

RAY'S BUZZ

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CCIM Luncheon

Speaker: Ed Emmett, Former County Judge-Harris County

Takeaway: Governance in Harris County has evolved in a way that is unique to any city of our size in the world: Houston, 32 other municipalities, and a population living in the unincorporated areas, which, if it were one city, would be the fifth largest in the U.S. This creates governmental / administrative challenges for us, moving forward.

- To ensure its growth would not be choked by a ring of smaller cities, Houston years ago annexed the highways leading into the city throughout the county, and created an Extra Territorial Jurisdiction (ETJ) which froze all existing small municipalities and prevented them from expanding
- Many citizens in the Houston area prefer to live in the suburbs for the schools and for larger, more affordable homes
- Expansion of subdivisions in the ETJ is done by forming legal taxing entities - not cities- called Municipal Utility Districts (MUDs) which build utilities and roads which are to the specifications of Houston but which remain 'in the county', not in Houston
- There are hundreds of MUDs scattered all over Harris County, each with board-MUD taxes on residents to retire the bonds sold building the utilities in the district
- About two million people live in the unincorporated areas of the county, including developments such as the ExxonMobil campus in northern Harris County-this population would make the unincorporated area the fifth largest U.S. city, and one with almost no government
- Houston-Harris County is an area, unlike other metro areas, where everyone does not commute downtown to their job-instead there are many office concentrations such as Uptown, the Energy Corridor, Greenspoint, Westchase, etc. This scattering of work centers shortens auto commutes but is a challenge to establishing a transit system with enough volume to be self-supporting
- The only funding the County gets to fund the services it provides is from ad valorem property taxes, and the State legislature is threatening to cap those, which would curtail our county's ability to maintain roads, provide law enforcement, and other functions
- "Our area needs to formulate a new form of government where all the diverse entities within the county participate-this would be a one-of-a-kind government"

ULI SAN ANTONIO



REHABARAMA

SAVE THE DATE!

SATURDAY, APRIL 6, 2019

Location will be announced soon.

Rehabarama is a day of service focused on the hands-on, preservation of historic housing stock in San Antonio. More information at SAPreservation.com



EVELYN RUBENSTEIN JCC
HOUSTON

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30th Annual JCC Charity Golf Tournament

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Monday, April 23, 2018
Check-in & Lunch: 11:00 AM
Shotgun Start: 1:00 PM
BlackHorse Golf Club

For information or to reserve your spot,
contact Rene Kariel at 713.595.8168.

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