

Fort Worth TIF #3- Downtown

Fort Worth Tax Increment Financing District #3 was established on December 19, 1995 to develop 407-acres of Downtown development. The TIF has been amended three times and has a lifetime cap to \$100 million. The project includes residential density and parking incentives, addition of affordable housing, infrastructure and transportation improvements, retail façade improvements, and the STEM public school. The goal is to update current office space (public and private) and residential spaces (rental apartments and owner-occupied and tenant-occupied condominiums and townhomes) to create new growth.

Base Year	1995
Term of Zone	30 Yrs (1995-2025)
Base Year Value	\$323,412,801
Increment Value 2012	\$588,885,043
County Participation Rate	100%
County Contribution Cap	\$6,860,000
County Contribution 2013	\$429,493.97
Total County Contribution to Date	\$5,662,237.10
Total Authorized Project Costs	\$72,000,000
Project Costs Completed/Encumbered to Date (2012)	\$41,467,145 (58%)

