

Mayor and Council Communication

DATE: 03/11/25

M&C FILE NUMBER: M&C 25-0210

LOG NAME: 19NEZ4333AVEH

SUBJECT

(CD 5) Authorize Execution of a Five-Year Tax Abatement Agreement with Cristo Jesus Najera for the Construction of a Single-Family Dwelling of Approximately 2,464 Square Feet and Having a Cost of at Least \$250,000.00 on Property Located at 4333 Ave H, in the Stop Six/Poly Oversight Neighborhood and within Neighborhood Empowerment Zone Area Six and Neighborhood Empowerment Reinvestment Zone No. 6R

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the execution of a five-year Tax Abatement Agreement with Cristo Jesus Najera for the construction of a single-family dwelling of approximately 2,464 square feet and having a cost of at least \$250,000.00 on property located at 4333 Ave H, in the Stop Six/Poly Oversight neighborhood and within Neighborhood Empowerment Zone Area Six and Neighborhood Empowerment Reinvestment Zone No. 6R; and
2. Find that the terms of, and the property subject to, the Tax Abatement Agreement meet the criteria and guidelines set forth in the Neighborhood Empowerment Zone Program Basic Incentives and Tax Abatement Policy.

DISCUSSION:

Cristo Jesus Najera, (Property Owner), is the owner of the property described as Lot 8, Block 3, College Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat Thereof Record recorded in Volume 388, Page 47, Plat Records, Tarrant County, Texas, located at 4333 Ave H, Fort Worth, Texas, (the Property). The Property is located in the Stop Six/Poly Oversight neighborhood and within Neighborhood Empowerment Zone, (NEZ) Area Six.

The Property Owner plans to invest an estimated amount of \$250,000.00 to construct a single-family residence of approximately 2,464 square feet (Project) on the Property. The Project will be used as the homeowner's primary residence.

The Neighborhood Services Department reviewed the application and certified that the Property Owner and Project meet the eligibility criteria to receive a NEZ Municipal Property Tax Abatement. The NEZ Basic Incentives include a five-year Municipal Property Tax Abatement on the increased value of improvements to the qualified owner of any new construction or rehabilitation within the NEZ. Residential owner-occupied tax abatements are capped at the annual median home value as reported by the National Association of Realtors for Tarrant County. This value is updated annually and is currently \$380,220.00.

Upon execution of the Tax Abatement Agreement (Agreement), the total assessed value of the improvements used for calculating municipal property tax will be frozen for a period of five years starting January 2026 at the estimated pre-improvement value as defined by the Tarrant Appraisal District, (TAD) in January 2025 for the property as follows:

Pre-Improvement TAD Value of Improvements	\$59,461.00
Pre-Improvement Estimated Value of Land	\$50,056.00
Total Pre-Improvement Estimated Value	\$109,517.00

The estimated municipal property tax to be abated on the improved value of the Project after construction is estimated in the amount of \$1,681.25 per year, for a total amount of \$8,406.25 over the five-year period, not counting increases from reappraisals. However, this estimate may differ from the actual tax abatement value, which will be calculated based on the TAD appraised value of the property up to the capped value.

In the event of a sale of the Property, the Agreement may be assigned to a new owner's first mortgage or a new owner as a primary residence. All other assignments must be approved by the City Council.

This property is located in COUNCIL DISTRICT 5

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that upon final approval of the Tax Abatement Agreement, a loss of an estimated \$8,406.25 in property tax revenue may occur over the five-year period. This reduction in revenue will be incorporated into the long term financial forecast upon the Tax Abatement being officially granted.

Submitted for City Manager's Office by: Dana Burghdoff 8018

Originating Business Unit Head: Kacey Bess 8187

Additional Information Contact: Sarah Odle 7316