

**Mayor's Office of  
Economic Development**

# Tax Increment Reinvestment Zone (TIRZ) Proposed Project Plan Amendments

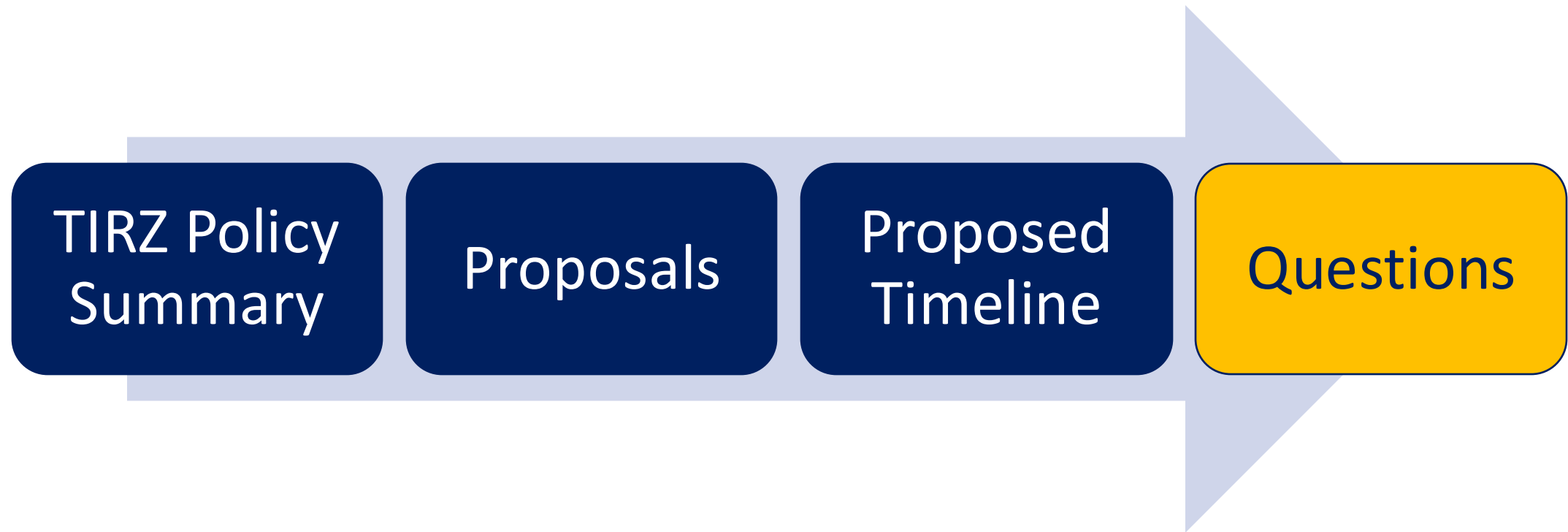
## Economic Development Committee

July 15, 2026



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# Presentation Outline



# TIRZ Policy Summary

## Program Frameworks

### Texas Tax Code Chapter 311

Eligibility  
Requirements

TIRZ Functions

TIRZ  
Administration  
& Management

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

Section N:  
TIRZ Financial  
Policies

### MOED Administrative Procedures

Guiding Philosophy

Proposal Criteria

# TIRZ Policy Summary

## Project Plan & Financing Plan

- The Project Plan & Financing Plan is the TIRZ's guiding document
  - The first action taken in creating a TIRZ
  - Any change in priority, taxing unit participation, or geographic boundary to an existing TIRZ requires amending the project plan
  - Must be approved by City Council

# TIRZ Policy Summary

## Project Plan & Financing Plan

- Establishes zone and project priorities using general categories
- Establishes development goals and objectives
- Includes financial projections and funding sources
- Only projects identified within the project plan can be implemented through the zone's Capital Improvement Plan

# TIRZ Policy Summary

## Project Plan & Financing Plan

- Project Plan & Financing Plans have these general sections:
  - Introduction
  - If ever amended, summaries of past versions of the Plan
  - Summary of the current Plan
  - Summary of redevelopment efforts
  - Redevelopment concepts and goals
  - The Project Plan
  - The Financing Plan
  - Maps of the zone
  - Project Cost schedule
  - Transfer schedule
  - Revenue schedules

# TIRZ Policy Summary

## Project Plan & Financing Plan

- The Project Plan section includes these legally required components:
  - Existing and proposed uses of land
  - Proposed changes to zoning, master plans, building codes, and other municipal ordinances
  - Estimated non-project costs
  - Method of relocating persons to be displaced, if applicable

# TIRZ Policy Summary

## Project Plan & Financing Plan

- The Financing Plan section includes these legally required components:
  - Estimated project costs
  - Proposed kind, number, and location of all proposed public works or public improvements
  - Economic feasibility of the zone
  - Estimated amount of bond indebtedness
  - Estimated time when related costs or monetary obligations incurred
  - Methods and sources of financing project costs and percentage of increment from taxing units anticipated to contribute to the zone
  - Current total of appraised value of taxable real property
  - Estimated captured appraised value of zone during each year of existence
  - Zone duration

# Proposed Project Plan Amendments

Updating 8 Project Plan & Financing Plans to reflect Harris County participating 100% of its tax increment in these zones according to the interlocal agreements considered by Council on July 8, 2026, and July 15, 2026.\*

\* TIRZ 3 interlocal agreement amendment is currently scheduled for the City Council meeting on July 29, 2026.

| TIRZ | NAME                                  | ACTION                                     | AMENDING                                       |
|------|---------------------------------------|--------------------------------------------|------------------------------------------------|
| 2    | Midtown                               | Resuming Harris County Pct 1 Participation | Current Plan, Project Costs, Revenue Schedules |
| 3    | Main Street / Market Square           | Amending Harris County Pct 1 Participation | Current Plan, Project Costs, Revenue Schedules |
| 7    | Old Spanish Trail / Alameda Corridors | Resuming Harris County Pct 1 Participation | Current Plan, Project Costs, Revenue Schedules |
| 8    | Gulfgate                              | Resuming Harris County Pct 2 Participation | Current Plan, Project Costs, Revenue Schedules |
| 11   | Greater Greenspoint                   | Resuming Harris County Pct 2 Participation | Current Plan, Project Costs, Revenue Schedules |
| 21   | Hardy / Near Northside                | Adding Harris County Pct 2 Participation   | Current Plan, Project Costs, Revenue Schedules |
| 23   | Harrisburg                            | Adding Harris County Pct 2 Participation   | Current Plan, Project Costs, Revenue Schedules |
| 26   | Sunnyside                             | Adding Harris County Pct 1 Participation   | Current Plan, Project Costs, Revenue Schedules |

# Proposed Project Plan Amendments

| TIRZ | NAME                                  | HARRIS COUNTY PARTICIPATING UNTIL | ESTIMATED FIRST YEAR INCREMENT | PROJECTED INCREMENT FOR REMAINING TERM | ANTICIPATED INVESTMENTS & PROJECTS                                                                                                                                                       |
|------|---------------------------------------|-----------------------------------|--------------------------------|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2    | Midtown                               | 2050                              | \$8.8M                         | \$273M                                 | 10% of increment for Affordable Housing related projects<br>\$76M in Parks and Open Spaces<br>\$5M in Mobility and Drainage<br>\$2M in Public Facilities<br>\$2M in Public Art           |
| 3    | Main Street / Market Square           | 2043                              | \$15M                          | \$404M                                 | 10% of increment for Affordable Housing related projects<br>Parks and Open Spaces                                                                                                        |
| 7    | Old Spanish Trail / Alameda Corridors | 2038                              | \$7.7M                         | \$115M                                 | 10% of increment for Affordable Housing related projects<br>\$43M in Mobility and Drainage<br>\$5M in Public Facilities<br>\$3M in Parks and Open Spaces<br>\$1M in Public Art           |
| 8    | Gulfgate                              | 2044                              | \$3.9M                         | \$120M                                 | 10% of increment for Affordable Housing related projects<br>\$60M in Public Facilities<br>\$25M in Parks and Open Spaces<br>\$10M in Blight Removal and Demolition                       |
| 11   | Greater Greenspoint                   | 2050                              | \$1.3M                         | \$77.6M                                | 10% of increment for Affordable Housing related projects<br>\$37M in Mobility and Drainage<br>\$15M in Parks and Open Spaces<br>\$7M in Blight Removal, Land Acquisition, and Demolition |
| 21   | Hardy / Near Northside                | 2040                              | \$1.7M                         | \$38M                                  | 10% of increment for Affordable Housing related projects<br>\$15M in Roadway, Sidewalk, and Landscape<br>\$15M in Public Utilities                                                       |
| 23   | Harrisburg                            | 2052                              | \$4.0M                         | \$187M                                 | 10% of increment for Affordable Housing related projects<br>\$45M in Public Utilities<br>\$44M in Mobility<br>\$40M in Parks and Open Spaces<br>\$20M in Public Facilities               |
| 26   | Sunnyside                             | 2045                              | \$3.8M                         | \$101M                                 | 10% of increment for Affordable Housing related projects<br>\$22M in Public Facilities<br>\$26M in Mobility and Drainage<br>\$12M in Parks and Open Spaces<br>\$1M in Public Art         |

# Proposed Timeline

Summer 2026

TIRZ boards approve project plan amendments

Fall 2026

Public Hearings and Council considerations of these project plan amendments

Actions on additional TIRZ proposals TBD by the Administration