



COMMISSIONERS COURT
COMMUNICATION

REFERENCE NUMBER _____

PAGE 1 OF 87

DATE: 08/15/2023

SUBJECT: APPROVAL OF A COMMUNITY HOUSING DEVELOPMENT ORGANIZATION PROPERTY TAX EXEMPTION RENEWAL FOR TAX YEAR 2023 IN THE AMOUNT OF FIFTY PERCENT FOR SANSOM BLUFF APARTMENTS – COMMUNITY DEVELOPMENT

***** CONSENT AGENDA *****

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court approve a Community Housing Development Organization (CHDO) property tax exemption for Tax Year 2023 in the amount of fifty percent (50%) of Tarrant County ad valorem taxes for Sansom Bluff Apartments, 2900 La Junta Drive, Sansom Park, Texas 76114.

BACKGROUND

Development Corporation of Tarrant County (DCTC), a certified CHDO, constructed 296 units of multifamily housing in Sansom Park, Texas including the Sansom Bluff Apartments project which was completed in 2021. Approximately ninety-five percent (95%) of the Sansom Bluff Apartments, units are available to households who earn sixty percent (60%) or below the Area Median Income (AMI). Five percent (5%) are available at market rate, and six (6) of the units are HOME Investment Partnerships Program (HOME) units.

On January 14, 2020, the Commissioners Court through Court Order #131910, approved the first CHDO property tax exemption for Sansom Bluff Apartments. This request must be approved annually by Commissioners Court.

On April 5, 2023, DCTC submitted an annual renewal request for a fifty percent (50%) property tax exemption. Tarrant County Community Development staff certifies that there are no changes since the last submittal.

Commissioners Court approval does not guarantee a tax exemption from Tarrant County. Once the application has been processed through Commissioner Court, CHDO must submit required documentation, including documentation of this action, to the Tarrant Appraisal District (TAD).

The Criminal District Attorney's Office has reviewed this request as to form.

SUBMITTED BY:	Community Development	PREPARED BY: APPROVED BY:	Marguerite Jones James A. McClinton
---------------	-----------------------	------------------------------	--



COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER: _____ DATE: 08/15/2023 PAGE 2 OF 87

FISCAL IMPACT

The estimated amount of the Tarrant County tax exemption for tax year 2023, based on a fifty percent (50%) exemption is projected at \$25,200.00.

Please Note: Due to the volume, copies of the entire packet are not being reproduced for distribution. However, the information may be viewed online in the Court's agenda on the Tarrant County Website or in the Commissioners Court records within the County Clerk's Office.