

Public Improvement Districts (PIDs)

Created by
City of Houston Planning and Development
Department



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Why we're here

- Planning & Development Department has received a petition to create a Public Improvement District.
- The 84.55 acre tract is located in Council District D.

Public Improvement Districts (PIDs)

- Governed by Section 372 of the Local Government Code
- Provides a way to reimburse the developer for infrastructure by distributing project costs among those who benefit from the improvements
- Amenities above and beyond what is normally provided in developments
- Infrastructure projects

How is a PID created?

- Property owners petition the City to create the district.
- The petition must be signed by at least 50% of the appraised value of taxable real property, and at least one of the following:
 - 50% of the number of property owners in the proposed district
 - OR
 - owners of at least 50% of the land area to be included in the district.

Why create a PID?

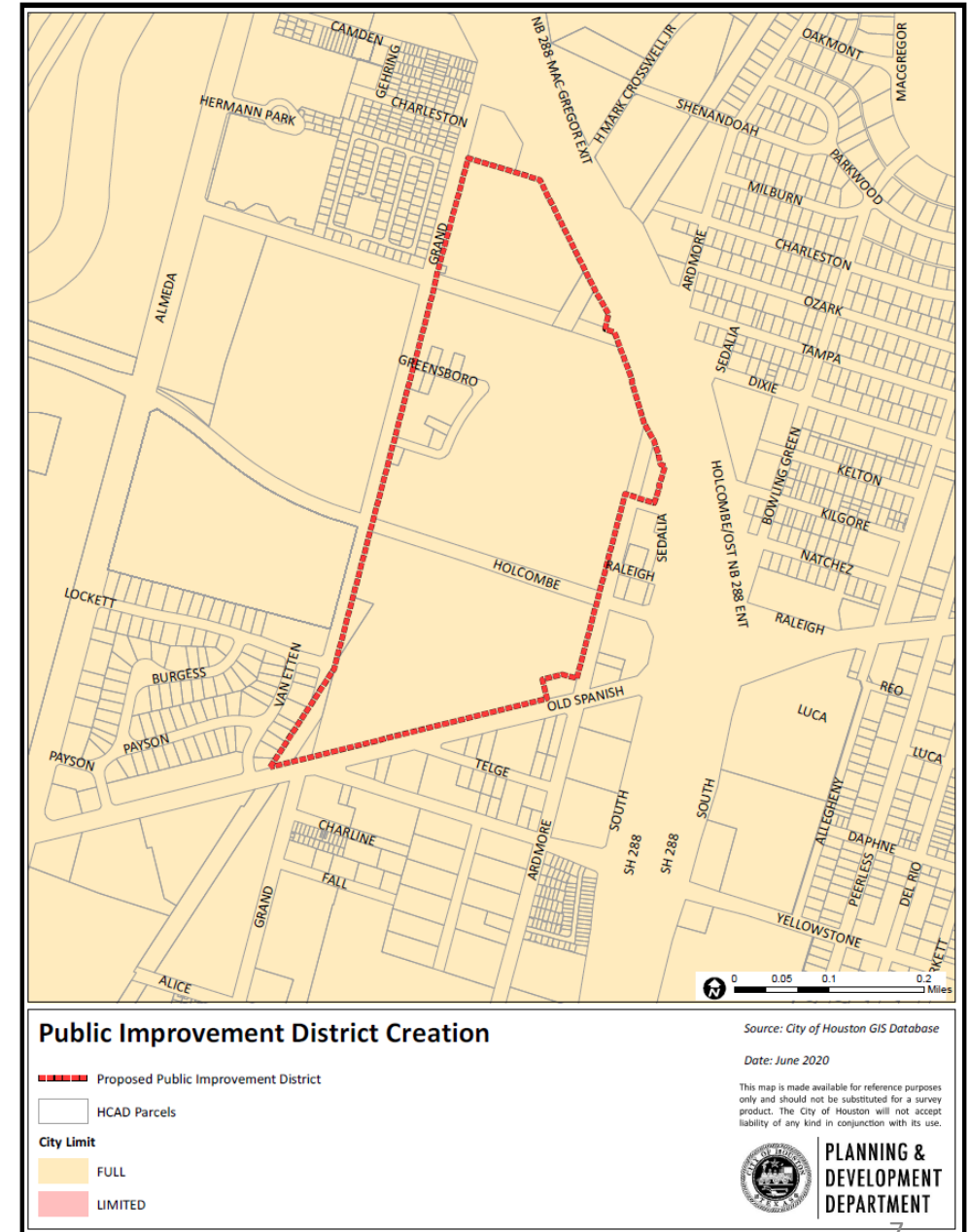
- Supports development in Houston at limited cost to the City.
- Allows a pathway to development for areas that would not otherwise develop or that would remain underutilized without the creation of a PID.
- Statute allows the naming of an advisory body by the City Council.
- A PID Administrator will be hired by the city but paid from, first reimbursement agreement with the developer, and as assessments are created, from assessment funds.

PID Assessments

- Are established based on total property value or property square footage.
- The collection and distribution of assessments is managed by a PID Administrator.

Current PID request

Approximately 84.55 acres of undeveloped land in the vicinity of Holcombe and Old Spanish Trail in Council District D.



What will PID assessments cover?

- Landscaping and lighting
- sidewalk improvements
- construction of a pedestrian mall, new parking facilities
- improvements to water, wastewater and drainage
- establishment of parks
- supplemental services and expenses associated with the project

What does phase 1 of the project include?

- The first phase of development will be on the 52 acres north of Holcombe Blvd. It will include:
 - 3M-5M SF of Building Space
 - +/- 2,500,000 SF of Commercial (Office/Research/Biotech)
 - +/- 1,125,000 SF of MFR (1,125 units)
 - +/- 140,600 SF of Retail
 - +/- 358,700 SF of Hotel Space (400 Rooms)

Rendering



Conceptual Plan 1



Conceptual Plan 2



Coming Soon

- **Developer Agreement** - We will ask Council to approve a developer agreement with Levit Green, the developers of the 84.55 acres that make up the proposed PID.
- **Service and Assessment Plan** -
 - This service plan will describe the plans and services to be financed by the PID assessments.
 - The City Council will hold a public hearing on the Service and Assessment Plan prior to voting on the item.

Timeline/Next Steps

- The project has several items to bring before Council in the coming months.
 - An ordinance to accept the PID creation petition and consider a resolution calling a public hearing.
 - A resolution approving a development agreement, conduct a public hearing on the PID creation and consider a resolution creating a PID process and a PID.
 - An ordinance approving and authorizing issuance and sale of the Special Assessment Revenue Bonds, Series 2021 and ordinance levying PID assessments and approving a final service and assessment plan and related agreements.