

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Community and Human Development

AGENDA DATE: December 15, 2020

CONTACT PERSON/PHONE: Nicole Ferrini, Chief Resilience Officer, 212-1659, ferrinim@elpasotexas.gov
Mark Weber, CD Program Manager, 212-1682, webermc@elpasotexas.gov

DISTRICT(S) AFFECTED: All Districts

SUBJECT:

Discussion and action that the Mayor of the City of El Paso, Texas be authorized to sign Resolutions of Support for all, or some, of the following projects for 2021 9% Regional Competitive Low Income Housing Tax Credit (LIHTC) applications, including a waiver of permit fees in the amount of \$500 each: Mountain View Estates located at the Northwest Quadrant of Montana Ave. and Justice St., El Paso, Texas 79938, submitted by Mountain View Estates Ltd.; and Sun Pointe Apartments located at 4647 Maxwell Ave., El Paso, Texas 79904, submitted by the Housing Authority of the City of El Paso.

BACKGROUND / DISCUSSION:

The City of El Paso received two requests for resolutions of support for 9% Low Income Housing Tax Credit applications. Staff recommends approval of resolutions of support and \$500 in permit fee waivers for both requests.

Summary of proposals for which resolutions of support are requested:

Mountain View Estates

Applicant: Mountain View Estates, Ltd.
Developer: Investment Builders, Inc. (IBI)
Project type: New Construction
Location: District 5 - Northwest Quadrant of Montana Ave. and Justice St., 79938
of affordable units: 80 (56 units at 60% AMI, 16 units at 50% AMI, 8 units at 30% AMI)
Total cost of development: \$10,679,105
Tax Credits requested from TDHCA: \$1,246,200

Sun Pointe Apartments

Applicant: Housing Authority of the City of El Paso (HACEP)
Developer: Housing Authority of the City of El Paso (HACEP)
Project Type: Rehabilitation
Location: District 2 - 4647 Maxwell Ave., 79904
of affordable units: 101 (69 units at 60% AMI, 21 units at 50% AMI, 11 units at 30% AMI)
Total cost of development: \$19,250,000
Tax Credits requested from TDHCA: \$1,200,000

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

\$1,000 waiver of permit fees

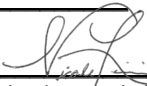
BOARD / COMMISSION ACTION:

N/A

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) _____ FINANCE: (if required) _____

DEPARTMENT HEAD:



Nicole Ferrini, Chief Resilience Officer

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

RESOLUTION

WHEREAS, Mountain View Estates, Ltd. has proposed a development for affordable rental housing at the Northwest Quadrant of Montana Ave. and Justice St., El Paso, Texas 79938, named Mountain View Estates, in the City of El Paso, Texas; and

WHEREAS, Mountain View Estates, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 Competitive 9% Housing Tax Credits for Mountain View Estates; and

WHEREAS, Mountain View Estates, Ltd. has requested a waiver of permit fees in the amount of \$500 from the City of El Paso.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it **supports** the proposed **Mountain View Estates** located at the Northwest Quadrant of Montana Ave. and Justice St., El Paso, Texas 79938 (TDHCA Application number _____) and that this formal action has been taken to put on record the opinion expressed by the City of El Paso, Texas on December 15, 2020.
2. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it has committed to Mountain View Estates, Ltd., a waiver of \$500.00 in permit fees; these funds shall be used in developing **Mountain View Estates** located at the Northwest Quadrant of Montana Ave. and Justice St., El Paso, Texas 79938 (TDHCA Application number _____).
3. That for and on behalf of the Governing Body, Laura Prine, City Clerk, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs. Further, the City Clerk is authorized to add the application number to this Resolution above, once such application number is assigned.

APPROVED this _____ day of _____, 20____.

THE CITY OF EL PASO:

Dee Margo
Mayor

(Signatures Continue on Following Page)

ATTEST:

Laura Prine
City Clerk

APPROVED AS TO FORM:

Omar A. De La Rosa
Omar De La Rosa
Assistant City Attorney

APPROVED AS TO CONTENT:



Nicole M. Ferrini
Chief Resilience Officer

RESOLUTION

WHEREAS, the Housing Authority of the City of El Paso (HACEP) has proposed a development for affordable rental housing at 4647 Maxwell Ave., El Paso, Texas 79904, named Sun Pointe Apartments, in the City of El Paso, Texas; and

WHEREAS, HACEP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 Competitive 9% Housing Tax Credits for Sun Point Apartments; and

WHEREAS, HACEP has requested a waiver of permit fees in the amount of \$500 from the City of El Paso.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it **supports** the proposed **Sun Pointe Apartments** located at 4647 Maxwell Ave., El Paso, Texas 79904 (TDHCA Application number _____) and that this formal action has been taken to put on record the opinion expressed by the City of El Paso, Texas on December 15, 2020.
2. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it has committed to HACEP, a waiver of \$500.00 in permit fees; these funds shall be used in developing **Sun Pointe Apartments** located at 4647 Maxwell Ave., El Paso, Texas 79904 (TDHCA Application number _____).
3. That for and on behalf of the Governing Body, Laura Prine, City Clerk, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs. Further, the City Clerk is authorized to add the application number to this Resolution above, once such application number is assigned.

APPROVED this _____ day of _____, 20____.

THE CITY OF EL PASO

Dee Margo
Mayor

(Signatures Continue on Following Page)

ATTEST:

Laura Prine
City Clerk

APPROVED AS TO FORM:

Omar A. De La Rosa

Omar De La Rosa
Assistant City Attorney

APPROVED AS TO CONTENT:



Nicole M. Ferrini
Chief Resilience Officer



2021 LOW INCOME HOUSING TAX CREDIT REQUEST FOR MUNICIPAL RESOLUTION

The City of El Paso requires the following information in order to process a request for support resolution for the Texas Dept. of Housing and Community Affairs as part of the 2021 Low Income Housing Tax Credit (LIHTC) application process. All 9% LIHTC applicants must fill out Sections A, B, and D. Section C is for 9% LIHTC applicants seeking City financial support. 4% HTC applicants must fill out sections A, B and D only.

- The deadline for 9% Housing Tax Credit Requests for Municipal Resolution is Monday, November 2, 2020 by 5:00 pm (MST)

SECTION A. PROPERTY AND CONTACT INFORMATION

1. Applicant/Developer: Mountain View Estates, Ltd. (Applicant) / Investment Builders, Inc. (Developer)
2. Contact Person: Roy Lopez
3. Applicant Address: 7400 Viscount Blvd, Ste 109, El Paso, TX 79925
Phone: (915) 255-6588 E-Mail: rlopez@ibitoday.com
4. Name of Proposed Development: Mountain View Estates
5. Proposed Development Address/Location: NWQ of Montana Ave and Justice St, El Paso, TX 79938
6. Type of Tax Credit requested of TDHCA (ex. 9% Statewide At-Risk or 9% Regional Competitive):
9% Regional Competitive

SECTION B. PROJECT INFORMATION

1. Project type (rehabilitation, new construction, adaptive reuse, etc.): New Construction
2. Provide a written narrative explaining why the particular type of tax credit is being requested and how the proposed development meets TDHCA criteria and the City of El Paso adopted Evaluation Criteria for Requests for Local Government Support of LIHTC Proposals. To accomplish this, the narrative should include detailed descriptions of how the proposed development meets each of the criteria for Value Statements 2, 3, 4, and 5 in the City's adopted evaluation criteria (attached to this form). Narrative must be no more than 10 pages, single-spaced, 12 pt. Arial or Calibri font, 1" margins. Submit as Attachment B-2.
3. Total cost of development (as prepared by an Architect, Engineer or Contractor): \$ 10,679,105
4. Cost per square foot: \$ 125.95
5. Amount of tax credits being requested of TDHCA: \$ 1,246,200
6. Number of units & housing mix for proposed development (1, 2 or 3 bedroom) and Number of Affordable Units

Units/bedroom Size:	Total Quantity	Market Rate	80% AMI	60% AMI	50% AMI	30% AMI
1 Bedroom	4			1	1	2
2 Bedroom	36			17	13	6
3 Bedroom	36			34	2	0
4 Bedroom	4			4	0	0
Totals	80			56	16	8

7. Is the proposed development site properly zoned for proposed development? Yes No

a. Current Zoning: C-4 Commercial

8. Are property taxes current for the site? Yes No

If yes, provide a copy of current property tax receipt, or print-out from:

https://actweb.acttax.com/act_webdev/elpaso/index.jsp Submit as Attachment B-8.

9. Is the property located in a flood zone? Yes No

10. Submit location map showing the project site. Submit as Attachment B-10.

11. Submit project Site Plan (and renderings if available). Submit as Attachment B-11.

SECTION C. FOR THOSE PROJECTS SEEKING FINANCIAL SUPPORT FROM CITY FUNDS

1. Total amount of funds requested from City HOME/CDBG funds: \$ N/A
Or, total amount of requested fee waiver from the City of El Paso: \$ 500.00

2. Indicate use of all funds by category and amount (for those requesting HOME/CDBG funds):

Acquisition:	\$ _____
Design/Soft Costs:	\$ _____
New Construction of Housing Units:	\$ _____
Rehabilitation/Conversion of Housing Units:	\$ _____
Funds from other sources:	\$ _____
Total Project Cost:	\$ _____

3. Relocation of Tenants (for rehabilitation and/or reconstruction developments):

How many of the existing dwelling units are occupied? N/A Vacant? N/A

If completely vacant, how long has the property been vacant? _____

Are any of the units owner-occupied? _____

Will Temporary or permanent relocation be required? _____

4. Section 3 Agreement (for those requesting HOME/CDBG funds): If the project construction amount totals more than \$200,000, the owner/contractor agrees to meet or exceed Section 3 requirements by: (1) awarding at least 20% of the total dollar amount of all covered construction contracts to Section 3 businesses; and (2) offering 50% of new employment opportunities to Section 3 businesses. Section 3 is a provision of the Housing and Urban Development (HUD) Act of 1968 that requires that recipients of certain HUD financial assistance, to the greatest extent feasible, provide job training, employment, and contracting opportunities for low- or very-low income residents in connection with projects and activities in their neighborhoods. The HOME and CDBG funds administered by the City necessitate following Section 3 provisions.

Do you agree to meet or exceed the Section 3 requirements noted above? Yes No

5. Submit the following financial documents (for those requesting HOME/CDBG funds):

- Applicant's financial statement or most recent audit. Submit as Attachment C-5.a.
- Applicant's Current Income Tax Return. Submit as Attachment C-5.b.

6. Submit the following Relocation documents (if applicable):

- a. Copy of Relocation Plan. Submit as Attachment C-6.a.
- b. Proof of approval of Relocation Plan by HUD. Submit as Attachment C-6.b.
- c. List of all households to be displaced, list must include date of issuance of General Information Notices and date of issuance of Relocation Notices for all households. Submit as Attachment C-6.c.

Please note: Phase I Environmental Assessment must be submitted to Community & Human Development for review prior to execution of any HOME or CDBG funding agreements.

SECTION D. CERTIFICATIONS

RETURN COMPLETED 9% LIHTC REQUESTS FOR MUNICIPAL RESOLUTION WITH ALL ATTACHMENTS NO LATER THAN NOVEMBER 2, 2020 BY 5:00 PM (MST).

Submittals received after 5:00 pm on November 2, 2020 MST will not be considered for support.

Applications must be submitted by emailing a link to your application contained within a file sharing service. Please notify DCHD staff by emailing housingprograms@elpasotexas.gov that your application has been stored with a file sharing service to include the link for access. DCHD must receive this email prior to the application deadline. Applications must be submitted electronically unless a waiver has been issued allowing you to submit your application in paper form. Instructions for submitting your paper application will be contained in the waiver for electronic submission.

4% HTC REQUESTS FOR MUNICIPAL RESOLUTION WILL BE ACCEPTED ON A ROLLING BASIS THROUGHOUT THE YEAR

Person authorized to sign on behalf of proposed development:

I/we declare that I/we have examined this request and, to the best of my/our knowledge and belief, the information contained therein is true, correct, and complete.

Signature (required):  _____

Printed Name/Title: **Roy Lopez, Senior Vice President** _____

Date: **11/2/2020** _____

FOR STAFF USE ONLY: Received by: _____ Date: _____

Review for Completeness by: _____

Why use the Tax Credit Program and the TDHCA criteria

The proposed affordable housing development will comply with the TDHCA requirements. The proposed development will be located in the Socorro ISD with excellent schools. It will be located in close proximity to numerous essential amenities such as grocery store, pharmacy, shopping, daycare, schools and medical facilities.

This proposed development will consist of 80 total units of which 4 will be one-bedroom, 36 will be two-bedroom, 36 will be three-bedroom and 4 will be four-bedroom units that will serve a mix of income households as presented in the Unit Mix Schedule in Section B, Item 6.

The proposed development will also include the following unit and common amenities at no cost to the tenants: covered parking, swimming pool, fully furnished exercise facility in the clubhouse, children's playscape, and full perimeter fencing. A full complement of Energy-Star rated appliances including refrigerator, gas stove with oven, built-in microwave, dishwasher and full sized washer and dryer in each unit, along with covered patios and entry ways, window coverings and Energy-Star ceiling fans and lighting.

The proposed development will also incorporate the following Green Building features to lower the impact on the local environment and provide utility cost savings to the residents: high efficiency 15-SEER air conditioning and E-rated windows. The walls and ceiling will be insulated with R-15 and R-30 values, respectively and native plants and drip irrigation will be used to conserve water.

In order to have a range of income households and offer units to households with 50 percent and 30 percent of area median incomes, the tax credit program is the best program to accomplish this goal. The equity provided by the tax credit investor allows the developer/owner to carry less debt on the property; therefore, provide lower rent to residents. Without the equity contribution, the lower affordable rents would not be possible.

How this development meets the criteria for Value Statement 2:

The proposed development will provide support to assist its residents in breaking the cycle of poverty and support upward mobility by either directly providing or facilitating social services in the following categories:

- a) Education -The elementary, middle and high schools within the attendance zone of the proposed development have all achieved a Texas Education Agency rating of Met Standard. Also, the Applicant has contracted with Better Texans Services, Inc. to provide on-site services to K-12 children. Services include after-school tutoring, test preparation and similar activities that promote the betterment and growth of children and young adults. These services are provided free of charge to the residents.
- b) Economic development- The Applicant has contracted with Tierra Del Sol Housing Corporation (TDS) to conduct training, free of charge, in Basic Financial Literacy Skills and Homebuyer Education. TDS will also assist families with Financial Management and Planning, and Credit Rebuilding.
- c) Supportive/social services – Better Texans Services, Inc. has also been contracted to provide the following supportive/social services free of charge to the residents: (1) English as a second language classes; (2) health education courses; (3) GED preparation classes; (4) annual income tax preparation; (5) food pantry; (6) health fair; (7) Notary Services; and (8) on-site social events.

How this development meets the criteria for Value Statement 3:

The residents of the proposed development will be given the opportunity for inclusiveness and afforded an opportunity to access public services by satisfying the following criteria:

- a) Although the proposed development will have perimeter fencing, there will be access points or gateway openings for residents to access the surrounding neighborhoods and commercial/public services. This development is proposed to be part of a larger planned development to include shopping, entertainment, fitness center, office space, dining and hotel accommodations. There will be ADA compliant sidewalks, ramps and parking so there will be no barriers to the neighboring community or public services.
- b) The proposed development will be designed to include gathering points such as the community space in the clubhouse, picnic areas, playground and swimming pool that residents may enjoy and invite friends from the neighborhood.
- c) The proposed development is designed to have a mix of household at various income levels including 30%, 50%, and 60% area median income households.

How this development meets the criteria for Value Statement 4:

The Applicant has a local presence and long-term accountability in El Paso.

- a) Investment Builders, Inc. (IBI) is a Texas corporation formed in September, 1993 and completed its first tax credit development in El Paso in 1995. IBI has since developed, built, managed and owned more than 40 affordable housing developments consisting of more than 3,000 units serving residents at or below 60% of the Area Median Family Income. Thirty of these developments are located in the City of El Paso.
- b) IBI is led by highly qualified and professional individuals, each providing extensive experience in their respective areas. IBI currently has a full-time office staff of 7 employees and a full-time field staff of 6 employees, all working from its office located at 7400 Viscount, Suite 109, El Paso, Texas 79925. A majority of these employees have been with the Company for more than 10 years.
- c) As noted in item 4(a) above, IBI has been actively involved in every phase of developing, obtaining financing, building, owning and managing affordable housing since 1993.
- d) In keeping with IBI's commitment to extend affordability beyond 30 years, IBI agrees to extend the affordability period for this development to 45 years.

How this development meets the criteria for Value Statement 5:

The proposed development meets the City's Smart Growth Initiative as set out in Plan El Paso by meeting the following Policy goals:

The final design and construction of the development will adhere to smart growth general design principles to ensure that it accommodates and maximizes the social, economic and environmental opportunities of the Smart Growth Plan for El Paso. The proposed development will be surrounded by existing neighborhoods and will have proposed commercial development adjacent to the site to incorporate the live, dine and shop principles of smart growth communities. Pursuant to receiving a support letter from the City of El Paso and award by TDHCA, the final design will incorporate the following smart growth elements, see attached site plan for additional detailing:

Goal 1.4 New Neighborhoods – the proposed development is projected to be part of a future Montana Commons planned development that will consist of retail, office, dining, hotel and green space. This fits within the goal of 1.4 in creating new neighborhoods and housing opportunities.

Goal 1.10.5 Growth Areas and Overlays – because the proposed development is projected to be part of a future Montana Commons planned development intended to have a live, work and play atmosphere, this fits within the goal of 1.10.5

Goal 2.1 Smart Location Principals – again because the proposed development is projected to be part of a larger Montana Commons planned development, it will meet the goal of 2.1 by minimizing excessive travel. The proposed site is currently located within ½ mile of a transit bus stop for public transportation thus reducing the need for private automobile use.

Goal 4.1 Compact Urban Area – the proposed development will be part of a planned walkable community and is within walking distance of a public transit stop.

Goal 4.7 Air Quality – the proposed development will present the opportunity to increase travel choices by the location near public transportation and community amenities.

Goal 4.11 Public Transportation – the proposed development is currently within ½ mile of a public transit stop and the development will be designed with ADA compliant sidewalks and ramps that will connect to city infrastructure sidewalks to enable residents easy access to transportation options.

Goal 6.1 Housing Supply – the proposed development will offer housing choice to meet the financial, lifestyle and cultural needs of El Paso’s diverse population, non-traditional and multi-generational families. The development will service individuals and families with special needs and persons with disabilities.

Goal 6.3 Walkable Neighborhoods – the proposed development will meet the goal of walkability in 6.3 by being part of the future Montana Commons planned development.

Goal 6.4 Housing Affordability – the proposed development expands the availability of affordable housing and housing choice in El Paso.

Goal 7.3 Dynamic Walkable Neighborhoods – the proposed development will be part of the larger future Montana Commons planned development that will consist of retail, dining, office, hotel and green space which will fit within the goal of 7.3

Goal 9.4 Exposure to Environmental Risk – the Applicant will work with the City to reduce risk of injury and fatality due to vehicular accidents.

Goal 9.5 Encourage Physical Activity Through Design – the proposed development will be part of the future Montana Commons planned development that will encourage a live, work and play atmosphere, various on-site amenities and neighboring mixed used development. The overall development will be all inclusively walkable.

Goal 9.6 Encourage Well-Being – the proposed development as a whole in the planned development will encourage and strengthen support networks by connecting residents to social activities.

Goal 10.5 Stormwater – the proposed development is not located in a floodplain and will be designed to consider existing developments downstream and will have park-ponds to control stormwater drainage and retention.

Goal 10.7 Energy/Public Transit – the proposed development is being designed in conjunction with the future Montana Commons planned development to be a live, work and play development to reduce the dependency on automobile. There is a public transit stop located within walking distance of the proposed site to help reduce the need for personal automobiles.

Goal 10.13 Protect City residents from the effects of excessive noise or vibration – the proposed development is not located in a high noise generated area; however, the development will be designed in accordance with the recommendations of an Environmental Assessment Study concerning noise mitigation.

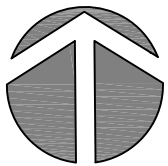
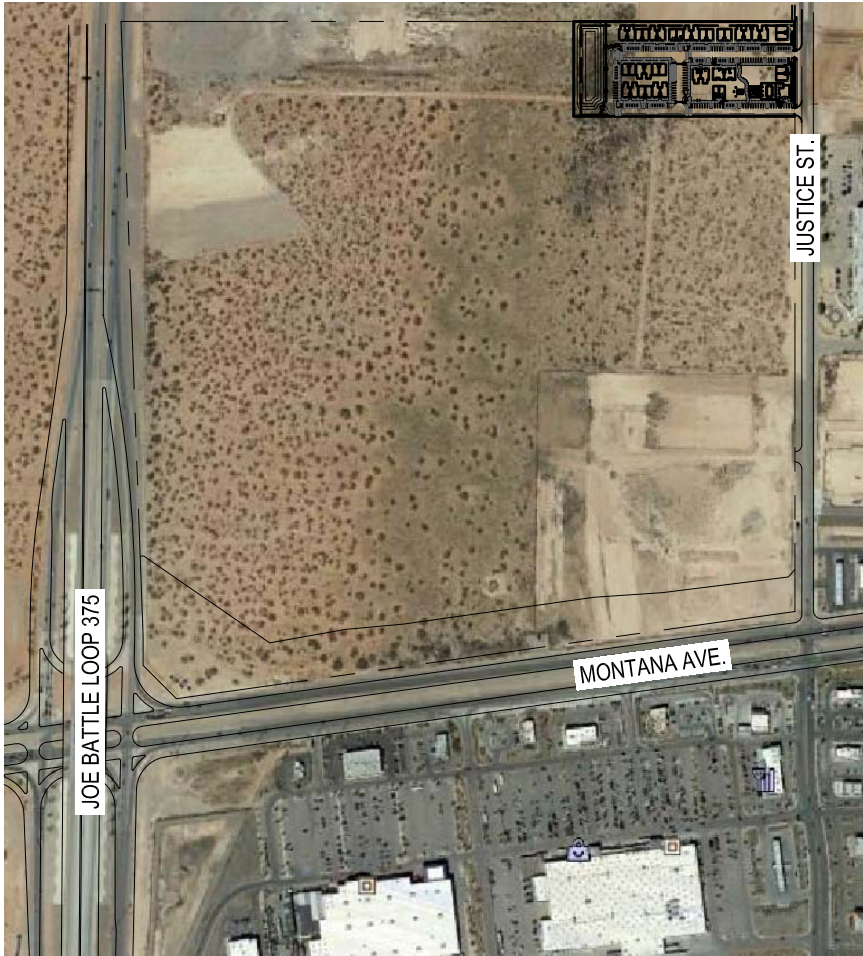
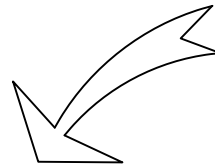
Goal 10.14 Improve public safety by developing appropriate lighting and control standards – the proposed development will be designed with public safety in mind. Adequate lighting for the development will be provided for the safety and well being of the residents. The development will be designed in accordance with city lighting codes to help protect the “dark sky”.

This Applicant hereby acknowledges and commits itself to the items listed in this narrative, upon receiving a Resolution of Support from the City of El Paso and an award of Housing Tax Credits from TDHCA for this proposed development.

ORTH

Attachment B-10

PROJECT
LOCATION



NORTH

LOCATION MAP

THE USE OF THIS SEAL IS AUTHORIZED BY THE ARCHITECT WHOSE NAME APPEARS AND UNAUTHORIZED USE HEREOF IS PROHIBITED. ANY VIOLATION OF THIS SEAL SHALL BE CONSIDERED A VIOLATION OF THE ARCHITECT'S PROFESSIONAL ETHICS. THIS SEAL IS NOT VALID UNLESS IT IS USED IN CONJUNCTION WITH THE ARCHITECT'S PROFESSIONAL ETHICS. THIS SEAL IS NOT VALID UNLESS IT IS USED IN CONJUNCTION WITH THE ARCHITECT'S PROFESSIONAL ETHICS. THIS SEAL IS NOT VALID UNLESS IT IS USED IN CONJUNCTION WITH THE ARCHITECT'S PROFESSIONAL ETHICS.



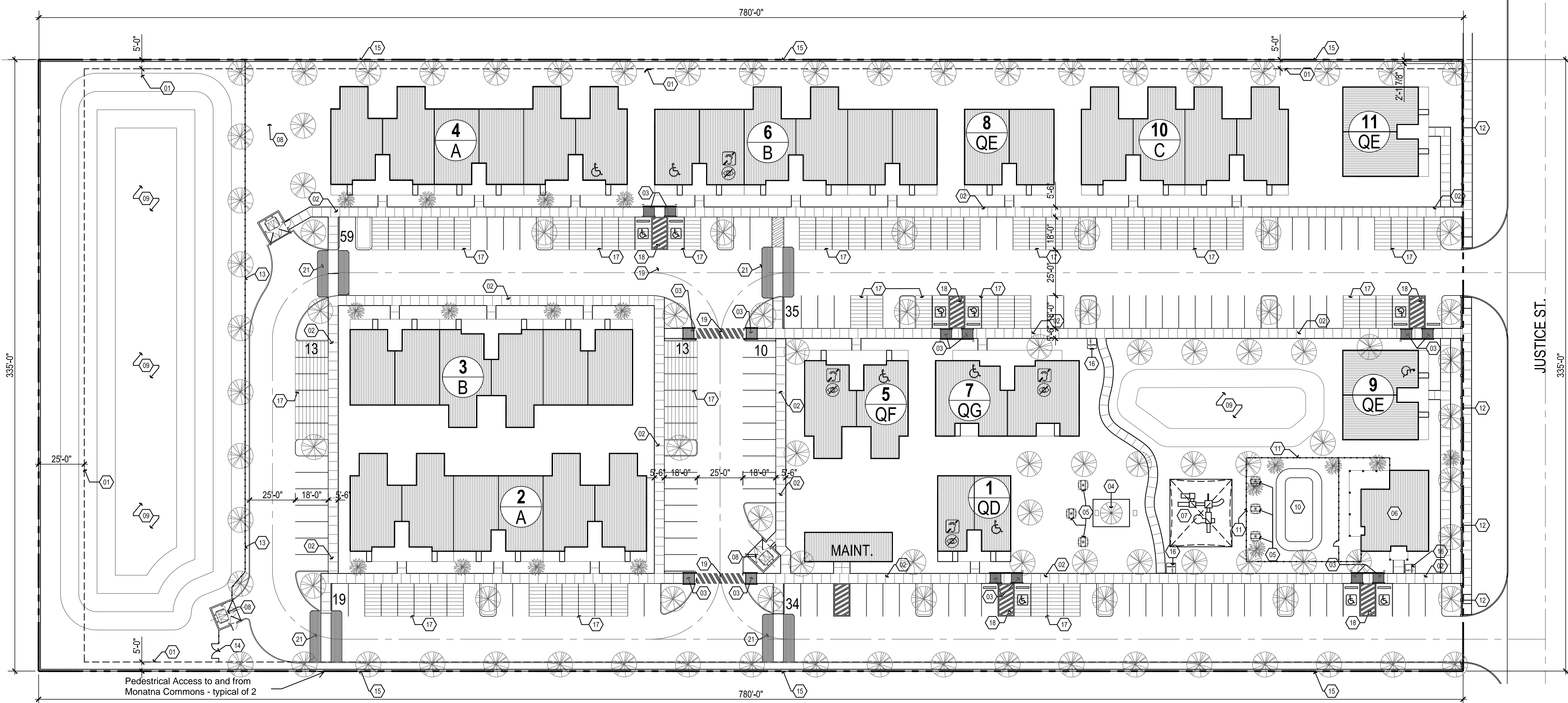
11 / 02 / 2020
CONSULTANTS

CONTRACT DOCUMENTS COORDINATION
TOGETHER AS A SINGLE CONSTRUCTION CONTRACT DOCUMENT AND ANY DIVISION BY TRADE OR OTHER DESIGNATION IS CONFIDENTIAL. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW AND COORDINATE THE ENTIRE SET OF DRAWINGS AND PROJECT MANUAL.

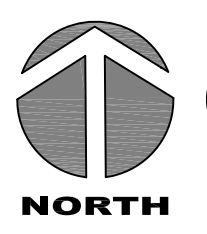
MOUNTAIN VISTA ESTATES
JUSTICE ST.
El Paso, Texas. 79938

OWNER

INVESTMENT BUILDERS INC.
ibitoday.com
7400 Viscount Blvd, Suite 109,
El Paso, Texas 79925



Pedestrial Access to and from Monatna Commons - typical of 2



A1 CONCEPTUAL SITE PLAN 80 units
SCALE: 1" = 360'-0"



LOCATION MAP

- KEY NOTES**
- 01 EASEMENT LINE
 - 02 5'-6" W CONCRETE WALK PAD TYPICAL
 - 03 HC CONCRETE RAMP 1/12 MAX SLOPE
 - 04 GAZEBO
 - 05 PICNIC TABLE
 - 06 COMMUNITY BUILDING W FITNESS AREA
 - 07 SHADED PLAYGROUND
 - 08 TRASH DUMPSTER
 - 09 WATER HARVESTING
 - 10 SWIMMING POOL
 - 11 WROUGHT IRON FENCE AROUND POOL
 - 12 WROUGHT IRON FENCE AT FRONT EDGE
 - 13 6" CHAIN LINK FENCE
 - 14 12" CHAIN LINK GATE GATE
 - 15 6'-0" ROCK WALL ALONG PROPERTY LINE
 - 16 BIKE RACK
 - 17 COVERED PARKING
 - 18 STRIPPED SPACE BETWEEN H.C. SPACES
 - 19 STRIPPED CROSSWALK
 - 20 COMMUNITY GATHERING AREA
 - 21 CROSSING SPEED TABLE

Chapter 20.24

ZONING CODE APPENDIX 'A' TABLE OF PERMISSIBLE USES

13.00 Residential	Exist. Zoning	STATUS
13.02 Apartments (5 or more units)	C-4	Permitted

ZONING CODE APPENDIX 'B' TABLE OF DENSITY AND DIMENSIONAL STANDARDS

Zoning District: C-4

Minimum District Area	No minimum
Permitted Use As Per Chapter 20.08	Apartments
Minimum Lot Area (Sq.Ft.)	4,000 S.F.
Minimum Average Lot Width (Ft.)	50
Minimum Lot Depth (Ft.)	N/A
Other Standards	Minimum lot area of 750 sq ft per dwelling unit, unless 3 or more stories, then minimum lot area of 500 sq ft per dwelling unit
Minimum Front Yard (Ft.)	0
Minimum Rear Yard (Ft.)	25
Minimum Cumulative Front & Rear Yard Total (Ft.)	N/A
Minimum Side Yard (Ft.)	5
Minimum Side Street Yard (Ft.)	10
Minimum Cumulative Side & Side Street Yard Total (Ft.)	N/A
Other Standards	See Development Standards in Section 20.10.380 of this title
Maximum Height Limitations	60, may exceed 60' when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 60.

ZONING CODE APPENDIX 'C' TABLE OF PARKING REQUIREMENTS AND STANDARDS

13.00 Residential	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	Notes
	Minimum	Maximum				
13.02 Apartments (5 or more units)	1.5 / one bdrm unit 2 / two bedroom unit	Note 3	None	None	Allowed	2C
	6	172	6	N/R	Allowed	

MOUNTAIN VISTA ESTATES

BLDG. ID	STORES	BLDG. QTY	UNIT TAG				TOTAL UNITS / TYPE	FOOTPRINT	NET AREA / BLDG	TOT NET AREA / ALL BLDG TYPES
			F-1.1	F-2.1	F-3.2	F-4.2				
BLDG A	2	2	780.00	985.00	1,234.00	1,480.00	12	24	13,816.00	27,632.00
BLDG B	2	2	8	8	8	8	12	24	12,824.00	25,648.00
BLDG C	2	1					8	8	4,936.00	9,872.00
BLDG QD	2	1	4				4	4	1,560.00	3,120.00
BLDG QE	2	3		4			4	12	5,916.00	11,832.00
BLDG QF	2	1			4		4	4	2,488.00	4,976.00
BLDG QG	2	1				4	4	2,872.00	5,744.00	
TOTALS		11	4	36	36	4	80		44,362.00	

PARKING REQUIRED

UNIT TYPE %	5.00	45.00	45.00	5.00	100.00
STANDARD PARKING SPACE	6	72	72	8	158
H-C PARKING SPACE					175
COVERED PARKING SPACE					80
BICYCLE SLOTS / B RACKS / S SLOTS					183
TOTAL PARKING PROVIDED					496

LAND AREA

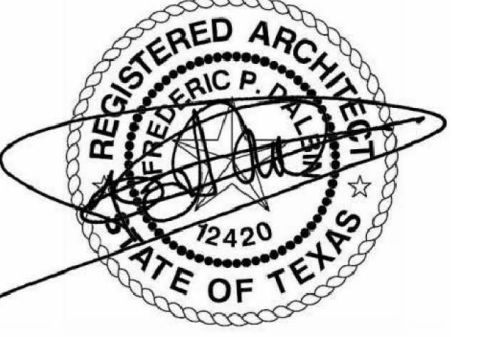
AREA / ALL UNIT TYPE	S.F.	Acres
3.120.00	35,496.00	44.424.00
5.744.00	66,784.00	80.784.00
TOTALS	291,300.00	5.999

UNIT TYPE DATA

UNIT TAG	LOC	F-1.1	F-2.1	F-3.2	F-4.2	TOTALS	UNIT %
STANDARD UNIT	2nd Flr.	2	18	18	2	40	50
ADAPTABLE UNIT	1st Flr.	0	15	15	0	30	37.5
H-C ACCESSIBLE	1st Flr.	1	3	3	1	8	7.5
VHIC UNITS	1st Flr.	1	1	1	1	4	5
TOTALS		4	36	36	4	80	100

MARK	DATE	DESCRIPTION
	00-00-00	
	03-19-2020	MV
		GW
SHEET TITLE		
CONCEPTUAL SITE PLAN		
AC-101		

SUBMITTED FOR
TAX CREDIT APPLICATION
11 / 02 / 2020
Printed on: Mon., November 02, 2020



CONSULTANTS 11 / 02 / 2020

CONTRACT DOCUMENTS COORDINATION

THE DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT ARE TO BE TAKEN TOGETHER AS A SINGLE CONTRACT DOCUMENT. ANY DISCREPANCY OR CONFLICT BETWEEN ANY OF THESE DOCUMENTS SHALL BE RESOLVED BY THE ARCHITECT OR HIS DESIGNATED REPRESENTATIVE. GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL REVIEW AND COORDINATE THE ENTIRE SET OF DRAWINGS AND PROJECT MANUAL.

MOUNTAIN VISTA ESTATES
JUSTICE ST.
El Paso, Texas. 79938

OWNER

INVESTMENT BUILDERS INC.
ibitoday.com
7400 Viscount Blvd. Suite 109,
El Paso, Texas 79925

MARK	DATE	DESCRIPTION

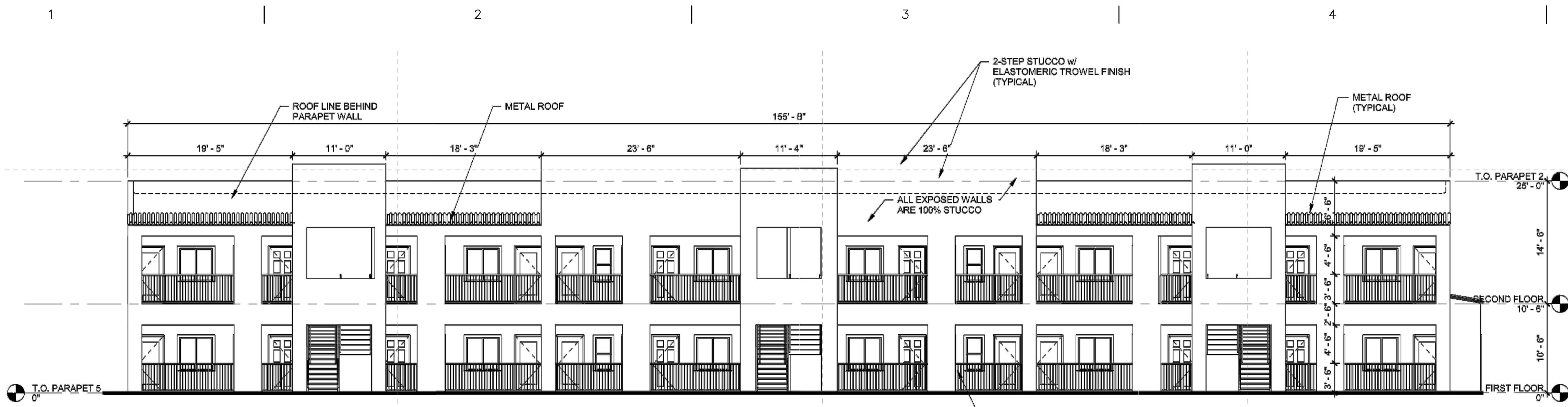
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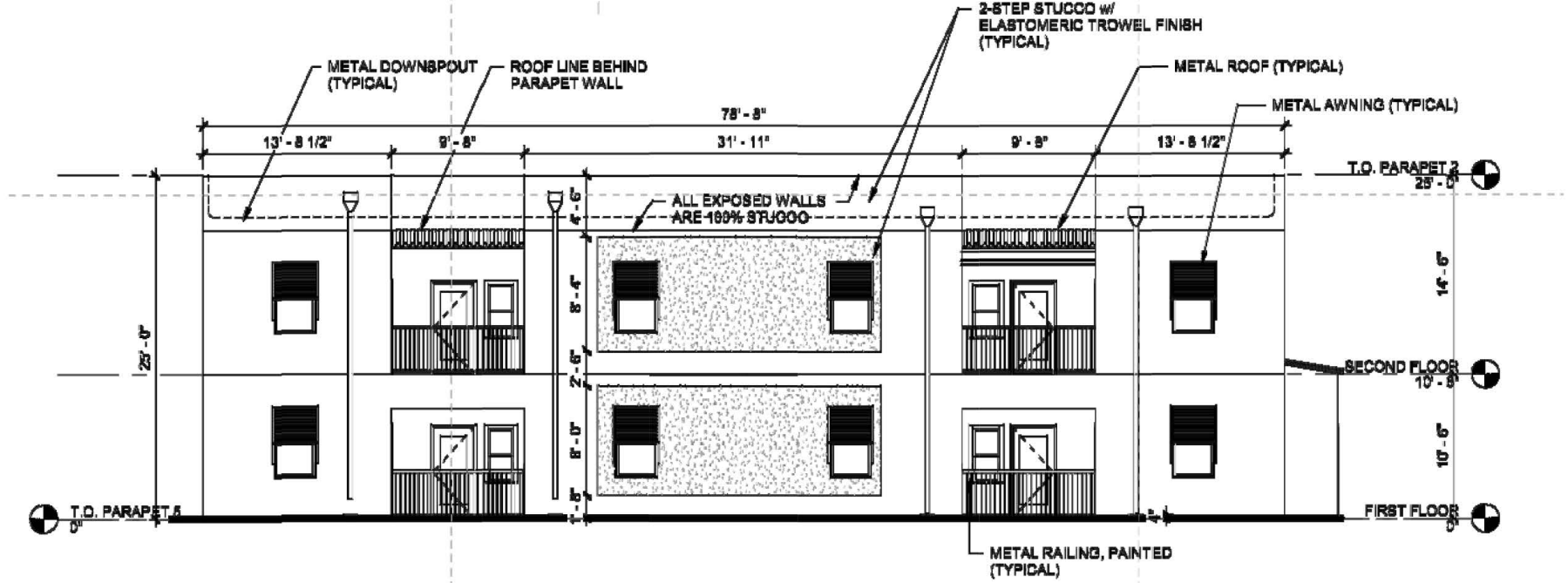
TYPICAL
EXTERIOR ELEVATION
& RENDERING

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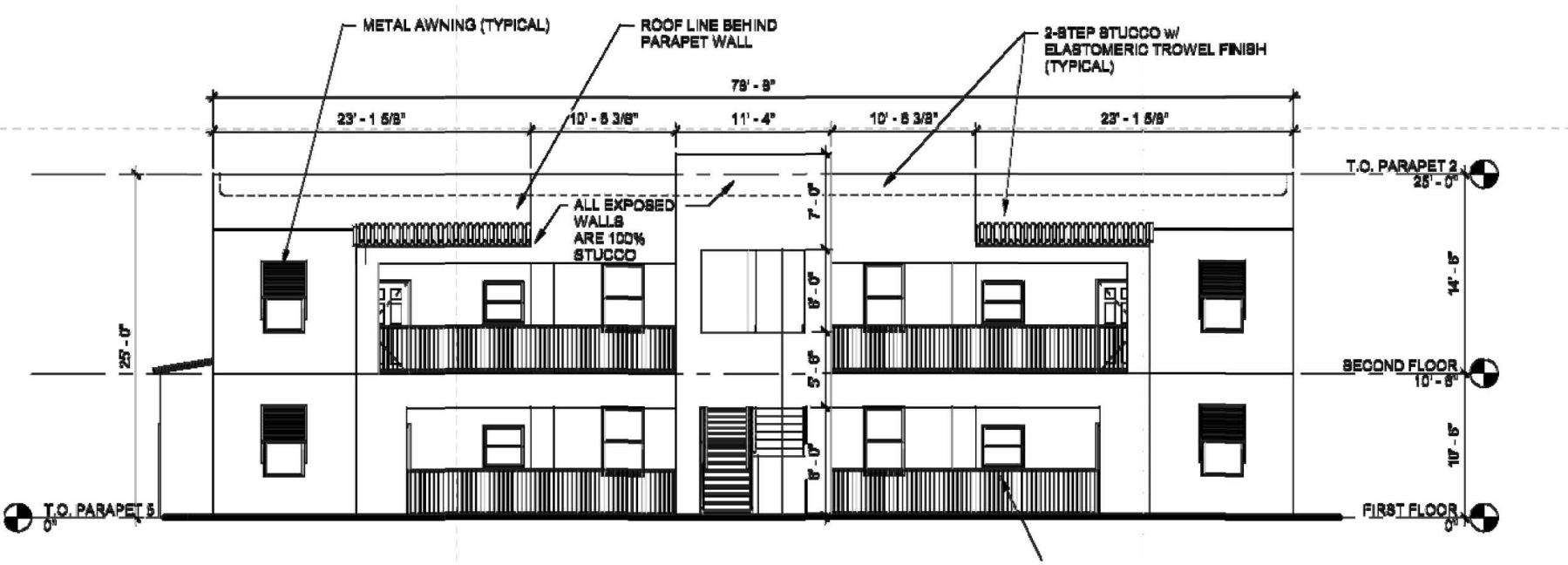
SUBMITTED FOR
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B3 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



B3 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



B3 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



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November 2, 2020

Mr. Mark Weber
Community Development Program Manager
Community and Human Development Department
801 Texas Avenue – Third Floor
El Paso, Texas 79901

Re: HACEP 2021 9% Request for Resolution Support

Dear Mark,

We are very pleased to be working with the City towards building the affordable housing market in El Paso and through its guidance with the 9% Low Income Housing Tax Credits program. Specifically, for the 2021 low income housing tax credit cycle, the Housing Authority submits with this letter and our application, the Request for Resolution of support for Sun Pointe Apartments.

Enclosed please find 1) Request for Resolution, 2) Attachment B-2, and 3) Attachment B-12 (which includes Attachment B-10 and Attachment B-11) in color hard copy for each of the aforementioned. Also, electronic file versions of these documents are available through SharePoint.

We feel the Sun Pointe Apartments together with our plans for our adjacent properties including a new Siesta Gardens community and future commercial/retail spaces, offers the City unprecedented opportunity to bring high quality development to El Paso and this important area of the City. The commitment to the rehabilitated affordable housing will significantly bolster the continuing City investment in Northeast El Paso. And importantly, will further act to move from a blighted and depressed economic area to a vibrant, thriving and highly desirable area for all El Paso families.

We trust the City will share in our enthusiasm for the proposed plans and in particular the redesigned mixed-income and two-story, 101-unit gut rehabilitation of the former Eleanor Roosevelt Community. We are confident our development will be additive to the City's future and further its goals with providing additional, quality and sustainable affordable housing.

We look forward to our discussions with the City to best align the Sun Pointe Apartment project with its goals. Please contact me if you have any questions or require additional information.

Sincerely yours,

Tom Deloye
Chief RAD Officer

DocuSigned by:
Tom Deloye 10/28/2020
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cc: G. Cichon and S. Bhaskar





2021 LOW INCOME HOUSING TAX CREDIT REQUEST FOR MUNICIPAL RESOLUTION

The City of El Paso requires the following information in order to process a request for support resolution for the Texas Dept. of Housing and Community Affairs as part of the 2021 Low Income Housing Tax Credit (LIHTC) application process. All 9% LIHTC applicants must fill out Sections A, B, and D. Section C is for 9% LIHTC applicants seeking City financial support. 4% HTC applicants must fill out sections A, B and D only.

- The deadline for 9% Housing Tax Credit Requests for Municipal Resolution is Monday, November 2, 2020 by 5:00 pm (MST)

SECTION A. PROPERTY AND CONTACT INFORMATION

1. Applicant/Developer: Housing Authority of the City of El Paso/Paisano Housing Redevelopment Corporation
2. Contact Person: Tom Deloye
3. Applicant Address: 5300 E. Paisano Drive, El Paso, TX 79905
Phone: 915-849-3813 E-Mail: tdeloye@hacep.org
4. Name of Proposed Development: Sun Pointe Apartments
5. Proposed Development Address/Location: 4647 Maxwell Avenue, El Paso, TX 79904
6. Type of Tax Credit requested of TDHCA (ex. 9% Statewide At-Risk or 9% Regional Competitive):
9% Regional Competitive

SECTION B. PROJECT INFORMATION

1. Project type (rehabilitation, new construction, adaptive reuse, etc.): Rehabilitation
2. Provide a written narrative explaining why the particular type of tax credit is being requested and how the proposed development meets TDHCA criteria and the City of El Paso adopted Evaluation Criteria for Requests for Local Government Support of LIHTC Proposals. To accomplish this, the narrative should include detailed descriptions of how the proposed development meets each of the criteria for Value Statements 2, 3, 4, and 5 in the City's adopted evaluation criteria (attached to this form). Narrative must be no more than 10 pages, single-spaced, 12 pt. Arial or Calibri font, 1" margins. Submit as Attachment B-2.
3. Total cost of development (as prepared by an Architect, Engineer or Contractor): \$ 19,250,000
4. Cost per square foot: \$ \$167
5. Amount of tax credits being requested of TDHCA: \$ 1,200,000
6. Number of units & housing mix for proposed development (1, 2 or 3 bedroom) and Number of Affordable Units

Units/bedroom Size:	Total Quantity	Market Rate	80% AMI	60% AMI	50% AMI	30% AMI
1 Bedroom	20			10	6	4
2 Bedroom	62			48	10	4
3 Bedroom	19			11	5	3
4 Bedroom						
Totals	101			69	21	11

7. Is the proposed development site properly zoned for proposed development? Yes No

a. Current Zoning: A-2 and A-M

8. Are property taxes current for the site? Yes No

If yes, provide a copy of current property tax receipt, or print-out from:

https://actweb.acttax.com/act_webdev/elpaso/index.jsp Submit as Attachment B-8.

9. Is the property located in a flood zone? Yes No

10. Submit location map showing the project site. Submit as Attachment B-10.

11. Submit project Site Plan (and renderings if available). Submit as Attachment B-11.

SECTION C. FOR THOSE PROJECTS SEEKING FINANCIAL SUPPORT FROM CITY FUNDS

1. Total amount of funds requested from City HOME/CDBG funds: \$ N/A
Or, total amount of requested fee waiver from the City of El Paso: \$ 500.00

2. Indicate use of all funds by category and amount (for those requesting HOME/CDBG funds):

Acquisition:	\$ _____
Design/Soft Costs:	\$ _____
New Construction of Housing Units:	\$ _____
Rehabilitation/Conversion of Housing Units:	\$ _____
Funds from other sources:	\$ _____
Total Project Cost:	\$ _____

3. Relocation of Tenants (for rehabilitation and/or reconstruction developments):

How many of the existing dwelling units are occupied? 0 Vacant? 146

If completely vacant, how long has the property been vacant? 2 Months

Are any of the units owner-occupied? None

Will Temporary or permanent relocation be required? None

4. Section 3 Agreement (for those requesting HOME/CDBG funds): If the project construction amount totals more than \$200,000, the owner/contractor agrees to meet or exceed Section 3 requirements by: (1) awarding at least 20% of the total dollar amount of all covered construction contracts to Section 3 businesses; and (2) offering 50% of new employment opportunities to Section 3 businesses. Section 3 is a provision of the Housing and Urban Development (HUD) Act of 1968 that requires that recipients of certain HUD financial assistance, to the greatest extent feasible, provide job training, employment, and contracting opportunities for low- or very-low income residents in connection with projects and activities in their neighborhoods. The HOME and CDBG funds administered by the City necessitate following Section 3 provisions.

Do you agree to meet or exceed the Section 3 requirements noted above? Yes No

5. Submit the following financial documents (for those requesting HOME/CDBG funds):

- a. Applicant's financial statement or most recent audit. Submit as Attachment C-5.a.
- b. Applicant's Current Income Tax Return. Submit as Attachment C-5.b.

- 6. Submit the following Relocation documents (if applicable):
 - a. Copy of Relocation Plan. Submit as Attachment C-6.a.
 - b. Proof of approval of Relocation Plan by HUD. Submit as Attachment C-6.b.
 - c. List of all households to be displaced, list must include date of issuance of General Information Notices and date of issuance of Relocation Notices for all households. Submit as Attachment C-6.c.

Please note: Phase I Environmental Assessment must be submitted to Community & Human Development for review prior to execution of any HOME or CDBG funding agreements.

SECTION D. CERTIFICATIONS

RETURN COMPLETED 9% LIHTC REQUESTS FOR MUNICIPAL RESOLUTION WITH ALL ATTACHMENTS NO LATER THAN NOVEMBER 2, 2020 BY 5:00 PM (MST).

Submittals received after 5:00 pm on November 2, 2020 MST will not be considered for support.


Applications must be submitted by emailing a link to your application contained within a file sharing service. Please notify DCHD staff by emailing housingprograms@elpasotexas.gov that your application has been stored with a file sharing service to include the link for access. DCHD must receive this email prior to the application deadline. Applications must be submitted electronically unless a waiver has been issued allowing you to submit your application in paper form. Instructions for submitting your paper application will be contained in the waiver for electronic submission.

4% HTC REQUESTS FOR MUNICIPAL RESOLUTION WILL BE ACCEPTED ON A ROLLING BASIS THROUGHOUT THE YEAR

Person authorized to sign on behalf of proposed development:

I/we declare that I/we have examined this request and, to the best of my/our knowledge and belief, the information contained therein is true, correct, and complete.

DocuSigned by:



Signature (required): _____
251AE692D351496...

Printed Name/Title: Tom Deloye/Chief RAD Officer

Date: 11/2/20

FOR STAFF USE ONLY: Received by: _____ Date: _____

Review for Completeness by: _____

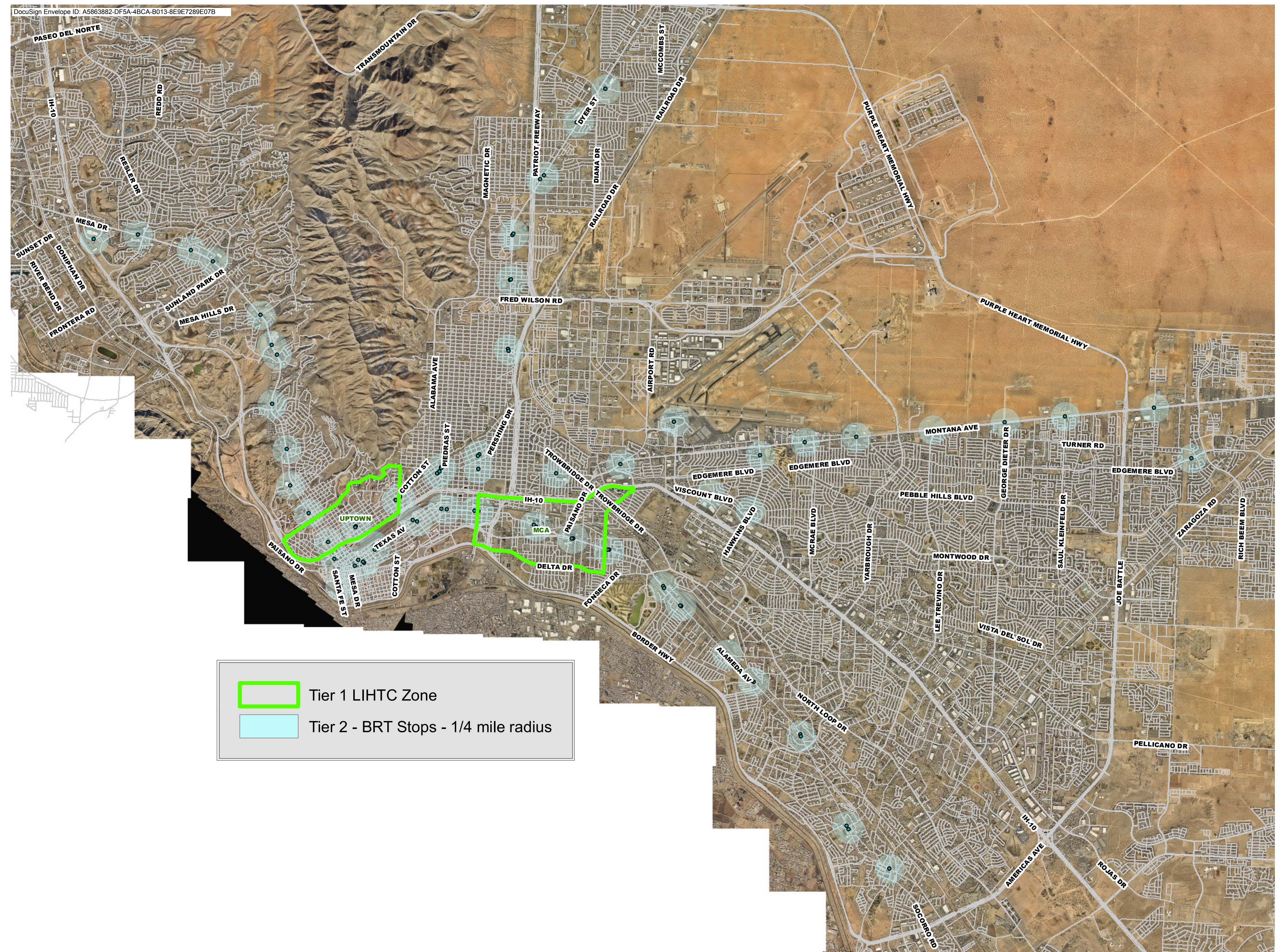
Evaluation Criteria for Requests for Local Government Support of LIHTC Proposals

Value Statement	Total Points	Evaluation Criteria and/or Scoring Breakdown (points)	Plan El Paso Reference (These goals and policies are to be referenced to ensure proposed projects comply with Plan El Paso. Proposals need not address all goals and policies referenced below; rather, listed goals and policies should be used to inform the scoring of proposals against the Evaluation Criteria.)
<p>1. Maximize affordable housing units within the City of El Paso with whatever combination of projects produces the most affordable housing units given allocation of funds for the region</p>	<p>35</p>	<p>a) 15 points for the proposal with the greatest number of units. All other proposals receive a point value equal to 20 multiplied by the percentage of units proposed as compared to the development with the greatest number of units. (ex. Development X proposes 50% of the total units that the development with the greatest number of units proposes. Points for Development X = 20 points x 50% = 10 points).</p> <p>b) 8 points for the development with the most units for households at or below 30% AMI. All other proposals receive a point total equal to 8 multiplied by the percentage of 30% AMI units compared to the development with the greatest number of 30% AMI units.</p> <p>c) 7 points for the development with the most units for households between 31% and 60% AMI. All other proposals receive a point total equal to 7 multiplied by the percentage of 31%-60% AMI units compared to the development with the greatest number of 31%-60% AMI units.</p> <p>d) 5 points for the development with the greatest number of units produced per amount of tax credit.</p>	<p>Goal 6.1 - Housing Supply (Policies 6.1.1 & 6.1.2)</p>
<p>2. Support breaking the cycle of poverty and supporting upward mobility by either directly providing or facilitating availability of social services</p>	<p>20</p>	<p>Actively supporting residents of the project through provision of staffing, investments in programs/services, MOUs with other providers, and/or in house staff providing services.</p> <p>Categories of Services:</p> <p>a) Education (5 pts)</p> <p>b) Economic development/workforce and entrepreneurial development (including homeownership programs) (10 pts)</p> <p>c) Supportive/social services (5 pts)</p>	<p>Goal 5.12 - Museum & Cultural Affairs Goal 5.14 - Schools Goal 5.17 - Civic Buildings Goal 7.12 - Educational Opportunities Goal 9.3 - Access to Healthcare (Policy 9.3.1) Goal 6.1 Housing Supply; supportive housing (Policy 6.1.3) Policy 10.7.6: Promote behavioral changes and consumption patterns that conserve energy Goal 10.16: Reduce "Food Miles" or the distance that food must travel to El Paso, and the associated pollution and fuel consumption associated with long-distance food transport.</p>

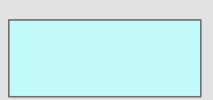
<p>3. Residents given an opportunity for inclusiveness and afforded an opportunity to access public services</p>	<p>10</p>	<p>Categories: a) No physical barriers separating the development from the neighborhood and commercial/public services (4 pts) b) Gathering points/areas that bring together residents of the project and residents of the neighborhood at large (3 pts) c) Development has a mix of units at various income levels to include 80% AMI and/or market rate. (3 pts)</p>	<p>Goal 2.1 - Smart Location Principles Goal 2.2 - Neighborhood Patterns Goal 4.2 - Complete Streets (Policy 4.2.8) Goal 4.5 - Network Principles; minimize isolating communities (Policy 4.5.8) Goals 5.8 & 5.9 - Parks Goal 6.1 - Housing Supply (Policies 6.1.1, 6.1.2 & 6.1.7) Goal 6.2 - Existing Neighborhoods (Policy 6.2.1) Goal 6.3 - Walkable Neighborhoods (Policies 6.3.1 - 6.3.3) Goal 9.3 - Access to Healthcare Goal 10.6 - Atmosphere; promote new development that encourages a sustainable lifestyle such as walking, cycling, the use of public transit, and reducing dependence upon automobiles (Policy 10.6.3) .</p>
<p>4. Local presence and long-term accountability in El Paso</p>	<p>15</p>	<p>Applicant has: a) Past experience involved in a development team constructing, operating and/or providing affordable housing for residents who fit the demographic profile to be served in El Paso (4 pts) b) A staff presence in El Paso of at least 5 employees (4 pts) c) 5 or more years experience as part of a development team financing, building, operating or managing affordable housing in El Paso (4 pts) d) Commitment to extended affordability beyond 30 years. (1 point for every 5 years of extended affordability beyond 30 years) (up to 3 pts)</p>	<p>N/A</p>

<p>5. Meets City smart growth initiative as set out in Plan El Paso</p>	<p>20</p>	<p>Each project will be evaluated and scored by City of El Paso staff. Tier 1 projects can score up to 20 points under this category. Tier 2 projects can score up to 10 points under this category. This is intended to prioritize Tier 1 projects while not ruling out creative, impactful projects in Tier 2. (See attached maps of Tier 1 and Tier 2 Areas)</p>	<p>Goal 1.1 - Downtown (If proposed project is located downtown) Goal 1.2 - Traditional Neighborhoods (Policy 1.2.3) Goal 1.3 - Neighborhood Retrofits; bus routes and RTS stops (Policies 1.3.1 & 1.3.2) Goal 1.4 - New Neighborhoods Goal 1.5 - Outward Expansion Goal 1.9 - Industrial Lands (Policy 1.9.4) Goal 1.10 - Growth Areas and Overlays (Policies 1.10.3 - 1.10.5) Goal 2.1 - Smart Location Principles Goal 4.1 - Compact Urban Areas (Policy 4.1.2) Goal 4.7 - Air Quality (Policies 4.7.1 & 4.7.3) Goal 4.11 - Public Transportation (Policies 4.11.2, 4.11.3 & 4.11.6) Goal 6.1 - Housing Supply (Policies 6.1.1 - 6.1.3, 6.1.7) Goal 6.2 - Existing Neighborhoods (Policy 6.2.1) Goal 6.3 - Walkable Neighborhoods (Policies 6.3.1 - 6.3.3) Goal 6.4 - Housing Affordability Goal 7.3 - Dynamic Walkable Neighborhoods (Policy 7.3.3) Goal 7.11 - Complete Streets</p> <p>Goal 9.4 - Exposure to Environmental Risk (Policies 9.4.1a, 9.4.1c, 9.4.1e) Goal 9.5 - Encourage Physical Activity Through Design (Policies 9.5.4 & 9.5.6) Goal 9.6 - Encourage Well-Being (Policy 9.6.6) Goal 10.5 - Stormwater; (Policy 10.5.2, Policy 10.5.7, Policy 10.5.9) Goal 10.6 - Atmosphere; promote both roof and non-roof strategies to mitigate the urban heat island effect (Policy 10.6.9). Goal 10.7 - Energy/Public transit (Policy 10.7.2). Goal 10.8: Protect and enhance ecologically sensitive areas such as aquifer recharge zones, hillsides, bosques, arroyos, wetlands, and plants and wildlife resources. Goal 10.9: Preserve the valuable natural resources of the mountain and hillside areas and minimize the exposure of potential environmental hazards associated with their development. Goal 10.10: Protect the community from risks associated with geologic conditions Goal 10.13: Protect City residents from the effects of excessive noise or vibration. Goal 10.14: Improve public safety by developing appropriate lighting and control standards.</p>
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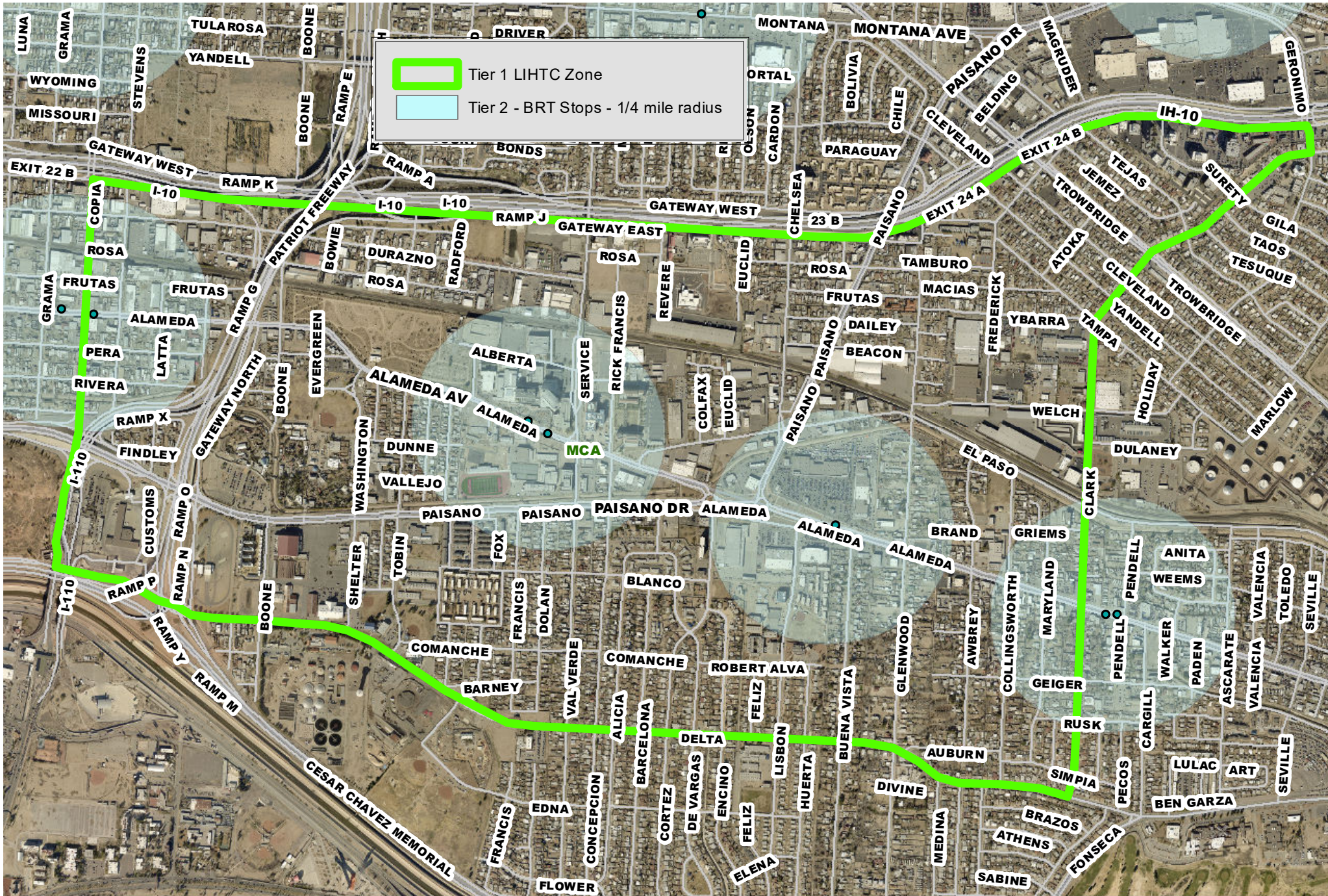
TOTAL POSSIBLE POINTS 100

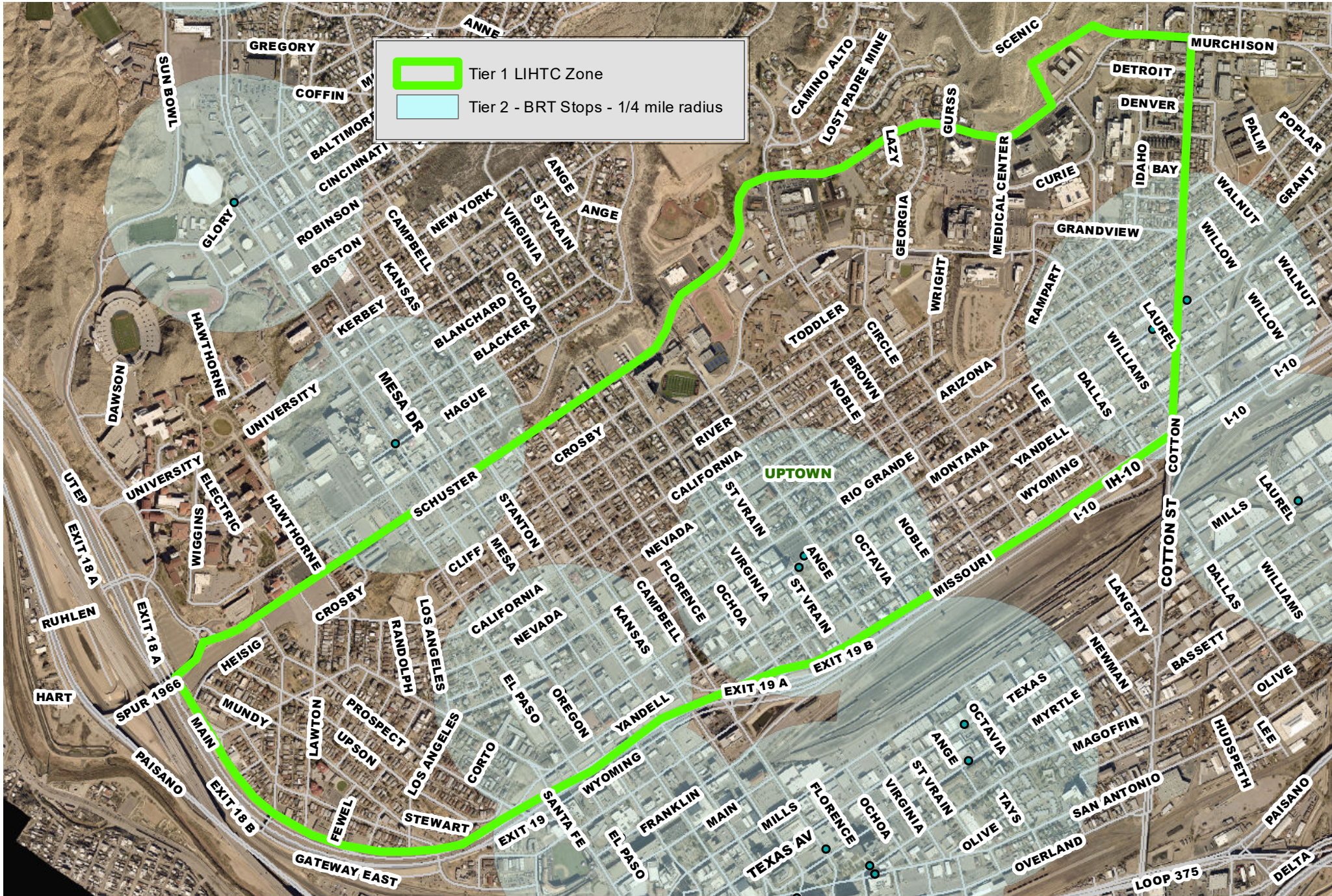


Tier 1 LIHTC Zone



Tier 2 - BRT Stops - 1/4 mile radius





Sun Pointe Apartments Attachment B-2

Introduction to Sun Pointe Apartments

The Housing Authority of the City of El Paso (“HACEP”) is very pleased to submit this application for Sun Pointe Apartments using 9% Low Income Housing Tax Credits through the 9% Regional Competitive Set Aside Funding Pool administered by the Texas Department of Housing and Community Affairs (“TDHCA”). This is HACEP’s application submitted to the City of El Paso as part of the 2021 9% Regional Competitive Set Aside. To assist the City’s review, we refer you to the Attachment B-12, which provides supportive information in an easy to read format.



Sun Pointe Apartments will be an attractive 17 building, 101-unit, mixed-income, redevelopment located in the City’s Angel’s Triangle neighborhood.¹ The rehabilitated buildings and new circulation network will greatly enhance the neighborhood, providing much needed affordable flats and townhomes as well as increased connectivity to Hondo Pass Drive. Please see Figure 1 on the following page for Sun Pointe Apartments’ location. Also, please refer to Pages 3-8 in the Slide Deck (Attachment B-12) for additional site content.

In addition to the 101 affordable housing units, the development will include a rehabilitated community center, ample outdoor resident gathering spaces, and commercial uses along Hondo Pass Drive to support the City’s development and urban design objectives for this area. The site is located in a G-3 Post-War Neighborhood, where the City aims to implement strategic suburban retrofits to increase the limited housing stock and add missing civic and commercial uses. The rehabilitation of Sun Pointe Apartments will set a leading example for a more community-oriented neighborhood that is currently in high need of increased affordable housing options.

Future residents of Sun Pointe Apartments will greatly benefit from the site’s excellent public transit access and proximity to an array of parks, services, and educational opportunities. A wide range of nearby social services, jobs, educational institutions, and commercial

¹ See Figure 1 for Sun Pointe Apartments location. See Pages 3-8 in Slide Deck (Attachment B-12) for additional site context.

development will provide significant opportunity for these residents.² Please see Pages 11-12 in Slide Deck (Attachment B-12) for more information. HACEP will supplement these existing local amenities with additional on and off-site services and programs delivered by trusted community partners ranging from nutrition workshops, financial literacy, readiness to purchase a home, and a wide variety of support and social services.³ Please see Page 10 in Slide Deck (Attachment B-12) for more information.



Figure 1: Sun Pointe Apartments in Context

The need for affordable housing in this neighborhood and across the City is great. According to the 2019 El Paso Regional Housing Plan, the City has a shortage of 3,300 rental units for households earning less than \$30,000 annually. Within the Angel's Triangle neighborhood, the need is especially high. 86% of neighborhood youth live in poverty, compared to 28% citywide. Furthermore, 58% of neighborhood residents spend greater than or equal to 30% of their income on housing, which is similarly much higher than the City's 28%. Access to quality housing in a community-oriented environment, with outdoor gathering spaces and a community center, will support current and future neighborhood residents and families seeking homes that are affordable and close to transit, retail, jobs, and schools. With adjacent bus stops, the location offers easy access to a wide range of opportunities across the City to support

² See Pages 11-12 in Slide Deck (Attachment B-12) for more information.

³ See Page 10 in Slide Deck (Attachment B-12) for more information.

upward mobility for residents of all ages. Please see Page 19 in Slide Deck (Attachment B-12) for more information about current neighborhood residents.

With the rehabilitation of Sun Pointe Apartments, HACEP will help meet the needs of current and future neighborhood residents whose incomes fall between 30% and 60% AMI, with the aim of supporting and increasing opportunities for low and very low-income residents.

HACEP anticipates a high score for Value Statement 1 given the site’s high overall number of units (15 Pts.), range of units available between 30% and 60% AMI (8 & 7 Pts.) and the high number of units produced per amount of tax credit (5 Pts.).⁴ The following narrative outlines how Sun Pointe Apartments is poised to receive high marks for Value Statements 2 through Value Statement 5.

Value Statement 2 - Social Services (20 Pts)

Support breaking the cycle of poverty and supporting upward mobility by either directly providing or facilitating availability of social services

HACEP’s planned delivery and facilitation of social service programs at Sun Pointe Apartments directly supports the City’s objectives to break cycles of poverty and support upward mobility. Affordable housing is a critical and stabilizing foundation for low income and very low-income residents. But, to break cycles of poverty, HACEP has found that broader resident needs around health, education, and employment must be addressed. This principle is the basis of HACEP’s mission to improve the quality of life for economically challenged families. This holistic approach to services will add significant value to the lives of residents and community members who participate.



HACEP’s extensive experience delivering services and programs across 48 properties that serve families **is further assurance that the specific needs of future Sun Pointe residents will be met.**⁵ Please see Page 10 in Slide Deck (Attachment B-12) to learn more about HACEP’s long-standing partnerships and programs. Future residents will have access to programs and social services in the following three categories:

⁴ See Slide Deck Page 9 (Attachment B-12) to learn more about how HACEP intends to maximize affordability.

⁵ See Page 10 in Slide Deck (Attachment B-12) to learn more about HACEP’s long-standing partnerships and programs.



Education:

Long-standing partnerships with educational institutions, including the El Paso Community College and the University of Texas at El Paso, strengthen HACEP's ability to deliver a variety of educational programs. HACEP anticipates offering quarterly health and nutrition classes on health topics ranging from diabetes to cancer prevention, quarterly life skills classes to help families navigate their medical benefits, and more.



Economic Development/Workforce Entrepreneurial Development, including Homeownership:

Income is the strongest and most consistent predictor of resident health and wellbeing; and promoting financial independence for residents is a top priority. For over a decade, HACEP has partnered with Government Employees Credit Union (GECU) and Project Bravo to deliver financial literacy training to support residents reach to their financial goals. In addition, HACEP's Family Self-Sufficiency (FSS) Program will be available to residents interested in homeownership opportunities. The FSS Program is a holistic approach to helping HUD-assisted families make progress towards self-sufficiency that combines case management to help families access the services they may need to increase their earnings with a strong financial incentive (in the form of an escrow account) for families to increase their earnings. As the leading home ownership placement program in the El Paso area, FSS has proven to be very successful in helping low-income families build assets and substantially increase their earnings and become homeowners.



Supportive/Social Services:

Many residents are in need of supportive and social services, having experienced isolation and traumas related to housing insecurity, poverty, and potentially violence. HACEP has an extensive network of non-profit and healthcare partners who provide residents with supportive/social services both on and off site. Healthcare partners, including Superior Health Plans, Texas Tech University Health Sciences Center, a HACEP partner for 8 years, and Texas A&M Agrilife, help HACEP facilitate monthly health screenings, annual health fairs, annual flu shots and other highly tailored programming to support the physical and mental well-being of all residents, including youth.



HACEP also provides a variety of supportive service programs throughout the year, including bi-monthly social events, such as games, ice cream socials, guitar playing and holiday celebrations; bi-monthly arts and crafts, such as knitting and decorating; and backpack giveaways that have been very successful programs. Social connections are an essential part of resident wellbeing, can extend length and quality of life, and serve as an

important foundation to support upward mobility. HACEP enlists additional community partners, such as El Pasoan’s Fighting Hunger, Project ViDA, Abundant Living Faith Center and HACEP’s Transportation Department, to help deliver other social programs including monthly food distribution, after-school youth program, monthly bible classes, bi-weekly or monthly grocery trips, and an annual holiday meal, entertainment, and a food pantry.

Value Statement 3 - Access to Commercial/Public Service (10 Pts)

Residents given an opportunity for inclusiveness and afforded an opportunity to access public services

In alignment with Value Statement 3, residents of Sun Pointe Apartments will be given an opportunity for inclusiveness and afforded an opportunity to access public services. There are plentiful commercial/public services in walking distance, including a new retail and commercial area that will be located directly north of the site on Hondo Pass Drive.⁶ See Pages 11-12 in the Slide Deck (Attachment B-12) for maps identifying the site’s excellent access to public services and commercial areas.

Great Access

Sun Pointe Apartments is **conveniently located within a half mile, or a 10-minute walk, of numerous community amenities, such as the retail plazas including the Crosspointe Shopping Mall, Hondo Village Center, and the Surety Village Shopping Center.** Additional nearby community services include the **Nolan Richardson Recreation Center, the Wellington Chew Senior Center, Wellington Chew Park, and Monte Elementary School.** Bus stops are directly adjacent to the site on Hondo Pass Drive and will provide residents with easy access to additional schools, parks, commercial establishments, and healthcare providers, including the University Medical Center of El Paso, which is located two miles north of the site.

Sun Pointe Apartments’ most immediate key services, amenities, and job opportunities are highlighted below:



Education and Learning:

Sun Pointe Apartments provides excellent access to both Monte Elementary School and JM Whitaker Elementary School, which are both located about a half mile from the site. Numerous other k-12 schools and higher educational institutions are located within a two-mile radius, including Irvin High School and the Western Technical College Diana Campus.

⁶ See Pages 11-12 in Slide Deck (Attachment B-12) for maps identifying the site’s excellent access to public services and commercial areas.



Community/Recreation:

The site has excellent access to parks and recreational facilities, including Wellington Chew Park and the Nolan Richardson Recreation Center, which are important neighborhood amenities, located three blocks from Sun Pointe Apartments. The site will also include open space amenities as both aesthetically pleasing but more importantly as social gathering places for the residents.



Restaurants/Grocery Stores & Retail:

There is ample retail within a quarter mile to one mile of the site, ranging from the Walmart Neighborhood Market and Food King, to Buddy's Home Furnishings, CVS and Ross Dress for Less. Many restaurants are located between a quarter and one mile of the site, including IHOP, The Village Inn, El Toro Bronco, and Subway. Several banks and credit unions are also located within a quarter mile of Sun Pointe Apartments. Future plans for Sun Pointe Apartments include the development of new commercial/retail space along Hondo Pass Drive directly north of the site. The shops will be open to the public and residents.

Gathering Points/Area:

The site itself will offer a community center as well as an outdoor gathering space. The community center will serve as an ideal location for community events, resident workshops and classes, and informal resident gatherings. Outdoor community gathering spaces for residents to connect will add to its welcoming community-oriented atmosphere.

Mix of Units at Various Incomes:

Lastly, the site will accommodate a mix of units at various income levels. This will help to reduce concentrated poverty and expand opportunities for residents. Units will be available to residents at the 30-60% AMI range. 11 units will be available at 30% AMI, 21 units will be available at 50% AMI, and 69 units will be available at 60% AMI. See Page 9 in Slide Deck (Attachment B-12) for additional information about the unit mix⁷.

Value Statement 4 - Local Presence (15 Pts)

Local presence and long-term accountability in El Paso

Decades of Experience & Local Staff Presence

As a "High Performing" and award-winning public housing authority (PHA) that assists more than 40,000 El Pasoans, HACEP has become the 14th largest PHA in the United States and the largest in the State of Texas. HACEP's local presence and long-term accountability cannot be

⁷ See Page 9 in Slide Deck (Attachment B-12) for additional information about the unit mix.⁸ See Pages 14-15 in Slide Deck (Attachment B-12) for details on Smart Growth Goals.

overstated at nearly 82 years of continuous service. HACEP hires locally and has a full staff to manage, operate and develop its properties successfully. The strong partnership between HACEP and the City of El Paso helps build the housing market at a substantial scale.

Highlights of HACEP’s Experience include:

- **82** Years in El Paso
- **80** Staff
- **48** Properties
- **40,000** El Pasoans
- Housing for Veterans (VASH program)
- **1,046** New Construction Units
- **4,825** Rehab Units through RAD
- **5,600** Housing Choice Vouchers
- **1,300** Tax Credits & Non-Subsidized Units
- Housing for Chronically Homeless (Shelter Plus Care Program)



HACEP has significant experience with financing, development, construction, and management of homes for families, elderly, and disabled residents. HACEP has completed 5,167 units through the RAD program to date and has a portfolio of 6,102 RAD units, 5,600 Housing Choice Vouchers, and 1,300 Tax Credits and Non-Subsidized units.

HACEP has a strong development team, continues to operate properties, and provides affordable housing for low and very-low income households in El Paso. Long-term care and maintenance of HACEP properties will be supported through the properties cash-flow.

The HACEP team experience in both development and operation of affordable housing is built from decades of implementing affordable housing programs. HACEP has a strong track record of meeting funding obligations and timelines resulting in successful delivery of high-performance, sustainable, and safe projects. These include experience with a range of funding sources and programs, including low income housing tax credits, HUD grants, and the RAD conversion program.

Tax Credit Awards

HACEP’s significant tax credit experience includes full support from the City and spans from a 2014 award of \$2.2 million from the Texas Department of Housing and Community Affairs for the Haymon Krupp and Tays development of 177 units; a 2015 award of \$2.5 million for the reconstruction of Sherman Plaza and Thomas Westfall Memorial Apartments, a top application

in the At-Risk set aside; to a 2016 award of \$3 million for Commissioners Corner and Gonzalez Apartments new construction of 338 units. Recent awards include a 2017 award of \$3 million for The Blue Flame Building and Medano Heights, which will total 266 units and were placed-in-service as of December 2019.

In 2019, HACEP was awarded \$1.5 million for the development of Patriot Place, which will total 110 units and be placed in service in 2021. HACEP was also awarded \$1.23 million in 2020 for Nuestra Senora, which will include a total of 80 units and be placed in service in 2022.

Award-winning Affordable Housing

HACEP's ability to meet financing obligations and deliver high performance projects that serve families, elderly, and disabled residents is reinforced through its excellent HUD relationship. It includes an earlier \$20 million HUD HOPE VI grant for the revitalization of Alamito Apartments into 349 public housing units; a \$12.7 million HUD American Recovery and Reinvestment Act (ARRA) Capital Funds grant for the rehabilitation of public housing properties and a \$8.3 million HUD AARA grant for the Paisano Green Community (See Figure 2 above). This award winning 73-unit community was completed in 2012 and is the first NetZero, fossil fuels free, LEED Platinum, affordable housing community in the United States.

Finally, as you may know, HACEP's RAD program, initiated in 2014, is second to none in the State of Texas and nationally. It has resulted in the rehabilitation and new construction of over 5,167 affordable housing units to date and upon completion represents a total of \$1.3 Billion in public-private partnerships and construction projects.

Commitment to Extended Affordability

With a statutory mandate to serve low-income families in El Paso, HACEP has been and will continue to remain the leading provider of affordable housing in El Paso. HACEP commits to long-term affordability of properties and has set an extended 45-year affordability period for Sun Pointe Apartments.

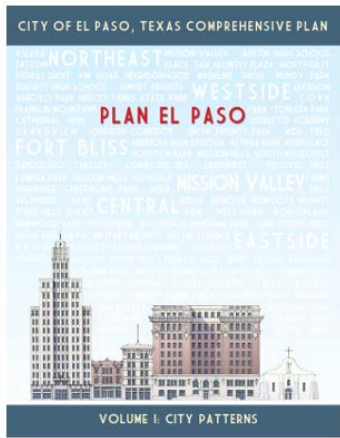
Value Statement 5 - Smart Growth (20 Pts)

Meets City smart growth initiative as set out in Plan El Paso

Sun Pointe Apartments is in strong alignment with and will further many of the City's Smart Growth goals identified in Plan El Paso. First adopted in 1925, Plan El Paso continues to strategically guide the City's physical and economic development.

As the City's economy continues to diversify and infill development brings new life to many of the City's traditional neighborhoods, affordable housing across El Paso remains a key tenant to ensuring that all El Pasoan's can live, work, and thrive in this growing and evolving environment.

This project aligns with the following smart growth goals⁸:



- ✓ Goal 1.3 – Neighborhood Retrofits
- ✓ Goal 2.1 – Smart Location Principles
- ✓ Goal 4.7 – Air Quality
- ✓ Goal 4.11 – Public Transportation
- ✓ Goal 6.1 – Housing Supply
- ✓ Goal 6.3 – Walkable Neighborhoods
- ✓ Goal 7.3 – Dynamic Walkable Neighborhoods
- ✓ Goal 9.4 – Exposure to Environmental Risk
- ✓ Goal 9.6 – Encourage Well-Being
- ✓ Goal 10.5 - Stormwater
- ✓ Goal 10.7 – Energy/Public Transit
- ✓ Goal 10.14 – Improve Public Safety

- ✓ Indicates alignment of project with Smart Growth Goals.

The site concept and location naturally align with several important spatial Smart Growth goals. First and foremost, Sun Pointe Apartments furthers the City’s goals around making El Paso a city of neighborhoods that are walkable and self-sustaining (Goal 7.3). The site is located in a G-3 Post War neighborhood (Goal 1.3), where the City aims to implement strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

Sun Pointe Apartments’ redevelopment closely aligns with the City’s goals of retrofitting underutilized parcels in G-3 neighborhoods and provides a significant opportunity to increase the existing affordable housing stock and improve connectivity to commercial uses. The plan includes reserving the frontage on Hondo Pass Drive for more appropriate neighborhood commercial uses to support residents as well as the community at large.

The site’s development will lead the way, facilitating an environment with interconnected sidewalks and paths, that can greatly increase the health and well-being of residents (Goal 6.3). Future residents will also benefit from the site’s proximity to a wide range of services and amenities all accessible by foot or public transit. Located less than a quarter mile from the Dyer Street Transportation Corridor, residents will have nearby access to the City’s rapid transit system investments. The property is also less than .3 miles from the 42 Northeast Connector bus stop and the Northgate via Dyer bus stop (Goal 1.3).

The site is located within a half mile, or ten-minute walk, of numerous existing retail establishments, offices, parks, schools, and employment centers, and the paths to these educational and employment centers are served by sidewalks (Goal 1.3 and 2.1). The property

⁸ See Pages 14-15 in Slide Deck (Attachment B-12) for details on Smart Growth Goals.

itself includes approximately 14,000 sf of new retail on Hondo Pass Drive and is immediately adjacent to an active Walmart Neighborhood Market (Goal 1.3, 2.1, 6.2).

Beyond the site's location-based alignment with the Smart Growth Goals outlined above, HACEP intends to take proactive steps in ensuring that Sun Pointe Apartments meets a wide range of the City's Smart Growth Goals. For example, HACEP will help the City reduce single occupancy vehicle trips by promoting transit use, which is aligned with Goal 4.7 – Air Quality. HACEP will furthermore install bicycle racks on-site to facilitate multi-modal commuting for neighborhood residents and to help the City further Goal 4.11 – Public Transportation. The site is also intentionally designed to promote safe bicycling and walking by limiting through traffic and incorporating traffic-calming measures between Hondo Pass Drive and Maxwell Avenue (Goal 2.1).

In addition, HACEP is highly committed to bolstering the City's supply of quality affordable housing that meets ADA standards, especially in redevelopment areas within existing neighborhoods (Goal 6.1). The current 146 units are fully vacant, and the proposed renovation seeks to recapture 101 units in a manner that greatly increases the number of ground-floor ADA-accessible units (Goal 6.1). A rehabilitated community center and additional outdoor gathering spaces will also add to the neighborhood's walkable, community-oriented atmosphere (Goal 6.2).

The proposed renovations are substantial in nature and include full system upgrades, as well as insulation, windows, etc. The overall design will incorporate the various LEED principles for energy efficiency, water conservation, indoor air quality, and the use of recycled content materials. While formal enrollment in the USGBC LEED certification program is not anticipated, the development will nonetheless be designed to the LEED Silver level (Goal 6.3).

HACEP is also committed to reducing resident and community exposure to environmental risk by promoting pedestrian safety (Goal 9.4). The internal circulation is designed to eliminate through-traffic to foster a safe, walkable community environment - with sidewalks connecting to adjacent retail and the surrounding community. HACEP will ensure that safe, pedestrian-oriented access is provided from each building to allow residents to safely access public transit on Hondo Pass Drive. In addition to prioritizing a safe and pedestrian-oriented environment, HACEP is committed to promoting resident well-being by incorporating both indoor and outdoor community gathering spaces to provide residents with space to socialize (Goal 9.6).

HACEP furthermore intends to promote the City's energy-related objectives and will construct sustainable, quality and energy efficient units including installation of Energy Star rated appliances (Goal 10.7). Lastly, to improve safety at Sun Pointe Apartments and in the neighborhood, HACEP will include security cameras as well as street and parking lot lighting (10.14).



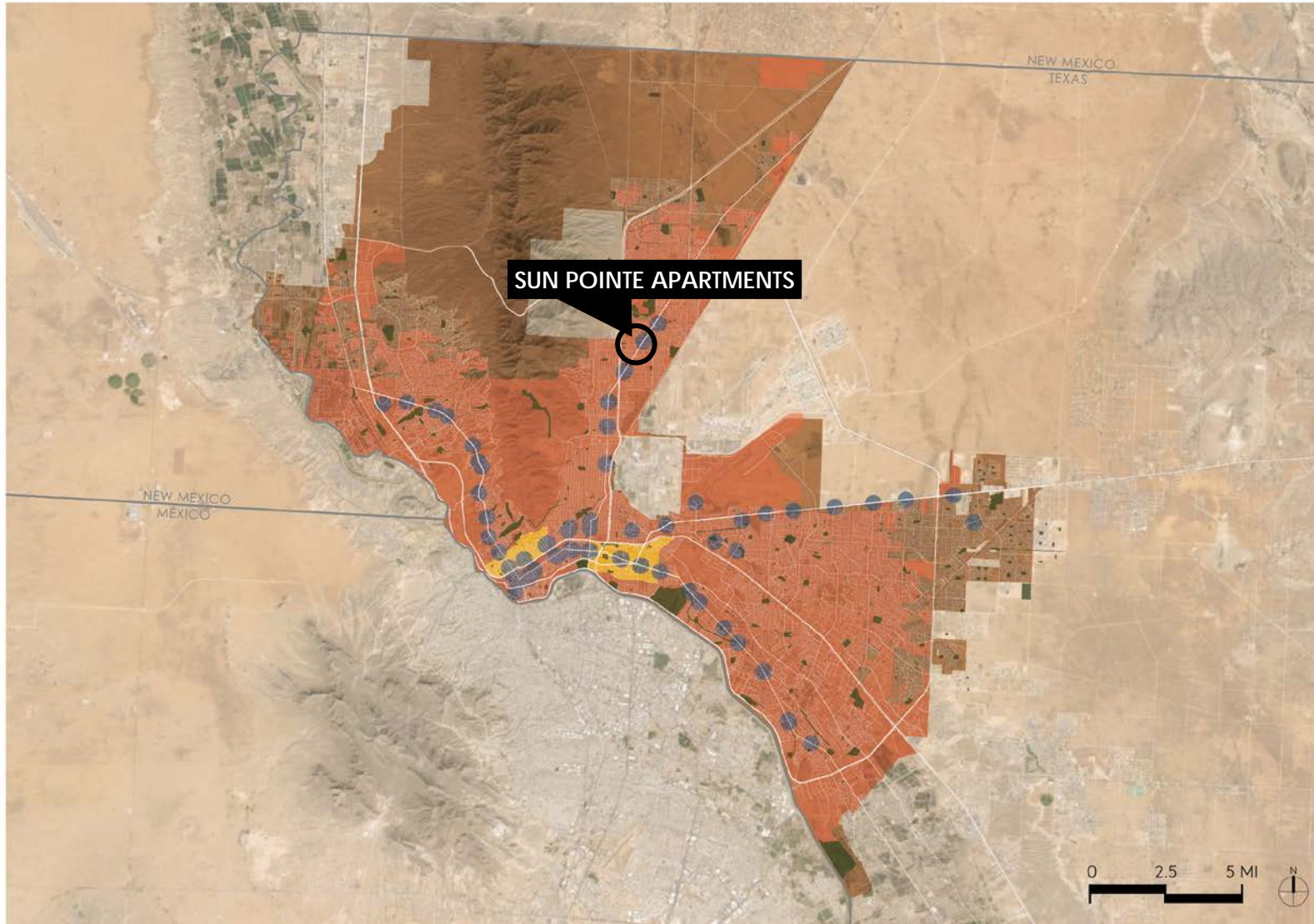
Housing Authority of the City of El Paso

PRESENTATION OVERVIEW

	Page #
• Sun Pointe Apartments Site and Demographics Overview	03-08
• Value Statement 1: Maximize Affordable Housing	09
• Value Statement 2: Social Services	10
• Value Statement 3: Access to Commercial/Public Services	11-12
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• Healthy Communities Report Card	19
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CITYWIDE CONTEXT

2021 Proposed HACEP LIHTC Site in Context





An Infill & Tier 2 Area:

Sun Pointe Apartments sit within the City's designated infill area and at the edge of a Tier 2 area.

It's also located on the Dyer Street Transportation Corridor and less than a ¼ mile from a rapid transit system (RTS) bus stop.

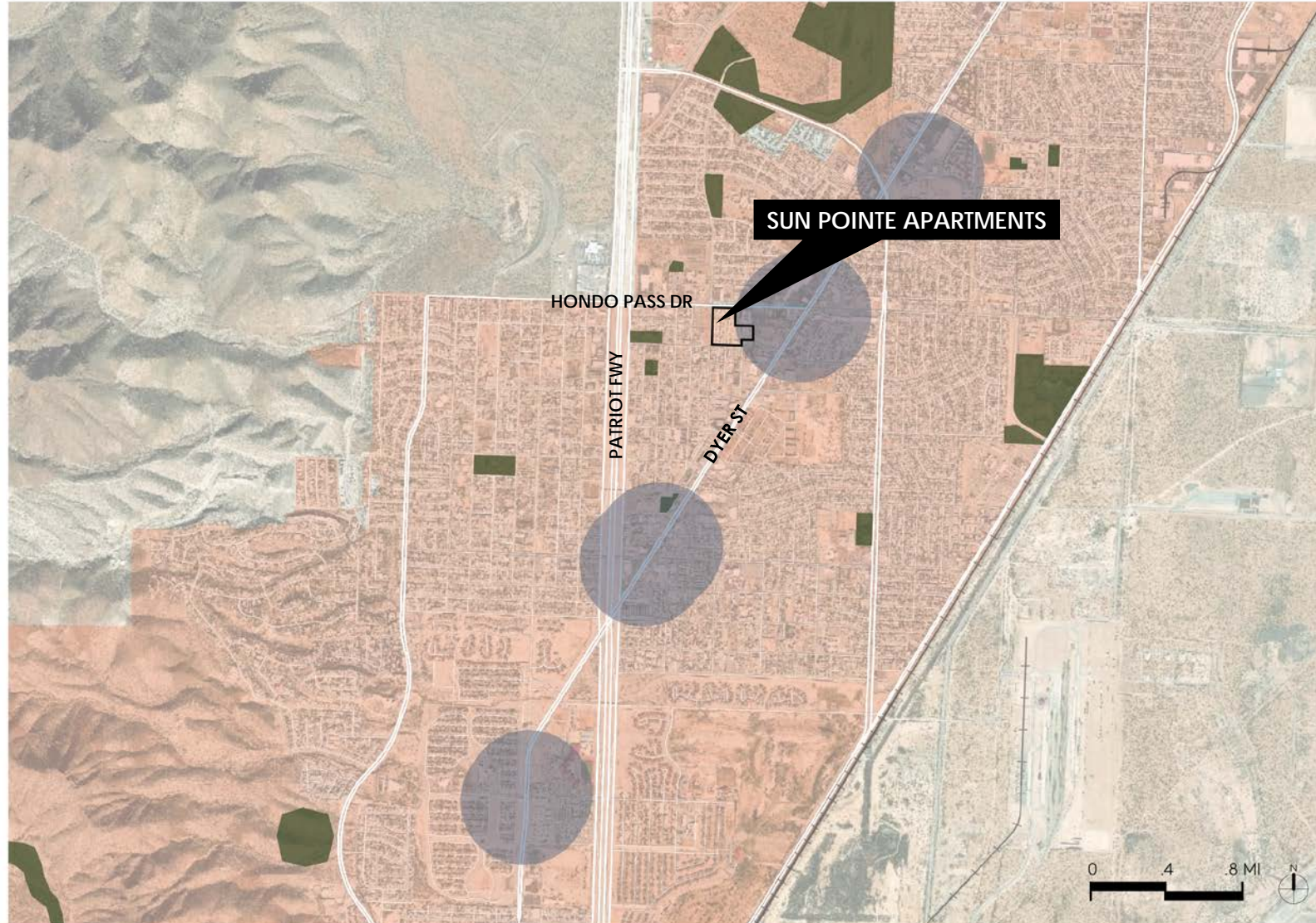
LEGEND

	EL PASO BOUNDARY
	INFILL AREA
	CITY TIER 1 AREA
	CITY TIER 2 AREA
	PARKS




Data Source: City of El Paso

SITE OVERVIEW

Sun Pointe Apartments in Context – Location Map B-10 (Page 1 of 2)



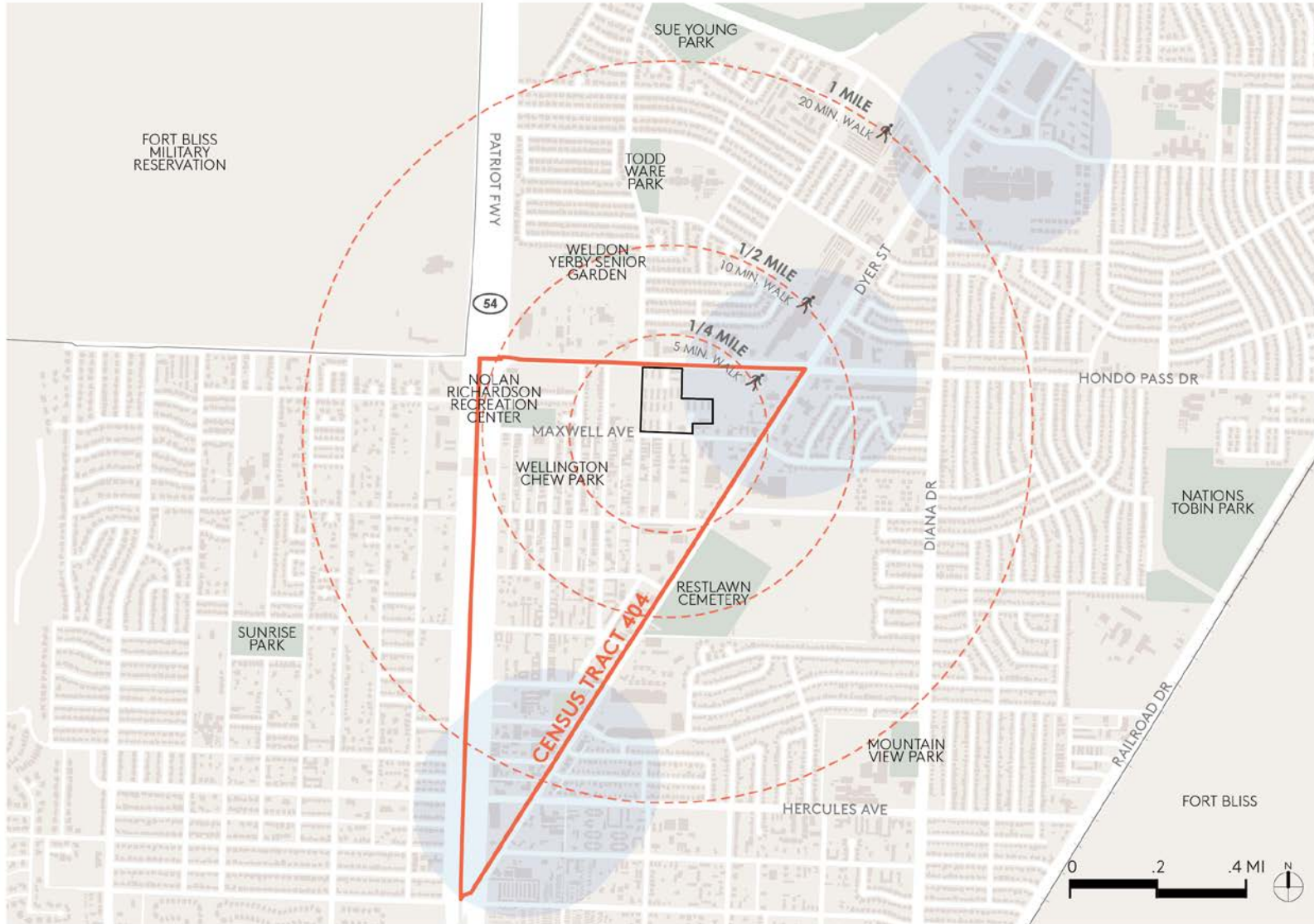
LEGEND

	INFILL AREA
	CITY TIER 2 AREA
	PARKS

Data Source: City of El Paso

SITE OVERVIEW

Sun Pointe Apartments in Context – Location Map B-10 (Page 2 of 2)



Data Source: City of El Paso






Highlights

- Sun Pointe Apartments is located in the Angel's Triangle neighborhood, with easy access to several bus routes along both Hondo Pass Drive and Dyer Street.



Existing Conditions, 4647 Maxwell St.
(Boarded up property after relocation of tenants in preparation for remodeling)

LEGEND

	SUN POINTE APARTMENTS PROPERTY
	WALK RADIUS
	CENSUS TRACT 404
	CITY TIER 2 AREA
	PARKS

SITE OVERVIEW

Sun Pointe Apartments Site Plan – Attachment B-11



Proposed elevation of a typical building

Highlights

- This site plan illustrates the **full rehabilitation and site reconfiguration of Sun Pointe Apartments**, including a mix of flats and townhomes (17 total buildings), 2 outdoor recreational spaces, and a community center along Maxwell Ave.
- Residents will have excellent access to retail/commercial at the north of the site and along Hondo Pass Dr.
- A key element of the site plan is improved connectivity to Hondo Pass Dr. and better open space delineation.
- **Sun Pointe Apartments** unit mix includes:
 - (20) 1 BR units
 - (62) 2 BR units
 - (19) 3 BR units
 - 101 units total**

DEMOGRAPHIC OVERVIEW

Proposed Site and Citywide Demographics (Page 1 of 2)

Note: Sun Pointe Apartments unit mix will serve the census tract's high percentage of families.

Sun Pointe Apartments Census Tract 404

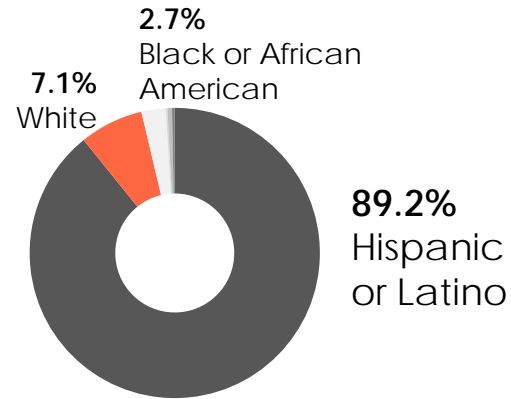


LEGEND

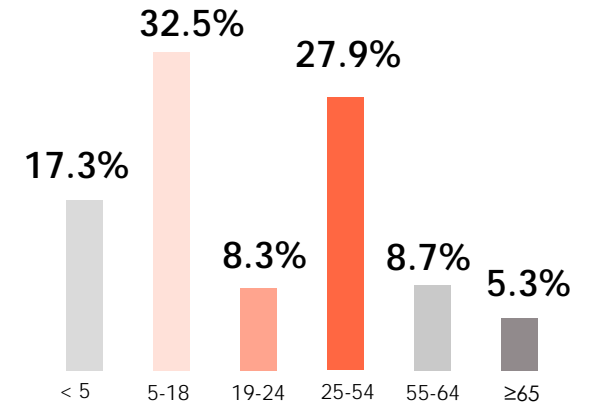
- BUILDINGS IN CENSUS TRACT 404
- CENSUS TRACT 404 BOUNDARY
- PARKS

Sun Pointe
Apartments
Census Tract:
Pop: 3,844

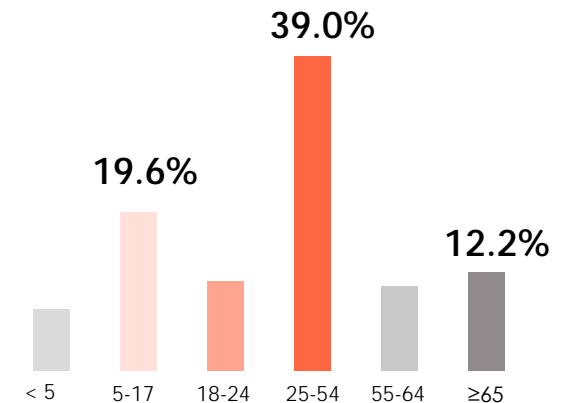
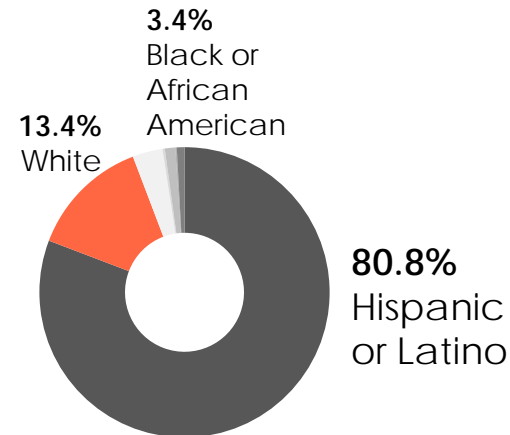
Race & Ethnicity



Age



City of El Paso
Comparison:
Pop: 683,577



DEMOGRAPHIC OVERVIEW

Proposed Site and Citywide Demographics (Page 2 of 2)

Note: Sun Pointe Apartments will purposely serve those households in the 30-60% AMI (\$15.9K to \$31.8K) range.

Sun Pointe Apartments Census Tract 404

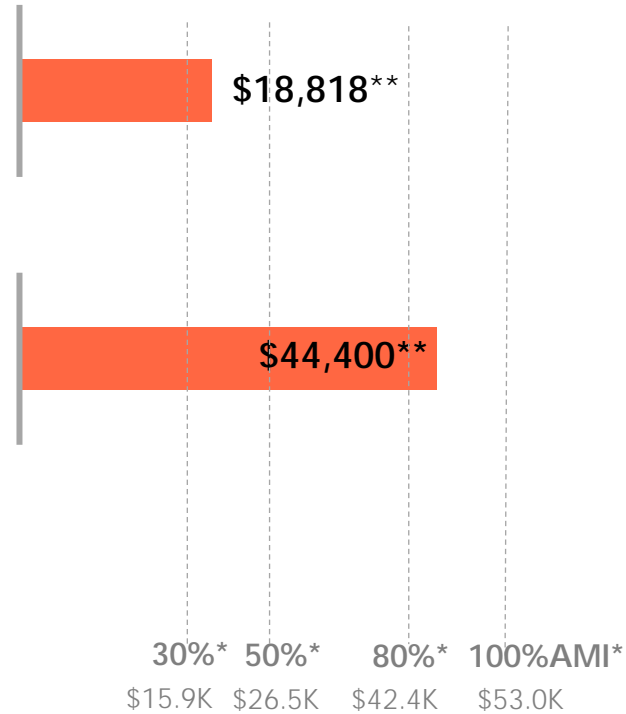


LEGEND

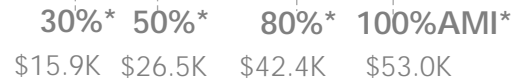
- BUILDINGS IN CENSUS TRACT 404
- CENSUS TRACT 404 BOUNDARY
- PARKS

Median Household Income

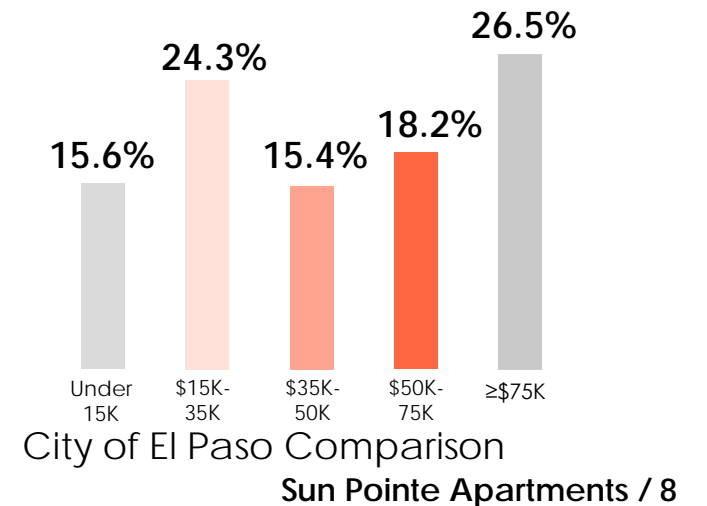
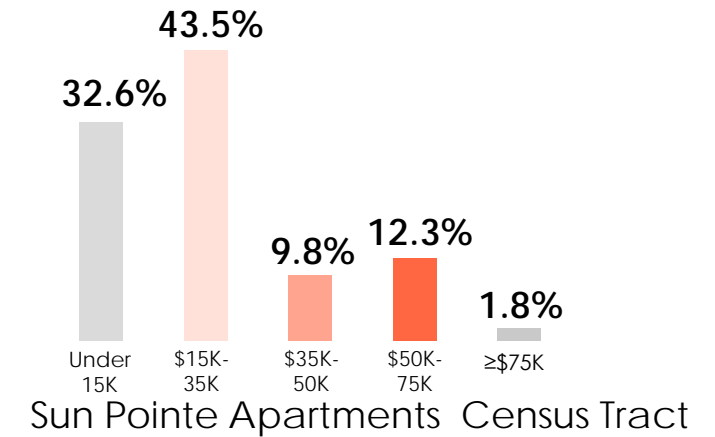
Sun Pointe
Apartments
Census Tract:
Pop: 3,844



TDHCA El Paso AMI*
2020, Household of 3



Household Income



Data Source Unless Noted: 2017 American Community Survey (ACS) 5-Year Estimates; *2020 TDHCA AMI data per El Paso Texas HUD FMR Area for household of 3; **2017 ACS Median Household Income data

VS 1: MAXIMIZE AFFORDABLE HOUSING (TBD/35 pts)



Program Summary

	TOT UNITS	30% AMI	50% AMI	60% AMI	80% AMI	MKT. RATE	TOT TAX CREDIT:
1 BR	20	4	6	10	-	-	\$1.2 Million
2 BR	62	4	10	48	-	-	
3 BR	19	3	5	11	-	-	
% AMI		30%	50%	60%	0%	-	10 YR (101 Units/ \$12 Mil.) =
TOTAL UNITS	101	11	21	69	-	-	UNITS/ TAX CRDIT: .00008 Units / Tax Credit
POSSIBLE POINTS	1a: 15 1b: 8		1c: 7		1d: 5		

Project Type:
Renovation;
Multi-Family

#; of Units:
101

Mix:
1-BR, 2-BR, & 3-BR

Affordability:
30-60% AMI

Note: The last row in the above table indicates the possible points available for each category in VS1. 15 is the total number of points for 1a. 8 is the total number of points for 1b, 7 is the total number of points available for 1c, and 5 is the total number of points available for 1d.

VS 2: SOCIAL SERVICES (20/20 pts)

Social Services: On-Site Programs & Partnerships

DIVERSE PROGRAMS



EDUCATIONAL OPPORTUNITIES (5 pts)



ECONOMIC DEVELOPMENT/
WORKFORCE ENTREPRENEURIAL
DEVELOPMENT (10 pts)



SUPPORTIVE/
SOCIAL SERVICES (5 pts)

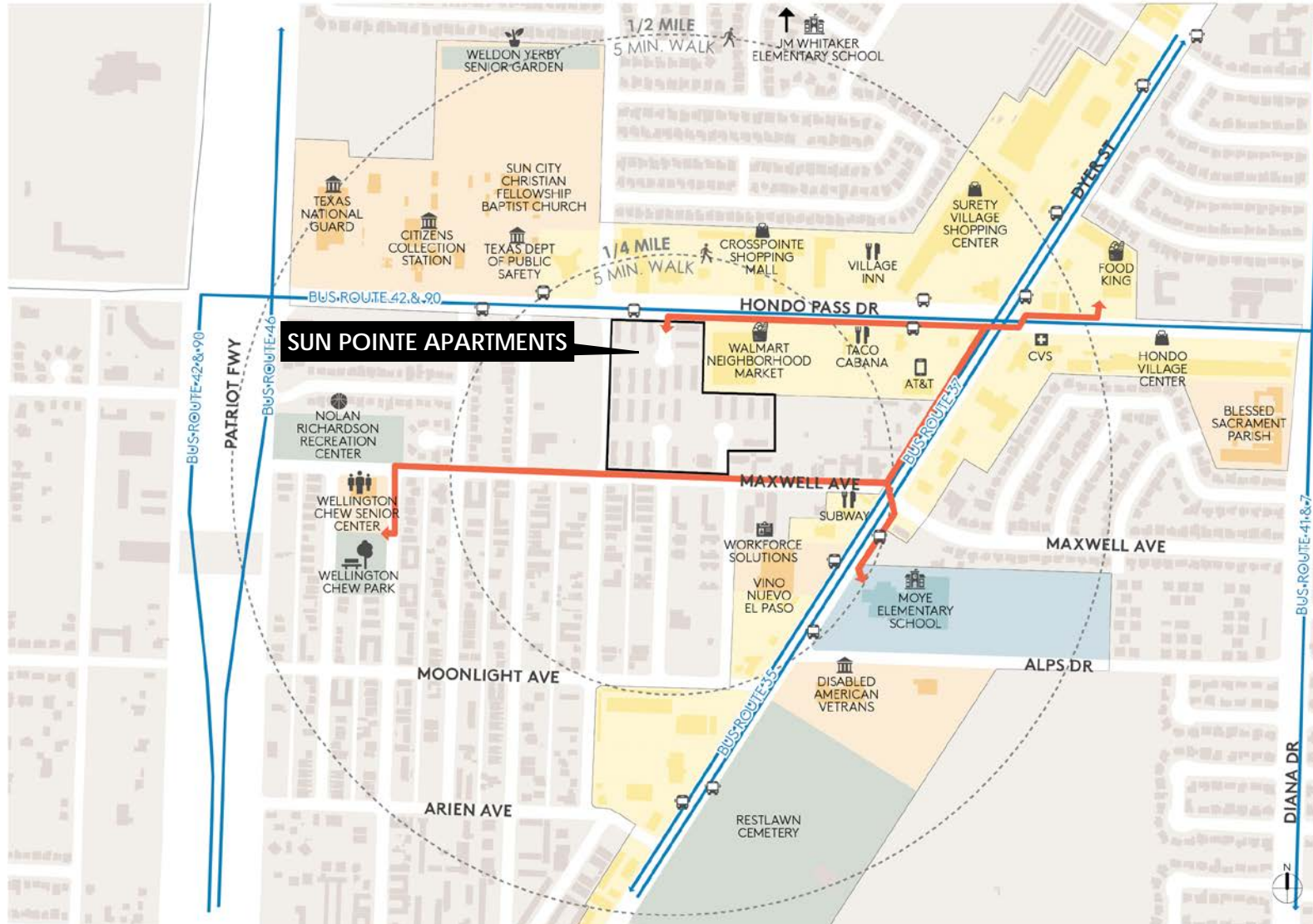


Highlights

- Long-standing partnerships with educational institutions, such as El Paso Community College and the University of Texas at El Paso, strengthen HACEP's ability to deliver a variety of **educational programs**, such as quarterly health and nutrition classes for families.
- HACEP partners with community organizations, such as GECU and Project Bravo, to deliver **economic development and workforce entrepreneurial development programs**, including financial literacy and the Family Self Sufficiency Program (FSS).
- HACEP has an extensive network of community partners who provide residents with **supportive/social services** both on and off site. These programs range from social events to annual health fairs.

VS 3: ACCESS TO COMMERCIAL/SOCIAL SERVICES (3/10 pts)

Neighborhood Access (Page 1 of 2)



Highlights

- This site offers nearby access to retail shopping plazas and grocery stores, including the Walmart Neighborhood Market and Food King; Moye Elementary School; and community spaces, such as the Nolan Richardson Recreation Center; plus opportunity for **on-site gathering space (3 pts)**.
- The site also offers excellent access to **parks**. Wellington Chew Park is located a 1/4 mile West of the site and includes a playground and sports court.
- In addition, the site provides excellent bus access on both Hondo Pass Drive and Dyer Street.

LEGEND

—	SUN POINTE APARTMENTS PROPERTY
■	PARKS
■	EDUCATION & LEARNING
■	RETAIL/RESTURANTS
■	COMMUNITY SPACES
🚌	BUS STOPS
—	BUS ROUTES
—	WALKING ROUTES

VS 3: ACCESS TO COMMERCIAL/SOCIAL SERVICES (3/10 pts)

Neighborhood Access (Page 2 of 2)



Highlights

- A wide range of **commercial developments and social services** are located under 2 mile of Sun Pointe Apartments, including:

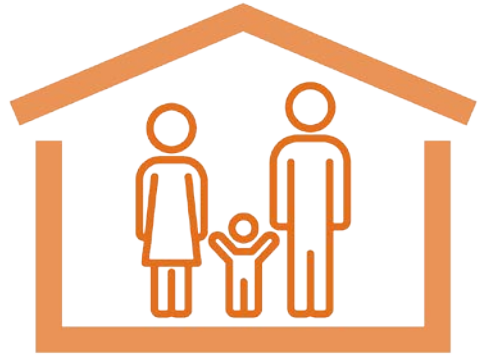
- Ross Dress for Less – 1.5 Mi.
- USPS – 1.5 Mi.
- Starbucks – 1.5 Mi.
- Northwest Vet Clinic – 1.5 Mi.
- Walgreens – 1.5 Mi.
- Buddy’s Home Furnishings – 1 Mi.
- Firestone Auto Care – 1 Mi.
- Western Tech – 1 Mi.
- Harwood Vet Clinic – 1 Mi.
- Western Union – 1 Mi.
- Food King – 1 Mi.
- Titanic Ballroom and Conference Ctr. – 1 Mi.
- Dollar Tree – ½ Mi.
- Super Cuts – ½ Mi.
- Dunkin’ – ½ Mi.
- Food King – ½ Mi.
- CVS – ½ Mi.
- T-Mobile – ½ Mi.
- Army National Guard – ½ Mi.
- Walmart Neighborhood Market – < ¼ Mi.
- Subway - < ¼ Mi.
- El Toro Bronco - < ¼ Mi.
- Affordable Car Buys - < ¼ Mi.
- U-Haul - < ¼ Mi.

LEGEND

- SUN POINTE APARTMENTS PROPERTY
- WALK RADIUS
- PARKS

VS 4: LOCAL PRESENCE (15/15 pts)

HACEP - 82 Years in El Paso



40,000

El Pasoans Served

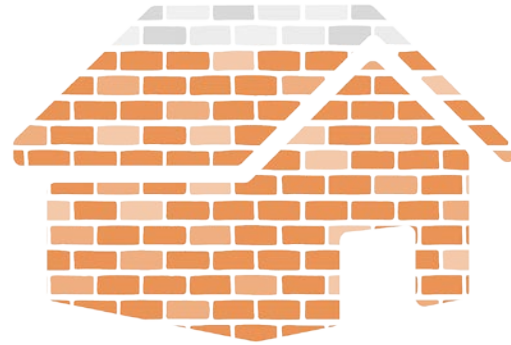
48

Properties that serve families

70+

Communities with LIHTC

5,338 Rehab & New
Construction Units to Date



Portfolio:

6,102 RAD units

5,600 Housing Choice
Vouchers plus

1,300 Tax Credit &

Non-Subsidized Units

Housing for Chronically
Homeless (Shelter Plus Care)
Housing for Veterans (VASH
Program)

A Strong Commitment to El Pasoans



- HACEP has significant experience with development, construction, and managing units for **families (3 pts)**
- HACEP **employs locally**, nearly **80 staff** and has been operating in El Paso for **82 years (8 pts)**
- HACEP will commit to **45-year affordability period (4 pts)**



VS 5: SMART GROWTH (TBD/20 pts)

Smart Growth Compliance (Page 1 of 2)

GOAL #	CITY OF EL PASO SMART GROWTH GOALS	SUN POINTE APARTMENTS	DETAILS
Goal 1.1	Downtown (If proposed project is located downtown)	N/A	
Goal 1.2	Traditional Neighborhoods (Policy 1.2.3)	N/A	
Goal 1.3	Neighborhood Retrofits; bus routes and RTS stops (Policies 1.3.1 & 1.3.2) - Specific to G-3 or G-4 Development	✓	Sun Pointe is located in a G-3 Post War neighborhood.
Goal 1.4	New Neighborhoods	N/A	
Goal 1.5	Outward Expansion	N/A	
Goal 1.9	Industrial Lands (Policy 1.9.4)	N/A	
Goal 1.10	Growth Areas and Overlays (Policies 1.10.3 -1.10.5)	N/A	
Goal 2.1	Smart Location Principles	✓	Sun Pointe is located within 1/2 mile of existing retail, office and educational employment centers. The paths to the employment centers are served by sidewalks.
Goal 4.1	Compact Urban Areas (Policy 4.1.2)	N/A	
Goal 4.7	Air Quality (Policies 4.7.1 & 4.7.3)	✓	HACEP will promote active and public transportation.
Goal 4.11	Public Transportation (Policies 4.11.2, 4.11.3 & 4.11.6)	✓	HACEP will provide adequate sidewalks and a bicycle rack adjacent to Sun Pointe to support active and public transportation.
Goal 6.1	Housing Supply (Policies 6.1.1 - 6.1.3, 6.1.7)	✓	Sun Pointe meets ADA standards and furthers the City's goal to develop in existing neighborhoods to promote and establish accessible urban villages.
Goal 6.2	Existing Neighborhoods (Policy 6.2.1)	N/A	
Goal 6.3	Walkable Neighborhoods (Policies 6.3.1 - 6.3.3)	✓	Sun Pointe proximity to commercial and social services promotes healthy living through a walkable environment.
Goal 6.4	Housing Affordability (-2 points for H+T greater than 50%)	N/A	

	Included
	Not Applicable

VS 5: SMART GROWTH (TBD/20 pts)

Smart Growth Compliance (Page 2 of 2)

GOAL #	CITY OF EL PASO SMART GROWTH GOALS	SUN POINTE APARTMENTS	DETAILS
Goal 7.3	Dynamic Walkable Neighborhoods (Policy 7.3.3)	✓	Sun Pointe furthers the City's goals around making El Paso a city of neighborhoods that are walkable and self sustaining.
Goal 7.11	Complete Streets	N/A	
Goal 9.4	Exposure to Environmental Risk (Policies 9.4.1a, 9.4.1c, 9.4.1e)	✓	HACEP will design internal circulation networks for speeds of 20 miles per hour or lower and will ensure that sidewalks are greater than 5 feet in width.
Goal 9.5	Encourage Physical Activity Through Design (Policies 9.5.4 & 9.5.6)	N/A	
Goal 9.6	Encourage Well-Being (Policy 9.6.6)	✓	Sun Pointe will include a community center to provide residents and community members with space to socialize.
Goal 10.5	Stormwater; (Policy 10.5.2, Policy 10.5.7, Policy 10.5.9)	✓	Sun Pointe is not located in a flood zone.
Goal 10.6	Atmosphere; promote both roof and non-roof strategies to mitigate the urban heat island effect (Policy 10.6.9)	N/A	
Goal 10.7	Energy/Public transit (Policy 10.7.2)	✓	HACEP intends to construct sustainable, energy efficient units with energy-star appliances.
Goal 10.8	Protect and enhance ecologically sensitive areas such as aquifer recharge zones, hillsides, bosques, arroyos, wetlands, and plants and wildlife resources.	N/A	
Goal 10.9	Preserve the valuable natural resources of the mountain and hillside areas and minimize the exposure of potential environmental hazards associated with their development.	N/A	
Goal 10.10	Protect the community from risks associated with geologic conditions	N/A	
Goal 10.13	Protect City residents from the effects of excessive noise or vibration.	N/A	
Goal 10.14	Improve public safety by developing appropriate lighting and control standards.	✓	HACEP will include security cameras as well as street and parking lot lighting to improve public safety.

	Included
	Not Applicable

CITY OF EL PASO LIHTC CRITERIA



Preliminary Scorecard

Total Points	Available Points	Evaluation Criteria	Sun Pointe Apartments (Possible Points)
35	15	a) 15 points for the proposal with the greatest number of units. All other proposals receive a point value equal to 20 multiplied by the percentage of units proposed as compared to the development with the greatest number of units. (ex. Development X proposes 50% of the total units that the development with the greatest number of units proposes. Points for Development X = 20 points x 50% = 10 points).	TBD
	8	b) 8 points for the development with the most units for households at or below 30% AMI. All other proposals receive a point total equal to 8 multiplied by the percentage of 30% AMI units compared to the development with the greatest number of 30% AMI units.	TBD
	7	c) 7 points for the development with the most units for households between 31% and 60% AMI. All other proposals receive a point total equal to 7 multiplied by the percentage of 31%-60% AMI units compared to the development with the greatest number of 31%-60% AMI units.	TBD
	5	d) 5 points for the development with the greatest number of units produced per amount of tax credit.	TBD
20	5	Actively supporting residents of the project through provision of staffing, investments in programs/services, MOUs with other providers, and/or in house staff providing services. Categories of Services: a) Education (5 pts)	✓
	10	b) Economic development/workforce and entrepreneurial development (including homeownership programs) (10 pts)	✓
	5	c) Supportive/social services (5 pts)	✓
10	4	a) No physical barriers separating the development from the neighborhood and commercial/public services (4 pts)	
	3	b) Gathering points/areas that bring together residents of the project and residents of the neighborhood at large (3 pts)	✓
	3	c) Development has a mix of units at various income levels to include 80% AMI and/or market rate. (3 pts)	
15	4	Applicant has: a) Past experience involved in a development team constructing, operating and/or providing affordable housing for residents who fit the demographic profile to be served in El Paso (4 pts)	✓
	4	b) A staff presence in El Paso of at least 5 employees (4 pts)	✓
	4	c) 5 or more years experience as part of a development team financing, building, operating or managing affordable housing in El Paso (4 pts)	✓
	3	d) Commitment to extended affordability beyond 30 years. (1 point for every 5 years of extended affordability beyond 30 years) (up to 3 pts)	✓
20	20	Each project will be evaluated and scored by City of El Paso staff. Tier 1 projects can score up to 20 points under this category. Tier 2 projects can score up to 10 points under this category. (This is intended to prioritize Tier 1 projects while not ruling out creative, impactful projects in Tier 2.)	✓

Highlights

- HACEP looks forward to delivering an **outstanding and high quality mixed-income and mixed-use 9% development** for El Paso families.



Housing Authority of the City of El Paso

APPENDIX

HEALTHY COMMUNITIES

Report Card

	INDICATOR	CITY BASELINE	SUN POINTE APARTMENTS	SOURCE	YEAR
EDUCATION & OPPORTUNITY	Children living in households ≤100% of the federal poverty level (%)	28.50%	86.30%	ACS 5-year estimate accessed via City Health Dashboard	2017
	Households where ≥30% of household income is spent on housing costs (%)	28.81%	58.40%	ACS 5-year estimate accessed via Social Explorer	2017
	Population aged ≥16 years that is unemployed but seeking work (%)	6.90%	16.60%	ACS 5-year estimate accessed via City Health Dashboard	2017
	Population aged ≥ 25 with less than a high school education (%)	21.00%	34.10%	ACS 5-year estimates	2017
ACTIVE LIFESTYLES	Population living more than ½ mile from the nearest supermarket, supercenter, or large grocery store (%)	66.90%	43.10%	Food Access Research Atlas, Economic Research Service, United States Department of Agriculture accessed via City Health Dashboard	2015
	Average daily concentration of air pollution (fine particulate matter per cubic meter)	7.80	8.3	Community Multiscale Air Quality model, US Environmental Protection Agency accessed via City Health Dashboard	2015
	Population aged ≥18 years who answered "no" to engaging in physical activity, other than as part of a regular job, in the past month (%)	29.40%	44.20%	Behavioral Risk Factor Surveillance System accessed via 500 Cities	2016
	Obesity among resident adults aged ≥18 years (%)	34.50%	44.20%	Behavioral Risk Factor Surveillance System accessed via 500 Cities	2016
HEALTH CARE	Visits to doctor for routine checkup within the past year among adults aged ≥18 years (%)	67.70%	60.80%	Behavioral Risk Factor Surveillance System accessed via 500 Cities	2016
	Current asthma prevalence among adults aged ≥18 years (%)	8.10%	9.20%	Behavioral Risk Factor Surveillance System accessed via 500 Cities	2016
HEALTHY MIND	Population aged ≥18 years who report 14 or more days during the past 30 days during which their mental health was not good (%)	12.50%	21.10%	Behavioral Risk Factor Surveillance System accessed via 500 Cities	2016
	Park access, which is based on a 10-minute walk from home to a park (The Trust for Public Land ranked the Pooley neighborhood block group as a high need (low access) area)	N/A	WELL SERVED	Park Serve Map via The Trust for Public Land	2016
NEIGHBORHOOD	Diversity Index, which is the distribution of the population by race/ethnic group within a city or census tract (index is out of 100 where higher value equals greater diversity)	41.6	27.2	ACS 5-year estimate accessed via City Health Dashboard	2017
	Average commute time (minutes)	23 Min.	22 Min.	ACS 5-year estimates	2017

Note 1: The Sun Pointe Apartments neighborhood includes data from Census Tract 4.04.

Note 2: Sun Pointe Apartments will be additive to a Healthy El Paso Report Card.

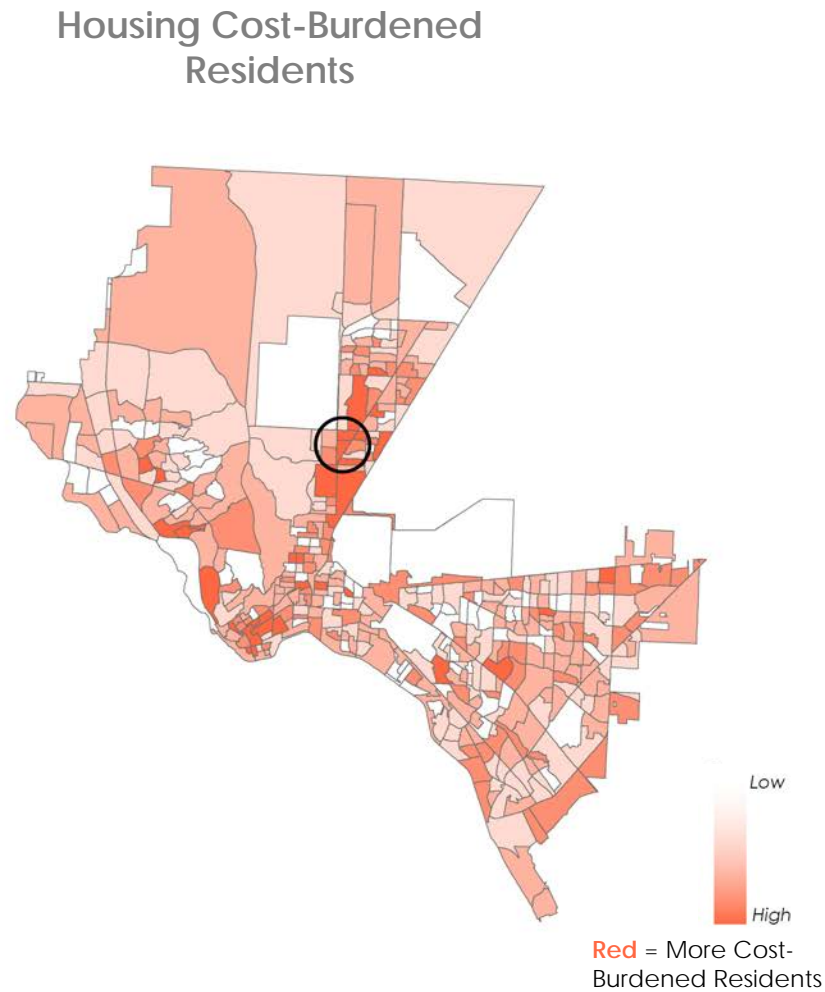
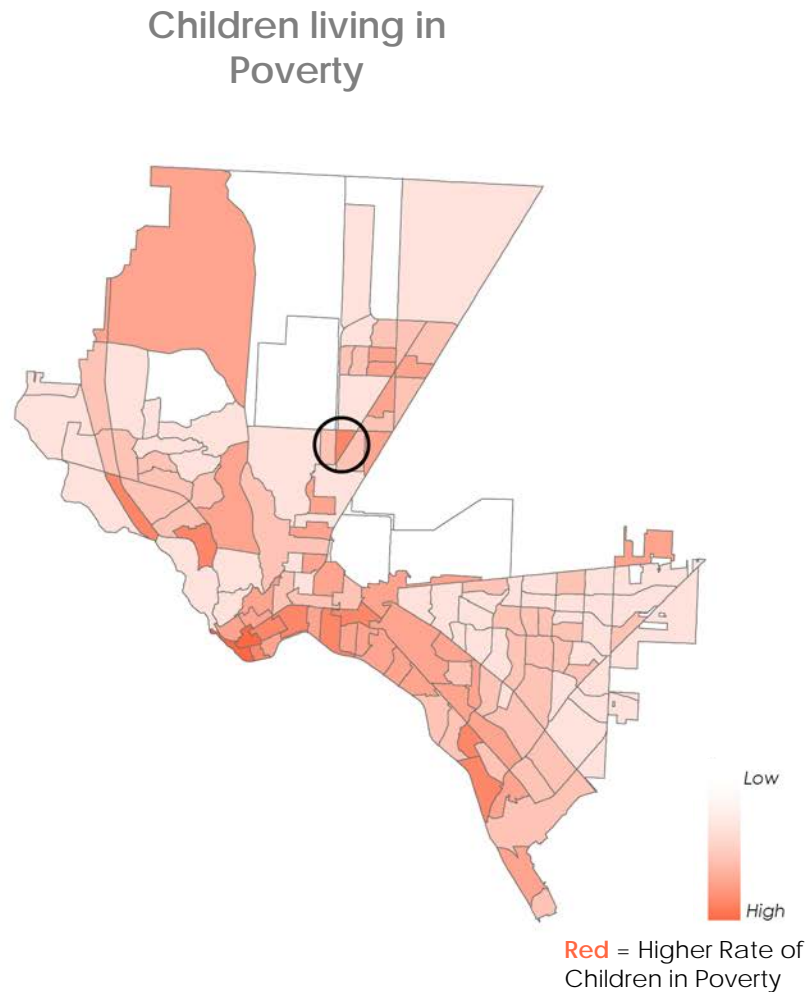
Note 3: Sun Pointe Apartments offers excellent access to public transportation, see page 26.

HEALTHY COMMUNITIES

Education & Economic Opportunity – Related to VS 1

Highlights:

- Affordable Housing residents will benefit from educational and economic opportunities in this area (VS1).
- 86.3% of Sun Pointe Apartments neighborhood children live in poverty, compared to 28% citywide.
- 58.4% of Sun Pointe Apartments neighborhood residents **spend $\geq 30\%$ of their income on housing**, compared to 28.8% citywide.



Note 1: Sun Pointe Apartments Neighborhood refers to Census Tract 4.04

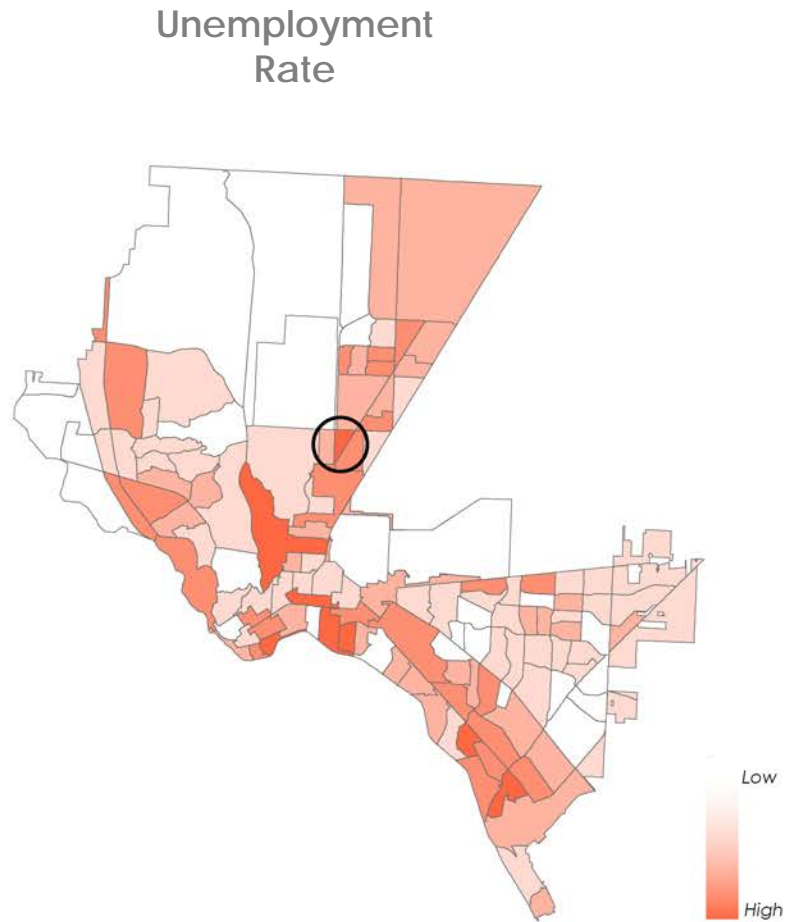
Note 2: Regional Housing Study completed in 2019 affirms these findings

HEALTHY COMMUNITIES

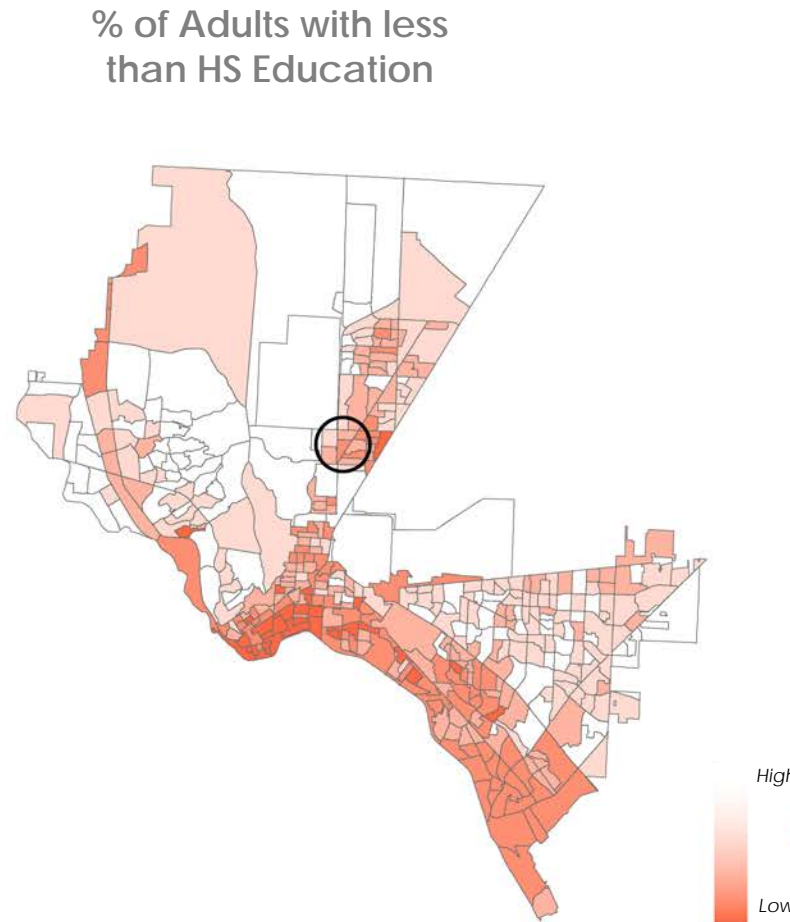
Education & Economic Opportunity – Related to VS 2 & 3

Highlights:

- The **on and off-site social services** HACEP provides will greatly benefit the neighborhood population (VS 2).
- The **Sun Pointe Apartments neighborhood unemployment rate (16.6%)** is significantly higher than the citywide rate of 6.9%.
- **34.1% of Sun Pointe Apartments neighborhood residents have less than a high school education**, compared to 21% citywide.



Red = Higher
Unemployment



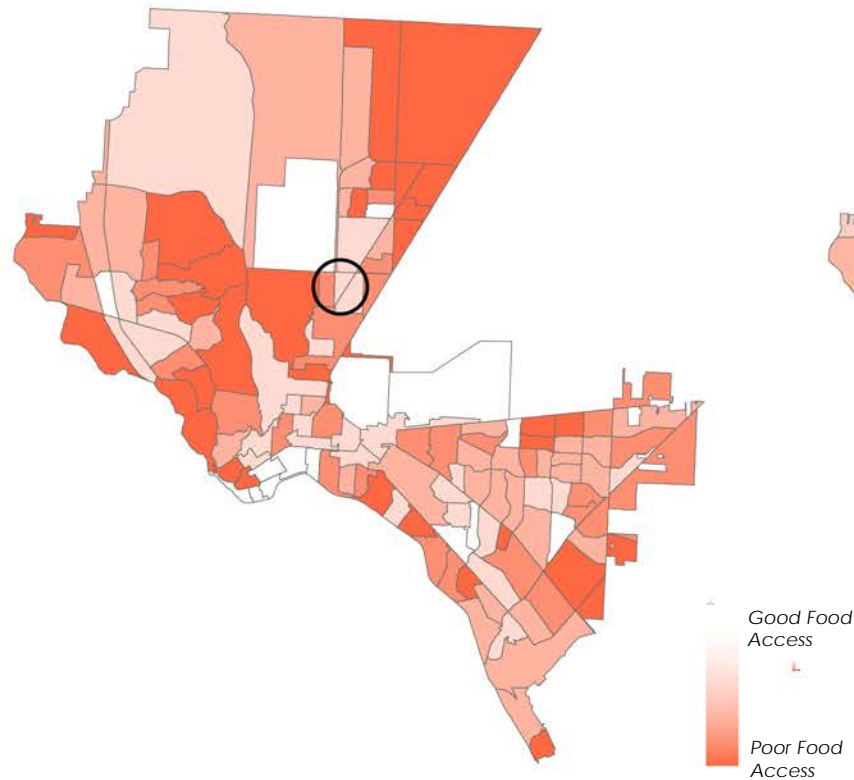
Red = Lower
Education Level

Note: Sun Pointe Apartments Neighborhood refers to Census Tract 4.04

HEALTHY COMMUNITIES

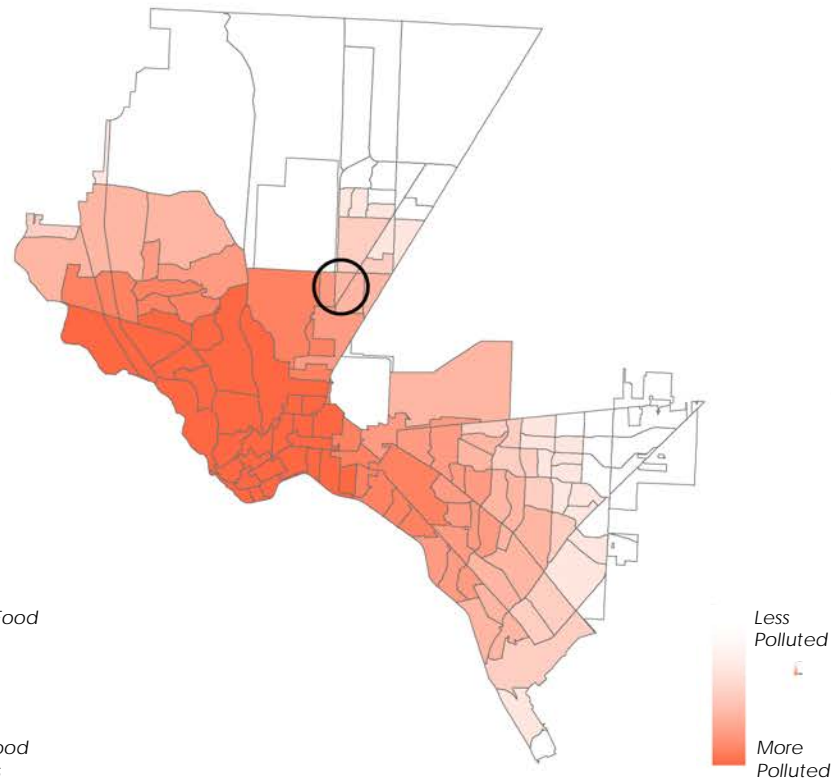
Active Lifestyles – Related to VS5

Lack of Access to Healthy Food
(more than ½ mile from store)



Red = Lack of Healthy Food Access

Air Pollution



Red = More Pollution

Highlights:

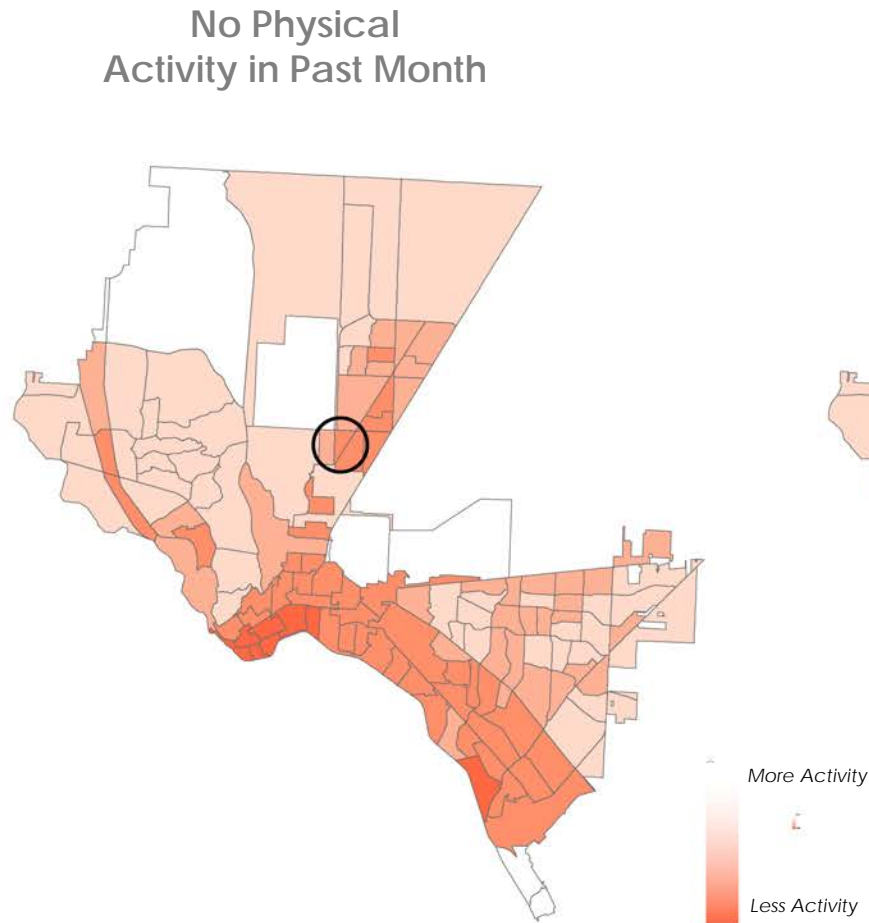
- HACEP intends to support the City in efforts to improve air quality by promoting active and public transport options from the site (VS 5).
- Sun Pointe Apartments is close to multiple grocery stores, which provide **access to healthy food** (VS 5).
- The average daily concentration of air pollution (fine particulate matter per cubic meter) in Sun Pointe Apartments neighborhood is 8.3, compared to 7.8 citywide.

HEALTHY COMMUNITIES

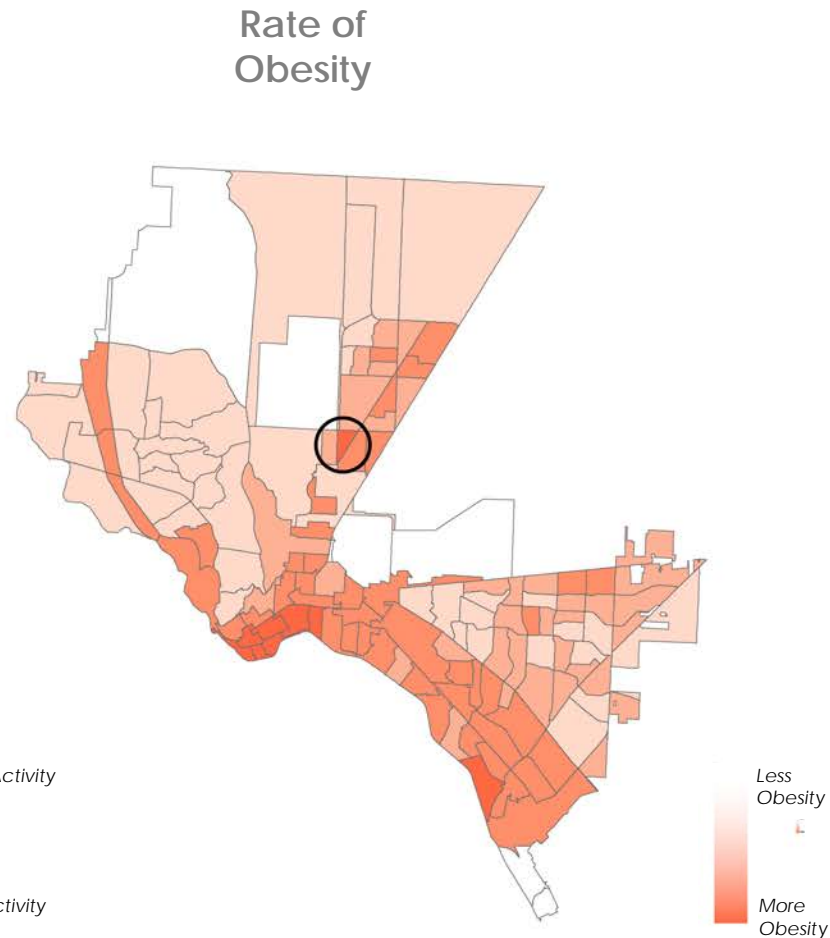
Active Lifestyles – Related to VS3

Highlights:

- Sun Pointe Apartments' access to Wellington Chew Park and the Nolan Richardson Recreation Center will provide residents with great opportunities to become more physically active (VS 3).
- In 2016, 44.2% of Sun Pointe Apartments neighborhood residents did not participate in leisure physical activity.
- There are higher rates of obesity in the Sun Pointe Apartments neighborhood compared to the city at large.



Red = Less Physical Activity



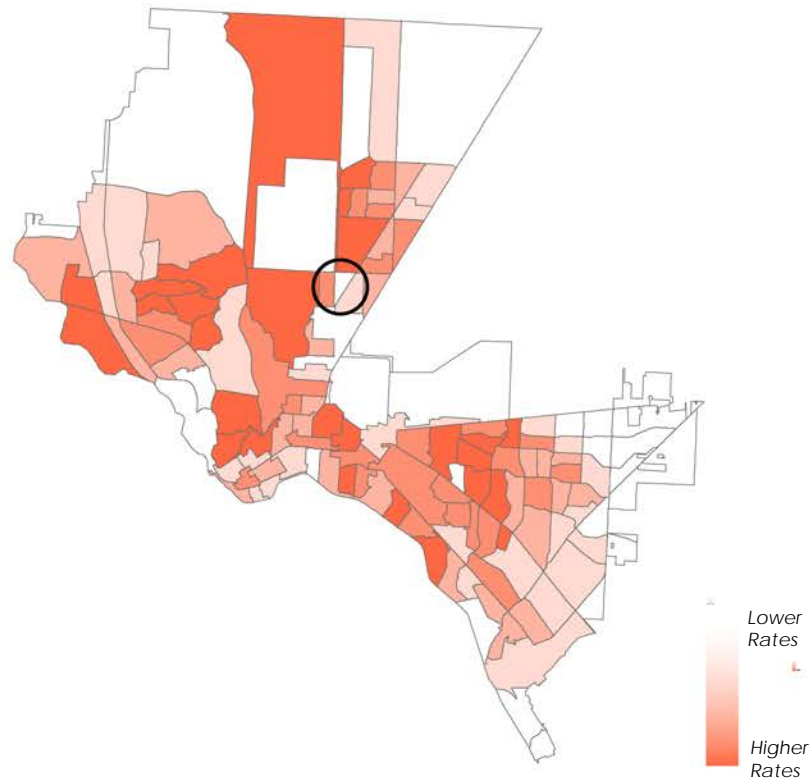
Red = Higher rate of Obesity

HEALTHY COMMUNITIES

Health Care – Related to VS 3

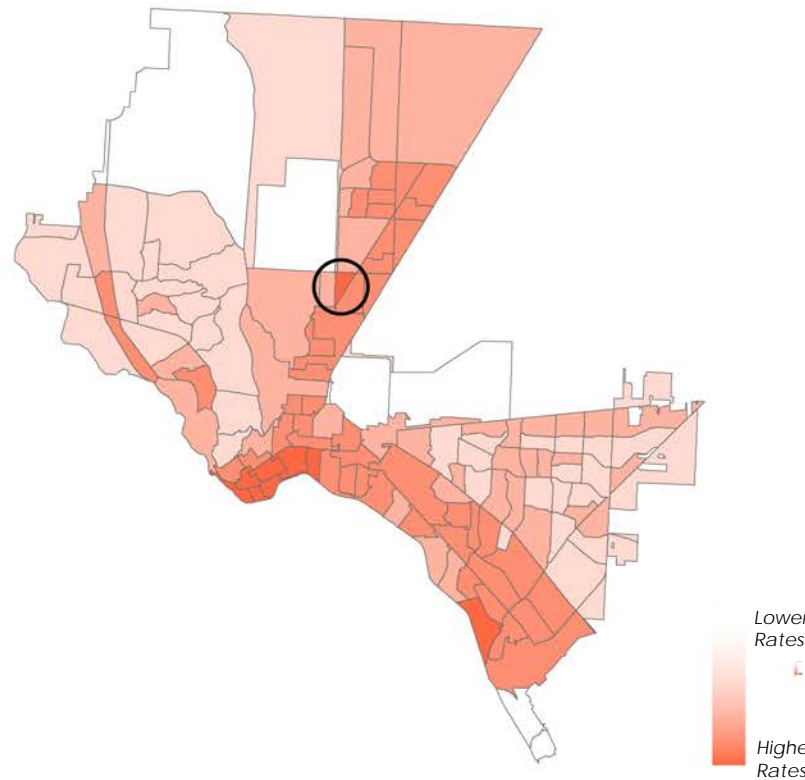
Highlights:

% of Adults who had Routine
Check up in Last Year



Red = Higher rates of
Annual Checkups

Current Asthma
Prevalence



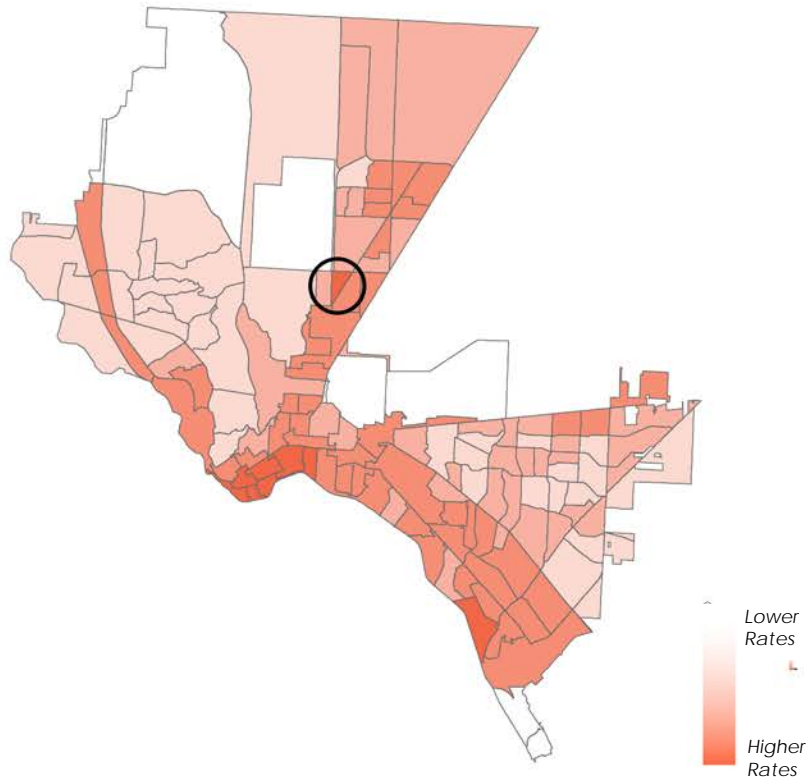
Red = Higher
rates of Asthma

- Sun Pointe Apartments is located 2 miles south of the University Medical Center of El Paso, which will enable **residents to easily access healthcare services by bus or car (VS 3)**.
- **60.8%** of Sun Pointe Apartments neighborhood residents **have routine doctor check ups**, which is below the citywide average of 67.7%
- **Asthma impacts about 9.2% of neighborhood residents**, higher than the citywide rate.

HEALTHY COMMUNITIES

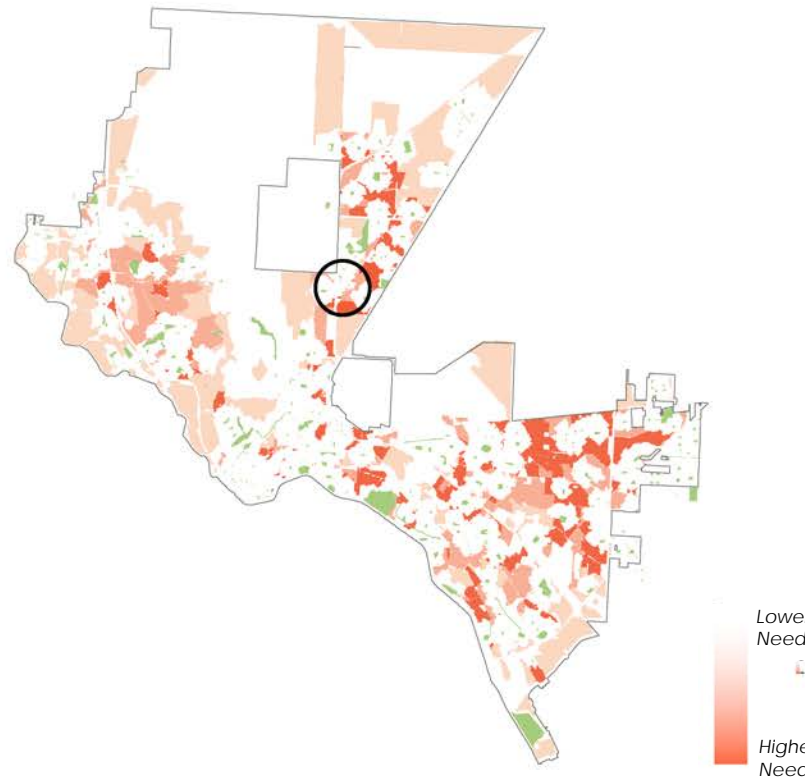
Healthy Mind – Related to VS 2 & 3

% of Residents whose Mental Health was “not good” for more than 14 days



Red = Poor
Mental Health

The Trust for Public Land’s
Park Needs Analysis



Red = Higher
Need for Park

Highlights:

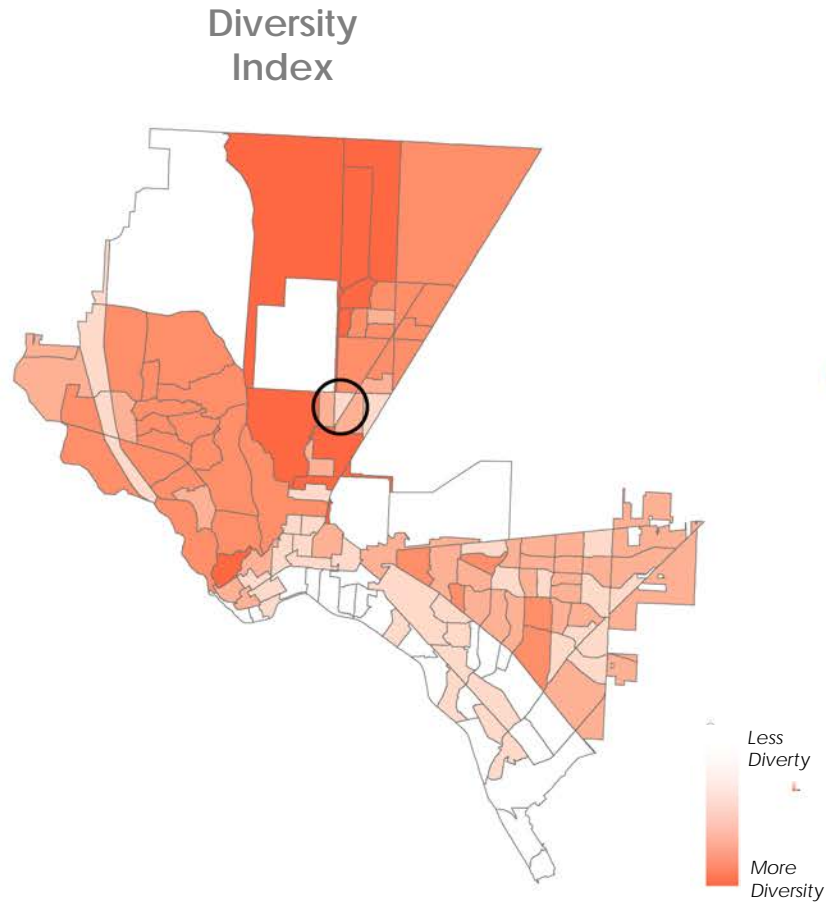
- Sun Pointe Apartments is well served by parks, with Wellington Chew Park located within a ¼ mile. This access, a **social service/public amenity**, will **greatly benefit residents** (VS 3).
- HACEP’s **on- and off-site social services and access to social/commercial amenities** have potential to support residents who experience poor mental health (VS 2 & 3).
- **21.1%** of the Sun Pointe Apartments residents experience **poor mental health**.

HEALTHY COMMUNITIES

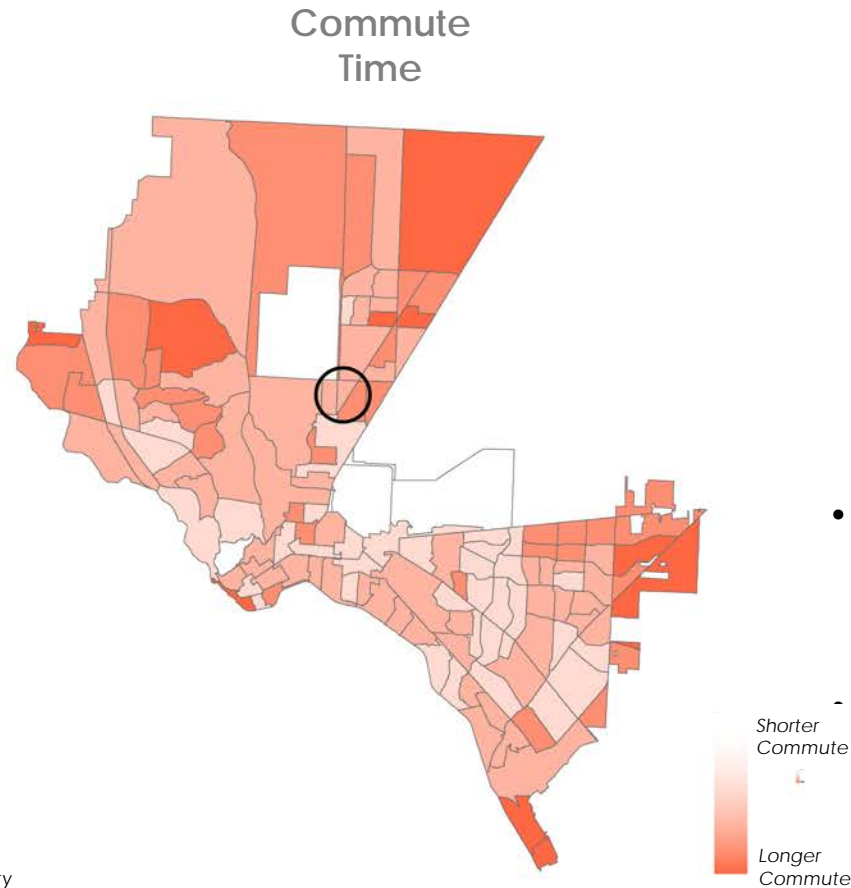
Neighborhood – Related to VS 5

Highlights:

- Sun Pointe Apartments is near a variety of employment opportunities and public transport access. This development will help the City further Smart Growth goals related to **compact development and public transit** use (VS 5). Average commute time from Sun Pointe Apartments neighborhood is **22 minutes**, which is on par with the citywide average (VS 5).
- The property has **excellent access to transportation** - located along bus route 42, 90 and close to BRT along Dyer St.
- **89.2% Hispanic/Latino** population (For Reference; Not related to VS 5).



Red = More Diversity



Red = Longer Commute