

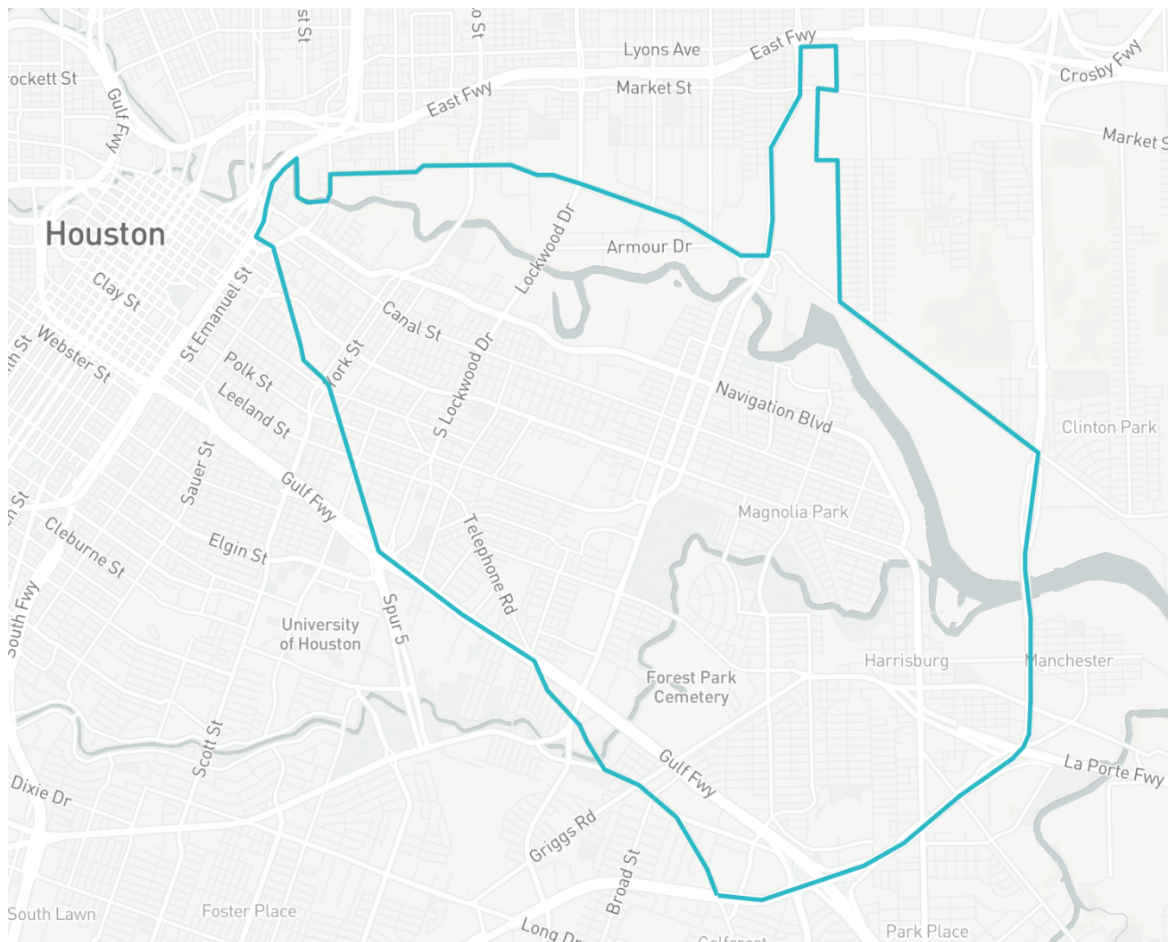


**2024-2033 Ten-Year Service and Improvement Plan
Preliminary Plan Approved August 2024**

I. Background

The East End District (District), formerly known as the Greater East End Management District, provides services and constructs capital improvements throughout the 16 square miles of the District between downtown and the Port of Houston.

The services, funded by assessments paid by commercial property interests throughout the District, include public safety programs, an award-winning graffiti abatement program, maintenance of major thoroughfares, and disposal of illegally dumped trash. The District's grant-funded capital program focuses on connecting neighborhoods and business to transit and will result in \$46.3 million in improvements through 2024.



II. Executive Summary

This document is a Ten-Year Service Plan for the District, anticipated to run from 2024–2033. The Plan outlines the accomplishments to date of the District and presents the work that will address the challenges and opportunities for the next 10 years.

During the District's first 24 years of existence, it successfully created programs to make the East End area safe, abate graffiti, and maintain the public right-of-way thus ensuring

the East End area as a place business finds desirable. The District also embarked on a capital improvements program through grants, resulting in \$31 million in improvements including sidewalks, bikeways and the award-winning Navigation Esplanade.

Since 2017, the District has experienced exponential growth with the planning and development of new areas including building and expansion of East River, the planning and development of Buffalo Bayou East Master Plan, and the redevelopment of the WKM Campus by Concept Neighborhoods, to name a few of the physical changes. Planning efforts were expanded throughout the District and included Complete Community plans for Second Ward and Magnolia Park, an East End Bike Plan, a Livable Centers Study for the Greater Eastwood Neighborhoods, and a Safe Streets and Roads for All planning grant for the entirety of the District. Additionally, services have expanded to include increased security services, a new railroad safety and mobility initiative, with expanded capital improvements program. Through collaborations with federal agencies, local governments, and for-profit and non-profit partners, the District has operated more aggressively on grants and partnerships for the East End yielding approximately \$46.3 million in the last seven years with additional federal announcements of approximately \$60 million dollars in additional infrastructure investments (Telephone Road, Navigation Boulevard and West Belt Grade Separations) coming to the East End community.

The culmination of twenty plus years of planning and collaboration experience has resulted in a critical evolution for the District, prioritizing two key values including 1) expression of culture and 2) prioritizing the community. As a result of these values and collaboration, the East End District is proud to expand its public art program to include the East End Houston Cultural District, one of eight designated entities in Houston recognized by the Texas Commission of the Arts.

B. Vision Statement

The District is a dynamic place where both businesses and residents thrive, creating a community that acknowledges history and honors people in our place-making.

C. Mission Statement

East End District will work with its rate payers, community, and government partners to ensure that the District continues to grow as a dynamic place by acting on the following steps:

1. Ensuring that the District is safe and secure.
2. Providing maintenance services to the commercial corridors to show the area clean and inviting.
3. Promoting business development within the District, through enhanced marketing efforts.
4. Promoting business development within the District, through visual and infrastructure improvements.

5. Providing services and maintenance of existing capital improvements and institute new programs to maintain all new capital improvements.
6. Providing economic development support to assist with business retention and expansion.
7. Providing for effective administration.

In addition to continuing our existing level of services, the District will consider adding new services as necessary, to remain committed to vision and mission.

III. The East End 2024 Service Plan

East End District will work with its rate payers, community, and government partners to ensure that the District continues to grow as a dynamic place by acting on the following steps:

A. Ensuring that the District is Safe and Secure

Continuing economic growth and development in the District requires a safe environment for businesses and the community. An additional security patrol, comprised of deputies from the Harris County Constable's Precinct 6 office, was the first service program implemented by the District. Funded by the District and our business partners, the patrol provides 24-7 coverage throughout the District including activities such as business checks, security audits (upon request), and enforcement of no trespass affidavits. Additionally, the District's Security Coordinator partners with area law enforcement agencies to work on establishing a safer community by providing resources, training opportunities, and equipment to our law enforcement partners. In addition, providing another avenue for our constituents to get other crime concerns addressed.

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, County, and one federal agency. The team meets monthly to discuss crime statistics and collaborates to reduce criminal activity in the area. The District also works with East End property management groups to discuss security challenges and provides signage such as Constable Precinct 6 Dispatch Number signs and Lock-Take-Hide signage to help reduce incidents of auto theft and burglary.

The District will continue these services and may expand security services to address challenges facing a growing East End area. Examples of new services may include those to address the mitigation of an increasing number of homeless persons in the area.

As the District promotes safety and security, staff will continue to operate a graffiti abatement program to remove offensive graffiti and tagging from the East End. This includes graffiti and tagging from spray paint, but may include stickers, which have been used more frequently as a medium of protest. With the generous help of our partners, the District has five "graffiti-mobiles" with equipment that can power wash graffiti from a variety of surfaces and repaint to match the pre-graffiti color. Given the sensitivity of historic buildings, the District purchased a waterless sandblaster to allow for the care of limestone, or other sensitive surfaces when abating graffiti. 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. 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.

Since 2017, a new collaboration between the graffiti-abatement team and local artist collaborations including with UP Art Studios, City of Houston, Magnolia Park Arts & Community has further decreased graffiti by replacing high-traffic areas for tagging with public murals. As an example, *Turtle Soup* mural along JW Peavy Drive, resulted in collaboration of wall prep and prime by the graffiti abatement team, mural work lead by a local artist and brush cleanup with local high school volunteers. The result is a safe, walkable area, including a walking trail and a mural the length of a city block. The beautiful mural had subsequent additions as part of an art festival and the beautiful ocean scene can be seen from the Port of Houston's Sam Houston Landing. Crime related to the isolation of the area has gone down and the mural has become a notable landmark in the area.



In early 2022, the East End District, grappling with challenges of blocked railroad crossings established a Railroad Safety and Mobility Coordinator position to coordinate efforts toward decreasing the effects of blocked train crossings. The comprehensive strategy focuses on transportation safety, quality of life and mobility throughout the district. Key initiatives include: identifying traffic flow impediments such as blocked railroad crossings, damaged crossings, inadequate pedestrian access, and malfunctioning traffic control devices. Outcomes have included regular meetings with business and the railroads to discuss challenges along commercial corridors, the establishment of the Rail Safety Task Force (a community-based group with representation throughout neighborhoods), and the Safety Sync-Up, a coordinated effort of organizations to bring safety awareness to the East End District and throughout the East Houston area. All these efforts focus on improving safety and security in the East End.

Summary of Objectives:

1. Reduce crime throughout the area with law enforcement and community collaborations.
2. Remove and review graffiti tagging to reduce negative elements and understand related security challenges.
3. Examine the environment along with the crime statistics to promote effective change.
4. Support a Road and Rail Safety strategy including identifying and reducing the safety hazards related to blocked crossings.
5. Support data gathering, including road and rail sensors, to identify and reduce transportation conflict.

Types of Programs and Projects:

1. Provide law enforcement and security personnel, training, and equipment to ensure a safe and secure environment for the East End community.
2. Continue the District's Security Patrol Program and consistently monitor the management of patrol schedules and the officer staffing necessary to meet our needs. Give attention of our patrolling strategy so that our deputies are deployed to address "hot spots" of criminal patrol strategies identified through our crime analysis database.
3. Effectively utilize the District's Law Enforcement Coordination Team to develop projects and programs that further the public's safety.
4. Monitor criminal activity within the District and providing periodic security briefings for property managers, interested citizens, and local security personnel.
5. Continue graffiti-abatement program to including reviewing and reporting concerns regarding graffiti and safety or security concerns with surrounding environment.
6. Continue the Railroad Safety and Mobility program to identify challenges and collaborate on solutions regarding safety and security challenges from blocked crossings.

Estimated annual cost is \$1,019,627 and the total estimated ten-year cost is \$10,196,270]

B. Providing Maintenance Services to the Commercial corridors to Show the Area is Clean and Inviting

The East End District has several maintenance services scheduled throughout the District at regular intervals. As discussed, the Graffiti Abatement team works to remove graffiti of various types (including spray paint, stickers, or other adhesive decals). In tandem with the Graffiti Abatement team, the District has a complimentary Field Services team, that helps with other waste found in the commercial right-of-way including tires, shopping carts, and other junk waste. In instances where the junk waste is large in volume, the District staff

coordinates with City of Houston or partners like the Texas Conservation Corps to mobilize more hands and labor facilitate the cleanup.



In some instances, 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 rights-of-way every week within the District boundaries. Almost eighty District trashcans are provided in commercial corridors and emptied weekly. Additionally, East End District staff schedules drives along commercial corridors to report streetlamp outages, potholes, and obviously neglected properties. All these blights are reported to the City or service providers for repair or replacement.

While the District has provided greenspace maintenance since 2002, there has been significant contribution to greenspace maintenance in recent years. Since 2017, over 700 trees have been planted in partnership with Trees for Houston. This is in addition to hundreds of trees mulched and watered, cared for weekly by District staff. Miles of major and arterial streets are mowed weekly, maintained on a schedule and published on the District's website. Palm trees along the I-45 corridor are trimmed annually in a partnership agreement with TxDOT to ensure that major gateways are attractive.

The Navigation Esplanade, the Lawndale 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.



Summary of Objectives:

1. Maintain a clean commercial corridor, inviting to businesses, patrons, and residents.
2. Promote collaboration to improve greenspaces in commercial corridors throughout the area.

Types of Programs and Projects:

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

Estimated annual cost is \$987,174 and the total estimated ten-year cost is \$9,871,740

- C. **Promoting business development within the District, through enhanced marketing efforts.**

In 2017, as part of a collaboration with the East End Chamber of Commerce and East Downtown Management District (EaDo), the “Greater East End Management District” rebranded to become the “East End District”. Adopting a new logo and website enhancements were key components, however, one of the most significant changes was the installation of a signage gateway system throughout the District. In partnership with the Texas Commission of the Arts, the new wayfinding system was key to defining brand and geographic boundaries to distinguish the East End from other surrounding neighborhoods. The result is increased identification of the East End, especially in the media.



Currently, the East End District has multiple brands and programs with associated social media channels. Most notable among the programs is the East End Farmers Market, which takes place on the Navigation Esplanade and serves a dual purpose in both incubating small businesses and serving as a key geographic point for noteworthy events in the area. The East End Farmers Market has a separate media following to share the small business/craft/foodie perspective of the East End. A second initiative, *East End Houston*, unites the East End community by sharing the livable side of the neighborhood including food, small business, events, and collaborations. Additionally, *East End Houston* is home to the East End Houston Cultural District, the initiative hosting arts in the East End.



The East End Houston Cultural District is a significant contributor to brand, identity, and distinction. Designated by the Texas Commission of the Arts, the cultural district is almost ten years old and is most recognized by the over one hundred murals located throughout the District. Additional placemaking of murals on public infrastructure have helped with increasing recognition of the area as a creative space and an arts district for the City of Houston. The related investments in arts, festivals, performances, and music, distinguish the area as historic and buffer against challenges of gentrification such as cultural displacement.



Objectives:

1. Promote business development within the East End with enhanced marketing efforts including wayfinding enhancements throughout the District.
2. Promote business development within the East End with enhanced marketing efforts including a media communications plan to benefit the area.

Types of programs and Services:

1. Partner to continue to create a strong identify for the East End, including additional investment in wayfinding signage.
2. Partner to continue to create a strong identify for the East End, including sign toppers, neighborhoods signs, and public art, as appropriate.
3. Work with partners to create a strong identity for the East End with an East End Marketing and Communications Plan.

Estimated annual cost is \$299,091 and the total estimated ten-year cost is \$2,990,910

D. Promoting business development within the District, through enhanced visual and infrastructure investments.

Due to historic under-investment in infrastructure in the East End, the District has remained focused on infrastructure improvements over the last twenty-one years. Fortunately, the establishment of the Harrisburg Tax Increment Reinvestment Zone (TIRZ 23) and the EaDo Tax Increment Reinvestment Zone (TIRZ 15) has facilitated more infrastructure investment in the area. Coupled with investment from the District and other government partners including City of Houston, Harris County Precinct 2 and non-profit partners like the Buffalo Bayou Partnership, the East End community has received more infrastructure investment in the last seven years than in the previous fourteen years combined.

The cornerstone of the District's success is the investment in community planning efforts, including multiple Livable Centers studies, transportation studies, and collaborations such as the Buffalo Bayou East Master Plan and the Complete Communities initiatives. Each recently completed planning process identified opportunities for adequate infrastructure as a critical need for the successful redevelopment and growth of the District. Additionally, each planning effort identified stakeholders, partners, and champions to spearhead funding requests. A recent example of collaboration includes the Greater Eastwood Livable Center Study (a partnership with Houston-Galveston Area Council), which yielded recommendations (and documentation) for the City of Houston to partner with the Harrisburg TIRZ to pursue a federal Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant for the Telephone Road Main Street Revitalization Project. These efforts resulted in a grant award in the amount of approximately \$21,000,000, leveraging millions more in investment in the area. Additionally, the East End District Road and Rail Safety efforts provided data and community support for a successful Railroad Crossing Elimination Grant, submitted by the City of Houston with the Gulf Coast Rail District yielding a \$36.9 million dollars awarded for the Westbelt Corridor in the East End.

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. East End District staff members have served on committees with City of Houston Public Works and Houston Planning Department. Examples include the Walkable Places and Transit-Oriented Development Committees. Currently, staff have appointments with the Houston-Galveston Area Council of Governments Transportation Advisory Committee, Houston-Galveston Area Council of Governments Criminal Justice Advisory Committee, the Gulf Coast Rail District and several community appointments including as the area representative to regional infrastructure and transportation organizations such as METRO, Harris County and TxDOT. By monitoring proposed plans and activities of these entities, EED stays abreast of larger regional actions in infrastructure that impact the District.

EED 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. EED will continue to pursue such opportunities over the period of this plan.

Objectives

1. Partner on projects to improve walkability and connectivity between neighborhoods throughout the District.
2. Advocate for successful implementation of the City of Houston's Complete Streets initiative in the District.
3. Advocate for planning and investment in infrastructure connecting the north and south banks of Buffalo Bayou.
4. Participate in planning efforts with partners to continue to identify investment opportunities to leverage partnerships and local, regional, and federal funding.

Types of Programs and Projects

1. Continue to collaborate on the Safe Streets and Roads for All planning grant with stakeholders, partners, and the Office of the Secretary of Transportation.
2. Coordinate with Harrisburg Tax Increment Reinvestment Zone 23 and East Downtown Tax Increment Reinvestment Zone 15 on capital improvement plans and community design standards.
3. Coordinate with regional, county and city agencies on capital improvement plans, street and sidewalk standards, bikeways and facilitates and amenities for pedestrians and cyclists.
4. Partner with METRO to continue expansion of the 5310 Enhanced Mobility of Seniors & Individuals with Disabilities throughout the District.
5. Work closely with all governmental entities to maximize the renewal of area infrastructure considering drainage and sustainability with the addition of amenities.
6. Review master plans in the District (private or public) for transportation, landscaping, streetscaping, parks, trails and green space development or redevelopment and integrate these plans into existing city, county, or regional planning with HGAC to support eligibility for federal grant funding.
7. Establish more wayfinding and street signage to identify entryways into the District.
8. Coordinate and assist efforts to maintain and improve public and private property through cooperative agreements, cleanup programs, property owner associations and other community programs.

Estimated annual cost is \$261,544 and the total estimated ten-year cost is \$2,615,440.

E. Providing Economic Development Support to Assist with Business Retention and Expansion

The District's 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. Over the last five years, significant redevelopment has occurred throughout the District, however, there is still a need for consumer goods and services.

The Navigation Esplanade is a critical hub in connecting residents to consumer goods. Currently, the Esplanade hosts a weekly market on Sundays (weather permitting). Vendors are typically small businesses (often women or minority-owned). Festivals on the Esplanade continue to promote small business and often provide a cultural tourism connecting Houstonians to the rich history of East End neighborhoods.

The East End District continues to meet with members of the Development Community, offering tours and presentations to incoming businesses and development prospects with regular meetings on sites undergoing redevelopment to support revitalization in the area. Current requests from businesses include increasing wayfinding and signage, studies related to establishing historic districts, studies to support redevelopment of Complete Streets, continued Livable Center Studies, a retail leakage study and multimodal transportation or transportation conflict studies. Historically, the District has been recognized for using the outcomes of studies or plans to create actionable solutions. District staff would continue to make sure the outcomes are measurable, actionable and realistic for implementation.

Workforce development has also been an important focus for EED. During its first 5 years, the District was legislatively mandated to spend 3% of its assessments on workforce development. The EED 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 7 years, EED has worked with Houston Community College Southeast, BakerRipley, SER Jobs for Progress, Association for the Advancement of Mexican Americans, and TXRX Labs to ensure that its funds have been highly leveraged, and that the funding has gone to East End residents or businesses.

Objectives:

1. Provide business retention and expansion services for existing and new businesses.
2. Increase job creation by promoting new and existing businesses.
3. Work with area Tax Increment Reinvestment Zones to prioritize and implement infrastructure projects that promote economic development.
4. Help generate new capital investment by District businesses.
5. Continue to encourage the adaptive reuse of existing underutilized buildings throughout the District.

Types of Programs and Projects:

1. Work with partners to design a small business assistance program.
2. Support workforce development programs to help meet needs of District employers.
3. Collaborate with public and private partners to prioritize and implement investment zones to promote economic development.
4. 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.
5. 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.
6. Co-sponsor promotional events with retail owners, restaurants and hotel and other local business.

Estimated annual cost is \$496,319 and the total estimated ten-year cost is \$4,963,190.

F. Providing for Effective 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 the East End District a trusted partner.

Objectives:

- Offer high-quality customer service to ratepayers and partners.
- Closely monitor costs and provide transparent reporting of District Financials.
- Leverage grants and other funding to maximize assessment dollars.

Types of Programs and Projects:

- Utilize human and financial resources efficiently to accomplish the Service Plan.
- Respond effectively to all 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.
- Ensure 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 comprise the District.
- Develop, maintain and update the District assessment roll 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 \$1,501,773 and the total estimated ten-year cost is \$15,017,730.

IV. Assessment Plan Financing

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.

A. 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 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. The District's 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.

B. Property Subject to Assessment

The property subject to assessment will be all non-exempt land and improvements (real property only) within the District. The District will exempt from assessment all property exempt by law as the law may change from time to time as well as townhomes that have a homestead exemption for the year in question. At the time of the adoption 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 and townhomes if the condominium or townhomes 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.

C. 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.

D. 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.

E. 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 or she owed in the first year) unless a public hearing is held.

F. 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.

G. 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.

H. Assessment Collections and Penalties

Assessments would become due and payable, become delinquent, and incur penalties and interest at the same rates as ad valorem 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 the Houston metropolitan region at large.

After the District's Board of Directors approves 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, please call the District President, Veronica Chapa Gorczynski, at (713) 928-9916.