



CITY OF EL PASO

Community + Human Development

9% Low Income Housing Tax Credits (LIHTC) Policy
Management Update

City Council Action

On February 4, 2025, City Council approved a **rewrite** of the policy for the evaluation of 9% LIHTC applications.

- Geographic Index for Location-Based Scoring
- Minimum Point Thresholds for Eligibility for Letters of Support or No Objection
- Designated Location(s) for Applications
- Return to City Council with a recommendation within **240 days**.

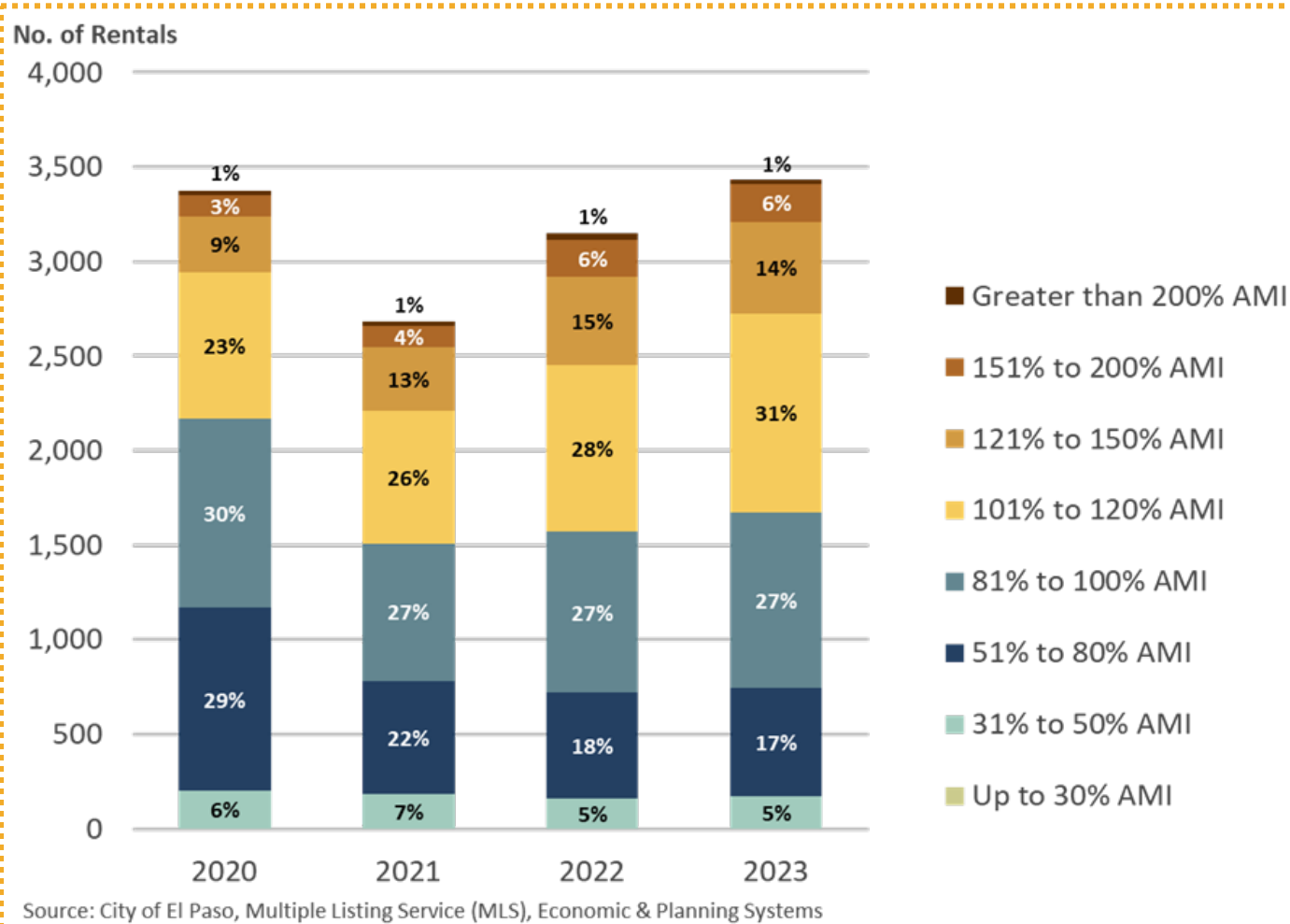
Texas Department of Housing and Community Affairs 9% LIHTC

The Texas Department of Housing and Community Affairs (TDHCA) **competitively** awards 9% tax credits for the production or rehabilitation of affordable housing.

El Paso is in TDHCA **Region 13**, receiving approximately \$2.5 million in annual 9% tax credits for one to two affordable housing projects.

City Council Action	TDHCA Points
Resolution of Support	17
Resolution of No objection	14
No Action	0

9% LIHTC Importance



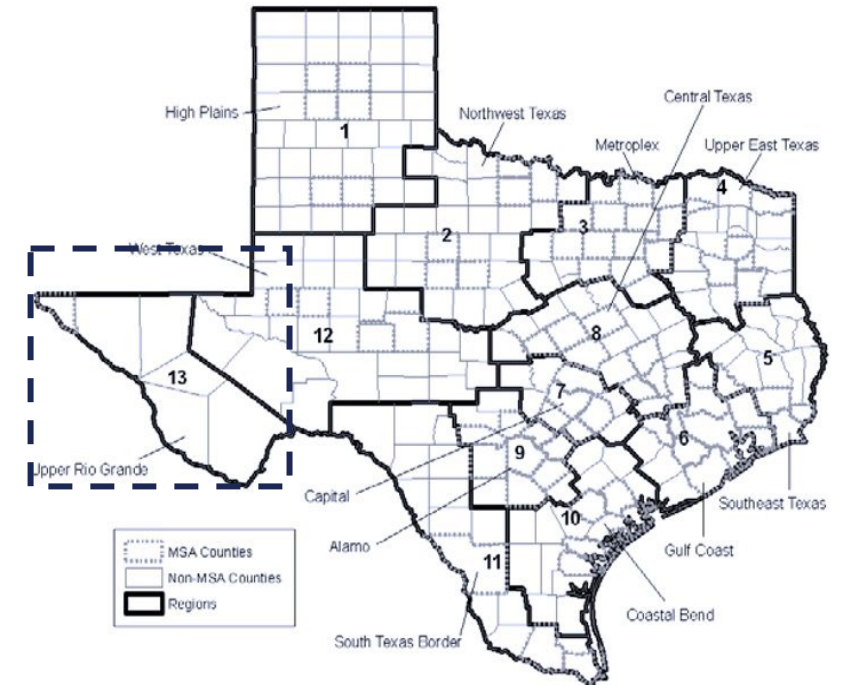
Rentals affordable at 80% Area Median Income (AMI) and below comprised **35%** in 2020 and only **22%** in 2023.

9% LIHTC is critical to **increase** and **preserve** affordable housing.

Previous LIHTC Policy

On **October 15, 2019**, City Council adopted the 9% LIHTC **Evaluation Criteria** to align with recommendations of the El Paso Regional Housing Plan.

- Maximize units aimed at addressing affordability gap
- Provide for demographic specific supportive services
- Provide inclusiveness with surrounding neighborhood
- Have experience in El Paso affordable housing market
- Be within Uptown and Medical Center of the Americas (MCA), and within ¼ mile of BRIO stops.



Key Updates

Geographic Index

A GIS-based tool to guide equitable development of affordable housing across all eight City Council Districts.

Project Feasibility

Grants points for project budget, developers track record, and site readiness.

Selection of One Development

The City may choose to prioritize a single development project based on its alignment with the City's Strategic Goals.

Threshold for Support and No Objection

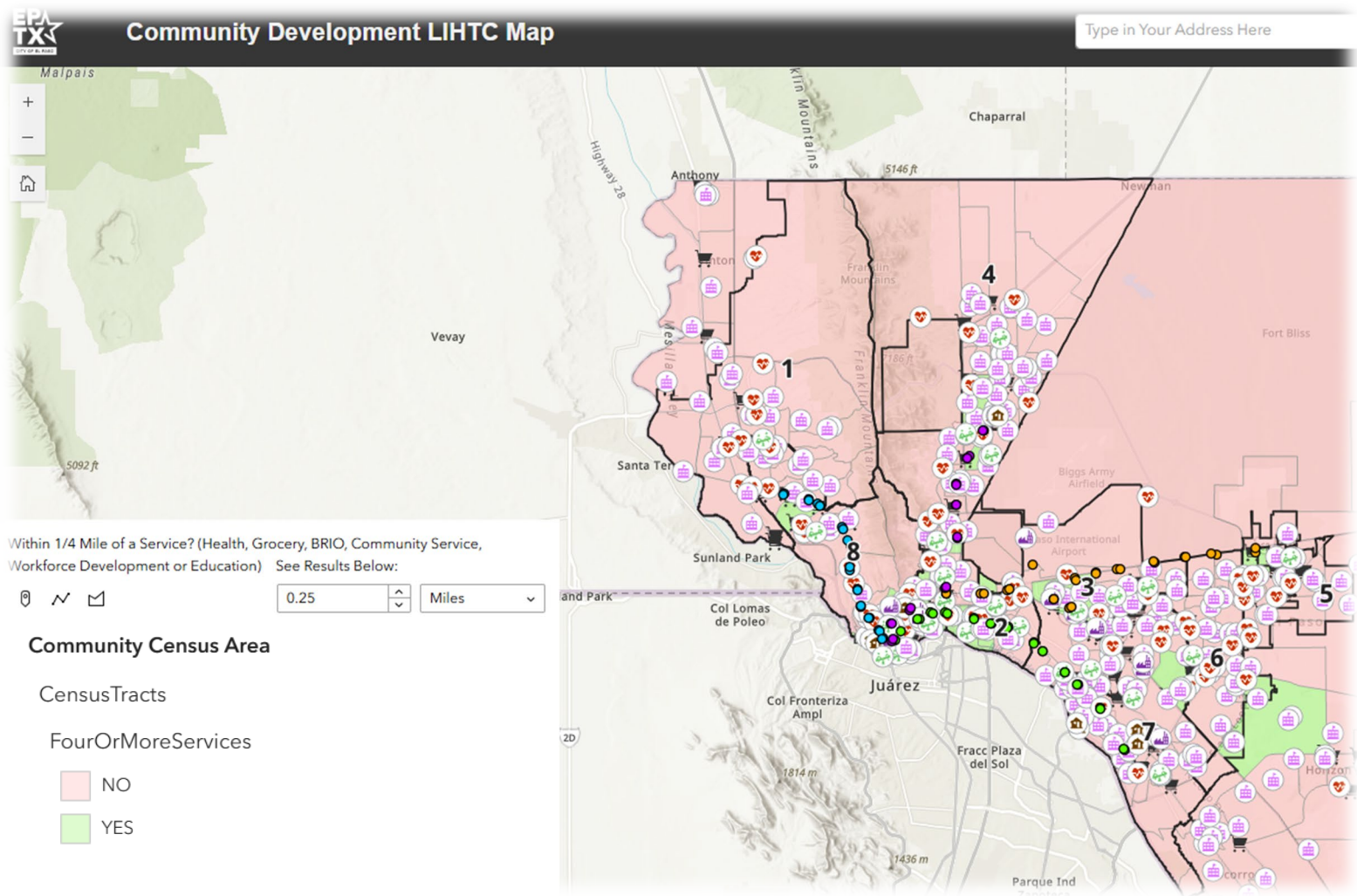
The City will issue responses based on each application's composite score.

Approved Amendment

Bonus Points for Local Presence and Long-Term Accountability in El Paso (up to 5 points)

- Applicants that have past experience involved in a development team constructing, operating, and/or providing affordable housing for residents who fit the demographic providing affordable housing for residents who fit the demographic profile to be served in El Paso (1 point)
- At least 5 employees whose place of residence is in El Paso, TX for at least the last 2 years (1 point)
- 5 or more years' experience as part of a development team financing, building, operating, or managing affordable housing in El Paso (1 point)
- Commitment to extend affordability beyond 30 years by at least 10 years (1 point)
- Applicants who agree to work with businesses and contractors based in the City of El Paso's city limits or ETJ (1 point)

LIHTC GIS Map



The map displays specified **services within 1/4 mile** of an address.

- Healthcare
- Education
- Food
- Public Transportation
- Workforce Development
- Community Services

Evaluation Criteria

Value Statement	Total Points
The project is situated in a high-opportunity area, as identified by the GIS-based Tool	0-35
Maximize affordable housing units within the City of El Paso	0-35
Promotes inclusive and accessible developments	0-15
Evaluation of project budget and financial readiness	0-15
Bonus points for City-owned land	10
Bonus points for Local Presence & Long Term Accountability	5
Total Available Points	115

Scores	Action
80 Above	Resolution of Support
70-79	Resolution of No objection
Below 69	No Action

Next Steps

**Council Action of
LIHTC Policy**

**LIHTC Policy
Rewrite Outreach**

**Release the 2026
Request for
Municipal
Resolution**

**Council Action on
2026 LIHTC Staff
Recommendation**

**TDHCA Board
Issuance of Final
Awards**

September 2025

October 2025

October 2025

January 2026

July 2026

MISSION



Deliver exceptional services to support a high quality of life and place for our community.

VISION



Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government.



VALUES

Integrity, **R**espect, **E**xcellence,
Accountability, **P**eople