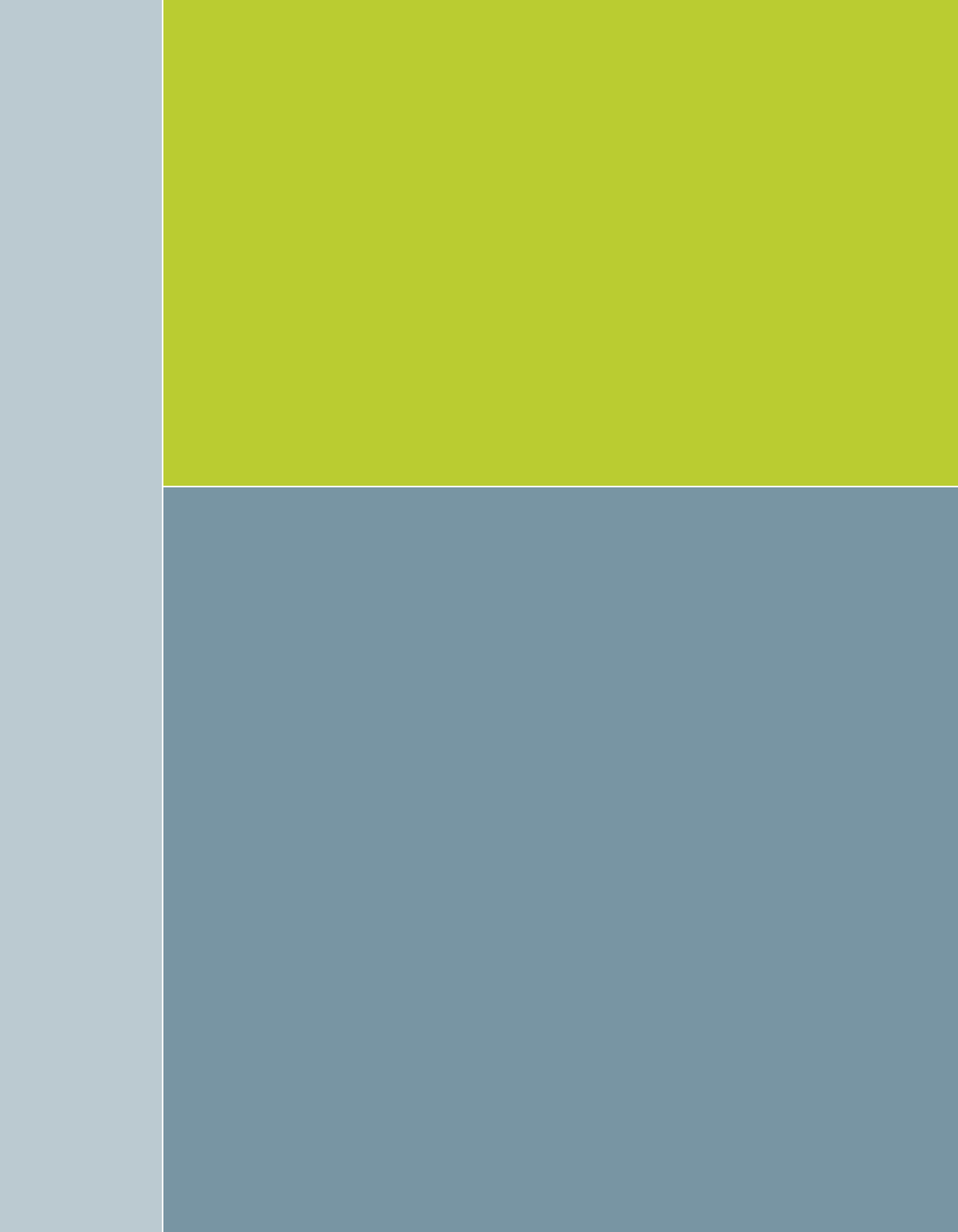




NNMD

Near Northwest Management District

2026-2040
PLAN



**CREATED TO
PROMOTE
COMMERCIAL
DEVELOPMENT**

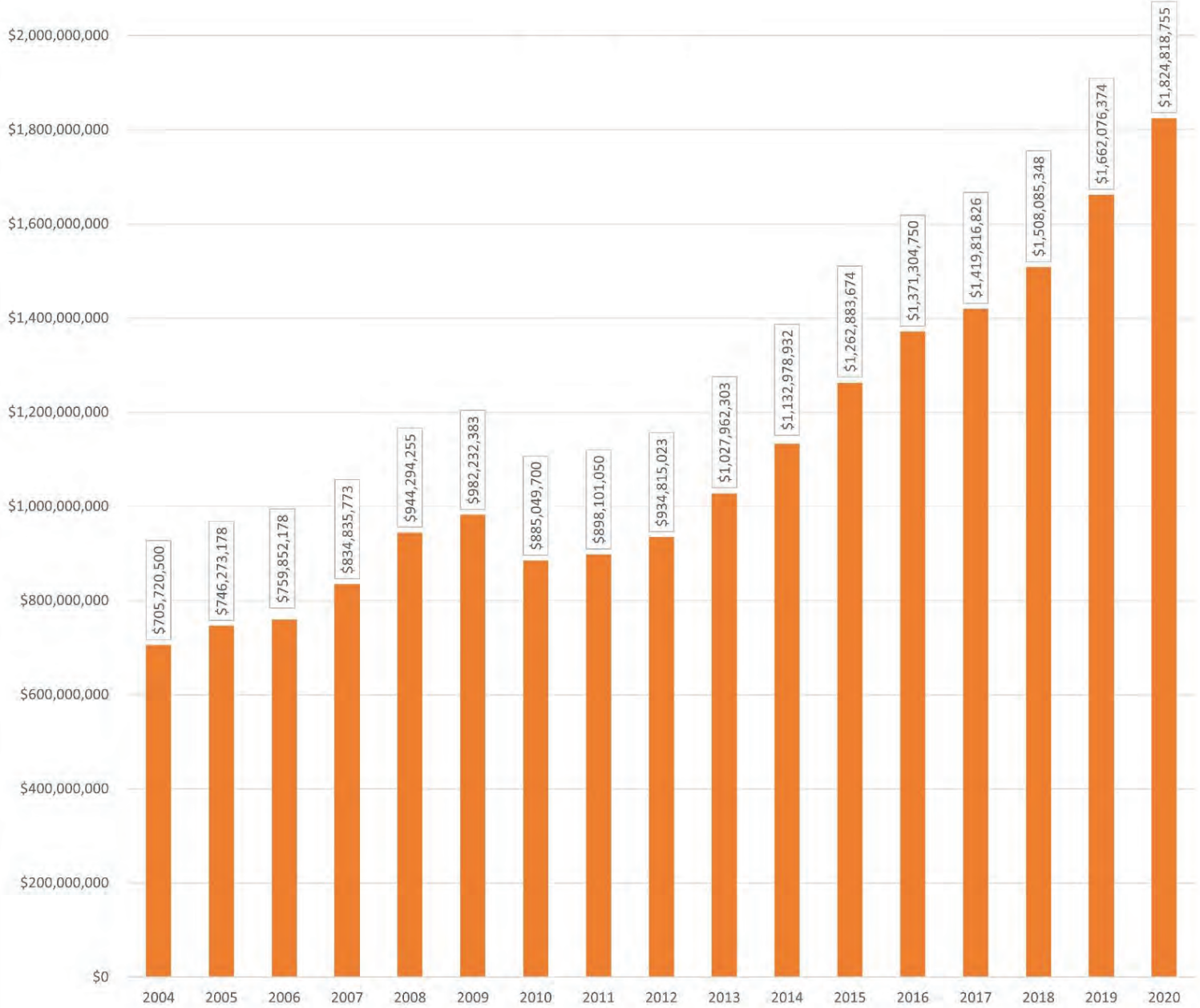
ABOUT THE DISTRICT

The Near Northwest Management District (the “District” or “NNMD”) was created to provide the services and leadership to support the creation of a vibrant business community. Our success can be seen in the phenomenal growth in the number and quality of businesses in the District, improvement and beautification of the area and significant increases in property values and new construction.

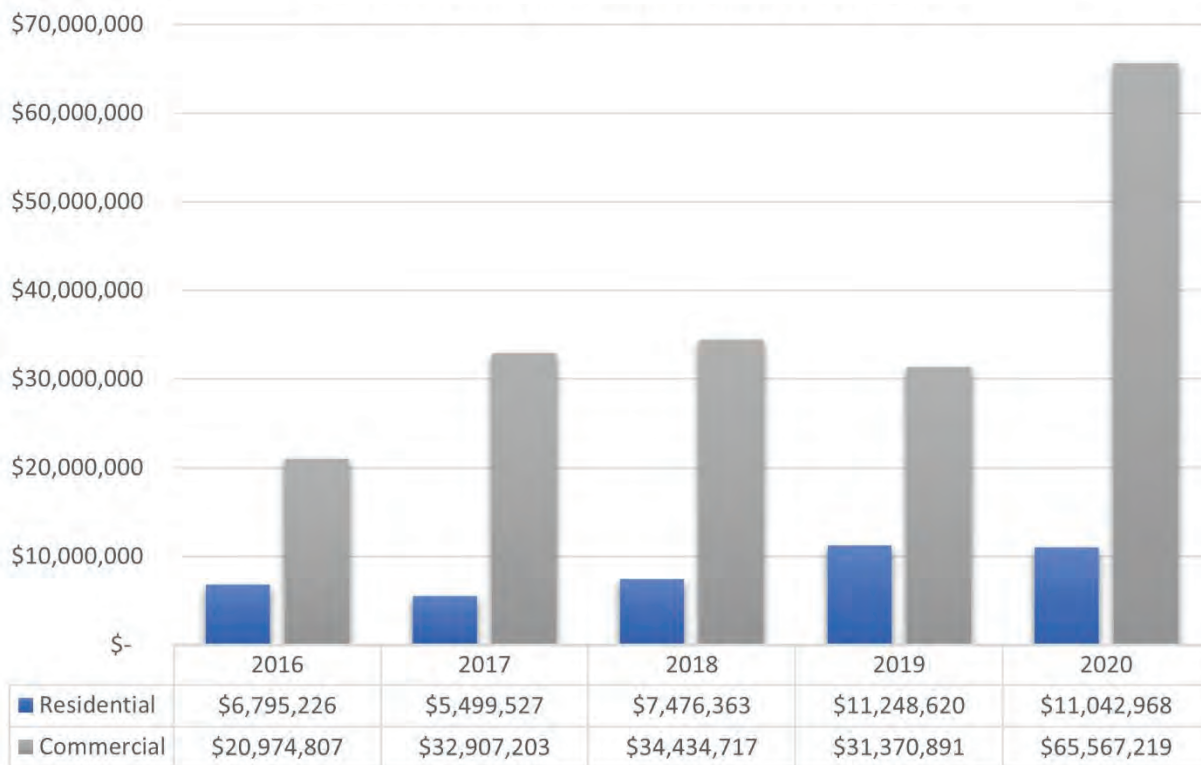


NNMD

DISTRICT HEAD VALUES



NEW CONSTRUCTION & RENOVATIONS



OUR MISSION ADDING VALUE ACROSS THE BOARD

Promote economic & business development, maintain commerce, improve transportation & local mobility, urban planning, enhance public safety, and promote redevelopment in the near northwest area through implementation of capital improvement projects and services.



NEAR NORTHWEST MANAGEMENT DISTRICT BOUNDARIES

OUR STORY THE FIRST 20 YEARS

The District was created by the 78th Texas Legislature and signed into law in 2001 to assure the long-term economic viability within the District's boundaries of T.C. Jester Boulevard on the east, Pinemont Drive on the south, Hollister Drive projected to State Road 249 on the west, and State Road 249 on the north. NNMD supplements services to the area, promotes the District and its local businesses and fosters a positive perception of the area. Uniquely positioned to keep property and business owners connected and informed and to influence government concerning issues and interests of the District's property owners, NNMD works to support security, beautification, infrastructure and other community-building projects that enhance the attractiveness and utilization of the District as a place to do business.

The District has operated successfully for the first 20 years and is now implementing its third Service Plan (2010-2025). To date, the District has brought in project funding of well over \$4 million from outside sources including:

- **Federal Weed & Seed Grant: \$1 million Federal grant—to assist communities in bringing people and resources together to prevent and control crime and improve the overall quality of life.**
 - The Weed & Seed strategy reduced crime by adding constables and increasing patrols in the target area.
 - Weed & Seed addressed urban blight – that led to the demolition of three substandard apartment complexes; demolition of Candlelight Trails, Gables and Inwood Oaks.



- **Livable Centers Study – \$125,000 grant by Houston Galveston Area Council (H-GAC)**
 - o Allowed the District to capitalize economically on existing and potential transit services.
 - o Created a concept of a transit-oriented vibrant place for businesses in the targeted areas.
 - o Livable Centers Study has continued to serve as strategic plan for future of the District.
- **Federal (FTA) grant for \$2,013,119 Project**
 - o Proposed W. Little York (Hollister to N. Houston-Rosslyn) Pedestrian-Transit Improvement Project & White Oak Bayou Trail Connector.
- **West Tidwell Pedestrian/Transit Access Improvement – \$568,597 Project with funding from METRO**
 - o Sidewalk improvements to the north and south sides of W. Tidwell Road connecting Antoine Drive and TC Jester Boulevard and creating a connection between the proposed sidewalks on W. Tidwell to the White Oak Bayou Trail system to facilitate regional connectivity.
 - o Project itself is building off previously developed planning efforts aimed to improve universal accessibility to and from the Antoine corridor and within the District. The improvements are also consistent with Houston METRO's and the Federal Transit Administration's goal of improving mobility for seniors and individuals with disabilities by removing barriers to transportation service and expanding transportation mobility options.

FUTURE PROJECTS

The District has identified new opportunities and future needs. Projects to continue the efforts of the Livable Centers Study – The purpose of the study is to look at existing forms of transportation, the support infrastructure, current and potential use of land be it business or residential, and to outline implementation of ideas with potential funding opportunities highlighted. The study was adopted by the Board in February 2012 as our long-term strategic plan.

Using the Livable Centers Study framework, the District is developing new projects that include:

- **W Little York/Victory/TC Jester** – The project will redevelop the sidewalks on W. Little York Rd. - Victory Dr. - TC Jester Blvd. This project will improve overall walkability and equitable access for the community.
- **Alabonson Road** – This reconstruction project will create a safer corridor by reconstructing Alabonson Road from N Houston Rosslyn Rd. to W Little York Rd. This project will enhance the corridor’s pedestrian and vehicular safety, walkability, and drainage while maintaining a state of good repair.
- **Breen Drive** – This reconstruction project will create a safer mobility corridor by reconstructing Breen Drive.
This project will enhance the corridor’s walkability, ease flow of the traffic accessing commercial establishments, reduce congestion and improve drainage.
- **Intersection Safety Program** – This program will improve safety of the intersections while optimizing level of service (LOS) for all modes.
- **De Soto/Harris/Vines** – This project will create a shared use path on De Soto, TC Jester, and Holder Forest Dr. strengthening equitable bike-pedestrian connections to Turner Park along TC Jester Blvd, and two schools- Harris Academy, and Edward A Vines Elementary School.

NEXT STEPS TO GO TO THE NEXT LEVEL

The District is seeking the support for the 2026-2040 Service Plan by seeking signed petitions from 50 or more owners of commercial property subject to assessment. When those signatures are obtained, the District will provide notice to property owners and the District will conduct a public hearing on the benefits to be provided through the proposed Plan and adopt the new 2026-2040 Service Plan.

Near Northwest Management District Service Plan and Budget 2026-2040

The Service Plan and Budget provides descriptions of the goals, programs, and budget of each of the major component areas:

- I. Security and Public Safety
- II. Mobility Planning and Urban Design
- III. Public Relations and Marketing
- IV. Economic & Business Development

This Service Plan will be reviewed annually by the District's Board of Directors (the Board) and staff working in conjunction with property owners and service providers to select and prioritize the projects to be undertaken. Each year, the Board will select the specific projects and programs to be implemented and set the annual budget. The accomplishment of the District's goals in the Plan will be monitored on an ongoing basis by the Board. The projects outlined under this Plan are for illustration purposes.

SERVICE PLAN

I. Security and Public Safety

Objective: To improve safety across all properties in NNMD - creating a public safety advantage in the District while making the best use of public and private resources.

Annual Budget **\$923,244**

15 Year Budget **\$13,848,660**

Goals:

- Promote a positive public perception as a safe area
- Reduce the number of calls for service
- Reduce crime committed in the District
- Coordinate and enhance all public and private security efforts throughout the District
- High visibility of security presence in the area

Programs:

- Constable Patrol Services
- Security Cameras
- Trespass Affidavits
- Special Initiatives funding
- Litter Removal
- District-wide maintenance activities - Graffiti Abatement & Code Enforcement
- National Night Out





SERVICE PLAN

II. Mobility Planning and Urban Design

Objective: To insure easy access to, from and through the District by all modes of transportation, to plan strategically for development to foster a vibrant and attractive environment that functions well for all.

Annual Budget \$649,364

15 Year Budget \$9,740,460

Goals:

- Improve, enhance, and expand mass transit services from public and private service providers within the NNMD
- Shape and enhance area infrastructure projects to accommodate growth of transit services
- Use grants, subsidies, and program revenue to leverage District funds for design and implementation of projects and enhancements
- Incorporate the District's intersection enhancements in other entities' street projects

Programs:

- Develop detailed long-range study of projected growth, impact on traffic patterns and travel needs, to include all transportation modes
- Conduct specific planning studies, engineering work, and right-of-way assembly to accelerate or prioritize key projects to expand East-West transport connections
- Additional signature bus shelters and other transit enhancements
- Build a safe and high comfort pedestrian and bicycle network of sidewalks and trails, including shared use paths, that welcomes and provides access for all users and other destinations
- Rebuild Antoine Drive, SH 249, Victory Drive, Hollister Road Bridge over White Oak Bayou, Langfield Road, W Tidwell Road, N Houston Rosslyn Road and other connections near Alabonson Park





SERVICE PLAN

III. Public Relations and Marketing

Objective: To brand and market the District to stakeholders and investors as a dynamic commercial and residential center and advertise and communicate to our markets.

Annual Budget \$603,696

15 Year Budget \$9,055,440

Goals:

- Actively promote the District’s services, infrastructure, and skilled workforce to support businesses, residents, and investments
- Increase positive identification of the District through advertising, public relations, event programming, website optimization and Social Media channels.
- Enhance area residents’ and employees’ sense of community and become a corporate relocation destination.
- Maximize use of the White Oak Conference Center (WOCC) to serve District businesses, organizations, and residents.

Programs:

- Meet regularly with business leaders, public sector representatives, to promote NNMD business opportunities
- Promote area businesses, amenities, and quality of life through web-based, social media advertising, postings, articles, and printed collateral
- Host networking events, area promotional events, trade shows and similar marketing opportunities
- Promote use of WOCC for business functions and community events.





Home Page Grow Near - Image Is High Value

In both Desktop and Mobile, the Grow Near image receives a consistently high number of clicks.

8.88% of clicks
Link image to a new "Why NNMD?" discussion currently in development.



Inwood has much potential for young families, investment-minded residents

Contributed by Brandt Smith
For The Leader

Close-knit, Unique, Affordable. They're three words you don't often get to use to describe a neighborhood in Houston, but Inwood isn't your typical neighborhood. Inwood's first "boom" came in the mid-1960s when Houston residents felt the need to break out of the ever-consistent city. This thriving development in Northwest Houston was the go-to locale for oil executives, entrepreneurs and the like. For a time, it was the envy of Houston.

"It was going to be the next 'amen' and greatest high-end planned community around the golf course," said Brandt Simmons, a broker/investor with Texas Area Properties. "The oil crunch of the late '70s happened and it kind of became so many's land for a

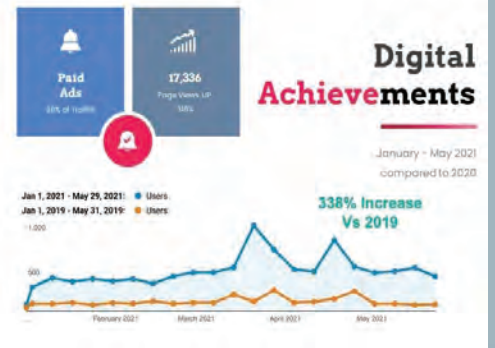
from the same tree I planted as a child, which is now in our backyard."

People with a vested interest in rehabilitating Inwood, including the Bell, are the driving force behind its rebirth.

"Greater Inwood has what people need, but can't afford in the Heights, Oak Forest, Garden Oaks and Spring Branch," Simmons said. "I think Greater Inwood is going to thrive."

"Young families want CASH: close, affordable safe housing. Greater Inwood has that and more," said Elizabeth Castro Gray of Lamppost LLC, one of Greater Inwood's newest multi-family investors. "There's really quite a burgeoning sense of community here."

"That sense of community was recently tested when floodwaters flowed into the neighborhood in mid-April. Instead of adopting a 'each-for-yourself' attitude, neighbors



Live NEAR Live HERE

nnmd.org

Near Northwest Management District

008187

CLEARCHANNEL

SERVICE PLAN

IV. Economic & Business Development

Objective: Provide services and resources to businesses for growth and economic development of new and existing businesses with the purpose of retaining, attracting and expanding business opportunities.

Annual Budget \$603,696

15 Year Budget \$9,055,440

Goals:

- Grow the market penetration by area businesses
- Expand the market area of District businesses
- Leverage businesses' marketing with the District's marketing efforts
- New business development throughout the District
- Engage stakeholders, existing businesses, and business & property owners in substantial and ongoing opportunities for input and oversight
- Leverage local (District) investment by securing external (non-District) funding approved for CIP efforts

Programs:

- Engagement and Incentives for developers, owners, and investors to maximize their presence
- Quarterly Business Networking events
- "Grow Near" Annual Business awards
- Focused Ad Hoc Task Forces
- Partnership with Area businesses



Financing THE VISION

NMMD

ASSESSMENT PLAN - Financing the Vision

The Near Northwest Management District (District) proposes to levy an annual assessment for services and improvements for the fifteen-year life of this Service Plan not to exceed \$0.25 per \$100 of assessed valuation of land and improvements in the District as shown on the tax rolls of the Harris County Appraisal District (“HCAD”) for the year 2026 (the “2025 Tax Roll”).

Assessments for this Service Plan will be based on the certified appraisal rolls of the Harris County Appraisal District for non-exempt real property within the boundaries of the District. The assessment under this Service Plan is proposed to be .139 cents per \$100 of assessed valuation.

Except as provided in this paragraph, the District proposes to levy assessments for each of the 15 years on the assessed valuation of land and improvements as shown on the 2026 and subsequent HCAD tax rolls but to allow such for annual payments. The District proposes that for (a) land and improvements annexed to the District and (b) new or rehabilitated improvements constructed, remodeled, developed in the District after January 1, 2026, the District may levy assessments on the value of the land and improvements as shown on the HCAD tax rolls during the year in which the land and improvements are (a) annexed and added to the rolls of HCAD, or (b) added and valued as improvements on the HCAD tax rolls. Land and improvements which have a special use designation for tax purposes on the HCAD tax rolls as (a) agricultural use, (b) timber land use, or (c) recreational, park or service use, will be assessed by the District at its designated special use value for so long as it enjoys that special use designation. If any land or improvements which have a special use designation are converted to another use and lose its special use designation on the HCAD tax roll, the District will thereafter assess such land or improvements at its full value as shown on the HCAD tax roll.

2026-2040 BUDGET

Revenues

Estimated 2026 assessable value of land and improvements within the District	\$2,000,000,000
Estimated annual revenue at the rate of \$.139 per \$100 of valuation	\$2,780,000
Estimated total revenue over the fifteen term of the Service Plan at an assessment rate of \$.139 per \$100 of valuation	\$41,700,000

If these revenue projections are not met, the District will adjust the annual budget(s). Similarly, if revenues exceed projections, the Board may allocate those additional revenues to the various program categories.

This Service Plan calls for apportionment of the costs to be based on the assessable value of land and improvements as of the 2026 HCAD Tax Roll. Assessments will be billed in annual installments.

Expenditures

This chart shows the annual estimated costs of services provided for each year of the Service Plan.

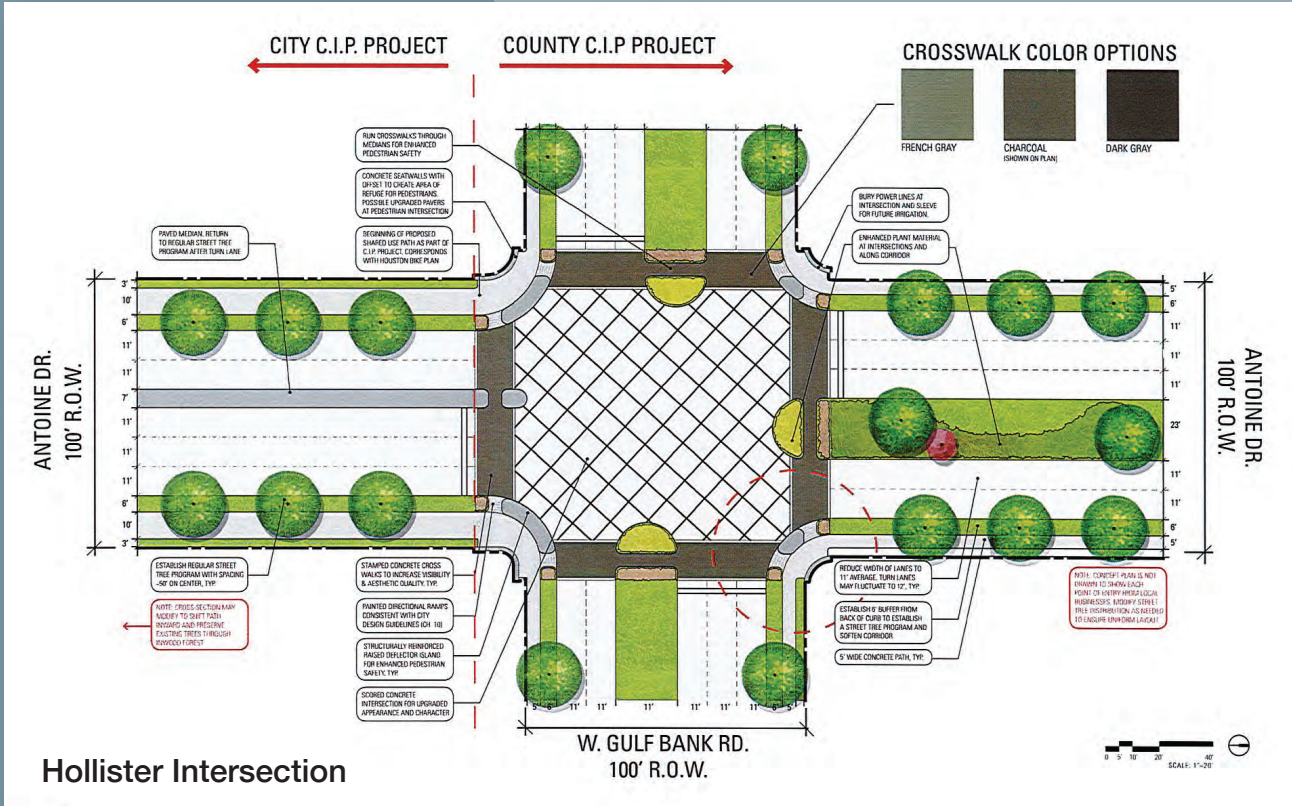
Security and Public Safety	\$923,244
Mobility Planning and Urban Design	\$649,364
Public Relations and Marketing	\$603,696
Economic and Business Development	\$603,696
Total	\$2,780,000

\$580,620 has been allocated as reserved for grant matching Capital Improvement projects.

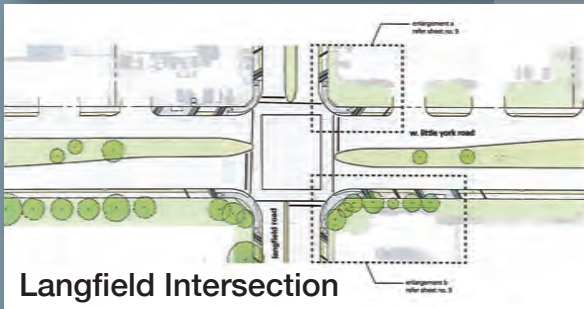
Financing of Projects

Projects may be funded from assessments, grant funds and/or the sale of bonds. To implement the 2026-2040 Service Plan, a petition must be signed by owners of at least fifty (50) properties assessed by the District. A public hearing will be held, after which the District's Board of Directors may approve the plan and authorize the levy of an assessment.

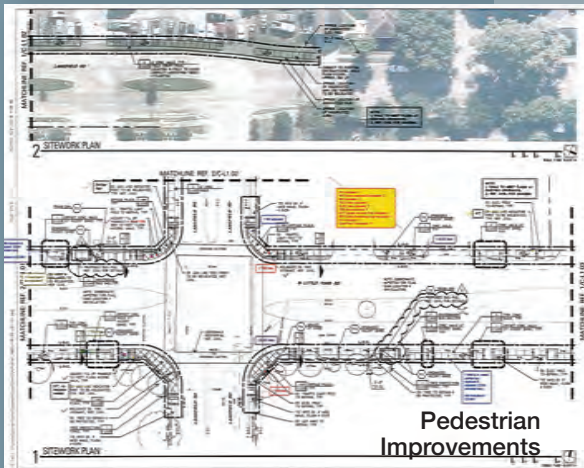
PROJECTS



Hollister Intersection



Langfield Intersection



JOIN US IN BUILDING THE FUTURE OF THE DISTRICT

NNMD is experiencing growth and our team is creating the vision for success in the future.

We anticipate that the next 15 years will see a continued expansion through the work of the District. As Houston grows, the convenient location of NNMD will fuel growth and expansion of the area. Please join us in building our future.

If you have any questions or wish to schedule a personal visit with a Board or staff member, please call Wayne Norden at (713) 895-8021.

notes

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