\$ -
	Interest	\$ -	\$ -	\$ -
		Balance as of 6/30/19	Projected Balance as of 6/30/20	Projected Balance as of 6/30/21
	<u>Year End Outstanding (Principal)</u>	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2021 BUDGET PROFILE

Fund Summary
 Fund Name: **Montrose Redevelopment Authority**
 TIRZ: **27**
 Fund Number: **7584/50**

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimate	FY2021 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 5,174,961	\$ 5,477,300	\$ 8,240,129
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Beginning Balance	\$ 5,174,961	\$ 5,477,300	\$ 8,240,129
City tax revenue	\$ 3,295,004	\$ 3,295,004	\$ 4,097,776
County tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 3,295,004	\$ 3,295,004	\$ 4,097,776
Joint Project Reimbursement	\$ 7,500	\$ -	\$ -
Miscellaneous revenue	\$ 7,500	\$ -	\$ -
COH TIRZ interest	\$ 50,000	\$ 52,827	\$ 50,000
Interest Income	\$ -	\$ -	\$ -
Other Interest Income	\$ 50,000	\$ 52,827	\$ 50,000
Grant Proceeds	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 8,527,465	\$ 8,825,131	\$ 12,387,905

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2021 BUDGET PROFILE

Fund Summary
 Fund Name: **Montrose Redevelopment Authority**
 TIRZ: **27**
 Fund Number: **7584/50**

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimate	FY2021 Budget
EXPENDITURES			
Accounting	\$ 9,000	\$ -	\$ 7,551
Administration Salaries & Benefits	\$ 65,000	\$ 28,000	\$ 72,000
Auditor	\$ 5,000	\$ -	\$ 5,000
Board Development	\$ 5,000	\$ -	\$ 5,000
Insurance	\$ 2,500	\$ -	\$ 5,000
Office Administration	\$ 2,500		
Planning		\$ -	\$ 36,000
TIRZ Administration and Overhead	\$ 89,000	\$ 28,000	\$ 130,551
Engineering Consultants	\$ 50,000	\$ 16,500	\$ 50,000
Legal	\$ 60,000	\$ 40,000	\$ 120,000
Planning Consultants	\$ 110,000	\$ -	\$ 50,000
Public Engagement Expenses	\$ 10,000	\$ 6,043	\$ 10,000
Program and Project Consultants	\$ 230,000	\$ 62,543	\$ 230,000
Management consulting services	\$ 319,000	\$ 90,543	\$ 360,551
Capital Expenditures (See CIP Schedule)	\$ 685,359	\$ -	\$ 4,419,359
TIRZ Capital Expenditures	\$ 685,359	\$ -	\$ 4,419,359
Construction Audit	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ -	\$ -	\$ -
System debt service	\$ -	\$ -	\$ -
TOTAL PROJECT COSTS	\$ 1,004,359	\$ 90,543	\$ 4,779,910
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 164,750	\$ 297,913	\$ 204,889
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 196,546	\$ 196,546	\$ 196,546
Total Transfers	\$ 361,296	\$ 494,459	\$ 401,435
Total Budget	\$ 1,365,655	\$ 585,002	\$ 5,181,345
RESTRICTED Funds - Capital Projects	\$ 7,161,810	\$ 8,240,129	\$ 7,206,560
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 7,161,810	8,240,129	7,206,560
Total Budget & Ending Fund Balance	\$ 8,527,465	\$ 8,825,131	\$ 12,387,905

Notes:

2021 - 2025 CAPITAL IMPROVEMENT PLAN
TIRZ No. 27 - MONTROSE REDEVELOPMENT AUTHORITY
CIP by Project

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations							FY21 - FY25 Total	Cumulative Total (To Date)
			Through 2019	Projected 2020	2021	2022	2023	2024	2025		
C	T-2701	Trip Hazard Removal Project	\$ -	-	-	-	-	-	-	-	-
C	T-2702	Waugh/Commonwealth/Yoakum project	\$ -	-	2,591,310	-	-	-	-	2,591,310	2,591,310
C	T-2703	Localized Micro-Improvement Project	\$ -	-	180,209	-	-	-	-	180,209	180,209
C	T-2704	Montrose Drainage Project	\$ -	-	313,840	200,000	-	-	-	513,840	513,840
C	T-2705	Walk/Bike Montrose	\$ -	-	29,000	-	-	-	-	29,000	29,000
C	T-2706	Partnership with METRO for Montrose Blvd	\$ -	-	200,000	150,000	-	-	-	350,000	350,000
C	T-2707	Hawthorne Neighborhood Safe Street	\$ -	-	335,000	1,465,000	-	-	-	1,800,000	1,800,000
C	T-2708	Woodhead Neighborhood Safe Street	\$ -	-	495,000	2,080,000	-	-	-	2,575,000	2,575,000
C	T-2709	Dallas Bikeway	\$ -	-	105,000	300,000	-	-	-	405,000	405,000
C	T-2710	Welch Neighborhood Safe Street	\$ -	-	-	260,000	1,870,000	-	-	2,130,000	2,130,000
C	T-2711	Stanford Neighborhood Safe Street	\$ -	-	-	145,000	1,740,000	-	-	1,885,000	1,885,000
C	T-2712	Mandell Bikeway	\$ -	-	-	-	125,000	1,105,000	-	1,230,000	1,230,000
C	T-2713	SPARKS Parks Partnership Project	\$ -	-	150,000	-	-	-	-	150,000	150,000
C	T-2714	Affordable Housing Project	\$ -	-	20,000	-	-	-	-	20,000	20,000
0	T-0015	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
0	T-0016	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
0	T-0017	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
0	T-0018	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
0	T-0019	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
0	T-0020	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
0	T-0021	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
0	T-0022	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
0	T-0023	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
0	T-0024	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
0	T-0025	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
0	T-0026	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
C	T-2799	Safe Sidewalk Program	\$ -	-	-	-	-	-	-	-	-
Totals			\$ -	\$ -	\$ 4,419,359	\$ 4,600,000	\$ 3,735,000	\$ 1,105,000	\$ -	\$ 13,859,359	\$ 13,859,359

* NOTE:

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2021 - 2025 CAPITAL IMPROVEMENT PLAN
TIRZ No. 27 - MONTROSE REDEVELOPMENT AUTHORITY
CIP by Sources of Funds

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations								Cumulative Total (To Date)
	Through 2019	Projected 2020	2021	2022	2023	2024	2025	FY21 - FY25 Total	
TIRZ Funds	-	-	3,219,359	2,475,000	2,560,000	1,105,000	-	9,359,359	9,359,359
City of Houston	-	-	-	-	-	-	-	-	-
Grants	-	-	1,200,000	2,125,000	1,175,000	-	-	4,500,000	4,500,000
Other	-	-	-	-	-	-	-	-	-
Project Total	-	-	4,419,359	4,600,000	3,735,000	1,105,000	-	13,859,359	13,859,359

TAX YEAR	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
TIRZ 27	FY2017 Actual	FY2018 Actual	FY2019 Actual	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
City	\$ 1,437,661	\$ 1,890,592	\$ 2,663,264	\$ 3,295,004	\$ 4,097,776	\$ 4,969,653	\$ 5,916,585	\$ 6,250,529	\$ 7,255,811	\$ 8,347,631
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INCREMENT REVENUES (1)	\$ 1,437,661	\$ 1,890,592	\$ 2,663,264	\$ 3,295,004	\$ 4,097,776	\$ 4,969,653	\$ 5,916,585	\$ 6,250,529	\$ 7,255,811	\$ 8,347,631
CITY OF HOUSTON	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANT PROCEEDS (5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 2,702	\$ (327)	\$ 118,010	\$ 52,827	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -
PROCEEDS FROM BANK LOAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL RESOURCES	\$ 1,440,363	\$ 1,890,265	\$ 2,781,274	\$ 3,347,831	\$ 4,147,776	\$ 4,969,653	\$ 5,916,585	\$ 6,250,529	\$ 7,255,811	\$ 8,347,631
ISD Education Set-Aside Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Municipal Services Administrative Fees	\$ -	\$ -	\$ 196,546	\$ 196,546	\$ 196,546	\$ 196,546	\$ 196,546	\$ 196,546	\$ 196,546	\$ 196,546
City	\$ 71,883	\$ 94,530	\$ -	\$ 297,913	\$ 204,889	\$ 248,483	\$ 295,829	\$ 312,526	\$ 362,791	\$ 417,382
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFERS	\$ 71,883	\$ 94,530	\$ 196,546	\$ 494,459	\$ 401,435	\$ 445,029	\$ 492,375	\$ 509,072	\$ 559,337	\$ 613,928
Management Consulting Services	\$ -	\$ 112,380	\$ 145,004	\$ 90,543	\$ 360,551	\$ 360,551	\$ 360,551	\$ 360,551	\$ 360,551	\$ 360,551
Line Of Credit										
Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Convenience Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SYSTEM DEBT SERVICE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ -	\$ 112,380	\$ 145,004	\$ 90,543	\$ 360,551	\$ 360,551	\$ 360,551	\$ 360,551	\$ 360,551	\$ 360,551
CASH FLOW FROM OPERATIONS	\$ 1,368,480	\$ 1,683,355	\$ 2,439,724	\$ 2,762,829	\$ 3,385,790	\$ 4,164,073	\$ 5,063,659	\$ 5,380,906	\$ 6,335,923	\$ 7,373,152
BEGINNING FUND BALANCE (7)	\$ -	\$ 1,368,480	\$ 3,051,835	\$ 5,477,300	\$ 8,240,129	\$ 7,206,560	\$ 6,770,633	\$ 8,099,292	\$ 12,375,197	\$ 18,711,120
DEBT ISSUANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FUNDS AVAILABLE FOR PROJECTS	\$ 1,368,480	\$ 3,051,835	\$ 5,491,559	\$ 8,240,129	\$ 11,625,919	\$ 11,370,633	\$ 11,834,292	\$ 13,480,197	\$ 18,711,120	\$ 26,084,272
Projects										
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TIRZ 27	FY2017 Actual	FY2018 Actual	FY2019 Actual	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
DEVELOPER AGREEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2701 Trip Hazard Removal Project	\$ -	\$ -	\$ 14,259	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2702 Waugh/Commonwealth/Yoakum project	\$ -	\$ -	\$ -	\$ -	\$ 2,591,310	\$ -	\$ -	\$ -	\$ -	\$ -
T-2703 Localized Micro-Improvement Project	\$ -	\$ -	\$ -	\$ -	\$ 180,209	\$ -	\$ -	\$ -	\$ -	\$ -
T-2704 Montrose Drainage Project	\$ -	\$ -	\$ -	\$ -	\$ 313,840	\$ 200,000	\$ -	\$ -	\$ -	\$ -
T-2705 Walk/Bike Montrose	\$ -	\$ -	\$ -	\$ -	\$ 29,000	\$ -	\$ -	\$ -	\$ -	\$ -
T-2706 Parnership with METRO for Montrose Blvd	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -
T-2707 Hawthorne Neighborhood Safe Street	\$ -	\$ -	\$ -	\$ -	\$ 335,000	\$ 1,465,000	\$ -	\$ -	\$ -	\$ -
T-2708 Woodhead Neighborhood Safe Street	\$ -	\$ -	\$ -	\$ -	\$ 495,000	\$ 2,080,000	\$ -	\$ -	\$ -	\$ -
T-2709 Dallas Bikeway	\$ -	\$ -	\$ -	\$ -	\$ 105,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -
T-2710 Welch Neighborhood Safe Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260,000	\$ 1,870,000	\$ -	\$ -	\$ -
T-2711 Stanford Neighborhood Safe Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145,000	\$ 1,740,000	\$ -	\$ -	\$ -
T-2712 Mandell Bikeway	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ 1,105,000	\$ -	\$ -
T-2713 SPARKS Parks Partnership Project	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -
T-2714 Affordable Housing Project	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -
T-0015 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0016 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0017 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0018 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0019 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0020 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0021 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0022 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0023 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0024 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0025 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0026 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL PROJECTS	\$ -	\$ -	\$ 14,259	\$ -	\$ 4,419,359	\$ 4,600,000	\$ 3,735,000	\$ 1,105,000	\$ -	\$ -
TOTAL PROJECTS	\$ -	\$ -	\$ 14,259	\$ -	\$ 4,419,359	\$ 4,600,000	\$ 3,735,000	\$ 1,105,000	\$ -	\$ -
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unrestricted Funds/Net Current Activity	\$ 1,368,480	\$ 3,051,835	\$ 5,477,300	\$ 8,240,129	\$ 7,206,560	\$ 6,770,633	\$ 8,099,292	\$ 12,375,197	\$ 18,711,120	\$ 26,084,272
Ending Fund Blance	\$ 1,368,480	\$ 3,051,835	\$ 5,477,300	\$ 8,240,129	\$ 7,206,560	\$ 6,770,633	\$ 8,099,292	\$ 12,375,197	\$ 18,711,120	\$ 26,084,272

Project: Waugh/Commonwealth/Yoakum project		City Council District		Key Map:				WBS.:	T-2702		
		Location:	C	Geo. Ref.:							
		Served:	C	Neighborhood:							
Description:	Improve mobility, bicycle and pedestrian safety conditions along both corridors by upgrading corridor to be ADA compliant. Project will include milling and overlay of existing deteriorated asphalt pavement, signing and restriping and full sidewalk replacement with ADA compliant ramps along both corridors. Evaluation of potential improvements at intersection of Montrose and Westheimer (crosswalk and lights).			Operating and Maintenance Costs: (\$ Thousands)							
				2021	2022	2023	2024	2025	Total		
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Asphalt in poor condition, bicycle lanes are inadequate (3-FT wide), which is unsafe for bicyclists. Sidewalks are in very poor condition and inadequate. The ped ramps are not ADA compliant.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	71,310	-	-	-	-	\$ 71,310	\$ 71,310
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	120,000	-	-	-	-	\$ 120,000	\$ 120,000
4	Construction	-	-	-	2,400,000	-	-	-	-	\$ 2,400,000	\$ 2,400,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
	Total Allocations	\$ -	\$ -	\$ -	\$ 2,591,310	\$ -	\$ -	\$ -	\$ -	\$ 2,591,310	\$ 2,591,310
Source of Funds											
	TIRZ Funds	-	-	-	1,391,310	-	-	-	-	\$ 1,391,310	\$ 1,391,310
	City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
	Grant	-	-	-	1,200,000	-	-	-	-	\$ 1,200,000	\$ 1,200,000
	Other - Harris County Pct 1	-	-	-	-	-	-	-	-	\$ -	\$ -
	Total Funds	\$ -	\$ -	\$ -	\$ 2,591,310	\$ -	\$ -	\$ -	\$ -	\$ 2,591,310	\$ 2,591,310

Project: Localized Micro-Improvement Project		City Council District		Key Map:		WBS.:	T-2703							
		Location:	C	Geo. Ref.:										
		Served:	C	Neighborhood:										
Description:	Short-term improvements including: street panels and sidewalks.		Operating and Maintenance Costs: (\$ Thousands)											
				2021	2022	2023	2024	2025	Total					
			Personnel	-	-	-	-	-	-	\$ -				
			Supplies	-	-	-	-	-	-	\$ -				
			Svcs. & Chgs.	-	-	-	-	-	-	\$ -				
			Capital Outlay	-	-	-	-	-	-	\$ -				
			Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
			FTEs							-				
Justification:	To take advantage of limited increment by planning and implementing short term public improvements consistent with the zone's project plan		Fiscal Year Planned Expenses											
			Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)	
			Phase											
			1	Planning	-	-	-	-	-	-	-	\$ -	\$ -	
			2	Acquisition	-	-	-	-	-	-	-	\$ -	\$ -	
			3	Design	-	-	-	-	-	-	-	\$ -	\$ -	
			4	Construction	-	180,209	-	180,209	-	-	-	\$ 180,209	\$ 180,209	
			5	Equipment	-	-	-	-	-	-	-	\$ -	\$ -	
6	Close-Out	-	-	-	-	-	-	-	\$ -	\$ -				
7	Other	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	\$ -	\$ -				
Other Sub-Total:		-	-	-	-	-	-	-	\$ -	\$ -				
Total Allocations		\$ -	\$ 180,209	\$ -	\$ 180,209	\$ -	\$ -	\$ -	\$ 180,209	\$ 180,209				
Source of Funds														
	TIRZ Funds	-	180,209	-	180,209	-	-	-	\$ 180,209	\$ 180,209				
	City of Houston	-	-	-	-	-	-	-	\$ -	\$ -				
	Grants	-	-	-	-	-	-	-	\$ -	\$ -				
	Other	-	-	-	-	-	-	-	\$ -	\$ -				
Total Funds		\$ -	\$ 180,209	\$ -	\$ 180,209	\$ -	\$ -	\$ -	\$ 180,209	\$ 180,209				

Project: Montrose Drainage Project		City Council District		Key Map:		WBS.:		T-2704			
		Location:	C	Geo. Ref.:							
		Served:	C	Neighborhood:							
Description:	Develop a comprehensive drainage study for the Montrose area. The project will study localized stormwater drainage issues and identify capital improvement projects with critical storm water improvements.			Operating and Maintenance Costs: (\$ Thousands)							
				2021	2022	2023	2024	2025	Total		
				Personnel	-	-	-	-	\$ -		
				Supplies	-	-	-	-	\$ -		
Justification:	Objective - develop a cohesive plan to improve the regions drainage infrastructure, and to provide key information to guide the development of TIRZ's 5-year Capital Improvement Plan.			Svcs. & Chgs.	-	-	-	-	\$ -		
				Capital Outlay	-	-	-	-	\$ -		
				Total	\$ -	\$ -	\$ -	\$ -	\$ -		
				FTEs					-		
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	138,840	-	-	-	-	\$ 138,840	\$ 138,840
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	175,000	200,000	-	-	-	\$ 375,000	\$ 375,000
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ 313,840	\$ 200,000	\$ -	\$ -	\$ -	\$ 513,840	\$ 513,840
Source of Funds											
TIRZ Funds		-	-	-	313,840	200,000	-	-	-	\$ 513,840	\$ 513,840
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 313,840	\$ 200,000	\$ -	\$ -	\$ -	\$ 513,840	\$ 513,840

Project: Walk/Bike Montrose		City Council District		Key Map:		WBS.:		T-2705			
		Location: C		Geo. Ref.:							
		Served: C		Neighborhood:							
Description:	This study evaluates the existing pedestrian and bicycle facilities in the district and provides a comprehensive pedestrian and bicyclist improvements masterplan that fits the needs of the community's residents, businesses and visitors today & tomorrow.	Operating and Maintenance Costs: (\$ Thousands)									
			2021	2022	2023	2024	2025	Total			
Justification:	Sidewalks are of inconsistent quality and some are discontinuous, substandard and in poor condition. Bicyclists also face many distinct challenges such as potholes, narrow travel lanes and ruts in streets.	Personnel	-	-	-	-	-	\$	-		
		Supplies	-	-	-	-	-	\$	-		
		Svcs. & Chgs.	-	-	-	-	-	\$	-		
		Capital Outlay	-	-	-	-	-	\$	-		
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		FTEs									
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	29,000	-	-	-	-	\$ 29,000	\$ 29,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ 29,000	\$ -	\$ -	\$ -	\$ -	\$ 29,000	\$ 29,000
Source of Funds											
TIRZ Funds		-	-	-	29,000	-	-	-	-	\$ 29,000	\$ 29,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 29,000	\$ -	\$ -	\$ -	\$ -	\$ 29,000	\$ 29,000

*NOTE:

Project: Partnership with METRO for Montrose Blvd		City Council District		Key Map:				WBS.:		T-2706					
		Location: C		Geo. Ref.:											
		Served: C		Neighborhood:											
Description: Reconstruct Montrose Blvd into a 4-lane boulevard roadway section with a new storm sewer system that will provide additional in-line detention, wide pedestrian friendly sidewalks on both sides and replacement of public utilities.		Operating and Maintenance Costs: (\$ Thousands)													
				2021		2022		2023		2024		2025		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
Justification: Improve Safety, mobility & drainage. Improve rdwy to meet current standards. Drainage improvements to convey storm water to reduce frequent street flooding. METRO may allocate funds to achieve a greater pedestrian realm, safety & bus stop improvements		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total		Cumulative Total (To Date)			
Phase															
1	Planning	-	-	-	200,000	150,000	-	-	-	\$ 350,000		\$ 350,000			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -		\$ -			
3	Design	-	-	-	-	-	-	-	-	\$ -		\$ -			
4	Construction	-	-	-	-	-	-	-	-	\$ -		\$ -			
5	Equipment	-	-	-	-	-	-	-	-	\$ -		\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -		\$ -			
7	Other	-	-	-	-	-	-	-	-	\$ -		\$ -			
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -		\$ -			
Total Allocations		\$ -	\$ -	\$ -	\$ 200,000	\$ 150,000	\$ -	\$ -	\$ -	\$ 350,000		\$ 350,000			
Source of Funds															
TIRZ Funds		-	-	-	200,000	150,000	-	-	-	\$ 350,000		\$ 350,000			
City of Houston		-	-	-	-	-	-	-	-	\$ -		\$ -			
Grants		-	-	-	-	-	-	-	-	\$ -		\$ -			
Other		-	-	-	-	-	-	-	-	\$ -		\$ -			
Total Funds		\$ -	\$ -	\$ -	\$ 200,000	\$ 150,000	\$ -	\$ -	\$ -	\$ 350,000		\$ 350,000			

Project: Hawthorne Neighborhood Safe Street		City Council District		Key Map:				WBS.:		T-2707					
		Location: C		Geo. Ref.:											
		Served: C		Neighborhood:											
Description: Improve the overall safety conditions along Hawthorne Street. Project will include 2.40 miles of improved sidewalks with 86 ADA compliant ramps, milling and overlay of existing deteriorated asphalt pavement, signing and restriping.		Operating and Maintenance Costs: (\$ Thousands)													
				2021		2022		2023		2024		2025		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
Justification: Project was identified on the priority list in the Walk/Bike Montrose Study. Asphalt in poor condition. Sidewalks are in very poor condition and inadequate. The ped ramps are not ADA compliant. This will improve safety for parents and students that use the sidewalks to get to Lanier Middle School		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total		Cumulative Total (To Date)			
Phase															
1	Planning	-	-	-	35,000	-	-	-	-	\$ 35,000		\$ 35,000			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -		\$ -			
3	Design	-	-	-	100,000	65,000	-	-	-	\$ 165,000		\$ 165,000			
4	Construction	-	-	-	200,000	1,400,000	-	-	-	\$ 1,600,000		\$ 1,600,000			
5	Equipment	-	-	-	-	-	-	-	-	\$ -		\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -		\$ -			
7	Other	-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -		\$ -			
Total Allocations		\$ -	\$ -	\$ -	\$ 335,000	\$ 1,465,000	\$ -	\$ -	\$ -	\$ 1,800,000		\$ 1,800,000			
Source of Funds															
TIRZ Funds		-	-	-	335,000	665,000	-	-	-	\$ 1,000,000		\$ 1,000,000			
City of Houston		-	-	-	-	-	-	-	-	\$ -		\$ -			
Grants		-	-	-	-	800,000	-	-	-	\$ 800,000		\$ 800,000			
Other - Harris County Pct 1		-	-	-	-	-	-	-	-	\$ -		\$ -			
Total Funds		\$ -	\$ -	\$ -	\$ 335,000	\$ 1,465,000	\$ -	\$ -	\$ -	\$ 1,800,000		\$ 1,800,000			

Project: Woodhead Neighborhood Safe Street		City Council District		Key Map:				WBS.:	T-2708		
		Location: C		Geo. Ref.:							
		Served: C		Neighborhood:							
Description: Improve pedestrian safety conditions along Woodhead Street. Project will include 2.31 miles of improved sidewalk with 80 ADA compliant ramps, signing and restriping.		Operating and Maintenance Costs: (\$ Thousands)									
			2021	2022	2023	2024	2025	Total			
Justification: Project was identified on the priority list in the Walk/Bike Montrose Study. Sidewalks are in very poor condition and inadequate. The ped ramps are not ADA compliant. This will improve safety for parents and students that use the sidewalks to get to Lanier Middle School		Personnel	-	-	-	-	-	-	\$	-	
		Supplies	-	-	-	-	-	-	\$	-	
		Svcs. & Chgs.	-	-	-	-	-	-	\$	-	
		Capital Outlay	-	-	-	-	-	-	\$	-	
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		FTEs									
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	45,000	-	-	-	-	\$ 45,000	\$ 45,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	150,000	80,000	-	-	-	\$ 230,000	\$ 230,000
4	Construction	-	-	-	300,000	2,000,000	-	-	-	\$ 2,300,000	\$ 2,300,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ 495,000	\$ 2,080,000	\$ -	\$ -	\$ -	\$ 2,575,000	\$ 2,575,000
Source of Funds											
TIRZ Funds		-	-	-	495,000	930,000	-	-	-	\$ 1,425,000	\$ 1,425,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	1,150,000	-	-	-	\$ 1,150,000	\$ 1,150,000
Other - Harris County Pct 1		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 495,000	\$ 2,080,000	\$ -	\$ -	\$ -	\$ 2,575,000	\$ 2,575,000

Project: Dallas Bikeway		City Council District		Key Map:				WBS.:		T-2709		
		Location: C		Geo. Ref.:								
		Served: C		Neighborhood:								
Description: Create 0.5 miles of new protected Bike lanes w/ green conflict markings at intersections, with updated sidewalks and 52 improved curb ramps.		Operating and Maintenance Costs: (\$ Thousands)										
			2021	2022	2023	2024	2025	Total				
Justification: Project was identified on the priority list in the Walk/Bike Montrose Study Improve safety of bicyclist Connect to programmed bikeway		Personnel	-	-	-	-	-	-	-	-	\$ -	
		Supplies	-	-	-	-	-	-	-	-	\$ -	
		Svcs. & Chgs.	-	-	-	-	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs										
Fiscal Year Planned Expenses												
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)	
Phase												
1	Planning	-	-	-	20,000	-	-	-	-	\$ 20,000	\$ 20,000	
2	Acquisition	-	-	-	35,000	-	-	-	-	\$ 35,000	\$ 35,000	
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -	
4	Construction	-	-	-	50,000	300,000	-	-	-	\$ 350,000	\$ 350,000	
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -	
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Allocations		\$ -	\$ -	\$ -	\$ 105,000	\$ 300,000	\$ -	\$ -	\$ -	\$ 405,000	\$ 405,000	
Source of Funds												
TIRZ Funds		-	-	-	105,000	125,000	-	-	-	\$ 230,000	\$ 230,000	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		-	-	-	-	175,000	-	-	-	\$ 175,000	\$ 175,000	
Other - Harris County Pct 1		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds		\$ -	\$ -	\$ -	\$ 105,000	\$ 300,000	\$ -	\$ -	\$ -	\$ 405,000	\$ 405,000	

*NOTE:

Project: Welch Neighborhood Safe Street		City Council District		Key Map:		WBS.:		T-2710			
		Location: C		Geo. Ref.:							
		Served: C		Neighborhood:							
Description: Improve the overall safety conditions along Welch Street. Project will include 2.50 miles of improved sidewalks with 115 ADA compliant ramps, milling and overlay of existing deteriorated asphalt pavement, signing and restriping.		Operating and Maintenance Costs: (\$ Thousands)									
			2021	2022	2023	2024	2025	Total			
		Personnel	-	-	-	-	-	-	\$	-	
		Supplies	-	-	-	-	-	-	\$	-	
		Justification: Project was identified on the priority list in the Walk/Bike Montrose Study. Asphalt in poor condition. Sidewalks are in very poor condition and inadequate. The ped ramps are not ADA compliant. This will improve safety for parents and students that use the sidewalks to get to Wilson Montessori	Svcs. & Chgs.	-	-	-	-	-	\$	-	
		Capital Outlay	-	-	-	-	-	-	\$	-	
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	
	FTEs										
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	40,000	-	-	-	\$ 40,000	\$ 40,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	120,000	70,000	-	-	\$ 190,000	\$ 190,000
4	Construction	-	-	-	-	100,000	1,800,000	-	-	\$ 1,900,000	\$ 1,900,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
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		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ 260,000	\$ 1,870,000	\$ -	\$ -	\$ 2,130,000	\$ 2,130,000
Source of Funds											
TIRZ Funds		-	-	-	-	260,000	920,000	-	-	\$ 1,180,000	\$ 1,180,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	950,000	-	-	\$ 950,000	\$ 950,000
Other - Harris County Pct 1		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ 260,000	\$ 1,870,000	\$ -	\$ -	\$ 2,130,000	\$ 2,130,000

Project: Stanford Neighborhood Safe Street		City Council District		Key Map:				WBS.:		T-2711					
		Location: C		Geo. Ref.:											
		Served: C		Neighborhood:											
Description: Improve the overall safety conditions along Stanford Street. Project will include 1.86 miles of improved sidewalks with 117 ADA compliant ramps, milling and overlay of existing deteriorated asphalt pavement, signing and restriping.		Operating and Maintenance Costs: (\$ Thousands)													
				2021		2022		2023		2024		2025		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
Justification: Project was identified on the priority list in the Walk/Bike Montrose Study. Asphalt in poor condition. Sidewalks are in very poor condition and inadequate. The ped ramps are not ADA compliant. This will improve safety for parents and students that use the sidewalks to get to Wharton Academy and Arabic Immersion school along with University of St Thomas		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total		Cumulative Total (To Date)			
Phase															
1	Planning	-	-	-	-	35,000	-	-	-	\$ 35,000		\$ 35,000			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -		\$ -			
3	Design	-	-	-	-	110,000	70,000	-	-	\$ 180,000		\$ 180,000			
4	Construction	-	-	-	-	-	1,670,000	-	-	\$ 1,670,000		\$ 1,670,000			
5	Equipment	-	-	-	-	-	-	-	-	\$ -		\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -		\$ -			
7	Other	-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -		\$ -			
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ 145,000	\$ 1,740,000	\$ -	\$ -	\$ 1,885,000		\$ 1,885,000			
Source of Funds															
TIRZ Funds		-	-	-	-	145,000	1,515,000	-	-	\$ 1,660,000		\$ 1,660,000			
City of Houston		-	-	-	-	-	-	-	-	\$ -		\$ -			
Grants		-	-	-	-	-	225,000	-	-	\$ 225,000		\$ 225,000			
Other - Harris County Pct 1		-	-	-	-	-	-	-	-	\$ -		\$ -			
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ 145,000	\$ 1,740,000	\$ -	\$ -	\$ 1,885,000		\$ 1,885,000			

Project: Mandell Bikeway		City Council District		Key Map:				WBS.:		T-2712		
		Location: C		Geo. Ref.:								
		Served: C		Neighborhood:								
Description: Create 0.78 miles of new protected Bike lanes w/ green conflict markings at intersections, with 1.14 miles of improved sidewalks and 44 improved curb ramps.		Operating and Maintenance Costs: (\$ Thousands)										
			2021	2022	2023	2024	2025	Total				
		Personnel	-	-	-	-	-	-	\$	-		
		Supplies	-	-	-	-	-	-	\$	-		
		Svcs. & Chgs.	-	-	-	-	-	-	\$	-		
		Capital Outlay	-	-	-	-	-	-	\$	-		
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-		
Justification: Project was identified on the priority list in the Walk/Bike Montrose Study Improve safety of bicyclist Connect to programmed bikeway												
Fiscal Year Planned Expenses												
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)	
Phase												
1	Planning	-	-	-	-	25,000	-	-	-	\$ 25,000	\$ 25,000	
2	Acquisition	-	-	-	-	100,000	25,000	-	-	\$ 125,000	\$ 125,000	
3	Design	-	-	-	-	-	1,080,000	-	-	\$ 1,080,000	\$ 1,080,000	
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -	
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -	
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
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		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ 1,105,000	\$ -	\$ 1,230,000	\$ 1,230,000	
Source of Funds												
TIRZ Funds		-	-	-	-	125,000	1,105,000	-	-	\$ 1,230,000	\$ 1,230,000	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ 1,105,000	\$ -	\$ -	\$ 1,230,000	\$ 1,230,000	

Project: SPARKS Parks Partnership Project				City Council District		Key Map:				WBS.:		T-2713					
				Location: C		Geo. Ref.:											
				Served: C		Neighborhood:											
Description: A SPARKS Park contribution to ENTER SCHOOL NAME.				Operating and Maintenance Costs: (\$ Thousands)													
						2021		2022		2023		2024		2025		Total	
				Personnel		-		-		-		-		-		\$ -	
				Supplies		-		-		-		-		-		\$ -	
Justification: Develop and enhance open space, parks, plaza, recreational amenities, cultural facilities, and other similar improvements within the Zone.				Svcs. & Chgs.		-		-		-		-		-		\$ -	
				Capital Outlay		-		-		-		-		-		\$ -	
				Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
				FTEs													
Fiscal Year Planned Expenses																	
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY19 - FY25 Total		Cumulative Total (To Date)					
Phase																	
1	Planning	-	-	-	-	-	-	-	-	\$ -		\$ -					
2	Acquisition	-	-	-	-	-	-	-	-	\$ -		\$ -					
3	Design	-	-	-	-	-	-	-	-	\$ -		\$ -					
4	Construction	-	-	-	150,000	-	-	-	-	\$ 150,000		\$ 150,000					
5	Equipment	-	-	-	-	-	-	-	-	\$ -		\$ -					
6	Close-Out	-	-	-	-	-	-	-	-	\$ -		\$ -					
7	Other	-	-	-	-	-	-	-	-	\$ -		\$ -					
		-	-	-	-	-	-	-	-	\$ -		\$ -					
		-	-	-	-	-	-	-	-	\$ -		\$ -					
		-	-	-	-	-	-	-	-	\$ -		\$ -					
		-	-	-	-	-	-	-	-	\$ -		\$ -					
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -		\$ -					
Total Allocations		\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000		\$ 150,000					
Source of Funds																	
TIRZ Funds		-	-	-	150,000	-	-	-	-	\$ 150,000		\$ 150,000					
City of Houston		-	-	-	-	-	-	-	-	\$ -		\$ -					
Grants		-	-	-	-	-	-	-	-	\$ -		\$ -					
Other		-	-	-	-	-	-	-	-	\$ -		\$ -					
Total Funds		\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000		\$ 150,000					

*NOTE:

Project: Affordable Housing Project		City Council District		Key Map:				WBS.:		T-2714					
		Location: C		Geo. Ref.:											
		Served: C		Neighborhood:											
Description: Create a data-driven baseline of current conditions.		Operating and Maintenance Costs: (\$ Thousands)													
				2021		2022		2023		2024		2025		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
Justification: Affordable development and redevelopment of affordable housing in the Zone.		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/19	2019 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY14 - FY18 Total		Cumulative Total (To Date)			
Phase															
1	Planning	-	-	-	20,000	-	-	-	-	\$ 20,000		\$ 20,000			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -		\$ -			
3	Design	-	-	-	-	-	-	-	-	\$ -		\$ -			
4	Construction	-	-	-	-	-	-	-	-	\$ -		\$ -			
5	Equipment	-	-	-	-	-	-	-	-	\$ -		\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -		\$ -			
7	Other	-	-	-	-	-	-	-	-	\$ -		\$ -			
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		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -		\$ -			
Total Allocations		\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000		\$ 20,000			
Source of Funds															
TIRZ Funds		-	-	-	20,000	-	-	-	-	\$ 20,000		\$ 20,000			
City of Houston		-	-	-	-	-	-	-	-	\$ -		\$ -			
Grants		-	-	-	-	-	-	-	-	\$ -		\$ -			
Other		-	-	-	-	-	-	-	-	\$ -		\$ -			
Total Funds		\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000		\$ 20,000			

Project: Safe Sidewalk Program		City Council District		Key Map:		WBS.:	T-2799				
		Location: C		Geo. Ref.:							
		Served: C		Neighborhood:							
Description:	Safer pedestrian realm		Operating and Maintenance Costs: (\$ Thousands)								
				2021	2022	2023	2024	2025	Total		
			Personnel	-	-	-	-	-	\$ -		
			Supplies	-	-	-	-	-	\$ -		
			Svcs. & Chgs.	-	-	-	-	-	\$ -		
			Capital Outlay	-	-	-	-	-	\$ -		
Justification:	Addresses gaps and problem areas in sidewalks		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
			FTEs								
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
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		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

ALLEN BOONE HUMPHRIES ROBINSON LLP

ATTORNEYS AT LAW

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TEL (713) 860-6400
FAX (713) 860-6401
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MEMORANDUM

TO: Board of Directors, Reinvestment Zone No. 27, City of Houston, TX and Montrose Redevelopment Authority (the "Authority")

FROM: Alia Vinson, Sanjay Bapat and Alyssa Ollwerther

DATE: April 20, 2020

RE: ABHR Report - December 2019-April 2020

ABHR Progress report for the time period between the December 16, 2019 board meeting and April 20, 2020 is as follows:

Completed Tasks

- Drafted and executed Agreement with ETI as Bookkeeper and Investment Officer for the Authority.
- Drafted and negotiated agreement with McCall, Gibson, Swedlund, and Barfoot PLLC for auditing services.
- Drafted, negotiated, and executed agreement with H-GAC for livable centers study.
- Completed negotiations and execution of Development Agreement with Radom for the Montrose Collective Project.
- Administrative tasks of the Zone, including preparation of agendas and minutes of regular board meetings, and preparation of the board book.
- Completed documentation necessary for ongoing operations of the Montrose Redevelopment Authority.

Ongoing Tasks

- Negotiate Interlocal Agreement with Harris County Precinct No. 1
- Follow-up with District C Council Member regarding reimbursement for sidewalk pilot project.
- Negotiation and execution of the Municipal Services Agreement between the Authority and the City of Houston.