



BRAYS OAKS

MANAGEMENT DISTRICT



For the community we serve

Harris
County
Improvement
District

#5



Harris
County
Improvement
District

#5

Cover Photos:

Top:
Texas Interfaith Peace
Garden Turquoise
Center
9301 West Bellfort St.
Houston, TX 77031

*Center and
Bottom:*
Chabad Lubavitch
Center
10900 Fondren Rd.
Houston, TX 77096

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IMPROVEMENT PLAN AND
ASSESSMENT PLAN**

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Brays Oaks Community

Building on a prime opportunity for a fresh, new empowerment of this well established community, local stakeholders funded a study for the District's potential creation. After many town hall discussions, the community settled on "Brays Oaks" as the name – representing both the Brays Bayou and the strength, stability and deep roots this community has created since its inception. The new name exemplifies the confidence and determination the District's citizens had in their pursuit of a common purpose and shared goals. With the District's initial years of evolution now complete, they have successfully built a solid framework and foundation that with further time is poised to yield continued progress and improvements yet to be imagined.

History

Seven years ago the Brays Oaks community was at a crossroads. Ideally positioned among Houston's key growth centers -- Downtown, Uptown/Galleria, Westchase, Texas Medical Center, Sugarland, and Missouri City -- the area was burdened with struggling retail centers, poorly maintained apartment properties, and a declining public image. Moreover, the area's vigorous neighborhoods and rich mix of cultures lacked a common voice. In 2005 inspired by a vision of opportunity and hope, community groups joined together to advocate for the creation of a municipal management district to unify and organize area-wide advancement. In May 2005 the 79th Legislature responded and created Harris County Improvement District No. 5, setting the stage for change.

The creation and implementation of the initial service plan has enabled the District's citizens and businesses to come together to:

- *attract necessary government and private capital investment, services and improvements, and supplement them where needed.*
- *render continuous, focused, professional management of the area's needs.*
- *provide a funding mechanism that allows all property owners to share costs equitably.*
- *maintain the District and surrounding areas as a premier place to work, live, and invest.*

The District's Board of Directors has pursued these goals through a variety of programs and projects outlined in the next section. Projects for the first seven years have focused on four areas:

- Public Safety
- Environmental & Urban Design
- Mobility & Transportation
- Economic & Business Development



The First 7 Years

Public Safety - Building One of the Top Ten Safest Areas

Public Safety Initiatives & Committees:

Mobile Surveillance Cameras

The District began the use of mobile cameras in January 2010. Since that time, the District has been able to track major reductions in crime in and around the areas where they have been located. Mobile surveillance cameras have proven to be an excellent deterrent and investigative tool for our local law enforcement officers. The units have a self-contained digital video recorder (DVR) which local law enforcement can access and retrieve data to aid in their investigations. This initiative along with others led to the District being recognized by Houston City Council's Public Safety Committee for Excellence in Public Safety in 2010.

Community Protection Program

In September 2011, the District entered into an agreement with Harris County Attorney Vince Ryan's office to hire an assistant county attorney to work on nuisance property issues in the District. Laura Cahill was assigned to the District and reviews crime data and historical judgments in order to prosecute the owners of properties that harbor illegal activities and cause community degradation.

Public Safety Community Meetings

The District hosts a monthly Public Safety Committee meeting. Meetings are held at HPD S. Gessner Station, Community Room, 8605 Westplace Drive @ Gessner. Public Safety Committee meetings are conducted in collaboration with various law enforcement entities throughout the District. Meetings are open to the public and dates are subject to change, please check the District website www.BraysOaksMD.org for times.

Apartment Life Committee Meetings

The District's Multi-Family Initiatives offer a holistic approach to improving our apartment communities featuring components to exchange tenant information, pro-active crime prevention and featured guest speakers who address the concerns of our Multi-Family communities. The District's Apartment Life Committee is open for membership to multi-family property owners, property managers and the community.

HPD Partnership

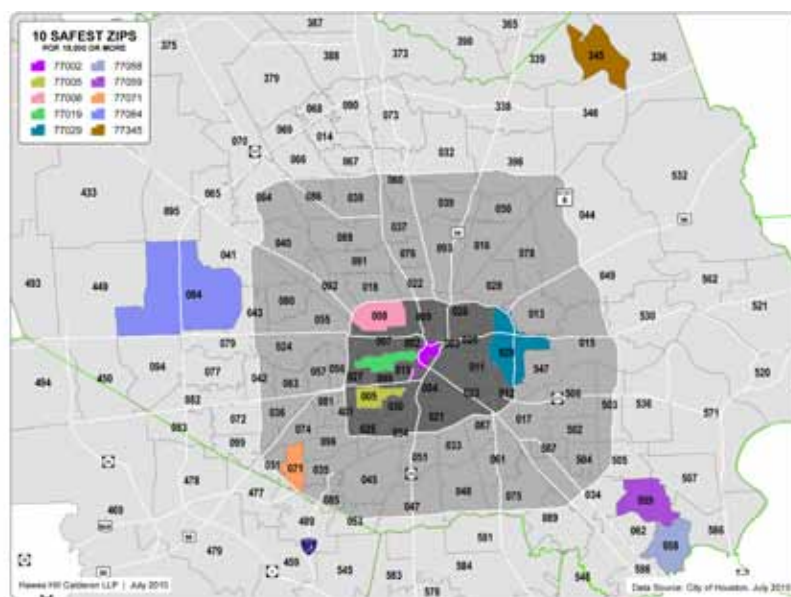
Early on the District understood the need to partner with the Houston Police Department (HPD) by aiding in the dissemination of notifications of community-related events. The District assists HPD by notifying the community of Police Interaction Program (P.I.P) events and promotion of HPD's Blue Star Program. In 2010, a joint venture between the District and the HPD Hot Spot team resulted in the capture and prosecution of a prolific graffiti tagger whose defacements had cost the city and neighboring districts over \$30,000 in abatement expenditures.

Crime Mapping /Analytics

The management district receives a monthly report of all crimes committed in the District. These data are filtered via a Geographical Information System (G.I.S.) and used to identify high crime properties and crime trends. The useful information helps aid in allocating resources and tracking the impact of proactive crime prevention measures.



In November of 2010, the Houston Chronicle reported that Zip Code 77071 (in the heart of the Brays Oaks District) was rated as one of the Top Ten Safest Zip Codes in the City. The only zip code of that distinction outside the 610 loop and inside the Beltway.



Public Safety Highlights:

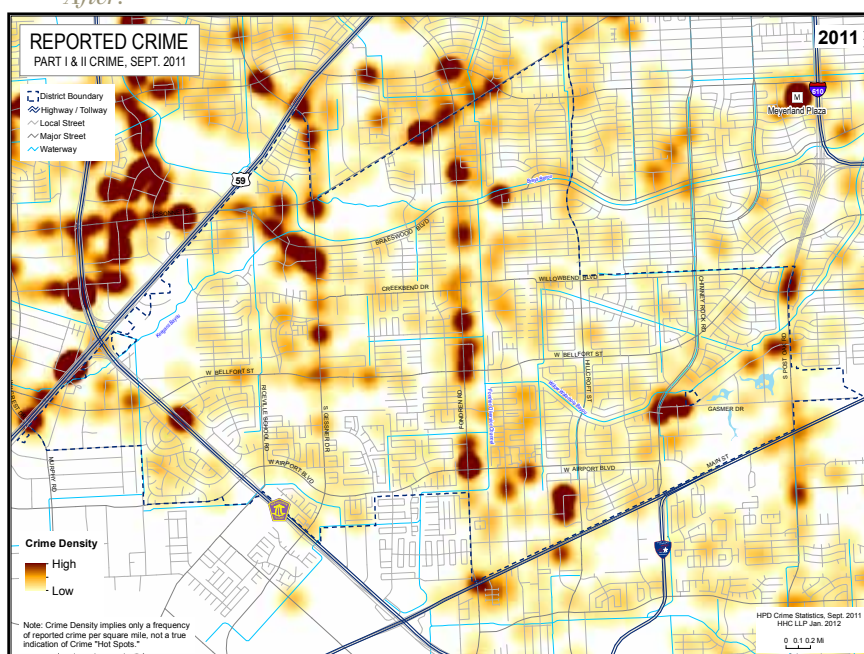
- Became a member of the City of Houston's Police Advisory Committee.
- Forged new partnerships with HPD command staff down to the local DRT storefront officers.
- Deployed Mobile Surveillance Cameras to reduce crime.
- Recognized as having contributed to the 18% reduction in crime in the District.
- Made over 150 visits to multi-family complexes in the District. Discussed Crime Prevention through Environmental Design (CPTED) with apartment owners, managers and residents.
- Increased outreach to multi-family via partnership with apartment cluster meetings.
- Recognized in 2010 for "Excellence in Public Safety" by Houston City Council's Public Safety Committee.
- Developed crime statistical analyses which will help HPD identify hotspots and areas of focus in the District.
- Provided after-school bus service for Fondren Middle, Welch Middle, and Westbury High Schools and Milne, Bell and Valley West Elementary schools. The District funds after-school bus services for children who would like to stay for after-school enrichment programs but lack transportation.

Before:

Density of Reported Crime, 2005



After:





Mobility & Transportation

Turquoise Center




Getting Around Brays Oaks

Mobility Master Plan

The District is working on developing and implementing a transportation/mobility master plan to integrate with existing federal, state, regional, county, and city transportation planning efforts. Other plans include dedicating Hillcroft as a “**scenic parkway**,” preserving its large median, and discouraging expansion through the surrounding residential area. The District works with other governmental agencies to improve ingress and egress along Beltway 8 and US-59, and enhance access to the corridors and the region as a whole. The District provides resources for transportation and traffic flow studies and uses available resources to assist in certain mobility projects, such as traffic signal timing and driveway consolidation along the corridors.

Mobility & Transportation Highlights:



Advocated on the community’s behalf to see that the intersection at Fondren/S. Braeswood was restored to left-turn capability through new signalization.

Repainted 120 esplanades with safety yellow striping, helping drivers discern the locations of esplanades at night.

Encouraged District residents to participate in METRO’s Adopt-a-Shelter program. As a result all bus shelters in the District are adopted. This program allows volunteers to report litter, graffiti and other blight around shelters to METRO.

Assisted local Super Neighborhood in identifying failing mobility infrastructure and selecting items for submission to the annual Capital Improvement Plan.

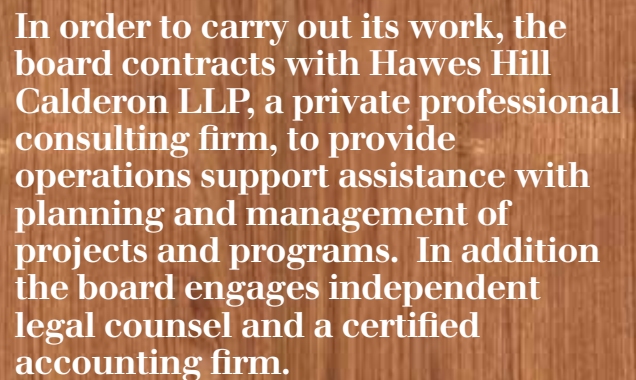
PARTNERSHIP WITH METRO:

The District has worked very closely with METRO on dissemination of information about improvements related to the Rail 90A project. The District has become an advocate for the Brays Oaks community in mobility planning and ensuring METRO receives the community’s concerns and suggestions.



Landscaping Treatments

Administration



In order to carry out its work, the board contracts with Hawes Hill Calderon LLP, a private professional consulting firm, to provide operations support assistance with planning and management of projects and programs. In addition the board engages independent legal counsel and a certified accounting firm.



Environmental & Urban Design

The Beautification of Brays Oaks

Environmental and Urban Design Committee

The Environmental and Urban Design Committee is made up of board members, business owners and community stakeholders. The committee vets any expenditure related to landscaping and aesthetic design initiatives which they then report to the full board for consideration. This committee actively works to ensure green space and the District's landscaping are in good order and well maintained.

Master Parks Plan

The Master Parks Plan for the Brays Oaks Management District creates a clearly defined guide for the future of park facilities development. This plan identifies the existing facilities, the need and desire for improvements and additional facilities, as well as recommendations for specific types of facilities, location, prioritization, estimated costs and funding mechanisms.

Clean-ups / 311 issue policing

The District has organized numerous neighborhood clean-ups throughout the area and actively annotates and reports neighborhood blight to the city via 311.

Graffiti Abatement / Light Surveys

The District is very active in removing the visual blight caused by graffiti. Graffiti abated by the District is color matched and chronicled for HPD investigations. To date the District has abated over 1,300 individual incidents of graffiti. Additionally, street light surveys are performed bi-monthly. Street light outages are reported to CenterPoint Energy for repair.

Esplanade & Beautification

In 2008 the District adopted 41 esplanades through the City of Houston's Adopt-an-Esplanade Initiative. This was followed up in 2009 with the additional beautification of 30 esplanades fitted with irrigation systems. All are professionally designed landscaping treatments. In 2011, the District adopted an additional 5 esplanades bringing the total adoptions to 76. The District has spent over \$620,000 in esplanade beautification since its inception.

Highlights

Created an Environmental & Urban Design Committee made up of board members, business owners and community stakeholders • Adopted and improved 76 esplanades—improving the attractiveness of the community along the District's major corridors • Developed a Master Parks plan for park, trails, and green space creation throughout the District • Created a 501(c)(3) for fundraising activities related to creation of two new parks totaling over 25 acres of new green space • Established a litter abatement crew which collected over 15,000 lbs. of litter in 2011 alone • Established a graffiti abatement crew which restored over 4,000 graffiti site locations since inception in 2006.



Porter Services – Litter Abatement / Bandit Sign removal

The Management District has a dedicated crew that picks up litter within the District. In addition to de-littering the crew collects and disposes of bandit signs, mows under-maintained rights-of-way and collects stray shopping carts and returns them to their place of origin.



Marketing Collateral for Bi-monthly Breakfasts, Forum and Newsletters

PR & Marketing

The District's marketing efforts focus on dissemination of information related to District projects, programs and plans.

Business and Community Events & Festivals

The District supports its community partners in celebrating and recognizing projects. In 2011 the District worked with SWH2000, Super Neighborhood 36, area HISD schools, YES Prep, Westbury Christian, Houston Baptist University, the City of Houston, the City Parks Board, the Turquoise Center, India House and many others to participate in or co-host events. The District also co-hosts a bi-monthly networking breakfast with community stakeholders and elected officials.

Website:

The District has a website, www.BraysOaksMD.org, which highlights events and happenings in our community.

District Newsletters:

The District has a newsletter which showcases not only the District projects and programs, but also highlights our community partners and their work.



Business & Economic Development

The District's Business and Economic Development Committee is tasked with developing and implementing projects and programs which create new jobs and investment within the community.

Business Retention & Expansion:

A community's existing businesses create approximately 80% of new jobs. Recognizing this fact, the District has a business retention and expansion program that focuses on educating local businesses on the role the District can play in helping them grow and succeed.

In 2011 the District joined with other area management districts to host the First Annual Real Estate Forum, which drew over 150 commercial and residential real estate brokers from across the Houston area. Attendees learned about the District's many improvement projects and how management districts can help spread the word about new attractions and economic development opportunities within their boundaries. A short video about the forum is on the District website at www.BrayOaksMD.org. The District is planning several more forums like this for the future.

BUSINESS & ECONOMIC HIGHLIGHTS:

Supported local community efforts to prevent the construction of new low-income apartment housing in an already saturated market.

Supported efforts to enforce rules and regulations against violators through the Texas Alcoholic Beverage Commission, Texas Building and Standards Commission, and Texas Commission on Environmental Quality.

Co-hosted an informational luncheon for area real estate brokers which drew over 150 attendees.

Co-hosted the Houston Community College Workforce development summit, identifying businesses' needs for workforce training.

8 Years & Beyond

CONTINUING THE MISSION



*Cricket Tournament at the India House
8888 West Bellfort, Houston, TX 77031*

For the community we serve

Harris
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Public Safety

Protecting Brays Oaks

Eight Years & Beyond

Security is more than maintaining an area free of crime, although that is a significant component. It also means the ability to invest comfortably. Whether the issue is personal or financial security, the level of comfort plays a direct role in the sense of an area's quality of life. The District has focused on improving communication and cooperation with property owners, tenants, and public safety departments in an effort to maintain and enhance the District's level of public safety. This provides an improved sense of personal security and ensures that the residential and business areas grow and become more vibrant places for employers, employees, and residents alike.

Programs & Projects:

1. Strengthen existing partnerships with local law enforcement agencies to acquire additional funding and provide focused attention on the area's safety needs; specifically, to control and limit criminal activity, which may include direct District funding for enhanced services.
2. Build upon positive relationships forged between property owners and public safety agencies through the continued sponsorship of safety awareness programs and activities.
3. Continue to advocate for regional security needs with county, city, state, and federal law enforcement agencies on behalf of the property owners.
4. Continue the District's street light surveys which report inoperative lights to CenterPoint Energy for repair.
5. Maintain the District's graffiti abatement program to address removal of graffiti and reduce gang activity.
6. Implement the use of high-tech mobile surveillance cameras to deter, prevent and solve crimes in multi-family, commercial shopping plazas and areas identified as having an elevated number of crimes.
7. Work with local law enforcement to increase the visual presence of law enforcement officers and reduce response times to calls for service.
8. Work with Harris County and the City of Houston to address nuisance properties identified through Chapter 125 of the Civil Practice and Remedies Code.
9. Encourage the use of Crime Prevention through Environmental Design (CPTED) standards to reduce crime.
10. Develop a plan and work in cooperation with the City to remove visual blight and deteriorating structures.
11. Encourage apartment owners and managers to screen applicants.

MISSION:

To improve both personal and financial security within the District by creating and maintaining a safe environment in both perception and reality with focused public safety programs.





Stormwater Control

Water Conservation in Brays Oaks

Marian Park
Community Center

Marian Park Community Center

MISSION:

Take maximum advantage of all available resources to create a well-planned stormwater control and conservation system that effectively addresses the current and future needs of the area.

Programs and Projects:

1. Establish a flood land bank program to slow the flow of storm water into area bayous.
2. Educate commercial and residential property owners on measures they can take to slow the flow of storm water from their properties.
3. Educate commercial and residential property owners about the importance of water conservation.
4. Survey the District after heavy rainfall events to identify obstructed or undersized storm drains, ditches and other drainage facilities.
5. Advocate for funding to complete Project Brays, thus reducing flooding in Brays Bayou drainage system.
6. Advocate the redesign of the Chimney Rock drainage ditch.
7. Work with other governmental and environmental organizations to monitor storm water and bayou water quality.



Education

Future of Brays Oaks

Programs and Projects:

MISSION:

Take maximum advantage of all available resources to create a well-planned education support system that effectively addresses the current and future needs of the area.

YES Prep Brays Oaks 9000 W Bellfort St, Houston, Texas 77031

1. Encourage community colleges to offer dual college credit for both vocational training and academic subjects.
2. Advocate for replacement of public schools that have major structural problems.
3. Work with local agencies to improve high school and college graduation rates within the District.
4. Be an advocate for high quality vocational training at area high schools.
5. Continue with the District's funding of after-school buses for students wishing to attend after-school enrichment activities.
6. Promote the establishment of a Houston Community College Campus in the District to serve the higher education and workforce needs of the community.



Mobility & Transportation

Getting Around Brays Oaks

Eight Years & Beyond

The District will continue to build upon relationships and partnerships concerning the planned improvements along the METRO, US-59, Beltway 8, and 90A/Main Street corridors. The District will continue to be directly involved in transit service decisions for the area, encouraging decisions that will boost the local economy and bring more customers back to businesses along the District's major thoroughfares. The District will work with city, county, regional, state, and federal entities to ensure that the area receives the required investment in the construction and maintenance of infrastructure.

Programs & Projects:

1. Develop and implement a transportation/mobility master plan for the District and integrate it into existing federal, state, regional, county, and city planning transportation efforts.
2. Maximize opportunities to participate in the creation of transit-oriented development for the District.
3. Work with METRO and the Westbury Community to ensure any negative impacts associated with the 90A rail line are addressed.
4. Work with METRO and the City of Houston to promote the inclusion of rail stops at Fondren, Chimney Rock and the Willow Waterhole as part of the 90A rail project.
5. Work with Harris County Flood Control, Texas Parks & Wildlife and City Council to implement the comprehensive Hike and Bike Trail system component of the District's Parks Master Plan.
6. Encourage transit development on established commercial corridors.
7. Dedicate Hillcroft as a "scenic parkway," preserve its large median, and discourage expansion through the surrounding residential area.
8. Work with other governmental agencies to improve ingress and egress along Beltway 8 and US-59, and enhance access to the corridors and the region as a whole.

MISSION:

Take maximum advantage of all available resources to create a well-planned transportation system that effectively addresses the current and future mobility needs of the area.



9. Work with TXDOT and other governmental agencies to minimize or abate traffic and mobility obstructions related to the Ruffino Transfer station.
10. Provide resources for transportation and traffic flow studies and use available resources to assist in certain mobility projects, such as traffic signal timing or driveway consolidation along the corridors.
11. Continue working with existing public, private, and nonprofit entities to ensure that the District is included in long- and short-term transportation and infrastructure planning efforts.
12. Prepare and implement design plans in partnership with TXDOT, HCTRA, and METRO with regard to the aesthetics and overall look of Beltway 8, US-59, and Main Street, overpasses, exit/entry ramps, and landscaping.
13. Work with the City of Houston and other government agencies to designate "no parking at any time" signage in affected areas to prevent road obstructions and traffic congestion.



Environmental & Urban Design

Beautifying Brays Oaks

MISSION:

Mobilize resources to enhance the visual appeal of the District and address current and future infrastructure, land development, and open space needs to attract and retain employees and residents, increase values, and facilitate business development.

Programs & Projects:

1. Implement the comprehensive Parks Master Plan created by the District. The purpose of the Master Plan is to create a clearly defined guide for the future of park facilities development. This plan identifies the existing facilities, the need and desire for improvements and additional facilities, as well as recommendations for specific types of facilities, location, prioritization, estimated costs and funding mechanisms.
2. Expand the Master Parks Plan to include the Braeburn and Westbury communities.
3. Develop a multi-year tree-planting program and promote the maintenance and protection of existing old growth to create a network of green corridors along roadways.
4. Address water, wastewater, and drainage requirements of the District and continue to advocate for necessary infrastructure improvements through city, county, and state resources.
5. Develop a utility relocation and subsurface plan to reduce visual blight and enhance the appearance of commercial corridors.
6. Promote the District identity, visual continuity, inviting streetscapes and continual improvements in landscaping, street furnishings, signage, sign control, and other visual elements to improve the image and appeal of the commercial community.
7. Establish gateways and reminder monuments in the newly expanded areas to further unify these areas in the District with a “sense of arrival”.

Eight Years & Beyond

Environmental and urban design provides the foundation for improving how the District looks and works. This aspect of the plan will affect the quality of the business community and influence decisions of potential investors. The District is concerned with improving the appearance and the image of the area, private and public infrastructure needs, and open spaces such as parks and trails. The District will continue work to promote conservation programs, improved streetscapes, and park facilities. Each of these elements add to a “sense of place” and identity. Specifically, the District will act upon and further develop programs to beautify and landscape streets and freeway frontages, reduce visual blight, and promote the Brays Oaks branding which has created a sense of identity for the area. The District will also continue to work with property owners and public entities to coordinate maintenance of setbacks, rights-of-way, and planting.



8. Prepare basic District development, renovation, and maintenance guidelines for property owners, managers, and investors to use in evaluating and executing projects.
9. Identify opportunities for mixed use redevelopment.
10. Expand the District’s current litter abatement, bandit sign removal, graffiti abatement, and street light survey services to the newly expanded areas of the District.
11. Improve signage in the District to provide a highly visible, creative way-finding system which adds to the branding and improved look of the area.
12. Encourage pedestrian friendly design in commercial areas.
13. Enhance opportunities for pedestrians and cyclists by coordinating with regional, county and city agencies on capital improvement plans, street and sidewalk standards, bikeways and facilities.

PR & Marketing

Programs & Projects:

1. Continually improve and enhance the District website to communicate the vision of the Board of Directors to our partners and the public.
2. Utilize social media to enhance communication opportunities.
3. Create district services videos to showcase the projects and programs of the District and community partners.
4. Develop on-line surveys to gauge District performance.
5. Develop on-line shopping and dining services offering coupons and other discounts from area businesses to increase sales.
6. Continue support and sponsorship of community and strategic partner events.
7. Serve as a clearinghouse for businesses and the public regarding area services.
8. Assist with bi-monthly breakfast, volunteer appreciation holiday event and annual candidate's forum.
9. Emphasize area businesses in the District newsletter.

MISSION:

Enhance, support and promote the District's image, brand and marketing of its services to outside investors, area businesses, the community at-large, strategic partners and visitors.

Through on-line communication avenues such as a District website, Facebook page and Twitter feeds, the District works to transmit the many outstanding attributes of the community. These attributes include: excellent real estate values, outstanding private and public schools and the most culturally diverse and pro-active community in the greater Houston area. The goal of the marketing plan is to promote the District as the ideal place to invest, work, live and visit.

Business & Economic Development

MISSION:

Promote and support revitalization of the District, including: improved occupancies for existing retail, office and industrial properties; redevelopment of underutilized facilities; development of vacant properties in highest and best use; and attraction of new educational, cultural and recreational facilities to enhance property values and quality of life.

The District is the focal point for economic development and promotional initiatives and coordinates these activities with other private sector and public economic development organizations at the local and state level. District staff is available to businesses, brokers, and relocation companies to promote the area with speakers, demographic information, and presentations to those considering the District as a future business location. A presentation combining information, statistics, and photographs to acquaint audiences with the District's many offerings is available for use at business and civic group meetings throughout the region.

Programs & Projects:

1. Boost business opportunities by identifying specific areas of involvement with local chambers of commerce and other business and civic organizations.
2. Provide public relations and marketing support for the District's mobility and transportation, environmental and urban design, and public safety efforts.
3. Create a baseline inventory of all commercial properties, storefront and office tenants; actively track occupancy, changes in ownership and market values.
4. Create initiatives aimed at increasing occupancy of major retail and commercial centers throughout the District.
5. Create and reinforce positive perception by encouraging new development and redevelopment as well as improving maintenance of existing properties.
6. Establish preferred development standards, with an emphasis on long-term profitability; consider incentives for companies willing to relocate and develop along those criteria.
7. Survey desirable businesses to determine how the District can help them to remain and prosper.
8. Promote and encourage new single-family home development.
9. Encourage appropriate, appealing industrial activity that will ultimately be reflected in increased value and longer term profitability.
10. Encourage and promote shopping and dining destinations in the District.
11. Maintain and increase the number of good quality industrial sites to help create jobs and stimulate the long-term economic well-being of the District.



Administration

Organizing Brays Oaks

MISSION:

Provide effective, efficient support services to District programs, including mobility and transportation, environmental and urban design, public safety, and business development at the least possible cost to commercial property owners of the District.

Programs & Projects:

1. Respond to the day-to-day needs of the District while initiating plans for long-term stability and growth.
2. Provide for costs incurred related to the re-creation and expansion of the District
3. Utilize human and financial resources in an efficient manner to accomplish the 15-year service and improvement plan.
4. Advocate for the District's fair share of the city, county, state, and federal services.
5. Accurately reflect the costs of providing services in each program area through a carefully monitored cost allocation system.
6. Provide annual financial audits that protect the financial integrity of the District and help ensure the most efficient use of resources.
7. Ensure compliance with the Texas Public Information Act ("Open Records Act"), Open Meetings Act, Public Funds Investment Act, and all other applicable state, federal and local laws and regulations.
8. Maintain an efficient level of office technology to ensure the fullest utilization of all available resources.
9. Monitor, evaluate, and adjust administrative systems and procedures to assure maximum benefit on revenues received by the District from property owner assessments, grants, contracts, and other financial resources.





2013-2028 Budget

Funding Brays Oaks

Eight Years & Beyond

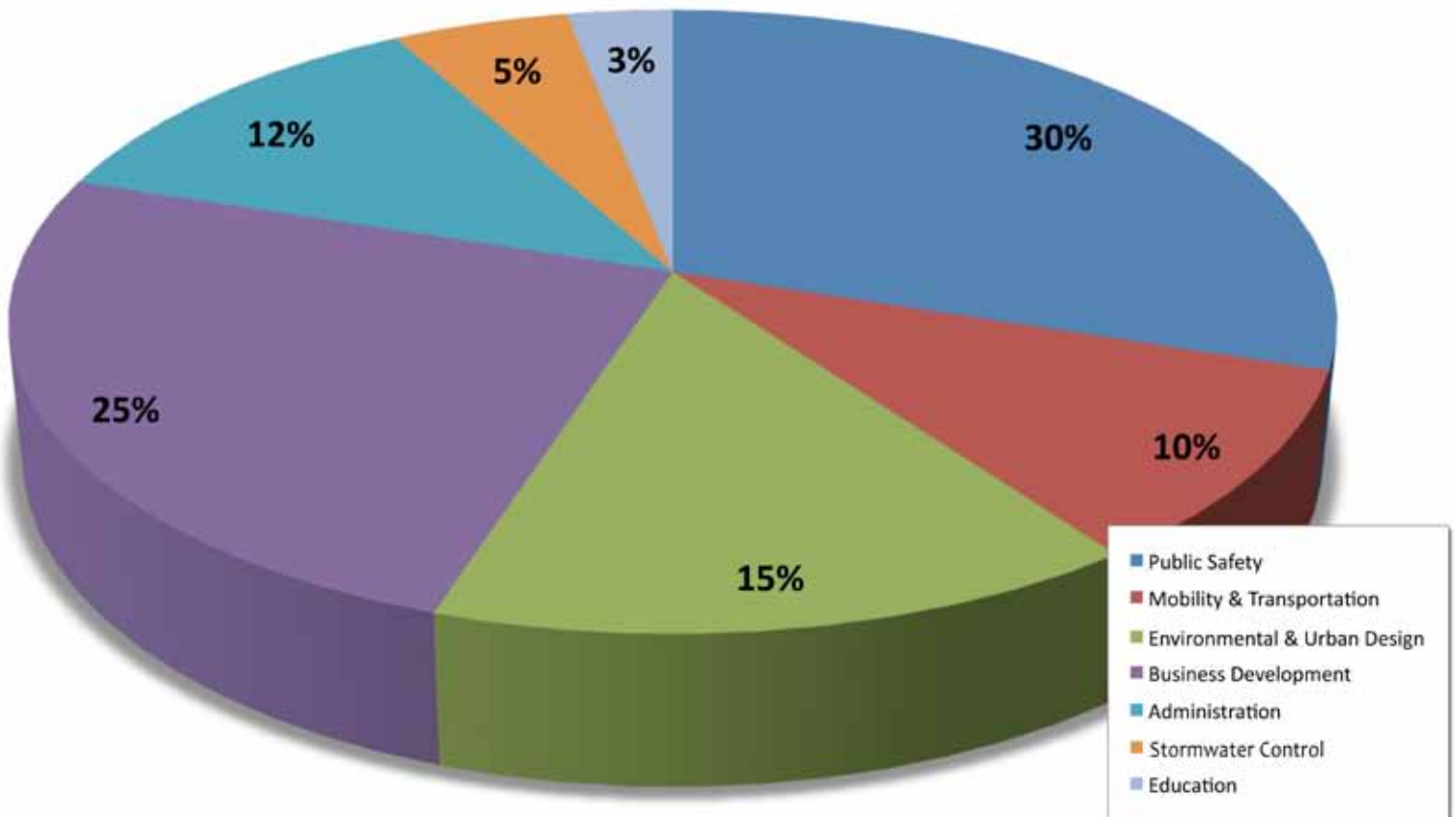
The District will provide funding to the six major project areas and administration as outlined below. These figures are general projections based on needs and priorities anticipated today. From year to year, as priorities change, this plan provides that the District's Board of Directors will have the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

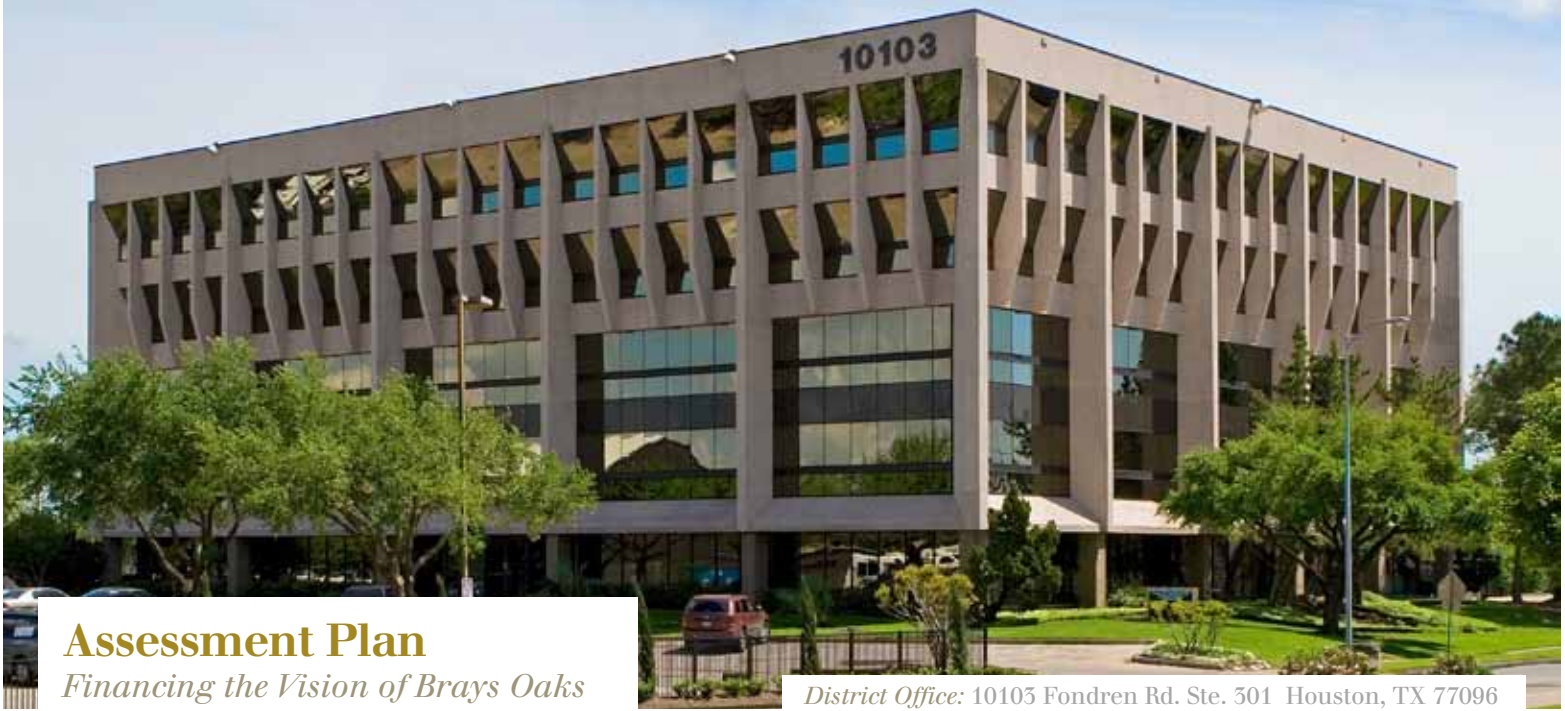
Each year the District's Board of Directors will re-evaluate the plan, prioritize projects and approve a budget for that year. The following is the projected average annual expenditure for the services authorized under this *Service and Improvement Plan*.

HPD Patrol Division: 8605 Westplace Drive @ S. Gessner

15 Year Service Plan Budget Totals

	Annually	Over 15 years	
Public Safety	\$255,821	\$3,837,315	30%
Mobility & Transportation	\$85,273	\$1,279,095	10%
Environmental & Urban Design	\$127,910	\$1,918,650	15%
Business Development	\$213,184	\$3,197,760	25%
Administration	\$102,328	\$1,534,920	12%
Stormwater Control	\$42,636	\$639,552	5%
Education	\$25,582	\$383,730	3%
Total	\$852,734	\$12,791,022	100%





Assessment Plan

Financing the Vision of Brays Oaks

District Office: 10103 Fondren Rd. Ste. 301 Houston, TX 77096

Under this *Service and Improvement Plan*, the District will assess the land and improvements of commercial property owners within the District's boundaries to provide funding for projects within the major areas of service outlined. The assessment for each year of the *Service and Improvement Plan* will be \$0.10 for each \$100 of value based on the taxable property value as certified by the Harris County Appraisal District (HCAD) with respect to that calendar year. Services and improvements are planned to be provided on a pay-as-you-go basis with assessments made to fund projects.

More Detailed Information on the Service and Improvement Plan...

Property Subject to Assessment.

The property subject to assessment will be the land and improvements of the commercial property owners within the boundaries of the District. The following property will be exempt from assessment: single-family detached residential, duplexes, triplexes, quadraplexes, condominiums, and vacant lots deed restricted for such residential uses; property owned by municipalities, counties, other political subdivisions, entities exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, public utilities; recreational property or scenic use property that meets the requirements of Section 375.163, Texas Local Government Code; and property not located within the corporate limits or extraterritorial jurisdiction of the City of Houston.

Yearly Budgets and Assessment Rates.

The Board of Directors will annually evaluate the need for and advisability of the services authorized under this Service and Improvement Plan to determine the specific projects within the Service and Improvement 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, taking into consideration the value of the property subject to assessment and the revenue that the assessment rate will produce.

As this plan is 15 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, this Service and Improvement Plan allows the Board of Directors the flexibility to apply the assessment revenue to the major categories of services in varying percentages.

The District proposes to set the rate of assessment at \$0.10 per \$100 valuation for each year of the Service and Improvement Plan based on the taxable property value as certified by HCAD with respect to that calendar year. The assessment will generate funds for implementation of the Service and Improvement Plan in the following year. The assessment roll will be revised and amended as necessary to accommodate certified valuation changes or additions made by HCAD from time to time. This would mean that a property subject to assessment valued by HCAD at \$1 million in any given year would pay an assessment of \$1,000 to fund projects in the following year if the rate of assessment were \$0.10 per \$100 valuation.

Assessment Rate.

The assessment rate for each year of the Service Plan will be \$0.10 per \$100 of value. The rate may not be increased; however, the Board of Directors may lower the assessment rate for any year.

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 this Service and Improvement Plan, the plan provides that no property may be assessed an amount in any year of this plan that exceeds twice the amount such property was assessed for projects in the first year of the Service and Improvement Plan plus any value added by new construction on such property. Thus, the maximum for which the owner of a property valued at \$1 million in 2012 would ever be liable in any year under this Service and Improvement Plan would be \$2,000 (2 times the \$1,000 assessed in 2012) plus any assessment on new construction added to this property.



Assessment Plan

Financing the Vision of Brays Oaks

India House: 8888 West Bellfort Houston, TX 77031

Basis for Assessment.

In each year of the plan, the assessment will be based on the certified taxable value for each property in such year as established by HCAD. This means that an individual property owner's assessment may vary each year.

New Construction.

New construction and any property annexed into the District, if any, will be added to the assessment roll at the value set by HCAD. The Board will prepare a supplemental assessment roll for such property and, after conducting a public hearing, levy assessments on such property for the specific benefits to be received by the services and improvements to be provided by the District. Such new construction in the District and annexations, if any, will generate new revenue. The average expenditures projected above assume a 2% growth in value per year. Over the years, it will also be necessary for the Board of Directors to consider the effects of inflation and to factor it into the District's budgets. If inflation remains low or values increase more than 2% per year, the Board anticipates the growth in assessment revenue from new construction will cover inflation during the 15 year period and allow the District to provide most, if not all, of the services contemplated hereunder. If revenues exceed projections, the Board may allocate those additional revenues to each program category.

Assessments are due and payable and become delinquent and incur penalties and interest in accordance with the provisions relating to ad valorem taxation contained in the Texas Tax Code. Assessments will also be subject to the recapture provisions, which apply to change in use of agricultural land or other special use designations in accordance with the Texas Tax Code.

The delivery of the services and improvements is anticipated to add value to all properties within the District. 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. A boundary map of the District is attached.

Credit against certain property owners' association assessments.

The purposes of the District are served when groups of property owners take upon themselves the goals and functions that would otherwise be carried out by the District. In some instances, the financial efforts of associations of the owners of assessable property in the District duplicate the services or projects of the District, thereby allowing the District to focus its financial efforts on other property. In such event, a property owners association representing property subject to assessment by the District may petition the District's Board for a credit against a District assessment if and to the degree that such duplication is established to the satisfaction of the Board. The petition must be received on or before 15 days prior to the date the budget for the following year is finalized to allow the Board to accommodate a valid petition. In the alternative, the Board may allow a credit applicable to the entire Plan or the balance thereof. The credit shall be determined calculating the amount of the petitioner's self-assessment representing the duplicated efforts, and providing a corresponding offset against the applicable District annual assessment.



Top Ten Questions

Municipal Management Districts

1. What is a municipal management district?

Municipal management districts are political subdivisions of the state created to promote, develop, encourage, and maintain employment, commerce, transportation, housing, tourism, recreation, arts, entertainment, economic development, safety, and the public welfare within a defined area.

2. How is a district created? The most common method is by special law. Concerned property owners ask their state representative or state senator to sponsor a bill in the Legislature for its creation. Less frequently used is the general law method provided in Chapter 375 of the Texas Local Government Code, which empowers property owners to petition the Texas Commission on Environmental Quality for creation of the district.

3. Are there many municipal management districts in Texas? Yes. As of 2011 there have been at least 111 municipal management districts created by the Legislature throughout the State of Texas – over 50 of them in the contiguous counties constituting the greater Houston metropolitan region alone.

4. Who needs a municipal management district? Commercial property owners create management districts to enhance a defined business area by financing facilities, infrastructure, and services beyond those provided by the local municipality, county, or state.

5. How are municipal management districts financed? Public improvement projects and services may be paid for by a combination of self-imposed property taxes, special assessments, or impact fees upon those properties that benefit from improvements and services. However, the District may not impose taxes, assessments, or fees for projects and services unless a written petition is filed with the District's board requesting such services. The petition must be signed by property owners representing a majority of assessable property value or surface area in the district. In addition districts may be used as a financing mechanism to issue debt on a contract basis with an overlay tax increment reinvestment zone. This mechanism allows for the issuance of debt by a political subdivision of the state and is not city debt.

6. Who runs the district? Management districts are administered by a board of directors consisting of area commercial property owners or their agents appointed initially by the Legislature. Depending on the district's enabling legislation, the district board may also include residential property owners. Directors serve four-year staggered terms. As the terms of the initial board members expire, subsequent board members are appointed by the municipality or county governing body based on recommendations from the remaining board.



7. What does this management district propose to accomplish? While each district sets its own priorities based on community needs, all may provide supplemental services for advertising, economic development, business recruitment, promotion of health and sanitation, public safety, traffic control, recreation, and cultural enhancement. Management districts may also provide for the construction or maintenance of landscaping, lighting, signs, streets, walkways, drainage, solid waste, water, sewer, power facilities, parks, historic areas, works of art, parking facilities, transit systems, and other similar improvements. In addition, the district can facilitate the financing of infrastructure construction and reconstruction.

8. How does a management district relate to other government agencies? One of the primary benefits inherent to management districts is the ability to leverage and maximize public funds through partnerships with other local, state and federal agencies. The management district exists to supplement rather than replace other government agencies.

9. Is it permanent? Not necessarily. First, a municipal management district financed by assessments exists only during the period of its approved Service and Improvement Plan and Assessment Plan, typically 7 to 15 years. When the Plans reach their conclusion, the district must go through a new petition process to institute a brand new Service and Improvement Plan and Assessment Plan for another finite period. Essentially, there is a built-in "sunset" provision that determines whether a district may continue to operate another term. Second, a management district may be dissolved at any time by a majority vote of the board, a petition of property owners representing 75 % of the district's property value or surface area, or a two-thirds majority vote of the municipality in which the district is located.

10. How can I get involved? Attend meetings and volunteer. Management districts are subject to the Open Meetings Act, so the public is welcome to all board meetings and may request information on any action taken by the board. Many districts have working committees that welcome participation by the interested public.



*For the
community
we serve*



This document is on file with
Harris County Improvement
District #5.

A copy may be obtained by
written request addressed to
Harris County
Improvement District #5,
P.O. Box 22167, Houston,
Texas 77227,



Thank you!

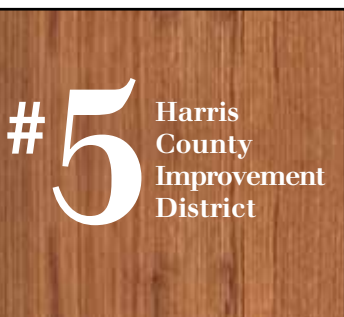
If you have any questions, or wish
to set up a personal visit with the
Brays Oaks Management District
to discuss the new Service &
Assessment Plan, please call
Executive Director, David Hawes
at 713.595.1209 or Director of
Services, Richard Rodriguez at
713.595.1221.

Thank you for your consideration
of this plan.

www.BraysOaksMD.org



BRAYS OAKS
MANAGEMENT DISTRICT



10103 Fondren Rd. Ste. 301 Houston, TX 77096 713.595-1221
www.BraysOaksMD.org

