



SUNNYSIDE SUPER NEIGHBORHOOD #71 MEETING

Our Email Address: superneighborhood71@gmail.com

Our Instagram is: @sunnyside_sn71

Sign-in HERE 





HOUSEKEEPING



MUTE UNLESS YOU'RE SPEAKING



HOLD YOUR QUESTIONS – THERE
WILL BE Q&A AT THE END or
PLACE IN THE CHAT



BE RESPECTFUL

MEETING AGENDA



- 1) Open Meeting
- 2) Recap of February Meeting
- 3) Voting Updates
- 4) TIRZ Updates
- 5) LISC Grant Submission Update
- 6) Adopt an Esplanade
- 7) Worthing High School
- 8) Real Estate Development in Sunnyside (Deep Dive)
- 9) Civic Club & Deed Restriction (Deep Dive)
- 10) Call To Action: Let's report a corner store or problem property
- 11) Announcements
- 12) Questions and Answers
- 13) Meeting adjourned

Recap of February Meeting

- Discussed LISC Grant Option A & B
- Quick conversation about Deed Restrictions and Civic Club Formation
- Shared Updates about Worthing High School related to current performance
- Received updates from HCC Dr.Pretta Stallworth



VOTING UPDATES



IMPORTANT DATES

MARCH PRIMARY RUNOFF ELECTION

APRIL 27TH

Last day to update voter registration status

MAY 15TH

Ballot by mail application deadline
Received, not postmarked.
Visit HarrisVotes.com for application information.

MAY 18TH

First day of early voting
Early Vote Centers will be open
Monday - Saturday: 7 AM - 7 PM and
Sunday: 12 PM - 7 PM

MAY 22ND

Last day of early voting
Early Vote Centers will be open
Monday - Saturday: 7 AM - 7 PM and
Sunday: 12 PM - 7 PM

MAY 26TH

Election Day
Vote Centers will accept voters from 7 AM - 7 PM.

VISIT HARRIS VOTES FOR MORE INFO



All photos are from candidate Facebook pages

Key 2026 primary runoffs

U.S. SENATE (REP)



John Cornyn (Incumbent)
42% (864,861 votes)



Ken Paxton
41% (849,129 votes)

ATTORNEY GENERAL (REP)



Mayes Middleton
39% (774,335 votes)



Chip Roy
32% (628,192 votes)

TX-18 (DEM)



Christian Menefee
46% (43,597 votes)



Al Green
44% (41,822 votes)

TX-9 (REP)



Alex Mealer
36% (10,660 votes)



Briscoe Cain
31% (9,208 votes)

HARRIS COUNTY JUDGE (DEM)



Annise Parker
47% (155,751 votes)



Letitia Plummer
37% (124,577 votes)

HARRIS COUNTY JUDGE (REP)



Orlando Sanchez
26% (47,416)



Warren Howell
21% (37,256 votes)



VOTING UPDATES



Democratic primary runoff election

Democratic primary runoff for Harris County District Clerk

Jose Maldonado and Darrell William Jordan are running in the Democratic primary runoff for Harris County District Clerk on May 26, 2026.



	Candidate
	Jose Maldonado
	Darrell William Jordan

BP There are no **incumbents** in this race.
C = candidate completed the [Ballotpedia Candidate Connection](#) survey.
If you are a candidate and would like to tell readers and voters more about why they should vote for you, [complete the Ballotpedia Candidate Connection Survey](#).
Do you want a spreadsheet of this type of data? [Contact our sales team](#).

Republican primary runoff election

Republican primary runoff for Harris County Department of Education Board of Trustees Position 7, At-Large

Beverly Barrett and Denise Dick are running in the Republican primary runoff for Harris County Department of Education Board of Trustees Position 7, At-Large on May 26, 2026.

	Candidate
	Beverly Barrett
	Denise Dick

BP There are no **incumbents** in this race.
C = candidate completed the [Ballotpedia Candidate Connection](#) survey.
If you are a candidate and would like to tell readers and voters more about why they should vote for you, [complete the Ballotpedia Candidate Connection Survey](#).
Do you want a spreadsheet of this type of data? [Contact our sales team](#).

Harris County Justice of the Peace primary runoff, 2026

- Incumbents are marked with an (i) after their name.
- The candidate list in this election may not be complete.
- Please [contact Ballotpedia](#) about candidate additions, withdrawals, or disqualifications.

Office	 Democratic	 Republican	Other
Precinct 7 Place 2	Sharon M. Burney (i) Melanie Miles		



TIRZ UPDATES



YEAR-AT-A-GLANCE 2024

CAPITAL IMPROVEMENT PROJECTS

T-2601 HERITAGE GREEN



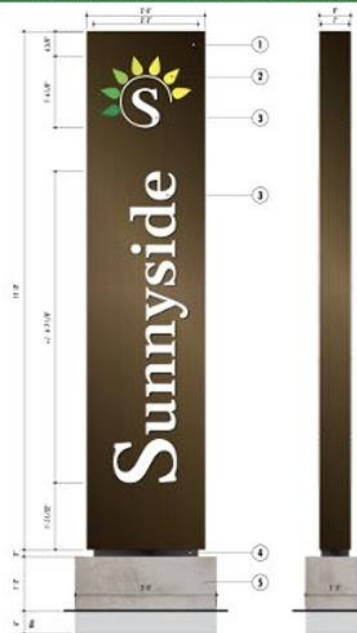
- Project Reactivation by METRO Fall 2024
- 90% designs prepared with concessions made for future amenities (i.e. bike repair stations, seating, trash receptacles and pedestrian lighting.)
- Project Slated for Completion by 2027
- Concurrent Electrical Design Opportunity spearheaded by the Redevelopment Authority to complement the design schedule for timely project delivery.

T-2605 SUNNYSIDE PARK DESIGN



Park Programming Schematic Completed by Harrison-Kornberg

GATEWAY NEIGHBORHOOD SIGNAGE



T-2602 BELLFORT MEDIAN IMPROVEMENTS

Trilogy Engineering has completed the preliminary engineering report and working toward 30% design. Design is funded by the Redevelopment Authority and construction will be funded by Harris County Precinct One.



T-2603 GATEWAY AT AIRPORT



T-2604 CULLEN BOULEVARD BEAUTIFICATION



All three (3) projects slated for completion by December 31, 2026 per the requirement of Harris County Precinct One funding from Crime Prevention through Environmental Design grant in the amount of \$1.8M.

TIRZ UPDATES



Signage on Bellfort & Scott Streets:

- Electrical panels are being relocated for signage lighting. Based on city inspector timelines to have this could take a few weeks or a couple of months.

Sidewalk Gap Analysis & Implementation Program Report

- Contractor company reported on how the analysis would be performed, how sidewalks would be scored, and how that would translate into priority of sidewalk repair projects.

Sunnyside Development Report


- There are 9 strategic real estate development site within the Sunnyside TIRZ boundaries
- Planning to begin on highest and best use of these sites (How will they address community needs)
- Population by Generation (Will discuss later in the presentation)
- The busiest corridor is 610 & Scott
- Median Household Income is \$30k - \$50k (Impacts later in the presentation)

Adopt an Esplanade Program

Adopt-an-Esplanade Program



What is the **Adopt-an-Esplanade** program?

- Managed by  **HPARD**
HOUSTON PARKS
AND RECREATION DEPARTMENT
A CAPRA Accredited Agency
- A community beautification initiative
- Volunteers help maintain public esplanades
- Focus on de-litter, mowing, and trimming
- Adopted spaces are accessible to all



Adopt an Esplanade Program



Adopt-an-Esplanade Program



Who can participate in the program?

- Neighborhood groups
- HOAs, civic associations, and management districts
- Business and community organizations
- All participants committed to a 6-month maintenance period







Adopt an Esplanade Program



Adopt-an-Esplanade Program



How does the program work?

-  Start with a 6-month commitment (de-littering, mowing, edging)
-  Written approval required before adding landscaping or irrigation
-  All work is volunteer-led and performed at your own risk
-  ✓ Periodic quality check by HPARD

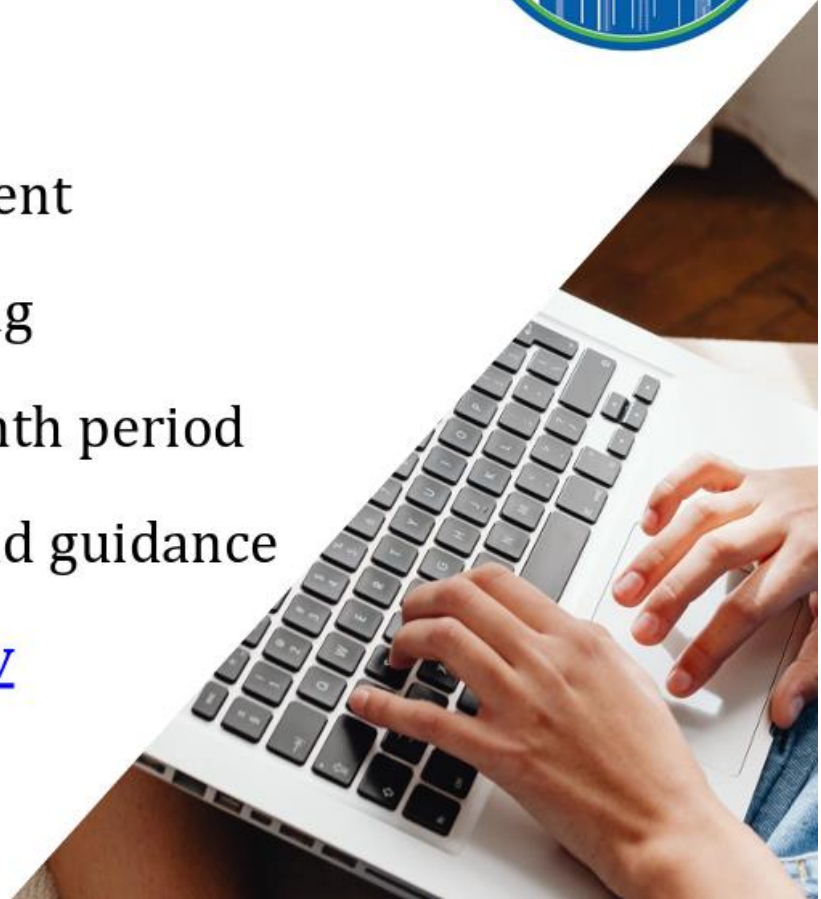
Adopt an Esplanade Program

Adopt-an-Esplanade Program



How do I get started?

- Complete an application for a 6-month commitment
- Perform basic care: litter removal, mowing, edging
- Maintain the space consistently during the 6-month period
- Coordinate with HPARD for adoption approval and guidance
- Contact HPARDAoptionProgram@houstontx.gov



Get Involved at Worthing High School

Step 1: Complete your VIPS Application (required for all volunteers)

CLUB CHAPERONE

Parent, community member, and teacher

Yearbook Club

Document school life & stories

What's Up Worthing

Student news & media

Marketing Club

Branding, campaigns & outreach

Finance Club

Money management & planning

Debate Club

Critical thinking & public speaking

CTE PATHWAY SUPPORT

Mentors, speakers & resources needed

Entrepreneurship

Business · Marketing · Finance · UX · Mobile Apps

Agriculture

Livestock · Small Animals · Equine · Advanced Animal Sci

Networking & IT

Computer Sci · Internetworking · Cloud Computing

Stand-Alone Electives

AI · Personal Finance · Entrepreneurship I · Audio Visual Tech (Fall 2026)

Resources Needed:

Drones · Web & Game Design Tools · AI Prompt Writing Curriculum

Community-led programs are harder to cut — your involvement protects these programs long-term. | sunnysidehtx.org

LISC Grant Discussion



Options

A – Civic Club Start Up Funding

B – Historical Preservation

TIRZ UPDATES



Silent & Greatest Generations (1945 and earlier)

- Populations here are very low

Baby Boomers (1946-1964)

- Moderate presence, but not dominant

Generation X (1965-1980)

- Strong presence
- Represents mid-life households — often homebuyers, parents of teens, steady income earners

Millennials (1981-1998)

- Major presence
- Suggests a younger working population

Generation Z (1999-2016)

- One of the highest densities
- Indicates lots of children/teens

Generation Alpha (2017+)

- Still smaller numbers, but growing
- Signals young families are present and having children -a trend oward neighborhood growth and long-term stability

TIRZ UPDATES



Current Retail Snapshot



Neighborhoods with shortest life expectancies

Census tracts with shortest life expectancy in Harris County

Estimated life expectancy at birth 2010-2015

	Census tract	▲ Life expectancy	Neighborhood
1	2,309	66	Settegast
2	3,319	66	South Park
3	5,318	66	Acres Homes
4	2,315	67	East Little York / Homestead
5	3,314	68	Sunnyside
6	3,324	68	South Park
7	3,122	68	Third Ward
8	2,314	69	East Little York / Homestead
9	2,308	69	Trinity / Houston Gardens
10	2,302	69	Trinity / Houston Gardens



LOCAL

Houston residents in this Third Ward neighborhood sued to pause an Airbnb-style house. It worked.

By **Ryan Nickerson**, Staff Writer

March 11, 2026





Harris County Constable Precinct 7 · [Follow](#)

February 17 at 8:03 PM · 🌐

NO TO THE STO! Southmore & Live Oak in [#thirdwardhouston](#) [#riversideterrace](#) does not need another gas station from an anonymous developer. The residents don't want it, the community doesn't want it, and elected officials don't want it. Thank you Rep. Jolanda Jones for inviting [Harris County Constable Precinct 7](#) Constable James [Smokie Phillips](#) to come out to represent [#Precinct7](#) for a public demonstration to say the community will stand against this property being turned into a gas station. [#communityfirst](#) [#NeighborhoodSafety](#) [#constableprecinct7](#) [#Houston](#) [#constablejamesmokiephillips](#)



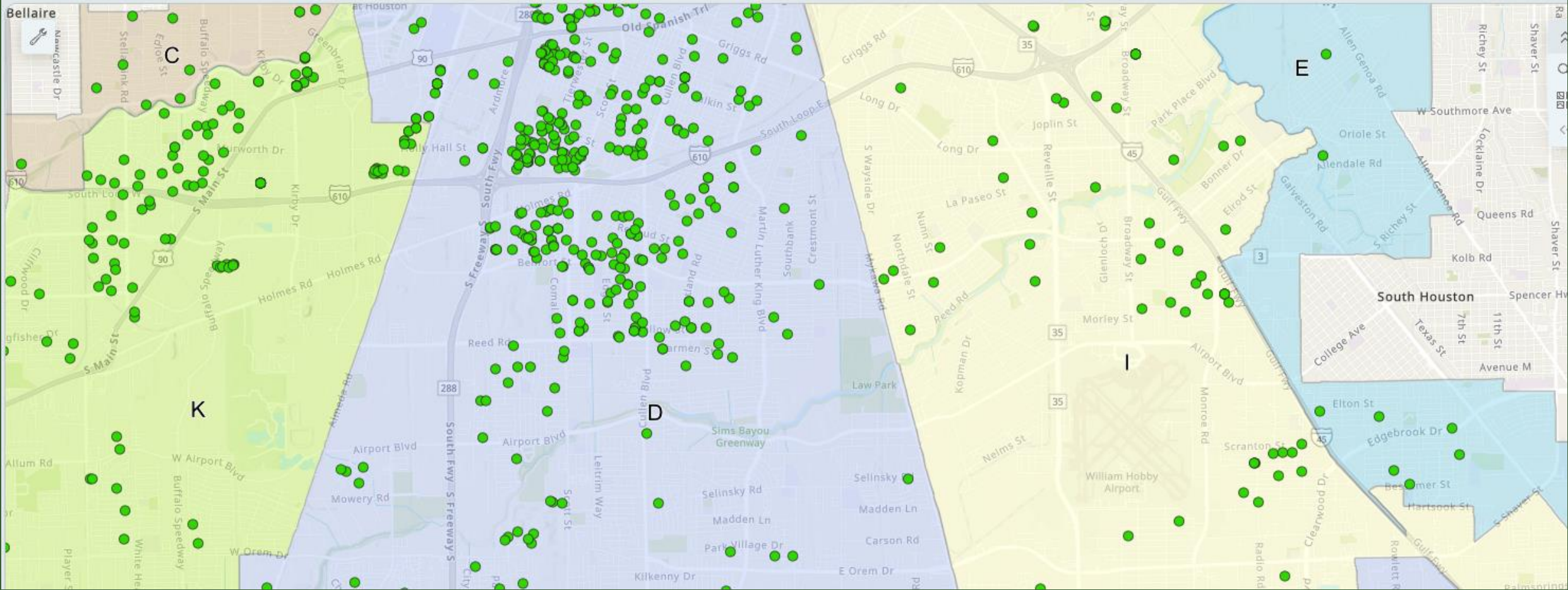


City of Houston Registered Short-Term Rentals

Please note the map is interactive and the points and numbers can change based on the Council District Selector above.
If you are interested in a specific location, use the address search bar found on the right side of the map and clicking the magnifying glass symbol.
If you are experiencing any short-term rental related concerns or complaints, please submit them here:

[Houston STR Concerns/Complaints](#)

Last data update: 03/03/2026



HERE'S WHAT HAPPENS WHEN INVESTORS MOVE IN

↓ **2%**

Property values drop near investor-owned homes

↑ **3%**

Violent crime rises in investor-dominated blocks

↑ **9%**

Drug-related offenses spike in these neighborhoods

22.2%

Of ALL District D STRS

↓ **0.7%**

Voter registration falls — residents stop showing up

**BLK&BRWN
AREAS**

Targeted first — widening the racial wealth gap

THIS IS SUNNYSIDE'S FIGHT

They profit. We lose our neighborhood.

WHAT'S AT STAKE

- ▶ Starter homes being snatched up before residents can buy
- ▶ Property neglect drags down block-by-block value
- ▶ Renters cycle in and out — no roots, no civic power
- ▶ Black neighborhoods are targeted first — every time

WHAT WE DO ABOUT IT

- ✓ Establish deed restrictions to block predatory flips
- ✓ Form civic clubs to enforce community standards
- ✓ Limit how many homes one investor can buy per block
- ✓ Engage city council NOW — before it gets worse

Why This Keeps Happening



Root cause:

Sunnyside has no deed restrictions and affordable land prices — making it the path of least resistance for outside investors who build fast and leave. Every bad-fit project that goes up makes it harder for a grocer to say yes.

Do We Really Want A Grocery Store?



Land Gets Taken

Gas stations, duplexes & STRs are filling parcels that could support a grocery store. Once built, those parcels are off the table.



Grocers Won't Come

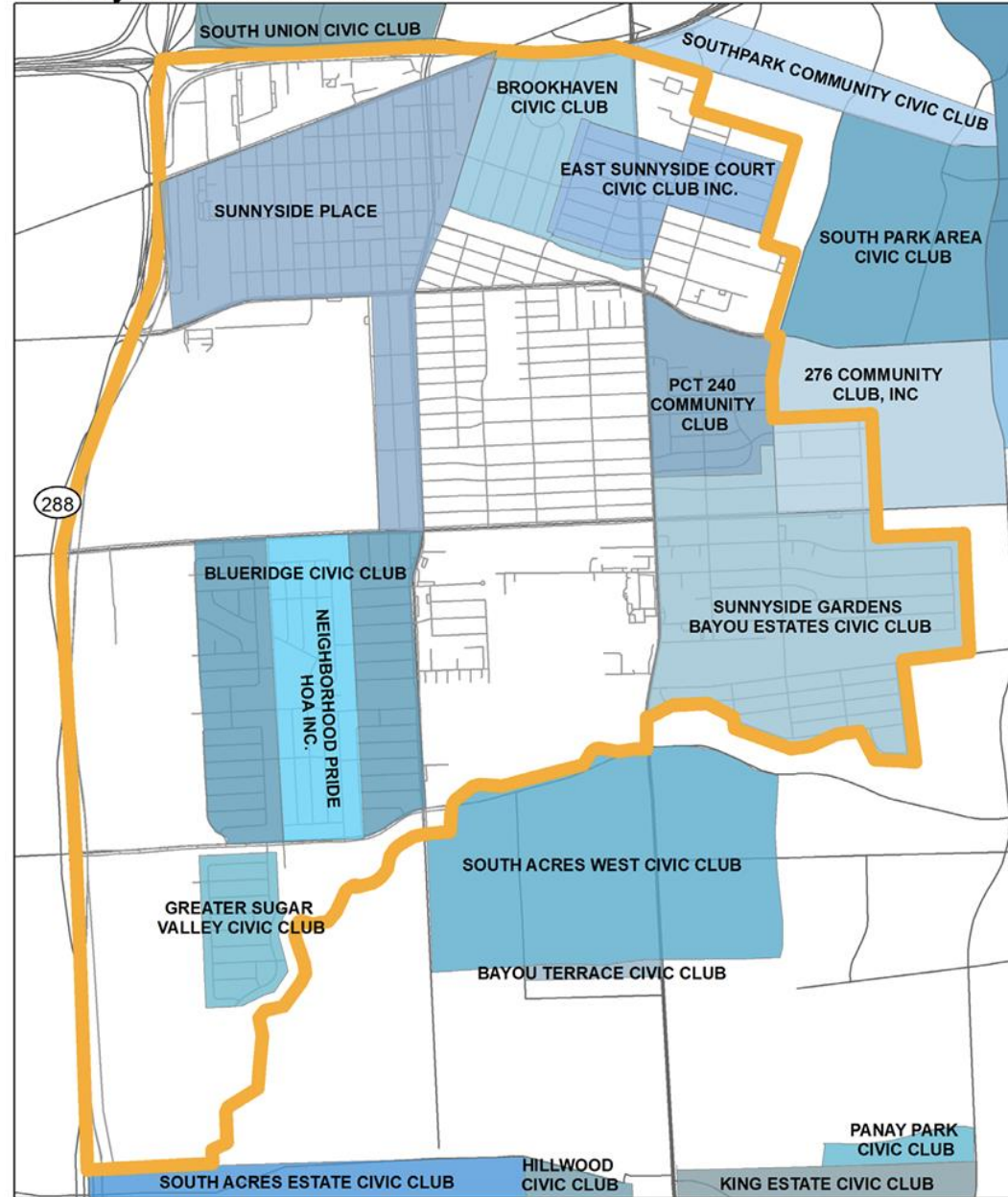
Grocery chains study demographics. High renter turnover and STR concentration signal an unstable customer base — even when residents desperately need a store.



No Plan, No Grocer

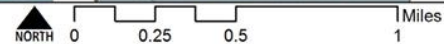
Without deed restrictions, there's nothing to attract or require grocery/retail in new projects. The easiest money is always the next gas station.

Sunnyside Civic Clubs*



Source: City of Houston, last updated May 2013.

*The City of Houston recognizes that this data is incomplete and considers this an ongoing project. Please supply us with the name and boundaries of your civic club if you do not see it on this map.



CIVIC CLUB & DEED RESTRICTION

1. <https://arcweb.hcad.org/parcel-viewer-v2.0/>
2. Type in your address and identify your “Subdivision & Legal Description”
3. Go to <https://search.hcad.org/AdvancedSearch/2026> and Type in your “Legal Description”, but leave out the LT & BLK info
4. A list should populate and you can export
5. Once exported, you will have a starting point of properties, owners, and addresses for marketing.

CIVIC CLUB & DEED RESTRICTION



CIVIC CLUB & DEED RESTRICTION

Custom-Export-Report

Account Number	Business\Owner Name	Address	Type
64153000002	MC CREE GEORGE	0 STASSEN ST, HOUSTON, TX 77051	Residential
64153000003	TINKER JOHN HENRY ESTATE	0 STASSEN ST, HOUSTON, TX 77051	Residential
64153000004	CRAWFORD STANDIFER DEVEREAU	3917 STASSEN ST, HOUSTON, TX 77051	Residential
64153000005	DAVIS MONICA	4007 STASSEN ST, HOUSTON, TX 77051	Residential
64153000006	FOSTER RITA	4011 STASSEN ST, HOUSTON, TX 77051	Residential
64153000006	GARDNER MARTHA	4011 STASSEN ST, HOUSTON, TX 77051	Residential
64153000007	GE9INE PROPERTIES LLC	0 STASSEN ST, HOUSTON, TX 77051	Residential
64153000008	SUNSHINE ZXL PROPERTIES LLC	4015 STASSEN ST # A & B, HOUSTON, TX 77051	Residential
64153000010	REYNOLDS SEAN	4101 STASSEN ST, HOUSTON, TX 77051	Residential
64153000011	DOUGLAS GRAHAM RENALDO	4105 STASSEN ST, HOUSTON, TX 77051	Residential
64153000012	NULL RANDI N	4119 STASSEN ST, HOUSTON, TX 77051	Residential
64153000018	A SQUARE ESTATES LLC	4215 STASSEN ST, HOUSTON, TX 77051	Residential
64153000019	PREYSBERG GEORGETTE	4223 STASSEN ST, HOUSTON, TX 77051	Residential
64153000020	MCCLOUD RITA S MORRIS	4301 STASSEN ST, HOUSTON, TX 77051	Residential
64153000022	DAWSON-JONES AKILAH	4311 STASSEN ST, HOUSTON, TX 77051	Residential
64153000022	JONES RODERICK BRAD	4311 STASSEN ST, HOUSTON, TX 77051	Residential
64153000023	DAWSON-JONES AKILAH	4317 STASSEN ST A, HOUSTON, TX 77051	Residential
64153000023	DAWSON-JONES AKILAH	4317 STASSEN ST B, HOUSTON, TX 77051	Residential
64153000023	JONES RODERICK	4317 STASSEN ST A, HOUSTON, TX 77051	Residential
64153000023	JONES RODERICK	4317 STASSEN ST B, HOUSTON, TX 77051	Residential
64153000026	WALKER ROSIE	4329 STASSEN ST, HOUSTON, TX 77051	Residential
64153000027	ALI SYED	4403 STASSEN ST # A, HOUSTON, TX 77051	Residential
64153000027	ALI SYED	4403 STASSEN ST # B, HOUSTON, TX 77051	Residential
64153000029	WILLIAMS ELEANOR MARIE	4409 STASSEN ST, HOUSTON, TX 77051	Residential
64153000031	MONTGOMERY SARAH P	4417 STASSEN ST, HOUSTON, TX 77051	Residential
64153000032	WILEY ANDREW J	4421 STASSEN ST, HOUSTON, TX 77051	Residential
64153000033	CAO PENG	4423 STASSEN ST, HOUSTON, TX 77051	Residential
64153000034	MIR SHABBAR A & QULSUM F	4425 STASSEN ST, HOUSTON, TX 77051	Residential
64153000035	ALON COHEN LLC	4431 STASSEN ST, HOUSTON, TX 77051	Residential
64153000036	TERRY JAMES A JR	3918 STASSEN ST, HOUSTON, TX 77051	Residential

Total = 346

CIVIC CLUB & DEED RESTRICTION

SUNNYSIDE COURTS

LOGO



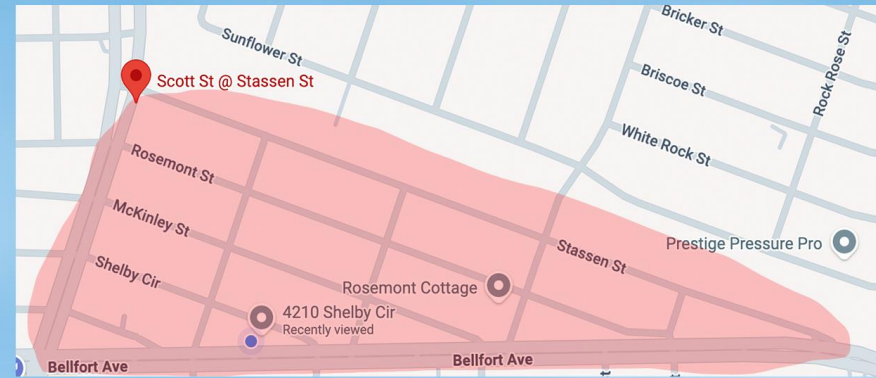
NORTH BELLFORT
Civic Club

CIVIC CLUB & DEED RESTRICTION

SUNNYSIDE COURTS



NORTH BELFORT
Civic Club



INTEREST MEETING

Why a Civic Club Matters for Sunnyside Courts North Belfort?

- Development is accelerating — new Airbnbs, gas stations, and other projects are shaping our community.
- Our home values, drainage, and safety are at stake without organized community input.
- Civic clubs give neighborhoods a voice — they're where important conversations and decisions about our area will happen.
- We can advocate for responsible growth that benefits current and future residents.
- Protect our neighborhood for decades to come by organizing now.
- Stronger connections mean safer streets — the more we know each other, the safer and stronger we are together.



Sign-up here

CIVIC CLUB & DEED RESTRICTION

To Be an Official Club

1. President
2. Secretary
3. Treasurer
4. By-Laws

City Step:

1. <https://houstontx-117225.workflowcloud.com/forms/8584b512-8ed8-4551-9955-43ca39b8d6ec>

CIVIC CLUB & DEED RESTRICTION

To Be an Official Club

1. President
2. Secretary
3. Treasurer
4. By-Laws

City Step: (Register)

1. [Civic Club Registration Link](#)

State Registration and Tax-Exemption



IMPORTANT

ANNOUNCEMENT

Brays & Sims Bayou

Watershed Partnership

The Partnership Continues!

The Houston-Galveston Area Council (H-GAC) in partnership with the Texas Commission on Environmental Quality (TCEQ) invites you to attend the second meeting of the Brays and Sims Bayou Watershed Partnership on:

Wednesday, April 15, 2026

5:00 p.m. to 7:00 p.m.

In Person at:

In Person at:

Johnson Neighborhood Library

(Free parking - lot located in front of building)

3517 Reed Road

Houston, TX, 77051

Online via:

Zoom

Participation will allow stakeholders to be directly involved in the development of a Watershed Protection Plan. This plan will outline locally supported, voluntary strategies to improve water quality by reducing sources of pollution in Brays and Sims Bayou and its tributaries.

Join us and make your voice heard!

NIGHT OF JAZZ

Movin & Groovin For Education, Fundraiser Event 2026



To buy tickets or find out more visit:
<http://www.jazzhtx.com>

Presented by Evan E. Worthing Alumni Association, 501 (c)(3) Organization

APRIL 26, 2026

BAYOU CITY EVENT CENTER
9401 KNIGHT RD. • SHOW STARTS @ 5PM

DOORS OPEN @
4PM

For more Information about the Scholarship Fundraiser Contact:
Ervin Johnson / aircon8129@yahoo.com - 713-398-4995
Patricia Spikes / pspikes30@aol.com - 832-282-7296
Karen Hairston / brown59sugar@att.net - 713-292-4134

NIGHT OF JAZZ

Movin & Groovin For Education, Fundraiser Event 2026

Featuring
Gospel, Jazz, R&B Greats

DR. PAULLETTE WRIGHT

LLOYD HUGHES & BAND

KYLE TURNER

THERESA GRAYSON

JOE CARMOUCHE

VIOLINIST
DOMINIQUE HAMMONS
INTERNATIONAL RECORDING ARTIST

Host - Samica Knight

To buy tickets or find out more visit:
<http://www.jazzhtx.com>

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**JUNETEENTH
HOUSTON**
A CITYWIDE CELEBRATION OF FREEDOM

SAVE *the* DATES

JUNE 1ST

**ELDORADO
BALLROOM**

**THE OFFICIAL
JUNETEENTH
KICKOFF**

JUNE 6TH

**EMANCIPATION
PARK**

**ANNUAL CELEBRATE
FREEDOM FESTIVAL**

JUNE 13TH

**HOUSTON'S HISTORIC
BLACK SITES**

**BLACK HOUSTON
BUS TOUR**

HOMECOMING
OUR HERITAGE, OUR HOME

157 **158** **159** **160**
FREEDOM'S 157 JUNETEENTH 2022 158 JUNETEENTH HOUSTON 159 160

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QUESTIONS AND ANSWERS

