



**GREATER
EAST END
DISTRICT**

**THE PEOPLE BEHIND
THE PROGRESS**

GREATER EAST END MANAGEMENT DISTRICT

TEN –YEAR SERVICE PLAN

2014-2023

APPROVED BY GEEMD BOARD OF DIRECTORS

OCTOBER 23, 2014

Prepared by the Greater East End Management District

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Ten Year Service and Improvement Plan 2014-2023

Executive Summary

This document is a Ten Year Plan, anticipated to run from 2014 – 2023. The Plan outlines the accomplishments to date of the Greater East End Management District (GEEMD) and presents the work that will address the challenges and opportunities for the next 10 years. During the GEEMD's first 14 years of existence, it has successfully created programs to make the East End safe, abate graffiti, and maintain the public rights of ways, thus ensuring that the East End is a place that business finds desirable. During the past 5 years, the GEEMD has embarked on a program of capital improvements through partnerships and grants, which will result in \$29 million in improvements by 2015.

Vision Statement

The District, located east of downtown Houston, is dynamic and distinct, a place where both businesses and residents thrive.

Mission Statement

GEEMD will work with its rate payers, community and government partners to ensure that the District becomes a dynamic and distinct community by taking the following steps:

1. Ensuring that the District is safe and secure.
2. Promoting business development within the District, through:
 - a. Business development and
 - b. Visual and infrastructure improvements.
3. Providing services and maintenance of existing capital improvements:
 - a. Continue existing level of services, and consider adding new when necessary, and
 - b. Institute new programs to maintain all new capital improvements.
4. Creating a marketing plan to attract capital investment.
5. Providing for effective District administration.

I. Public and Private Investment in the District 1999-2013—What We've Accomplished

GEEMD has been a very effective advocate for the East End. In 2009, prompted by redevelopment adjacent to downtown in the Second Ward, GEEMD applied for and received the first Livable Centers grant. Through that grant, GEEMD has listened to the community, and translated the community's requests for safe places to walk, a community gathering place, improved access to transit, and a reconnection to Buffalo Bayou into great community projects.



Before: Navigation Esplanade Photo 1



After: September 2013, Navigation Esplanade Photo 2

While the Esplanade is the most visible of the projects, GEEMD has, with the assistance of the community, built the vision of a walkable, transit-friendly neighborhood. Another signature project is Harrisburg Boulevard, designed in conjunction with the community and METRO to enhance connections to the new East End Light Rail system and serve as a walkable and transit-friendly boulevard. METRO, the City of Houston, and Harris County Precinct 2 have all contributed to the transformation of the neighborhood. Management districts typically do not engage in capital projects because the level of assessments does not support such efforts; all of the capital projects below have been through grant funding. The initial match for these projects was provided by reserves from GEEMD operations that funded the Harrisburg Boulevard improvements.

2009 Livable Centers Master Plan Recommendations

GEEMD Leveraged a \$2.5M Investment into \$29M in Funded Improvements

Initiatives	Year Complete	Funding Secured
Build new pedestrian and bike trails	2015	\$17.4M
Create a pedestrian friendly Esplanade including a street market	2013	\$2.8M
York, Sampson, & Navigation Sidewalks	2013	\$2.2M
Enhance traffic flow and pedestrian access by turning the Navigation/Jensen intersection a roundabout	2015	\$3M
Improve transit connections:	Study underway	\$250K
Renovate Guadalupe Park and create a Cultural Center	2014	\$5.6M

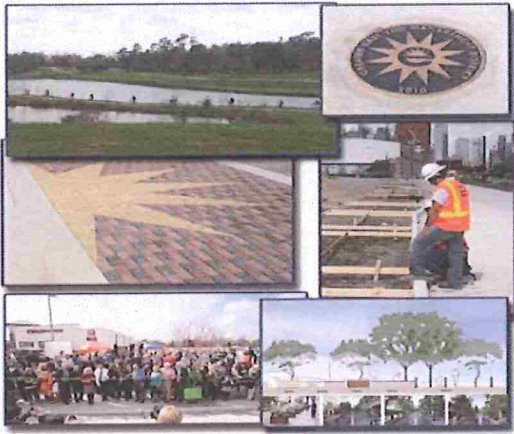


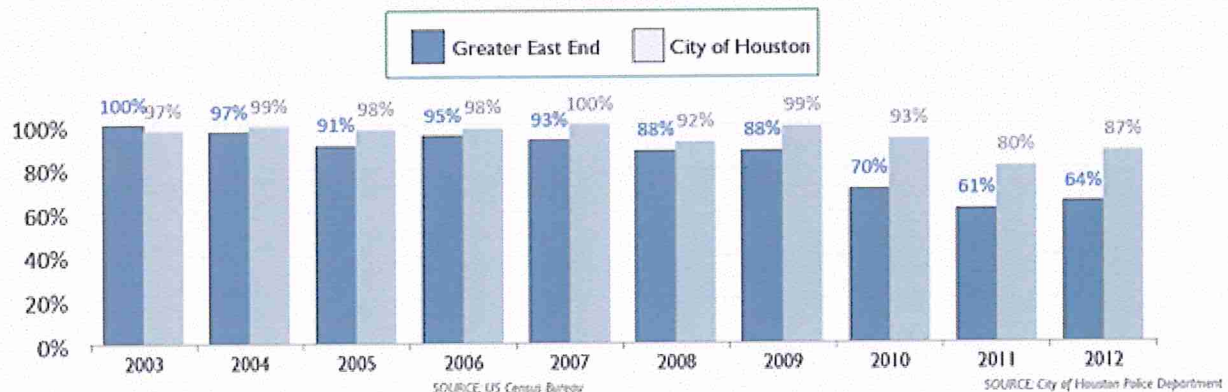
Figure 1

In addition to a very active infrastructure reconstruction program to address a portion of the aging infrastructure in the District, GEEMD has a service program that reaches throughout the District. The first extra service provided District-wide was additional law enforcement officers. Over the last 12 years, crime has dropped in the East End so that it is now lower than the City of Houston's rate.

Crime

During the past decade, overall incidents of crime (including murder, rape, burglary, assault, and theft) have fallen dramatically. Between 2003 and 2012, the Greater East End's crime rate fell by more than 33%. During this same period, the city of Houston's crime rate fell by just 10%. Today, the overall crime rate in the Greater East End is lower than the city of Houston.

CRIME RATE RELATIVE TO 10-YEAR PEAK (2003 FOR GREATER EAST END, 2007 FOR CITY OF HOUSTON)
2003 - 2012

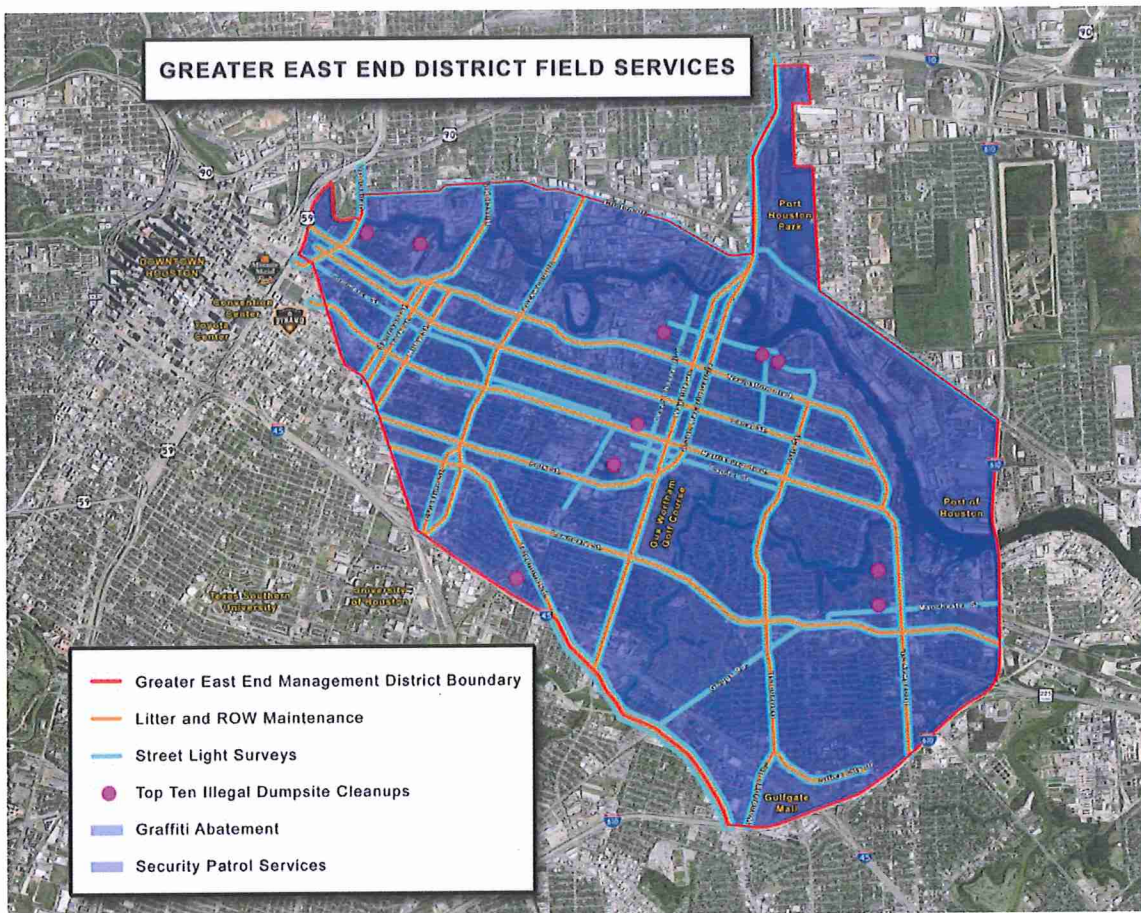


AVALANCHE CONSULTING

GREATER EAST END MANAGEMENT DISTRICT BASELINE ANALYSIS

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Figure 2



Map 1

The graffiti abatement program, which returns the surface to the condition it was before the graffiti was applied, is so effective that GEEMD now works for the entire City of Houston to remove this blight from public areas.

In addition, the District picks up between 1 ½ - 2 tons of illegally dumped trash per week, reports out-of-function street lights, and maintains major thoroughfares throughout the District. These services extend throughout the District.



Figure 3

GEEMD has become a trusted partner, both within the community and among other governmental agencies, and as a result, has leveraged the assessments into a much larger set of funds available for investment in the East End redevelopment.

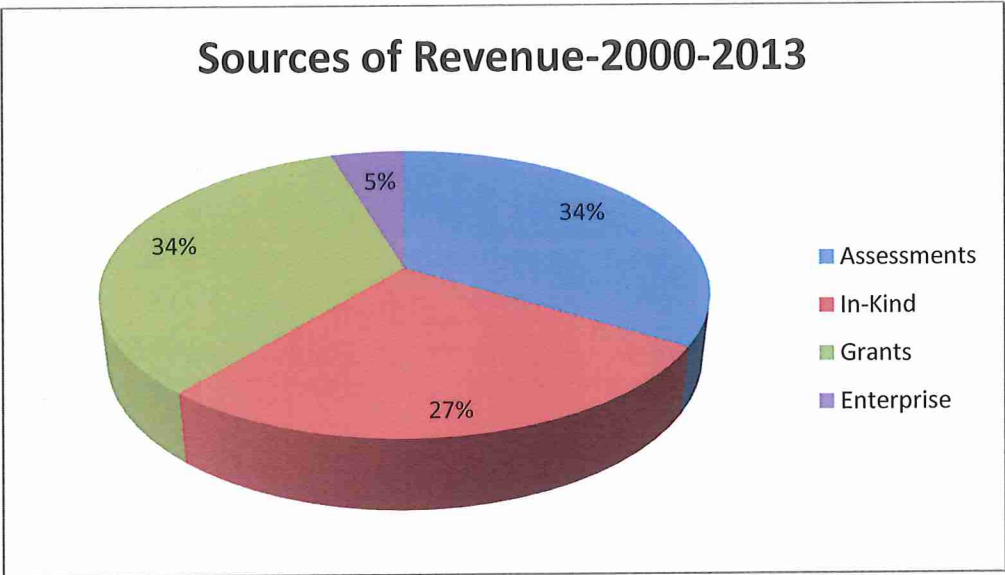


Figure 4

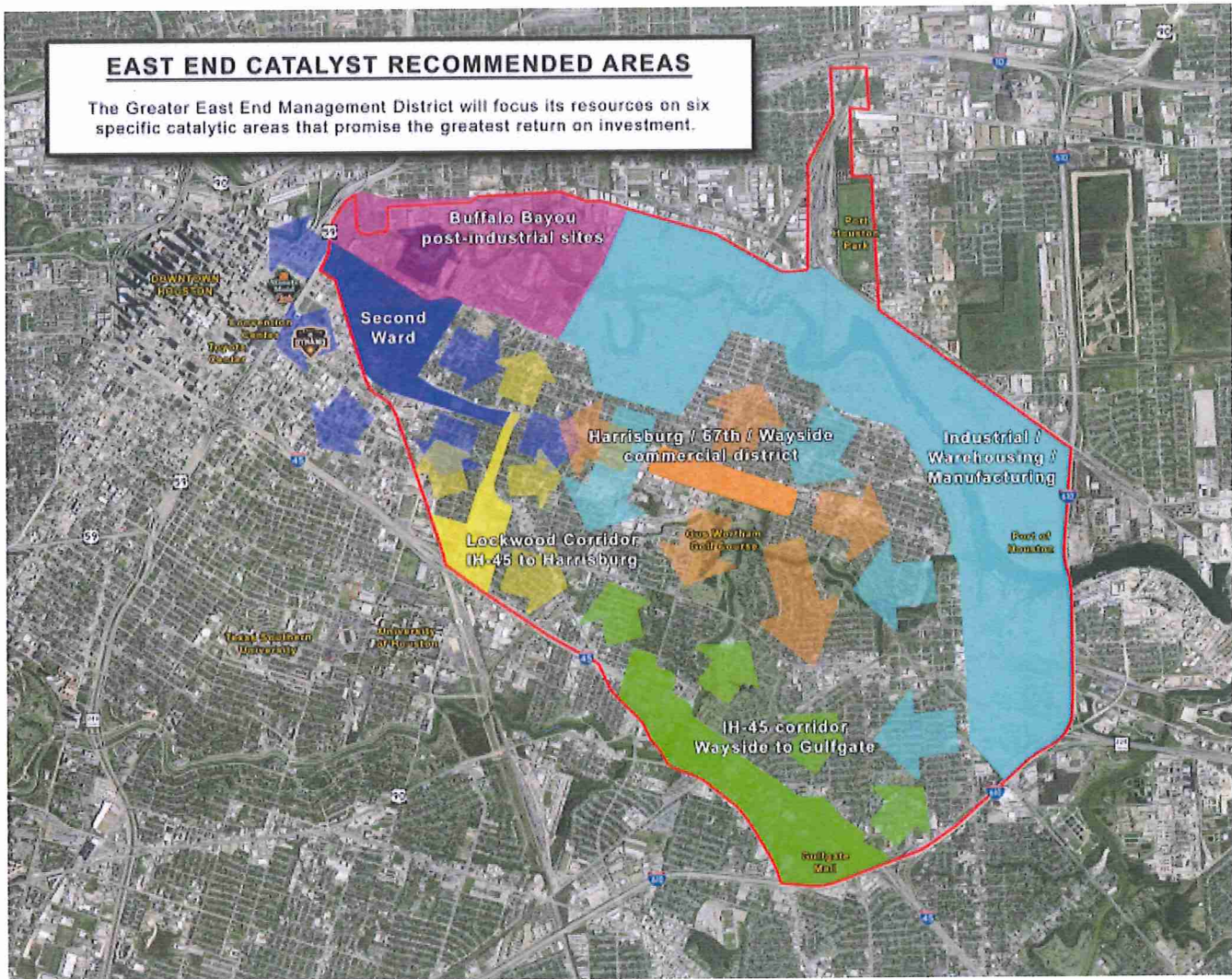
Partner, Grant, and In-Kind Dollars at Work—2000-2013	
Federal and State Grant Funds	\$16,150,000
County and City Infrastructure Improvement Partnerships	\$10,421,600
Harris County East End Security Patrol	\$9,300,000
GEEMD Service Program Partnerships	\$1,787,765
Local Grant Funds	\$665,500
Parks and Green Space Improvements	\$139,288
East End Street Fest	\$97,452
Public Art and Mural Projects	\$68,070
TOTAL	\$38,629,675

II. Preparing for the Future

GEEMD has several recently completed studies and projects that set the stage for work in the next ten years.

- **Economic Development Strategy:** This strategic plan is available in its entirety on the GEEMD website. The Strategy has 3 major components:
 - Four goals are identified:
 - Residential and/or commercial development increases along Catalyst Corridors.
 - The East End has a clearly communicated brand identity that inspires residential and commercial investment.
 - The East End supports the expansion and retention of existing businesses and encourages entrepreneurialism and small business creation.
 - The GEEMD has the full resources needed to lead an ongoing economic development campaign.
 - Four target industries are poised for growth in the East End:
 - Light manufacturing and assembly
 - Logistics and warehousing
 - Professional Services
 - Personal Services, Retail & Restaurants

- Catalyst areas are identified:



Map 2

- **Retail Gap Analysis:** A recent study conducted by Retail Coach concluded that a lack of retail outlets, including groceries, restaurants, and other retail in the East End results in a “leakage” of hundreds of millions of dollars annually. GEEMD is currently working to bring retail into the District.
- **Tools for Economic Development:** The City of Houston created Tax Increment Reinvestment Zone (TIRZ) 23 in October, 2011. As a relatively new TIRZ, it does not have much increment, but its Board has been interested in meeting and working with developers. The City of Houston is also working with GEEMD to create an area-wide 380 that would incentivize commercial, retail and housing investment within the East End.
- **New Livable Center Plan:** Access to green space and the unique bayous in the District offer strong potential for future development. A new Livable Centers plan will focus on access to Buffalo Bayou and connectivity, developing templates that can be used throughout this area to solve similar access and connectivity problems.

III. The East End 2024 Plan—Where We’re Going

GEEMD will work with its assessment payers, the community and its government partners to ensure that the District becomes a dynamic and distinct community by taking the following steps.

A. Security and Public Safety

Continuing economic growth and development in the District requires a safe environment for businesses and the community. An additional security patrol, composed of deputies from the Precinct 6 Constable’s office, was the first service program implemented by GEEMD. Funded by the District and our business partners, the patrol provides 24-7 coverage from four storefronts located throughout the district, and provides a bicycle patrol team on the hike and bike trails. In 2002, the District created the Law Enforcement Coordination Team, the LECT, with representation from more than a dozen law enforcement agencies from the City and County. The team meets monthly to discuss crime statistics and collaborates to reduce criminal activity. The District also works with East End property management groups and provides Lock-Take-Hide signage to help reduce incidents of auto theft and burglary.

The District operates an abatement program to remove offensive graffiti and tagging from the East End, and with the generous help of our partners, has outfitted four “graffiti-mobiles” with equipment that can power wash graffiti from a variety of surfaces and repaint to match the pre-graffiti color. This service, which directly contributes to the East End’s public safety improvement goals, is available at no cost to commercial property owners within the District’s boundaries. Graffiti in the District is nearly nonexistent, with more than 11,000 sites abated since 2001, and the program has expanded to include the entire City of Houston. The program received the Mayor’s Proud Partner award and the Greater Houston Partnership’s Quality of Life award for efforts to improve the image of Houston’s East End.

Objectives:

- Bicycle security patrol on expanded hike and bike trail system.
- Expanded Lock-Take-Hide signage in commercial areas to encourage safety of customers and their vehicles.
- Cost-effective use of green fuels and equipment in the graffiti abatement program.

Types of Programs and Projects:

- Provide law enforcement and security personnel, facilities and equipment to ensure pro-active enforcement of the law, including the apprehension and prosecution of offenders.
- Continue the District’s Security Patrol Program and consistently monitor the management of patrol route schedule and the officer strength necessary to meet our needs. Give attention of our patrolling strategy so that our deputies are deployed to address “hot spots” of criminal activity identified through our crime analysis database.
- Effectively utilize the District’s Law Enforcement Coordination Team to develop projects and programs that further the public’s safety.
- Provide crime prevention, anti-gang and drug awareness programs and safety seminars for the benefit of the businesses, employees, residents, public schools, out-of-school youth and the owners or lessors of property within the District.
- Monitor criminal activity within the District and providing periodic security briefings for property managers, interested citizens, and local security personnel
- Monitor the development of crime deterrence technology and programs in other areas and update the District's programs as needed to provide security services that are effective and cost-efficient.
- ***Estimated annual cost is \$173,490 and the total estimated ten year cost is \$1,734,902.***

B. Business Retention and Expansion

There are over 3,000 businesses within the boundaries of GEEMD. Growth and expansion of those businesses, as well as new businesses relocating to the District, helps insure a healthy prosperous community. GEEMD focuses its economic development activities to help attract new jobs to the District and to be supportive of the existing businesses. The District's beautification and infrastructure projects serve to create a more attractive environment for both existing and prospective businesses considering locating in the District.

The District is committed to supporting existing small businesses located within its boundaries so that these businesses continue to grow and prosper. The District supports job training programs and has begun to engage with Houston Community College and University of Houston to create a collaborative effort which better serves the business community. The District regularly gathers input from businesses to understand their needs in order to guide efforts and resources. Through these efforts it is the intention of the District to help both existing and new businesses solve their problems and challenges and to assist businesses in gaining awareness of available resources in order that they may grow and add jobs.

The District provides information and gives tours in the East End to prospective businesses to help them relocate within the District. Its proximity to downtown and its wealth of underutilized commercial properties make the East End an attractive location for professional firms. Businesses and residents alike realize that the area has a lack of retail and restaurants. The District recently conducted a retail gap analysis, which gauged the amount of money that residents in the East End spend on retail services outside the District boundaries, and demonstrated that millions of dollars are leaving the area annually. The study also showed that there is significant buying power in the District.

The District is currently (December 2013) negotiating an area wide 380 economic development agreement with the City of Houston that could potentially incentivize both residential and commercial/retail development. The strategy is to simultaneously address the need for more residents to support commercial/retail development and to provide residents the commercial and retail services they desire. The expectation is that the program would be approved by City Council in early 2014 and administered by the District.

Additionally, the Harrisburg TIRZ has the potential to provide much needed infrastructure and quality of life improvements in the East End. The TIRZ is focused on the Second Ward and East End Light Rail corridor. These improvements can be undertaken by the TIRZ directly or through developer agreements that are put into place as developers to redevelop the East End. Staff of the District regularly monitors the undertakings of the TIRZ.

Workforce development has also been an important focus for GEEMD. During its first 5 years, the District was legislatively mandated to spend 3% of its assessments on workforce development. The GEEMD Board elected to continue to spend 3% of its assessments during this 10 year service plan, given the needs prevalent in the service area. For the last 4 years, GEEMD has worked with SER Jobs for Progress to ensure that its funds have been highly leveraged, and that the funding has gone to East End residents or businesses.

Objectives:

- Provide business retention and expansion services for existing and new businesses.
- Increase job creation by new and existing businesses.
- Work with partners to design a small business assistance program
- Work with Harrisburg TIRZ to prioritize and implement infrastructure projects that promote economic development.
- Complete an area-wide 380 program with the City of Houston
- Help generate new capital investment by District businesses.
- Encourage the adaptive reuse of existing underutilized buildings throughout the District.
- Work with Port of Houston to attract light manufacturing, warehousing and logistics firms.

Types of Programs and Projects:

- Work with partners to design a small business assistance program
- Promote the results of the Retail Leakage Study
- Support workforce development to help meet needs of District employers
- Negotiate an area wide 380 program with the City of Houston
- Work with Harrisburg TIRZ to prioritize and implement infrastructure projects that promote economic development.
- Encourage the adaptive reuse of existing underutilized buildings throughout the District.
- Develop and update District marketing materials (both print and website) to meet the needs of current and prospective property owners and tenants, employers, brokers, developers, meeting planners, and the general public.
- Maintain and update District website to provide the latest and most comprehensive news and information about the District with emphasis on the economic opportunities within the area.
- Co-sponsor promotional events with retail owners, restaurants and hotel and other local business

Estimated annual cost is \$269,874 and the total estimated ten year cost is \$2,698,737.

C. Visual and Infrastructure Improvements

Due to historical under-investment in infrastructure in the East End, GEEMD has remained focused on infrastructure improvements. Starting in 2002, GEEMD worked with then Councilmember Carol Alvarado, the East End Chamber of Commerce, and the assessment payers along Harvey Wilson and Armour Drive to secure repaving of those two vital commercial streets.

The recently completed strategic planning process identified adequate infrastructure as a critical need for the successful redevelopment and growth of the District. GEEMD serves as the area representative to the City of Houston regarding infrastructure policy, planning and implementation. This is done by attending relevant meetings such as those of the Rebuild Houston Advisory Committee, the Transportation, Technology and Infrastructure City Council Committee, and City Capital Investment Program (CIP) meetings. The District strives to make sure that the East End receives its share of funding by advocating for policies that consider needed improvements, and for specific projects as well.

GEEMD also serves as the area representative to regional infrastructure and transportation organizations such as METRO, Houston Galveston Area Council (H-GAC), Harris County and TxDOT. By monitoring agendas and activities of these entities, GEEMD stays abreast of larger regional actions and trends in infrastructure that impact the District. GEEMD has also built valuable relationships with officials and staffs at these organizations that have proven beneficial in obtaining grants or influencing those organizations' decisions to benefit the District.

GEEMD has also pursued numerous federal grants for the construction of sidewalks and trails to improve access to transit throughout the District. As stated previously, such efforts have allowed the District to leverage its financial capital contributions many times over. GEEMD will continue to pursue such opportunities over the period of this plan.

Sidewalk at Delano and Navigation

Before

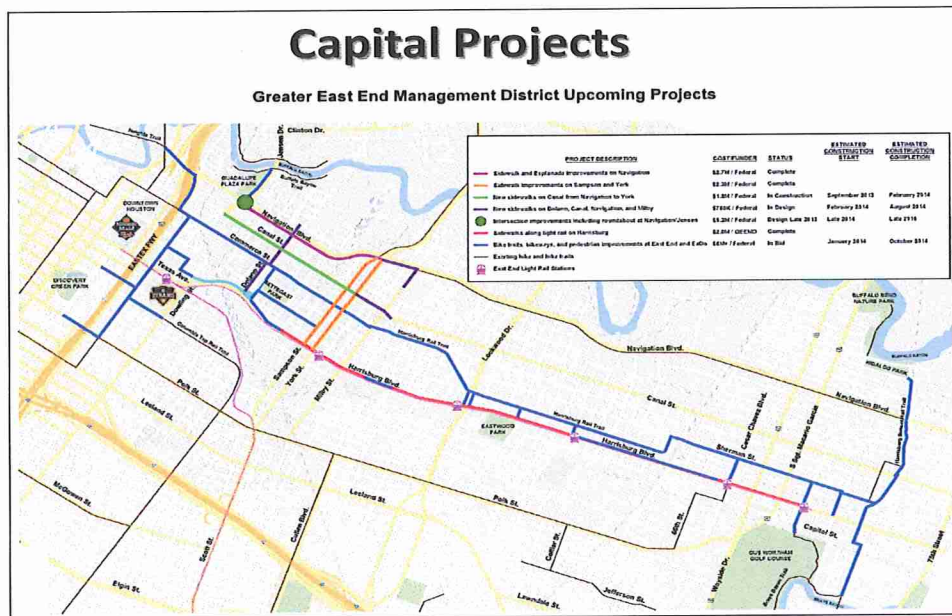


Photo 3

After



Photo 4



Map 3

Objectives

- Increase commercial and residential development along the Catalytic Corridors (Map 2).
- Advocate for successful implementation of the City of Houston's Complete Streets initiative in the District.

Types of Programs and Projects

- Develop and implement master plans for transportation and area circulation, warehouse/industrial areas, landscaping and streetscaping, District identity, parks, trails and green space. Integrate these plans into existing regional, county and city planning.
- Work closely with all governmental entities to maximize the renewal of area infrastructure and the addition of amenities.

- Coordinate with regional, county and city agencies on capital improvement plans, street and sidewalk standards, bikeways and facilitates and amenities for pedestrians and cyclists.
- Monitor federal, state and local infrastructure grant opportunities to leverage the District's own infrastructure funds.
- Partner with METRO to ensure the successful opening of the East End Light Rail Line. Additionally, advocate for appropriate bus route coverage for the District as METRO redesigns its bus system.
- Establish markers to identify entryways into the District.
- Coordinate and assist efforts to maintain and improve public and private property through cooperative agreements, cleanup programs, property owner associations and other community programs.
- Remove unsightly objects and clean-up designated areas.

Estimated annual cost is \$385,534 and the total estimated ten year cost is \$3,855,338.

D. Providing Services and Maintenance Throughout the District

The East End streetscape is maintained by the District's litter and special projects crew. Nearly two tons of litter, plastic, and other debris is removed from the public right-of-way every week within the District boundaries. Street lamp outages, potholes, weeded and neglected properties are reported for repair or replacement. Hundreds of trees are planted, mulched, and watered, including entire esplanades that have been adopted by the District. Miles of major and arterial streets are mowed, and tires are collected weekly. Palm trees along the I-45 corridor are trimmed annually in a partnership



Photo 5

agreement with TxDOT to ensure that major gateways are attractive.

The District's Illegal Dumpsite Task Force was started in 2012 to work with property owners, residents and public entities to eradicate illegal dumping and transform dumpsites into green spaces through community clean up events, student art projects, colorful murals, and special signage for heavy trash pick-up days.

The new Navigation Esplanade, the pedestrian environment along the Harrisburg light rail corridor, and the District's East End Streetscape Project sites are also maintained by the crew to ensure that the special lighting, landscaping, pavers, and art elements retain their distinctive appeal and beauty.

Objective:

- Eradicating illegal dumping through signage, cameras, and education.

Types of Programs and Projects:

- Maintenance of right-of-way on major corridors, including mowing, pruning, de-littering, and watering.
- Streetscape maintenance of grant-funded and capital improvement projects in the District.
- Continuing community clean up events with public-private partnerships.
- Field service patrols to inspect, repair, or report street lighting, roadway infrastructure, and dumpsite issues.
- Eradicating illegal dumping through signage, cameras, and education.

Estimated annual cost is \$520,471 and the total estimated ten year cost is \$5,204,706.

E. Creating a communications and marketing effort to inspire investment

GEEMD has actively worked to create a website that provides a unique look and feel of the East End, and a good overview of what is happening in the GEEMD. GEEMD has also worked to create a consistent marketing look for commercial realtors, visitors, and others who use the print materials produced by the District.

Objectives:

- Work with restaurant owners to promote the East End
- Identify and designate sub-districts within the GEEMD
- Identify entrances into the GEEMD
- Work with partners to identify subdistricts with sign toppers

Types of programs and Services:

- Create a marketing plan to highlight improvements
- Work with partners to create a strong identity for the East End with a East End Marketing Plan
- Meet with Brokers to promote the EE as a good place for businesses and residents

Estimated annual cost is \$57,830 and the total estimated 10 year cost is \$578,301.

F. Provide effective District administration

A volunteer Board of Directors, comprised of 15 property owners or resident representatives directs the policies and actions of the District. A full time staff of eleven provides program staffing, project coordination and office administration. The high quality of work done by the staff, whether in graffiti abatement or construction projects, has made GEEMD a trusted partner.

Objectives:

- Focus on economic development

Types of Programs and Projects:

- Utilize human and financial resources efficiently to accomplish the Service Plan.
- Respond effectively to all of the District's property owners.
- Develop staff members to their full potential.
- Accurately reflect the costs of providing services in each program area through a carefully monitored cost allocation system.
- Advocate for the District's fair share of city, county and state services.
- Provide annual financial audits that protect the financial integrity of the District and help ensure the most efficient use of monetary resources.
- Insure compliance with the Open Records Act and the Open Meetings act of the State of Texas.
- Actively and fairly seek participation from all sectors of the property owners who make up the District.
- Develop, maintain and update the District assessment role and property owner database.
- Have accurate and timely billing and collection of assessments.
- Develop proactive responses to potential legal issues.
- Maintain an efficient level of office technology to ensure the full utilization of all available resources.
- Manage district personnel, consultants and finances to implement District programs in an effective and cost-efficient manner

Estimated annual cost is \$520,471 and the total estimated ten year cost is \$5,204,706.

IV. The 2014-2023 Estimated Costs

The District will provide funding to the five major project areas as outlined below. These figures are general projections based on needs and priorities anticipated today. From year to year, priorities may change, and this plan provides that the Board of Directors will have the flexibility to adjust the resources to meet the changing needs of the District.

Each year, the District's Board of Directors will reevaluate the plan, determine the projects and programs, and approve a budget for that year. The following is the projected average annual expenditure for the services authorized under this Service and Improvement Plan.

Project Area Percentage	Annual Expenditure	10 Year Total
Security & Public Safety	\$173,490	\$1,734,902
Business Development	\$269,874	\$2,698,737
Visual & Infrastructure	\$385,534	\$3,855,338
Services and Maintenance	\$520,471	\$5,204,706
Communications and Marketing	\$57,830	\$578,301
District Administration	<u>\$520,471</u>	<u>\$5,204,706</u>
	\$1,927,669	\$19,276,690

V. Assessment Plan: Financing the Vision

This Service Plan calls for apportionment of the costs to be based on the value of land and improvements as reflected on the tax roll of the Harris County Appraisal District ("HCAD"). The total assessment for the Ten-Year Service Plan will be levied in year 1 and then billed in annual installments. Delinquent payments will be subject to additional charges in accordance with the Texas Tax Code. Each year, a budget and assessment rate will be approved by the Board of Directors based on estimated revenues. If these revenue projections are not met, the District will adjust the annual budget to reflect this. Similarly, if revenues exceed projections, the Board may allocate those additional revenues to the various program categories.

Proposed Revenue, Assessment, and Expenditures:

Under the Service Plan, the District will assess your property to provide funding for the projects listed within the major areas of service. The assessment for the first year of the Service Plan will be \$0.15 for each \$100 of value for property subject to assessment applied to the latest certified values provided by the Harris County Appraisal District ("HCAD"). In subsequent years, the District will assess property based on the next year's certified HCAD value. The Board may not increase the rate of assessment above \$0.15 unless it notifies assessment payers and holds a public hearing. In any event, the rate may not be increased more than 5% above the previous year's rate. The Board may call such a hearing without the need for further petitions. Our approach will be to provide services and improvements on a pay-as-you-go basis with assessments made to fund projects in the following year although short term borrowing may be needed to cover cash flow needs. If the Board determines that projects are needed which cannot be financed on this basis, a public hearing will be called to determine whether the property owners subject to assessment support the sale of bonds or other debt financing. The Board may call such a hearing without the need for further petitions.

More Detailed Information on the Service Plan:

Property Subject to Assessment. The property subject to assessment will be the land and improvements (real property only) of the commercial property owners within the District. The District will exempt from assessment all property exempt by law as the law may change from time to time. At the time of the preliminary approval of this Service Plan, the following property is exempt from assessment: single-family detached residential; duplexes; triplexes; quadraplexes; multiunit residential property consisting of fewer than 13 units; condominiums if the condominium receives a residence homestead exemption under Section 11.13, Tax Code, for the year in which the assessment is imposed; property owned by municipalities, counties, other political subdivisions; entities exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code; recreational property or scenic use property that meets the requirements of Section 375.163, Texas Local Government Code; and the property, equipment, or facilities of a person that provides to the public cable television, gas, light, power, telephone, sewage, or water service.

Yearly Budgets and Assessment Rates: The District proposes to have the Board of Directors evaluate annually the need for and advisability of the services authorized under the Service Plan to determine the specific projects within the Service Plan that will be undertaken the following year. The Board will then set and approve a budget for the following year consistent with the yearly plan and set the assessment rate for such year, taking into consideration the value of the property subject to assessment and the revenue that the assessment rate will produce.

As the Service Plan is ten years in length, it is probable that the service needs in each of the major categories will change, particularly as District objectives are met. Therefore, the Service Plan allows the Board of Directors the flexibility to apply the assessment revenue to the major categories of services as the Board deems appropriate.

Cap on Yearly Assessment Rate Increases: After the first year of the Service Plan, the District will set the assessment rate; however, under no circumstances could the assessment rate be increased by more than 5% over the previous year's assessment rate and the Board must hold a public hearing before any such increase.

Cap on the Amount of Individual Assessments: To protect individual property owners against large increases caused by a dramatic increase in HCAD values during the term of the Service Plan, no property may be assessed an amount in any year of the Service Plan that exceeds twice the amount such property was assessed in the first year of the Service Plan without holding a public hearing in accordance with applicable law. Thus, the maximum for which the owner of a property valued at \$1 million in the first year of the Service Plan would ever be liable in any year under the Service Plan would be \$3,000 (2 times the \$1500 assessment he owed in the first year) unless a public hearing is held. (See New Value below.)

Basis for Assessment: In each year on the Service Plan, the assessment will be based on the latest HCAD certified taxable value for each property. This means that an individual property owner's assessment may vary each year.

New Value: New value created by construction, development, redevelopment, re-evaluation and property annexed into the District, if any, will be added to the assessment roll at the latest certified value set by HCAD. The Board will prepare a supplemental assessment roll on which such property will be listed, give notice and hold a public hearing or obtain waivers from property owners, and levy assessments against such property for the specific benefits to be received by the services and improvements to be provided by the District.

Collections and Penalties: Assessments would become due and payable, become delinquent, and incur penalties and interest at the same rates as taxes pursuant to the Texas Tax Code. Assessments will also be subject to the recapture provisions, which apply to change in use of agricultural land in accordance with the Texas Tax Code.

Conclusion

The successful delivery of the proposed services is anticipated to add value to all properties within the District. Property owners will be able to collectively leverage greater resources, resulting in increased levels of service and an enhanced public awareness and image for the District. An improved District benefits property owners directly and also the Houston metropolitan region at large.

After the District's Board of Directors approve the new Ten Year Service & Improvement Plan, the District must receive petitions signed by at least fifty (50) owners of property within the District boundaries that is subject to assessment. When the requisite number of petitions is gathered and the new assessment roles are complete, the District will call a Public Hearing to authorize the levy of an assessment. The new Ten-Year Service Plan will be implemented following the Public Hearing.

If you have any questions or wish to set up a personal visit with a Board member, please call District President Diane Schenke at (713) 928-9916.

Boundary Map

