

FISCAL YEAR 2020 ANNUAL REPORT



NORTH HOUSTON DISTRICT
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northhouston.org



PRESIDENT'S MESSAGE

We couldn't have ever imagined that 2020 would be a year-long hardship for our District, our city and the world, but we've learned to "pivot" and work through the challenges that the COVID-19 pandemic has presented.

As one of more than 20 business districts in Houston, we are fortunate to remain standing with a positive outlook for 2021. Many businesses in the District continue to thrive, helping to drive business to and from the area – retail and services to nearby residents and employees and packaged goods from distribution centers to the region.



In 2020, the North Houston District's property value summed up to \$2.6 billion, up 5% over the previous year. Our year-end assessments (from local commercial property owners) and other revenue totaled to \$5.2 million with nearly \$1 million in reserves for future projects. Here's a year-end snapshot of these dollars at work as part of our mission to make north Houston **more appealing, safe and accessible**.

A handwritten signature in black ink that reads "Greg Simpson".

Greg Simpson
President, North Houston District



OUR MISSION

Attracting the best
in commercial & residential life
to our **appealing, safe, accessible & green** activity center

DISTRICT PROFILE

1,473

Commercial Properties

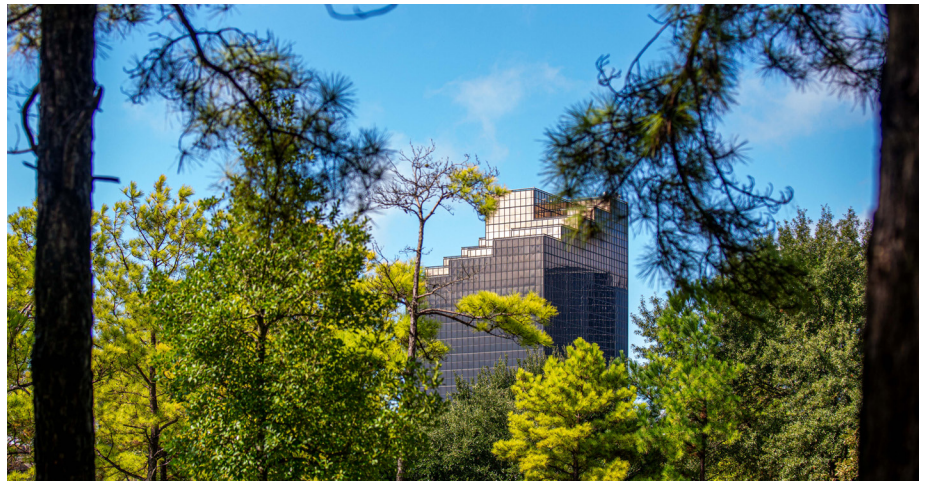
4,500

Businesses

57,000

Employees

Assessed Value = \$2.8 Billion
Up \$1.7 Billion from 1991

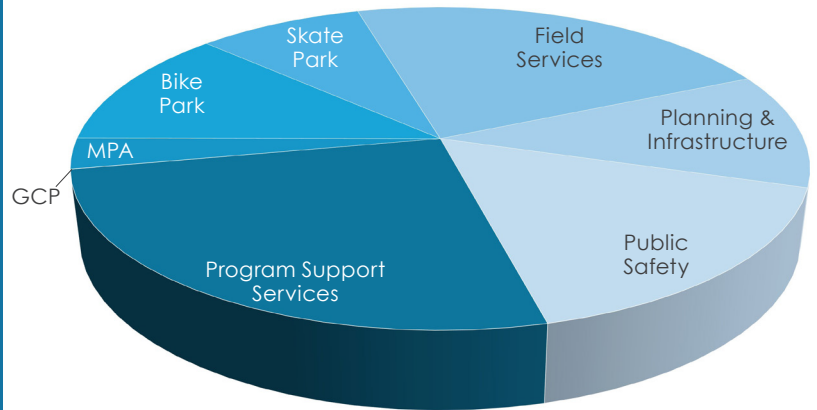


FINANCIAL SNAPSHOT

FY2020 REVENUES

Assessments.....	\$4,133,915
Penalties & Interest.....	\$27,179
TIRZ Funds for Skate & Bike Park Mgmt.....	\$1,070,000
Other.....	\$6,509
TOTAL	\$5,237,603

FY2020 EXPENDITURES



Public Safety.....	\$855,145
Planning & Infrastructure.....	\$608,239
Field Services.....	\$1,182,415
Skate Park.....	\$451,947
Bike Park.....	\$629,630
Marketing & Public Affairs (MPA).....	\$161,677
Greenspoint Community Partners (GCP).....	\$1,500
Program Support Services.....	\$1,355,791
TOTAL	\$5,246,344

APPEALING & GREEN

357

Graffiti
Removal

60 miles

Street
Sweeping

4,378

Bandit Sign
Abatement

1,250 yd³

Trash Removal
(debris, litter, illegal dumping)

\$425,000

Rankin Road Gateway
Improvement Project





SAFE

100

HPD Police Officers
in the District

12

Pedestrian Lighting
Upgrades

>1,200

Apartment Resident
Engagements

5

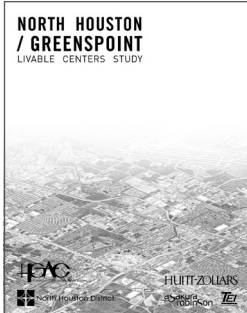
Harris County Sheriff's Office-
NHD Task Force Deputies

350

Burglary of Motor Vehicle
Inspections Conducted

ACCESSIBLE

PROJECTS



Houston Area Galveston Council (HGAC) Livable Centers Study

Created the groundwork for future implementation projects that include walkable, mixed-use places, provide enhanced transportation options, improve environmental quality, and promote economic development.

Estimated Value: **\$218,000**

Street Panel Repairs

These improvements made it easier for pedestrians and commuters to travel on one of the District's busiest thoroughfares.

Value: **\$55,000**



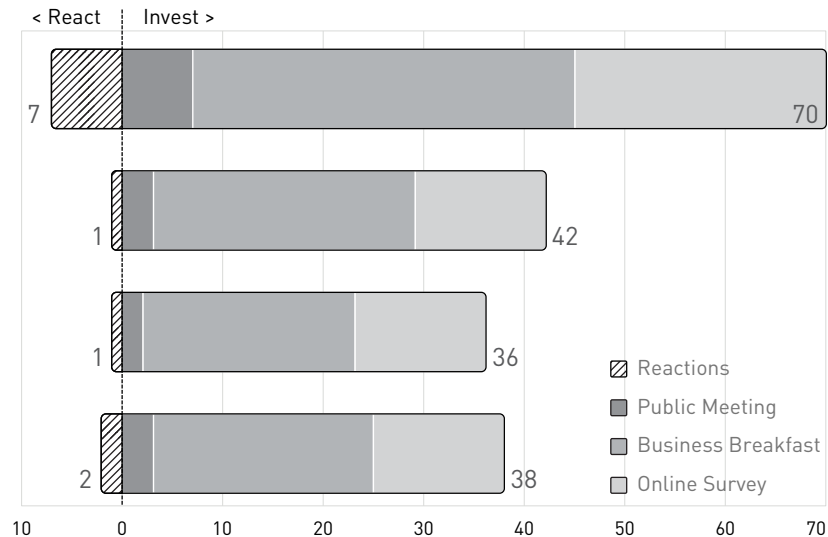
Goals

Be the Local / Regional / International Hub of Houston

Be a Model for Safe Places to Walk and Bike

Be a Place That Offers Accessible, Affordable Housing for the Region

Be Defined by a Central Park That Holds Flood Water



The goals of the **North Houston / Greenspoint Livable Centers Study** represent a long-term vision for the project area with the intent to create a better place for the residents, workers, and visitors. The goals were based on existing conditions and identifying the gaps, the work in progress, and building on the District's strengths.

2020 HIGHLIGHTS

Partnerships: The YMCA of Greater Houston, the Houston Food Bank and other partners joined forces to distribute healthy foods to more than 500,000 north Houston residents at the North Houston Skate Park.



Greenspoint staging a comeback as new businesses move in

Longtime residents are hopeful but fear they won't be seeing any returns on investments

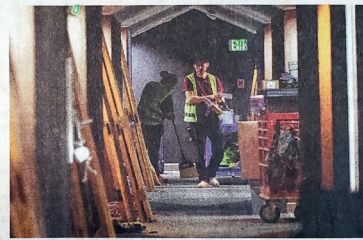
By R.A. Schuetz
STAFF WRITER

In the north Houston neighborhood of Greenspoint, robots scoot through a new \$36 million Amazon warehouse, processing thousands of packages a day. Coca-Cola is finishing a \$250 million bottling and distribution center, its first new American plant in more than a decade. Cyclists swoosh along the banked bends of the \$26 million Rockstar Energy Bike Park, which opened in August and will host the UCI BMX World Championships in May. Hilton is in the

midst of a \$35 million renovation of its hotel on Greenspoint Drive.

Name brands from around the country have pumped hundreds of millions of dollars into a neighborhood where nearly half the residents earn less than \$25,000 a year. Local leaders see hope for a comeback for Greenspoint, which since the 1990s has struggled with a reputation for crime and a declining office market.

"There certainly is a stigma to Greenspoint," said Richard Sluter, general manager of the Hilton Houston North. "As Exxon has left and The Woodlands has grown in



Marie D. De Jesus / Staff photographer

The Hilton Houston North hotel is undergoing a \$35 million renovation as the Greenspoint area attracts new industries.

its own right, a lot of our business has moved to other locations. We're looking forward to welcoming them back."

Others wonder how much Greenspoint's residents will benefit from the money flowing into the neighborhood. Amazon declined to say how many of the 1,500 employees at its warehouse there live in the area, and it's unclear whether Coca-Cola will make new hires for its plant, which will consolidate workers from existing Houston-area facilities, all of which are planned to shutter.

"I know you're coming into Greenspoint," said Rev. E.A. Deckard of Green House International Church, which is planning a job

Greenspoint continues on A13

American Planning Association - Texas Chapter
2020 Urban Design Gold Award
North Houston Livable Centers Study



PRSA Houston
2020 Bronze
Excalibur Award
Tactical - Brochure
Category

2020 Bronze
Excalibur
Award Winner



Sponsored the 2020 USA BMX GoPro Lone Star Nationals with 1,000 participants

New organizations: In November, the Houston Food Bank opened a new facility in north Houston.





North
Houston
District

2021

JANUARY

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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31						

FEBRUARY

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MARCH

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APRIL

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MAY

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JUNE

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JULY

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AUGUST

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SEPTEMBER

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OCTOBER

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NOVEMBER

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DECEMBER

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