

PUBLIC HEARING
TIME CERTAIN
ITEM NO 8(D)

**CITY OF SAN ANTONIO
NEIGHBORHOOD ACTION DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

TO: Mayor and City Council

FROM: David D. Garza, Director, Neighborhood Action Department

SUBJECT: Consideration for Designation of a Tax Increment Reinvestment Zone for Hallie Heights development located in City Council District 4

DATE: December 9, 2004

SUMMARY AND RECOMMENDATIONS

This item is a public hearing to consider the designation of property consisting of approximately 35 acres known as the Hallie Heights Development as a proposed Tax Increment Reinvestment Zone (TIRZ) #19 as provided through the TIF Act, Chapter 311 of the Texas Tax Code. This item will officially name the reinvestment zone, create a Board of Directors for the zone, establish effective start and termination dates for the zone, present the preliminary financing plan, and create a Tax Increment Reinvestment Zone (TIRZ) fund.

Staff recommends approval of this item.

BACKGROUND INFORMATION

In September of 2002, the City Clerk first received a TIF application from HLH Developments, LP for the Hallie Heights project. On January 8, 2004, the City Council amended the *Guidelines and Criteria for the use of TIF*. Because the Hallie Heights project had a pending application, a new application was required and was received on June 30, 2004.

On September 23, 2004, the City Council approved a resolution, expressing the City of San Antonio's intent to consider the creation of a Tax Increment Reinvestment Zone to finance public infrastructure improvements for the purpose of supporting market rate housing. This resolution of intent allowed staff to make statutory presentations to the participating taxing entities and further evaluate the project for eligibility.

POLICY ANALYSIS

The proposed Hallie Heights Tax Increment Reinvestment Zone #19 is located in Council District 4 and borders the following: Sun Valley Elementary School to the north, S.W. Loop 410 to the east, Lackland Subdivision Unit 40 to the west, and Ray Ellison Boulevard to the south (See Attachment A). The public infrastructure and development improvements include site work, storm water pollution prevention, streets, drainage, sewer, water, electric, platting/zoning permits, street lights, street signs, drainage, park fees, drainage study, engineering/surveying,

geotechnical, Phase One Environmental Assessment, construction management, and legal/formation expenses.

The development of this project has been coordinated with the various City Departments through the submittal, review and approval of the Master Development Plan, Platting, Plan Review and Permitting. Coordination with the City Departments will continue through the development of the Final Project and Finance Plans as well as through the end of construction projected in fiscal year 2008. The preliminary finance plan anticipates the construction of 184 single-family homes with an average sales price of \$102,000. The life of the TIRZ is projected to be 19.82 years.

The application for the creation of the proposed Hallie Heights Tax Increment Reinvestment Zone shall be in compliance with the 2004 Amended TIF Guidelines and Criteria as adopted on January 8, 2004, notwithstanding waivers granted by City Council on September 23, 2004, of Section IV (C), addressing Use Patterns and Special Districts, and Section VI (E), limiting the number of applications an applicant may submit per year.

The proposed TIF project is located within the Secondary Target Area and as such is conceived to meet market rate housing goals articulated in the 2004 Guidelines. Projects located in the Secondary Target Area must provide a minimum of thirty percent (30%) of units dedicated to market rate housing (except for senior housing). This project meets the requirement since the average sales price of homes is \$102,000. The project must also comply with the Universal Design Policy approved by City Council. If it is discovered that homes constructed are not in compliance with the Universal Design Policy, those homes will be removed from the list of accounts that generate revenue for the TIRZ Fund. This adjustment will be reflected in the Final Project and Finance Plans that will be presented to the TIRZ Board and City Council for approval.

The project site and surrounding area experienced one of the smallest growth rates in the City between 1990 and 2000 (.76%). The number of households within the market area declined slightly from 4,778 in 1990 to 4,776 in 2000, a growth rate of -0.25%. The proposed 184 single-family homes will enhance the overall value of the existing neighborhood and help increase the area's growth rate.

As required under the TIF Act, City staff has 1) notified each taxing entity of the City's intent to consider the creation of this zone, 2) made presentations to the affected taxing entities including Southwest Independent School District and Bexar County, and 3) met with representatives of affected taxing entities about the proposed reinvestment zone.

City staff has prepared a Preliminary Reinvestment Zone Financing Plan (Attachment B) that will be distributed to each taxing entity for the purposes of developing a Final Project and Finance Plan. Any issues arising from a review of the Preliminary Financing Plan may be incorporated into the Final Project and Financing Plan. The Board of Directors for the Zone will be required to review and approve the Final Project and Financing Plans. The City Council will subsequently consider the Final Project and Financing Plan for the Zone. The City will work with the participating taxing entities and the developer to finalize the plans for Council

consideration in the Spring 2005. The City will also perform ongoing coordination with the City departments and the TIRZ Board as it monitors the project construction and implementation.

When the City designates a TIRZ, the TIF Act requires that the City Council establish a reinvestment zone board of directors. Amended in 2001, the TIF Act provides a formula for calculating the number of seats an entity may have based on its anticipated pro rata contributions to the zone fund. Based upon the required calculations for this Reinvestment Zone and the anticipated participation levels of the other taxing entities, the Board shall consist of at least nine members composed 5 directors appointed by the City and 2 directors appointed by Bexar County. Additionally, the State Senator and State Representative shall also be members of this Board. In the event that other taxing entities wish to participate by contributing their increment to the TIRZ Fund, the Board composition will be adjusted up to eleven board members, with appointments based on a pro-rata share of the total projected revenue. To be eligible for appointment, an individual must either be a qualified voter of the City, or be at least 18 and own real property in the zone or be an employee or agent of a person that owns real property in the zone. City appointees will be required to comply with all policies related to City Boards and Commissions.

FISCAL IMPACT

Approval of this item designates the described area as a Tax Increment Reinvestment Zone. The developer will privately finance the public improvements related to the project and public debt financing will not be required. The projected captured values of the TIRZ will be taxed to produce revenues to pay for the cost of public infrastructure improvements incurred by the developer and other costs allowed by the TIF statute over the life of the TIRZ. Any costs incurred by the developer of the project are not and shall not become general obligations or debt to the City or any Participating Governmental Entities.

The proposed project is estimated to increase the base value from \$955,400 to \$18,768,000. This project is located in the Secondary Target Area and is eligible for the City's participation at 90% with projected tax increments deposited to the TIRZ Fund of \$1,607,320. The Preliminary Finance Plan reflects Bexar County's participation at 50% of the Operation and Maintenance portion of their tax rate (0.2815190) with projected tax increments of \$434,514. The total projected combined tax increment collections for both taxing entities are \$2,041,835. The developer's proposed contribution is estimated at \$1,181,171. In the event that the TIRZ performs better than projected, the maximum contribution for the participating taxing entities (City & Bexar County) is \$3,223,006, which reflects the total costs of infrastructure and related development costs. The term of the zone expires on or before September 30, 2024.

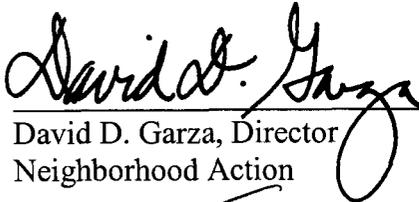
This action designates a Tax Increment Reinvestment Zone, but does not, in any way, obligate the City to actually participate or contribute incremental ad valorem taxes from the proposed reinvestment zone; nor does it financially obligate the City or other taxing entities. City staff will coordinate with the TIRZ Board to develop a Final Project and Finance Plan and draft legal documents that include interlocal and development agreements. Upon TIRZ Board approval of these documents, the City staff will present these documents to City Council for consideration. Upon approval of these documents, the City will be obligated to participate or contribute

incremental ad valorem taxes in the amount detailed in the approved Final Project and Finance Plan and the legal documents. These approved documents will also be presented to the other Taxing Entities to legally secure their financial commitments.

COORDINATION

This item has been coordinated with Office of Budget and Management, Finance, Development Services, Environmental Services, Fire, Parks, Planning, Public Works, and the City Attorney's Office.

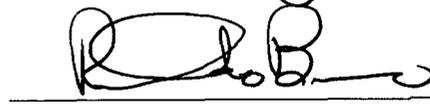
SIGNATURES



David D. Garza, Director
Neighborhood Action



Jelynn LeBlanc Burley
Assistant City Manager



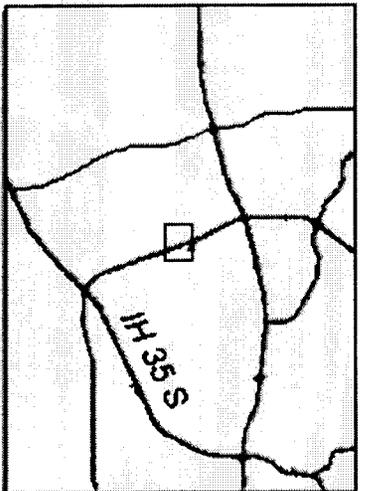
J. Rolando Bono
Interim City Manager

RAY ELLISON BLVD

RAY ELLISON BLVD

S.W.-L.O.O.P.-4-1-0

MEDINA BASE RD



Attachment A

Hallie Heights

CITY COUNCIL DISTRICT 4

DRAFT

**CITY OF SAN ANTONIO, TEXAS
Neighborhood Action Department**



**Hallie Heights
Proposed Tax Increment Reinvestment Zone
Preliminary Reinvestment Zone Financing Plan**

**Participation Levels of City (90%), and Bexar County
(50% of Operation and Maintenance portion of tax rate)**

November 30, 2004

Hallie Heights Subdivision Tax Increment Reinvestment Zone – Plan of Finance

Introduction

The proposed Hallie Heights Tax Increment Reinvestment Zone is located in the southwest section of the City of San Antonio, on the northwest corner of Southwest Loop 410 and Ray Ellison Drive. The development is in the Southwest Independent School District and encompasses approximately 35.010 acres. The 2004 base value is \$955,400, which projects captured tax incremental value is \$18,768,000 net of exemptions. The project includes the construction of 184 single-family homes with an average sales price of \$102,000. The total public infrastructure capital cost is estimated at \$3,223,006. The Developer is HLH Development L.P. who has experience in the development and construction of such projects. Performance and payment bonds will be provided in connection with public infrastructure improvements associated with the project. The life of the Tax Increment Reinvestment Zone (TIRZ) is projected to be 19.82 years with the TIRZ being in existence through fiscal year 2024.

Public Infrastructure

The public infrastructure improvements and related capital costs include site work, storm water pollution prevention, streets, drainage, sewer, water, utilities, platting/zoning fees, street lights, street signs, drainage fees, park fees, drainage study, engineering expenses, geotechnical, phase one environmental, contingency, construction management, legal and formation fees. The capital cost is estimated at \$3,223,006.

Plan of Finance

The 2004 base value of the TIRZ is \$955,400. Construction of 184 single family homes will be taxed to produce a combined TIF revenue specified on Page 7 of the Plan of Finance to pay for the capital costs. The public and private improvements commence in tax year 2005 with collections commencing in tax year 2006 (fiscal year 2007). Captured values grow from \$4,080,000 in tax year 2006 to \$18,768,000 in tax year 2023 net of exemptions.

The taxing jurisdictions and tax rate per \$100 valuation utilized in the analysis include: City of San Antonio at \$0.520686 and Bexar County at \$0.140760. This produces annual revenues of \$26,312 in fiscal year 2007, \$78,937 in fiscal year 2008, \$121,037 each fiscal year from 2009 through fiscal year 2024. No growth in tax rate or values is assumed.

The cost of the public infrastructure improvements is incurred by the Developer and reimbursed over time from revenues produced by the TIRZ. In addition to the capital costs, other costs to be reimbursed from TIRZ revenues include the City's Financial Advisor and certain City of San Antonio and/or Administrator fees. Revenues derived from the TIRZ will be used to pay costs in the following order of priority of payment: (i.)

first, to the payment of eligible costs incurred by the Governmental Entities Participating in the TIRZ; (ii.) second, all other ongoing administrative fees pertaining to the City; and (iii.) to the Developer, on an annual basis, as TIRZ revenues are available for such reimbursements.

The proposed Developer’s capital cost for public infrastructure improvements is \$3,223,006. Revenues from the TIRZ are used to reimburse this amount plus financing costs if any on the unpaid balance at a rate of 4.54%. It is projected that the Developer would not receive any payments until fiscal year 2007. The earliest projected payoff of the capital cost would occur in fiscal year 2024 and includes an estimated Developer contribution of \$1,181,171.

The TIRZ collections for this project shall not extend beyond September 30, 2024 and may be terminated earlier once each taxing entity has deposited its respective amount described in the table below.

TABLE – TIRZ Contributions		
Participating Taxing Entities	Maximum Dollar Contribution	Max. Length of Contribution
City of San Antonio	\$ 2,537,131	September 30, 2024
Bexar County	\$ 685,875	September 30, 2024
Maximum Reimbursable Amt.	\$ 3,223,006	

Limited Obligation of the City or Participating Governmental Entities

The City and Participating Governmental Entities shall have a limited obligation to impose, collect taxes, and deposit such tax receipts into a TIRZ fund so long as the project is viable and capital costs incurred by the Developer have not been fully paid. The TIRZ collections for this project shall not extend beyond September 30, 2024, and may be terminated prior to September 30, 2024, upon payment of public improvements capital costs incurred by the Developer totaling \$3,223,006 or for the failure of the Developer to perform. The City may elect to terminate a TIRZ if 50% of the housing and/or commercial construction projected for years 1, 2, and 3 from date the TIRZ is created is not complete. Only housing and/or commercial components count towards completion of the construction schedule, infrastructure construction does not. Furthermore, any default of the terms contained in the Interlocal and/or Development Agreements that is not cured within the timeframe contained in the Interlocal and/or Development Agreements may also result in Zone Termination.

Any costs incurred by the Developer are not and shall never in any event become general obligations or debt of the City or any of the Participating Governmental Entities. The public improvement infrastructure costs incurred by the Developer shall be paid solely from the TIRZ revenues and shall never constitute a debt, indebtedness or a pledge of the faith and credit or taxing power of the State, the City, the Participating Governmental Entities, any political corporation, subdivision, or agency of the State.

Developer's Risk

All financing, developmental costs, construction costs, improvements, damages, or other costs incurred with respect to this project are at the sole risk of the Developer. Neither the City nor any Participating Governmental Entity shall incur any risk whatsoever associated with the development, construction, completion or failure of the project. In the event that the project fails, is abandoned by the Developer or for any reason is not completed, the City shall have the right to terminate the TIRZ and any funds remaining in the TIRZ account shall be distributed to the City and Participating Governmental Entities on a pro rata basis in accordance with each entity's participation level.

Compliance

The Developer shall comply with all federal, state and local laws, rules and regulations including the 2004 TIF Guidelines.

Reporting

The Developer shall submit a project status report and financial report on a quarterly basis (January 15th, April 15th, July 15th and October 15th) to the City.

Inspection

The City, Participating Governmental Entities, or Administrator shall have the right to inspect the project site or sites and the premises of the Developer without notice.

**City of San Antonio
Hallie Heights - TIF Reinvestment Zone
Summary Fact Sheet
December 9, 2004**

Agenda: Preliminary Finance Plan

Plan of Finance: Site Area 35.010 Acres
Single Family Development 35.010 Acres

Base Value (2004) In City \$ 955,400

*Average Single Family Home Price
Per Home \$ 102,000

Project Year:

Phase I	2004	40	Single Family Homes
Phase II	2005	80	Single Family Homes
Phase III	2006	64	Single Family Homes
Total		<u>184</u>	

Experience of Housing Developer
HLH Development LP,
San Antonio, Texas

HLH Development LP was formed over 6 years ago.
Harry Hausman is the principal operations officer of the partnership.
SEDA Consulting Engineers, Inc. are the architect/engineers.
HLH Development LP and SEDA Consulting Engineers, Inc. have completed
the following projects:

- La Coste Heights, 57 homes, La Coste, TX
- Legend Oaks, 80 homes, San Antonio, TX
- Hunters Oaks, 15 homes, San Antonio, TX

Performance Bonds: See Development Agreement

Payment Bonds: See Development Agreement

Assumptions:

Captured Value	\$	18,768,000	
Assessed Value Growth Factor		0.00%	
Secondary Target Area		90.00%	Participation Level
Collection Rate		97.50%	
Estimated Total TIF Revenues	\$	2,041,835	
Estimated TIF Life (12/9/2004 to 9/30/2024)		19.82	Years

*Average single family home price provided by the Developer

Hallie Heights - Tax Increment Reinvestment Zone

Sources and Uses

Sources of Funds

TIF Revenues	\$ 2,041,835
Developer Contribution	\$ 1,181,171
Total Sources of Funds	\$ 3,223,006

Uses of Funds

	Phase I 2003 & 2004	Phase II 2005	Phase III 2006	Total Infrastructure Improvement
Begin Construction				
Single Family Homes	40	80	64	184
Site Work	\$ 25,003	\$ 29,849	\$ 10,549	\$ 65,400
Storm Water Pollution Prevention	\$ 7,300	\$ 8,715	\$ 3,080	\$ 19,095
Streets	\$ 263,603	\$ 314,699	\$ 111,219	\$ 689,520
Drainage	\$ 71,175	\$ 84,971	\$ 30,030	\$ 186,176
Sewer	\$ 89,060	\$ 106,323	\$ 37,576	\$ 232,959
Water	\$ 111,106	\$ 132,642	\$ 46,878	\$ 290,626
Electric	\$ 22,995	\$ 27,452	\$ 9,702	\$ 60,149
Platting/Zoning/Permits	\$ 19,700	\$ 7,700	\$ 7,700	\$ 35,100
Street Lights/Signs	\$ 20,002	\$ 23,879	\$ 8,439	\$ 52,320
Drainage Fees	\$ 16,400	\$ 16,400	\$ 16,400	\$ 49,200
Park Fees	\$ 16,000	\$ 16,000	\$ 16,000	\$ 48,000
Hard Costs Total	\$ 662,344	\$ 768,630	\$ 297,573	\$ 1,728,547
Drainage Study	\$ 13,200	\$ -	\$ -	\$ 13,200
Engineering/Surveying Fees	\$ 78,743	\$ 96,079	\$ 37,197	\$ 212,018
Geotechnical	\$ 9,500	\$ 2,500	\$ 2,500	\$ 14,500
Phase One Environmental	\$ 2,200	\$ -	\$ -	\$ 2,200
Contingency	\$ 33,777	\$ 46,118	\$ 17,854	\$ 97,749
Construction Management	\$ 30,399	\$ 34,588	\$ 13,391	\$ 78,379
Legal/Formation Expense	\$ 52,000	\$ -	\$ -	\$ 52,000
Soft Cost Total	\$ 219,820	\$ 179,285	\$ 70,942	\$ 470,046
Total Public Improvements	\$ 882,163	\$ 947,915	\$ 368,514	\$ 2,198,593
Grand Total	\$ 882,163	\$ 947,915	\$ 368,514	\$ 2,198,593
Total Infrastructure	\$ 2,198,593			
Financing Cost @ 4.54%	\$ 664,413			
Total Payments to Hallie Heights	\$ 2,863,006			
Total Admin. Expenses	\$ 360,000			
Grand Total	\$ 3,223,006			
Project Financing Surplus (Shortage)	\$ 0			

Hallie Heights - TIF Reinvestment Zone

Projected Tax Increment Revenue

Tax Year	Tax Increment Zone				City of San Antonio			Bexar County			Combined TIF Collections	Fiscal Year Ending
	Beginning Assessed Value	Annual Value of New Development	Projected Year-End Assessed Value	Projected Captured Value	Captured Taxable Value	Tax Rate Contribution	Tax Increments	Captured Taxable Value	Tax Rate Contribution *	Tax Increments		
2004	955,400	-	955,400	-	-	0.520686	-	-	0.140760	-	-	2005
2005	955,400	4,080,000	5,035,400	-	-	0.520686	-	-	0.140760	-	-	2006
2006	5,035,400	8,160,000	13,195,400	4,080,000	4,080,000	0.520686	20,713	4,080,000	0.140760	5,599	26,312	2007
2007	13,195,400	6,528,000	19,723,400	12,240,000	12,240,000	0.520686	62,139	12,240,000	0.140760	16,798	78,937	2008
2008	19,723,400	-	19,723,400	18,768,000	18,768,000	0.520686	95,279	18,768,000	0.140760	25,757	121,037	2009
2009	19,723,400	-	19,723,400	18,768,000	18,768,000	0.520686	95,279	18,768,000	0.140760	25,757	121,037	2010
2010	19,723,400	-	19,723,400	18,768,000	18,768,000	0.520686	95,279	18,768,000	0.140760	25,757	121,037	2011
2011	19,723,400	-	19,723,400	18,768,000	18,768,000	0.520686	95,279	18,768,000	0.140760	25,757	121,037	2012
2012	19,723,400	-	19,723,400	18,768,000	18,768,000	0.520686	95,279	18,768,000	0.140760	25,757	121,037	2013
2013	19,723,400	-	19,723,400	18,768,000	18,768,000	0.520686	95,279	18,768,000	0.140760	25,757	121,037	2014
2014	19,723,400	-	19,723,400	18,768,000	18,768,000	0.520686	95,279	18,768,000	0.140760	25,757	121,037	2015
2015	19,723,400	-	19,723,400	18,768,000	18,768,000	0.520686	95,279	18,768,000	0.140760	25,757	121,037	2016
2016	19,723,400	-	19,723,400	18,768,000	18,768,000	0.520686	95,279	18,768,000	0.140760	25,757	121,037	2017
2017	19,723,400	-	19,723,400	18,768,000	18,768,000	0.520686	95,279	18,768,000	0.140760	25,757	121,037	2018
2018	19,723,400	-	19,723,400	18,768,000	18,768,000	0.520686	95,279	18,768,000	0.140760	25,757	121,037	2019
2019	19,723,400	-	19,723,400	18,768,000	18,768,000	0.520686	95,279	18,768,000	0.140760	25,757	121,037	2020
2020	19,723,400	-	19,723,400	18,768,000	18,768,000	0.520686	95,279	18,768,000	0.140760	25,757	121,037	2021
2021	19,723,400	-	19,723,400	18,768,000	18,768,000	0.520686	95,279	18,768,000	0.140760	25,757	121,037	2022
2022	19,723,400	-	19,723,400	18,768,000	18,768,000	0.520686	95,279	18,768,000	0.140760	25,757	121,037	2023
2023	19,723,400	-	19,723,400	18,768,000	18,768,000	0.520686	95,279	18,768,000	0.140760	25,757	121,037	2024
	\$ 18,768,000				\$ 1,607,320			\$ 434,514			\$ 2,041,835	
	Existing Annual Value Growth Factors											
Years	-				Participation Level 90%			Participation Level * 50%				
Thereafter	-				Tax Rate Growth Factor 0.00%			Tax Rate Growth Factor 0.00%				
Combined Compound Growth Rate	0.00%				Tax Rate Collection Factor 97.50%			Tax Rate Collection Factor 97.50%				

Notes:

* Bexar County is participating at 50% of their Operation and Maintenance tax rate not the total tax rate

Hallie Heights - TIF Reinvestment Zone
Reimbursement for Public Improvements

Fiscal Year Ending	TIF Revenue	Cumulative TIF Revenues	Expenses for Pub. Imp. Infrastructure	Admin. Exp.*	Interest on Deficit	TIF Fund Balance
1-Sep-05 2005	-	-	-	75,000	-	(75,000)
1-Sep-06 2006	-	-	46,126	15,000	(3,405)	(139,531)
1-Sep-07 2007	26,312	26,312	46,126	15,000	(6,335)	(180,680)
1-Sep-08 2008	78,937	105,249	96,126	15,000	(8,203)	(221,073)
1-Sep-09 2009	121,037	226,286	143,856	15,000	(10,037)	(268,929)
1-Sep-10 2010	121,037	347,322	72,316	15,000	(12,209)	(247,418)
1-Sep-11 2011	121,037	468,359	84,818	15,000	(11,233)	(237,433)
1-Sep-12 2012	121,037	589,396	76,684	15,000	(10,779)	(218,860)
1-Sep-13 2013	121,037	710,432	80,823	15,000	(9,936)	(203,583)
1-Sep-14 2014	121,037	831,469	73,689	15,000	(9,243)	(180,478)
1-Sep-15 2015	121,037	952,505	76,782	15,000	(8,194)	(159,417)
1-Sep-16 2016	121,037	1,073,542	80,649	15,000	(7,238)	(141,267)
1-Sep-17 2017	121,037	1,194,579	114,242	15,000	(6,414)	(155,886)
1-Sep-18 2018	121,037	1,315,615	103,202	15,000	(7,077)	(160,129)
1-Sep-19 2019	121,037	1,436,652	71,479	15,000	(7,270)	(132,841)
1-Sep-20 2020	121,037	1,557,688	75,027	15,000	(6,031)	(107,863)
1-Sep-21 2021	121,037	1,678,725	74,303	15,000	(4,897)	(81,027)
1-Sep-22 2022	121,037	1,799,761	74,489	15,000	(3,679)	(53,157)
1-Sep-23 2023	121,037	1,920,798	74,538	15,000	(2,413)	(24,071)
1-Sep-24 2024	121,037	2,041,835	79,450	15,000	(1,093)	1,422
1-Sep-25 2025						
1-Sep-26 2026						
	\$ 2,041,835		\$ 1,544,728	\$ 360,000	\$ (135,684)	

* Annual Administrative Expenses from FY 2006- FY 2024 includes a \$2,000 annual administrative expense for Bexar County

Hallie Heights - TIF Reinvestment Zone Combined Participation

Entity	Tax Rate	Level of Participation	Tax Rate Based on Participation	% of Project	TIF Revenues	TIF Expenses
City of San Antonio	0.5785400	90%	0.520686	78.72%	\$ 1,607,320	\$ 2,537,131
Bexar County	0.2815190	50%	0.140760	21.28%	\$ 434,514	\$ 685,875
TOTAL	0.8600590		0.661446	100.00%	\$ 2,041,835	\$ 3,223,006

**Hallie Heights - TIF Reinvestment Zone
Projected New Value of Tax Increment**

Tax Year	Phase I 2005	Phase II 2006	Phase III 2007	Total	Cumulative Total	Fiscal Year	
2001				\$ -	\$ -	2002	
2002				\$ -	\$ -	2003	
2003				\$ -	\$ -	2004	
2004				\$ -	\$ -	2005	
2005	\$ 4,080,000			\$ 4,080,000	\$ 4,080,000	2006	
2006		\$ 8,160,000		\$ 8,160,000	\$ 12,240,000	2007	
2007			\$ 6,528,000	\$ 6,528,000	\$ 18,768,000	2008	
2008				\$ -	\$ 18,768,000	2009	
2009				\$ -	\$ 18,768,000	2010	
2010				\$ -	\$ 18,768,000	2011	
2011				\$ -	\$ 18,768,000	2012	
2012				\$ -	\$ 18,768,000	2013	
2013				\$ -	\$ 18,768,000	2014	
2014				\$ -	\$ 18,768,000	2015	
2015				\$ -	\$ 18,768,000	2016	
2016				\$ -	\$ 18,768,000	2017	
2017				\$ -	\$ 18,768,000	2018	
2018				\$ -	\$ 18,768,000	2019	
2019				\$ -	\$ 18,768,000	2020	
				<u>\$ 4,080,000</u>	<u>\$ 8,160,000</u>	<u>\$ 6,528,000</u>	<u>\$ 18,768,000</u>
				\$ -	\$ -	Commercial New Value	
				\$ 18,768,000	\$ 18,768,000	Residential New Value	
				\$ -	\$ -	Multi Family New Value	
				\$ 18,768,000	\$ 18,768,000	Total New Value	

Hallie Heights - TIF Reinvestment Zone

**Projected Uses of Tax Increment
Construction Completed Cost**

Tax Year	Phase I 2004	Phase II 2005	Phase III 2006	Total
2002				\$ -
2003	\$ 882,163			\$ 882,163
2004		\$ 947,915		\$ 947,915
2005			\$ 368,514	\$ 368,514
2006				\$ -
2007				\$ -
2008				\$ -
2009				\$ -
2010				\$ -
2011				\$ -
2012				\$ -
2013				\$ -
2014				\$ -
2015				\$ -
2016				\$ -
2017				\$ -
2018				\$ -
2019				\$ -
2020				\$ -
	<u>\$ 882,163</u>	<u>\$ 947,915</u>	<u>\$ 368,514</u>	<u>\$ 2,198,593</u>

Hallie Heights - TIF Reinvestment Zone
Projected Tax Increment Revenue

Principal and Interest Requirements

Date	Principal	Interest Rate	Interest	Semi-annual Debt Service	Annual Debt Service
03/01/01				-	
09/01/01	-	4.54%		-	-
03/01/02	-			-	
09/01/02	-	4.54%		-	-
03/01/03	-			-	
09/01/03	-	4.54%		-	-
03/01/04	-			-	
09/01/04	-	4.54%		-	-
03/01/05	-		-	-	
09/01/05	-	4.54%	-	-	-
03/01/06	-		23,063	23,063.20	
09/01/06	-	4.54%	23,063	23,063.20	46,126.40
03/01/07	-		23,063	23,063.20	
09/01/07	-	4.54%	23,063	23,063.20	46,126.40
03/01/08	-		23,063	23,063.20	
09/01/08	50,000	4.54%	23,063	73,063.20	96,126.40
03/01/09	-		21,928	21,928.20	
09/01/09	100,000	4.54%	21,928	121,928.20	143,856.40
03/01/10	-		19,658	19,658.20	
09/01/10	33,000	4.54%	19,658	52,658.20	72,316.40
03/01/11	-		18,909	18,909.10	
09/01/11	47,000	4.54%	18,909	65,909.10	84,818.20
03/01/12	-		17,842	17,842.20	
09/01/12	41,000	4.54%	17,842	58,842.20	76,684.40
03/01/13	-		16,912	16,911.50	
09/01/13	47,000	4.54%	16,912	63,911.50	80,823.00
03/01/14	-		15,845	15,844.60	
09/01/14	42,000	4.54%	15,845	57,844.60	73,689.20
03/01/15	-		14,891	14,891.20	
09/01/15	47,000	4.54%	14,891	61,891.20	76,782.40
03/01/16	-		13,824	13,824.30	
09/01/16	53,000	4.54%	13,824	66,824.30	80,648.60
03/01/17	-		12,621	12,621.20	
09/01/17	89,000	4.54%	12,621	101,621.20	114,242.40
03/01/18	-		10,601	10,600.90	
09/01/18	82,000	4.54%	10,601	92,600.90	103,201.80
03/01/19	-		8,740	8,739.50	
09/01/19	54,000	4.54%	8,740	62,739.50	71,479.00
03/01/20	-		7,514	7,513.70	
09/01/20	60,000	4.54%	7,514	67,513.70	75,027.40
03/01/21	-		6,152	6,151.70	
09/01/21	62,000	4.54%	6,152	68,151.70	74,303.40
03/01/22	-		4,744	4,744.30	
09/01/22	65,000	4.54%	4,744	69,744.30	74,488.60
03/01/23	-		3,269	3,268.80	
09/01/23	68,000	4.54%	3,269	71,268.80	74,537.60
03/01/24	-		1,725	1,725.20	
09/01/24	76,000	4.54%	1,725	77,725.20	79,450.40
03/01/25	-		-	-	
09/01/25	-	4.54%	-	-	-
03/01/26	-		-	-	
09/01/26	-	4.54%	-	-	-
03/01/27	-		-	-	
09/01/27	-	4.54%	-	-	-
	<u>1,016,000</u>		<u>528,728</u>	<u>1,544,728</u>	<u>1,544,728</u>