



CITY OF EL PASO

Community + Human Development

9% Low Income Housing Tax Credits (LIHTC)
2026 Cycle

City Council Action

On October 6, 2025, City Council adopted 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
- Bonus Points for City-Owned Property and Local Presence
- Selection of One Development

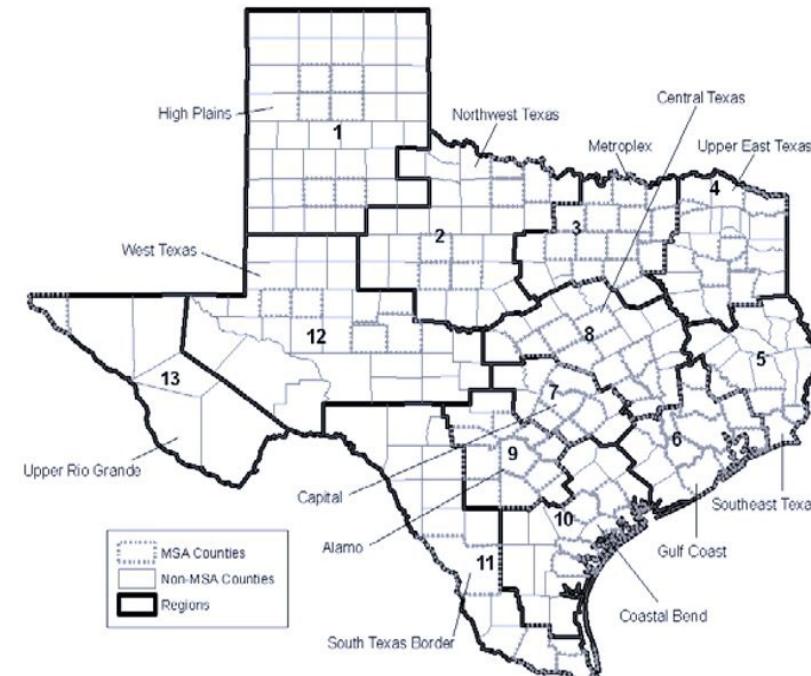


Texas Department of Housing and Community Affairs 9% LIHTC

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



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 and Long-Term Accountability in El Paso	0-5
Total Available Points	115

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

Evaluation Results

Development	GIS	Unit Mix	Inclusiveness	Financial Feasibility	City-Owned Land	Local Presence	Total Score
Alamito Seniors	29.4	13.3	10.2	9.4	0	4.8	67.1
Cielo Towers II	31	23.6	10.4	11.8	0	4.8	81.6
Eastside Crossings II	21.2	26.2	9.4	11.8	0	4.8	73.4
Siesta Jardin	30.2	26.2	10.2	11.8	0	4.8	83.2

In accordance with policy, the following are the recommendations for the 2026 LIHTC developments:

- Siesta Jardin – Resolution of Support
- Cielo Towers II – Resolution of Support
- Eastside Crossings II – Resolution of No Objection
- Alamito Seniors – No Action



Requested Action

Action #1: That the Mayor be authorized to sign Resolutions of Support for Siesta Jardin and Cielo Towers II, and a Resolution of No Objection for Eastside Crossings II

Action #2: That the Mayor be authorized to sign a Resolution acknowledging that Cielo Towers II is located in a census tract that has more than 20% Housing Tax Credit units per total households.

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

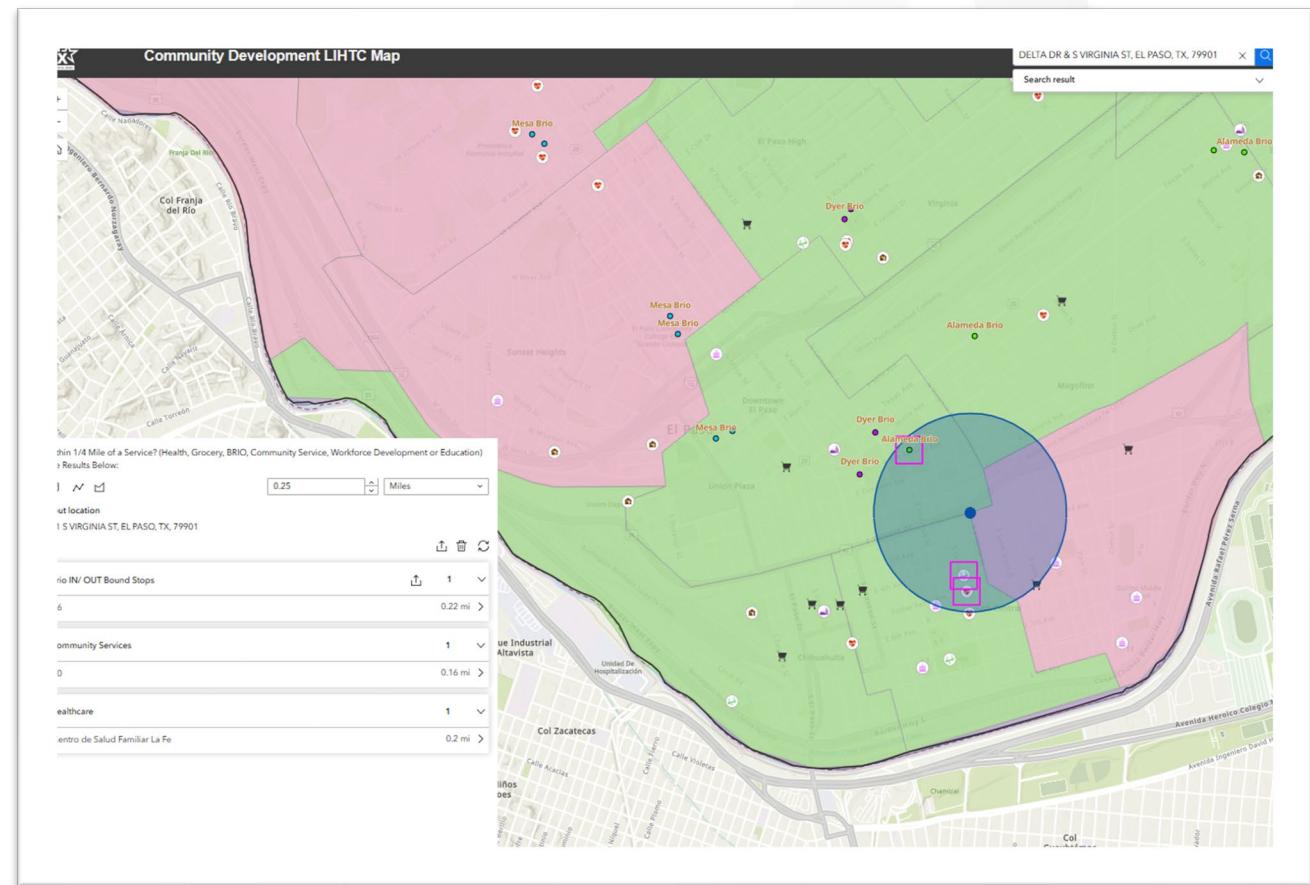
Integrity, Respect, Excellence, Accountability, People



Alamito Seniors

- Paisano Housing Redevelopment Corporation
- Location: Delta Dr & South Virginia, El Paso, TX 79901, District 8
- Tax Credits Being Requested: **\$600,000.00**
- **Application was withdrawn**

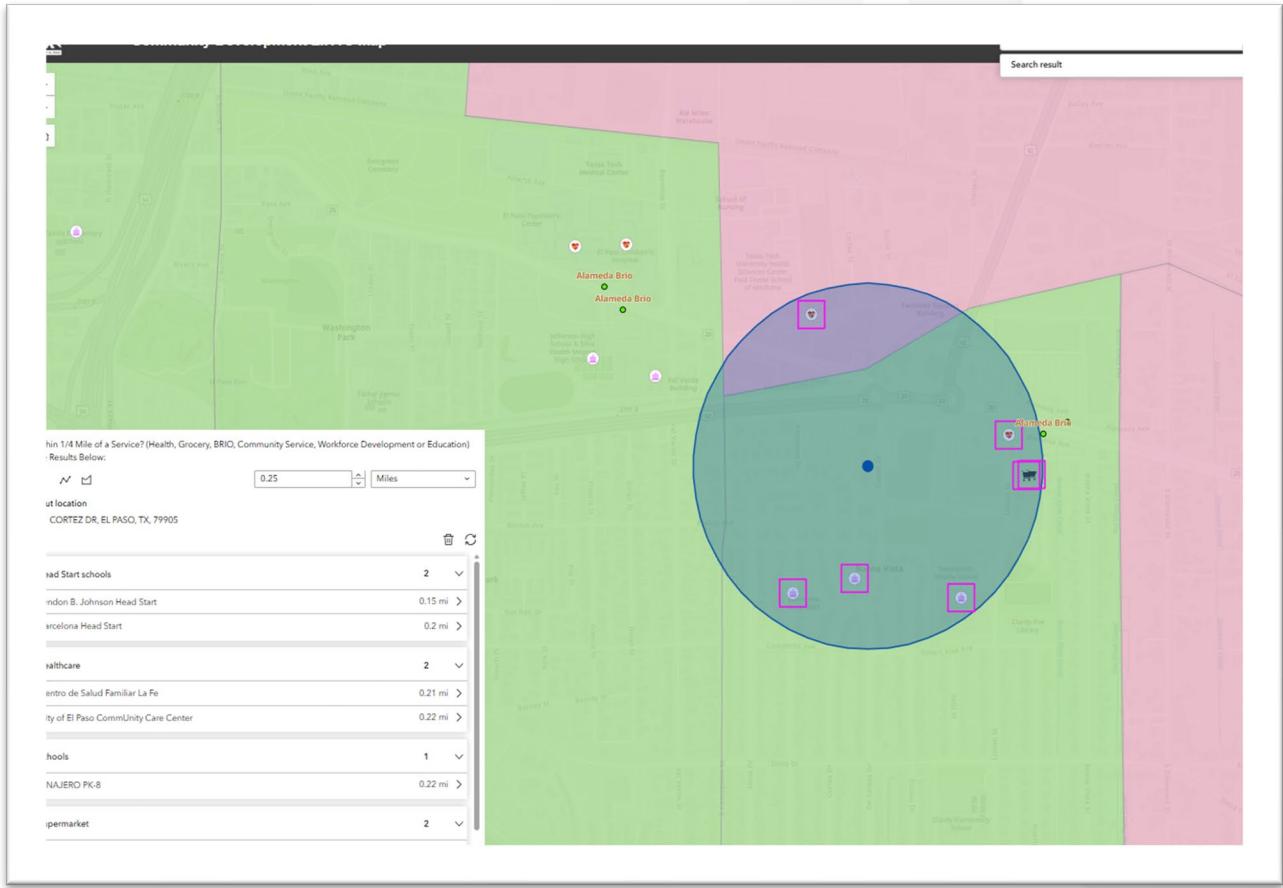
Bedroom(s)	Market Rate	60% AMI	50% AMI	30% AMI	Total # Units
One	0	40	0	0	40
Two	0	0	0	0	0
Three	0	0	0	0	0
Four	0	0	0	0	0



Cielo Towers II

- Paisano Housing Redevelopment Corporation
- Location: 201 Cortez Dr., El Paso, TX 79905, District 2
- Tax Credits Being Requested: **\$2,000,000.00**

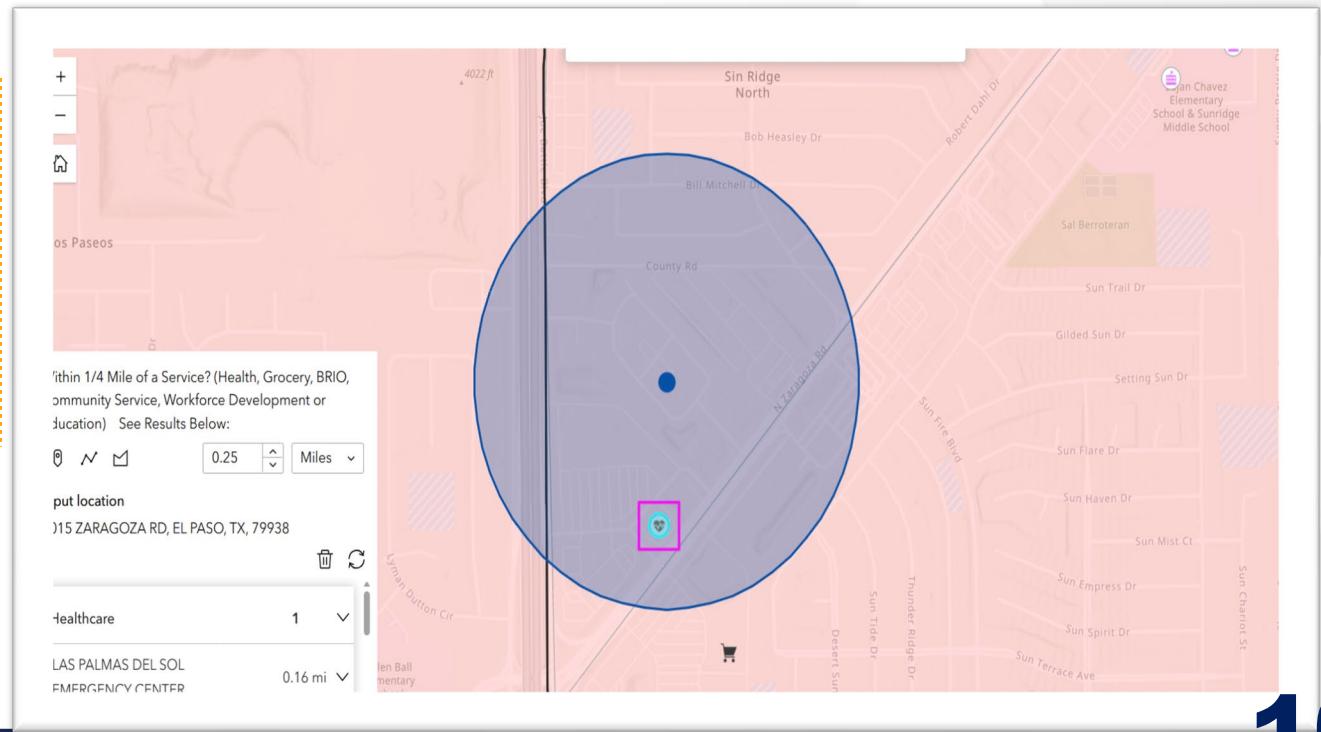
Bedroom(s)	Market Rate	60% AMI	50% AMI	30% AMI	Total # Units
One	0	80	0	0	80
Two	0	0	0	0	0
Three	0	0	0	0	0
Four	0	0	0	0	0



Eastside Crossings II

- Paisano Housing Redevelopment Corporation
- Location: 2015 Zaragoza, El Paso, TX 79938, District 5
- Tax Credits Being Requested: **\$2,000,000.00**

Bedroom(s)	Market Rate	60% AMI	50% AMI	30% AMI	Total # Units
One	0	80	0	0	80
Two	0	0	0	0	0
Three	0	0	0	0	0
Four	0	0	0	0	0



Siesta Jardin

- Paisano Housing Redevelopment Corporation
- Location: 9009 Dyer St., El Paso, TX 79904, District 2
- Tax Credits Being Requested: **\$2,000,000.00**

Bedroom(s)	Market Rate	60% AMI	50% AMI	30% AMI	Total # Units
One	0	80	0	0	80
Two	0	0	0	0	0
Three	0	0	0	0	0
Four	0	0	0	0	0

