TAX INCREMENT REINVESTMENT ZONES

The City of Houston implements capital improvement projects through a financing mechanism called a Tax Increment Reinvestment Zone (TIRZ). TIRZs use tax increment revenue generated by increased value within the zone to promote development and redevelopment. As development occurs within each zone, the taxes generated by the increase in value attributable to those improvements, or "tax increment", are captured in separate funds set up for each TIRZ. These funds are then used to pay for approved project costs. For a majority of these TIRZs, the City has created a companion redevelopment authority (RDA) to implement the project and financing plan.

The City of Houston has created twenty-seven TIRZs; currently 25 TIRZs are actively led by the City.

- Each TIRZ is created by action of City Council pursuant to a project plan and reinvestment zone financing plan approved by City Council.
- Each TIRZ has a Board of Directors that is appointed by the Mayor and confirmed by City Council; the TIRZ Board is responsible for implementing the project plan approved by City Council.
- Each TIRZ has a termination date incorporated into the ordinance that created it. City Council can extend the term of each TIRZ.
- Each TIRZ Board prepares an annual budget that is submitted to City Council for approval.

The Mayor's Office of Economic Development coordinates the preparation and presentation of the budgets to City Council. These budgets are approved separately from the City's budget.

TIRZ/Authority	Created	Termination	Size (acres)
#1 / St. George Place RDA	12/12/1990	12/31/2045	1,054.60
#2 / Midtown RDA	12/14/1994	12/31/2040	914.83
#3 / Main St./Market Sq. RDA	12/13/1995	12/31/2043	653.61
#4 / Village Enclaves RDA	09/25/1996	12/31/2013	1,189.86
#5 / Memorial Heights RDA	12/18/1996	12/31/2029	1,455.72
#6 / Eastside RDA	01/15/1997	12/31/2027	769.98
#7 / OST/Almeda Corridors RDA	05/07/1997	12/31/2038	2,068.67
#8 / Gulfgate RDA	12/10/1997	12/31/2044	8,265.70
#9 / South Post Oak RDA	12/17/1997	12/31/2045	1,775.24
#10 / Lake Houston RDA	12/17/1997	12/31/2027	3,668.11
#11 / Greater Greenspoint RDA	08/26/1998	12/31/2037	3,396.75
#12 / City Park RDA	12/02/1998	12/31/2028	91.71
#13 / Old Sixth Ward RDA	12/22/1998	12/31/2028	249.54
#14 / Fourth Ward RDA	06/09/1999	12/31/2029	166.44
#15 / East Downtown RDA	07/07/1999	12/31/2040	387.01
#16 / Uptown RDA	07/07/1999	12/31/2040	2,758.21
#17 / Memorial City RDA	07/21/1999	12/31/2029	981.23
#18 / Fifth Ward RDA	07/21/1999	12/31/2040	887.31
#19 / Upper Kirby RDA	07/21/1999	12/31/2040	873.97
#20 / Southwest Houston RDA	12/15/1999	12/31/2029	4,402.91
#21 / Hardy Place RDA	12/17/2003	12/31/2033	333.00
#22 / Leland Woods RDA	12/23/2003	12/31/2033	80.33
#23 / Harrisburg TIRZ	10/25/2011	12/31/2040	1,460.85
#24 / Greater Houston TIRZ	12/18/2012	12/31/2042	7,742.83
#25 / Hiram Clarke/Fort Bend TIRZ	08/13/2013	12/31/2042	5,735.84
#26 / Sunnyside	11/16/2015	12/31/2045	3,151.82
#27 / Montrose	12/15/2015	12/31/2045	597.74