



Exactly What Gets Assessed — And What Doesn't

Before you sign the petition to establish the Sunnyside Management District, here is precisely which properties are subject to assessment, and proof of what successful Houston management districts have delivered for their communities.

Which Properties Are Assessed?

✓ SUBJECT TO ASSESSMENT

Commercial Property

- Land and improvements (buildings/structures) of commercial property within the District's boundaries
- Retail, office, industrial, and other business-use real property

Applies to real property only — not business equipment or inventory.

✗ EXEMPT — NOT ASSESSED

Everything Else

- Single-family detached homes
- Condominiums
- 501(c)(3) tax-exempt nonprofit organizations
- Qualifying recreational or scenic-use property under Texas Local Government Code §375.163
- Duplexes, triplexes, and quadraplexes
- Municipalities, counties & other political subdivisions
- Public utilities

Proven Success: Houston Management Districts at Work

Houston Southeast and Midtown are independent management districts cited here as examples of what this financing tool has achieved elsewhere in Houston. Results in Sunnyside will depend on the District's own adopted Service, Improvement, and Assessment Plan.

Houston Southeast

- Covers the Third Ward, MacGregor, Museum Park & Texas Medical Center-adjacent area
- Provides litter abatement and public landscaping upkeep district-wide
- Delivered the Caroline Street Promenade, a 1.7-mile, 15-block pedestrian & bicycle corridor improvement
- Led the OST/Palm Center Livable Centers Study to guide transit-oriented redevelopment
- Secured \$320,000 in federal funding for area-wide mobility action planning

Midtown

- Funds enhanced public safety patrols across the district
- Invests over \$2.2 million annually in supplemental public safety, contracting with nine law enforcement agencies
- Maintains and programs Bagby, Elizabeth Baldwin & Glover Parks
- Led streetscape refresh construction on Elgin, McGowen & Gray Streets
- Helped secure Midtown's State of Texas Cultural Arts & Entertainment District designation
- Provides graffiti abatement and public right-of-way upkeep district-wide

Make Your Voice Count

Property owners decide whether the District moves forward. Download and sign the petition today.



DOWNLOAD & SIGN THE PETITION

sunnysidetx.org

PETITION FOR SERVICES AND IMPROVEMENTS

STATE OF TEXAS
COUNTY OF HARRIS

§
§

PETITION FOR SERVICES AND IMPROVEMENTS FOR HARRIS COUNTY IMPROVEMENT DISTRICT NO. 10

The undersigned Petitioner (the "Petitioner") hereby petitions for the provision of services and improvements, and assessments in payment thereof, within the Harris County Improvement District No. 10 (the "District"), and in support of this petition the Petitioner presents the following:

Section 1. Standing of Petitioner. The Petitioner is an owner of the Land within the District described below as determined by the current roll of the Harris Central Appraisal District. The Petitioner, along with all other petitioners submitting petitions to the District in connection with the District, constitutes the owner of taxable property within the District sufficient to meet the requirements of Section 3860.202, Texas Special Districts Local Laws Code.

Section 2. Service and Improvement Plan. The Petitioner hereby consents and petitions for the adoption of a Service and Improvement Plan in substantially the form attached hereto as Exhibit A; provided that, the attached plan shall not serve as a prohibition against the adoption of a different plan if it is determined necessary by the District's board as required to serve the District.

RESPECTFULLY SUBMITTED:
PETITIONER

Name of Property Owner

Signature of Property Owner or Representative of Property Owner

Typed Name of Property Owner or Representative

Title of Property Owner or Representative

Date Signed

HCAD Account Number

Property Address(es) or Legal Description

SEE THE FOLLOWING PAGES FOR CERTIFICATES OF AUTHORITY THAT MUST BE FILLED OUT IF THE PETITIONING PROPERTY OWNER IS NOT AN INDIVIDUAL. NO CERTIFICATE OF AUTHORITY IS NEEDED IF THE PETITIONING PROPERTY OWNER IS AN INDIVIDUAL WHO SIGNS ON HIS OWN BEHALF. IF NEITHER OF THESE CERTIFICATES OF AUTHORITY IS APPROPRIATE FOR THE STRUCTURE OF YOUR PETITION, PLEASE CONTACT INFO@SUNNYSIDETX.ORG WITH INFORMATION ON THE STRUCTURE OF YOUR PETITIONER SO THAT AN APPROPRIATE FORM OF CERTIFICATE OF AUTHORITY CAN BE PROVIDED TO YOU.

CERTIFICATE OF AUTHORITY

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned officer of _____, a _____ corporation (the "Corporation"), hereby certify that:

1. _____ is the _____ of the Corporation;
2. In such capacity he/she is authorized to execute the Petition Requesting Certain Services and Improvement Projects for Harris County Improvement District No. 10 (the "Petition"); and
3. Such execution of the Petition is duly authorized in accordance with the Corporation's articles of incorporation, and such authorization remained valid as of the date on which the Petition was executed.

WITNESS MY HAND on this ____ day of _____, 20__.

a _____ corporation

By: _____
(Signature of officer OTHER THAN signer of petition)

Name: _____

Title: _____

CERTIFICATE OF AUTHORITY

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned officer of _____, a _____ corporation (the "Corporation"), hereby certify that:

1. The Corporation is general partner of _____, a _____ limited partnership (the "Partnership");
2. _____ is the _____ of the Corporation;
3. In such capacity he/she is authorized to execute the Petition Requesting Certain Services and Improvement Projects for Harris County Improvement District No. 10 (the "Petition"); and
4. Such execution of the Petition is duly authorized by the Corporation's articles of incorporation and by the limited partnership agreement of the Partnership, and such authorizations remained valid as of the date on which the Petition was executed.

WITNESS MY HAND on this ____ day of _____, 20__.

a _____ corporation

By: _____
(Signature of officer OTHER THAN signer of petition)

Name: _____

Title: _____

CERTIFICATE OF AUTHORITY

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned officer of _____, a _____ limited liability company (the "Company"), hereby certify that:

1. The Company is general partner of _____, a _____ limited partnership (the "Partnership");
2. _____ is the _____ of the Company;
3. In such capacity he/she is authorized to execute the Petition Requesting Certain Services and Improvement Projects for Harris County Improvement District No. 10 (the "Petition"); and
4. Such execution of the Petition is duly authorized in accordance with the Company's limited liability company agreement and by the limited partnership agreement of the Partnership, and such authorizations remained valid as of the date on which the Petition was executed.

WITNESS MY HAND on this ____ day of _____, 20__.

a _____ limited liability company

By: _____
(Signature of officer OTHER THAN Clark Thompson)

Name: _____

Title: _____

CERTIFICATE OF AUTHORITY

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned officer of _____, a _____ limited liability company (the "Company"), hereby certify that:

1. _____ is the _____ of the Company;
2. In such capacity he/she is authorized to execute the Petition Requesting Certain Services and Improvement Projects for Harris County Improvement District No. 10 (the "Petition"); and
3. Such execution of the Petition is duly authorized in accordance with the Company's limited liability company agreement, and such authorization remained valid as of the date on which the Petition was executed.

WITNESS MY HAND on this ____ day of _____, 20____.

_____,
a _____ limited liability company

By: _____
(Signature of officer OTHER THAN signer of petition)

Name: _____

Title: _____