

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

DEPARTMENT:

AGENDA DATE:

PUBLIC HEARING DATE:

CONTACT PERSON NAME:

PHONE NUMBER:

2nd CONTACT PERSON NAME:

PHONE NUMBER:

DISTRICT(S) AFFECTED:

STRATEGIC GOAL:

SUBGOAL:

SUBJECT:

BACKGROUND / DISCUSSION:

COMMUNITY AND STAKEHOLDER OUTREACH:

PRIOR COUNCIL ACTION:

AMOUNT AND SOURCE OF FUNDING:

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

NAME	AMOUNT (\$)

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

DEPARTMENT HEAD:

Nickole H. Rodriguez

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

RESOLUTION

WHEREAS, Paisano Housing Redevelopment Corporation has proposed a development for 80 affordable rental housing units at 201 Cortez Dr, El Paso, TX 79905, named Cielo Towers II in the City of El Paso, Texas; and

WHEREAS, Paisano Housing Redevelopment Corporation has committed to a minimum 45-year affordability period for those 80 units at 201 Cortez Dr, El Paso, TX 79905, named Cielo Towers II in the City of El Paso, Texas; and

WHEREAS, Paisano Housing Redevelopment Corporation has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2026 Competitive 9% Housing Tax Credits for Cielo Towers II.

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 **Cielo Towers II** development located at 201 Cortez Dr, El Paso, TX 79905 (TDHCA Application number 26245) and that this formal action has been taken to put on record the opinion expressed by the City of El Paso, Texas on February 3, 2026.
2. 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.

APPROVED this ____ day of _____, 2026.

THE CITY OF EL PASO

Renard U. Johnson
Mayor

(Signatures Continue on Following Page)

ATTEST:

Laura Prine
City Clerk

APPROVED AS TO FORM:

Russel T. Abeln

Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Nickole H. Rodriguez

Nickole H. Rodriguez, Director
Community & Human Development

RESOLUTION

WHEREAS, Paisano Housing Redevelopment Corporation has proposed a development for 80 affordable rental housing units at Zaragoza/Joe Battle, El Paso, TX 79938, named Eastside Crossings II in the City of El Paso, Texas; and

WHEREAS, Paisano Housing Redevelopment Corporation has committed to a minimum 45-year affordability period for those 80 units at Zaragoza/Joe Battle, El Paso, TX 79938, named Eastside Crossings II in the City of El Paso, Texas; and

WHEREAS, Paisano Housing Redevelopment Corporation has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2026 Competitive 9% Housing Tax Credits for Eastside Crossing II.

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 **Eastside Crossings II** development located at Zaragoza/Joe Battle, El Paso, TX 79938 (TDHCA Application number 26246) and that this formal action has been taken to put on record the opinion expressed by the City of El Paso, Texas on February 3, 2026.
2. 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.

APPROVED this ____ day of _____, 2026.

THE CITY OF EL PASO

Renard U. Johnson
Mayor

(Signatures Continue on Following Page)

ATTEST:

Laura Prine
City Clerk

APPROVED AS TO FORM:

Russel T. Abeln

Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Nickole H. Rodriguez

Nickole H. Rodriguez, Director
Community & Human Development

RESOLUTION

WHEREAS, Paisano Housing Redevelopment Corporation has proposed a development for 80 affordable rental housing units at Zaragoza/Joe Battle, El Paso, TX 79938, named Eastside Crossings II in the City of El Paso, Texas; and

WHEREAS, Paisano Housing Redevelopment Corporation has committed to a minimum 45-year affordability period for those 80 units at Zaragoza/Joe Battle, El Paso, TX 79938, named Eastside Crossings II in the City of El Paso, Texas; and

WHEREAS, Paisano Housing Redevelopment Corporation has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2026 Competitive 9% Housing Tax Credits for Eastside Crossing II.

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 has **no objection** to the propose **Eastside Crossings II** development located at Zaragoza/Joe Battle, El Paso, TX 79938 (TDHCA Application number 26246) and that this formal action has been taken to put on record the opinion expressed by the City of El Paso, Texas on February 3, 2026.
2. 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.

APPROVED this ____ day of _____, 2026.

THE CITY OF EL PASO

Renard U. Johnson
Mayor

(Signatures Continue on Following Page)

ATTEST:

Laura Prine
City Clerk

APPROVED AS TO FORM:

Russel T. Abeln

Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Nickole H. Rodriguez

Nickole H. Rodriguez, Director
Community & Human Development

RESOLUTION

WHEREAS, Paisano Housing Redevelopment Corporation has proposed a development for 80 affordable rental housing units at 9009 Dyer St., El Paso, TX 79904, named Siesta Jardin in the City of El Paso, Texas; and

WHEREAS, Paisano Housing Redevelopment Corporation has committed to a minimum 45-year affordability period for those 80 units at 9009 Dyer St., El Paso, TX 79904, named Siesta Jardin in the City of El Paso, Texas; and

WHEREAS, Paisano Housing Redevelopment Corporation has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2026 Competitive 9% Housing Tax Credits for Siesta Jardin.

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 **Siesta Jardin** development located at 9009 Dyer St., El Paso, TX 79904 (TDHCA Application number 26247) and that this formal action has been taken to put on record the opinion expressed by the City of El Paso, Texas on February 3, 2026.
2. 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.

APPROVED this ____ day of _____, 2026.

THE CITY OF EL PASO

Renard U. Johnson
Mayor

(Signatures Continue on Following Page)

ATTEST:

Laura Prine
City Clerk

APPROVED AS TO FORM:

Russel T. Abeln

Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Nickole H. Rodriguez

Nickole H. Rodriguez, Director
Community & Human Development



HOME

Mr. Abraham Gutierrez
Assistant Director
Community and Human Development Department
801 Texas Avenue – Third Floor
El Paso, Texas 79901

RE: HOME's 2026 9% Request for Resolution Support Siesta Jardin

Dear Abraham,

HOME is pleased to work 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 2026 Low Income Housing Tax Credit cycle, HOME submits with this letter and the application, Request for Resolution of Support for Siesta Jardin.

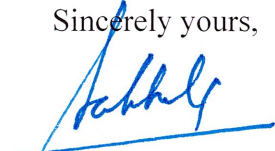
Enclosed please find 1) Request for Resolution of Support, 2) Attachment B-2 and 3) Attachment B-12 (which includes Attachment B-10 and Attachment B-11) in color hard copy for each of the aforementioned. Also, electronic file versions of these documents are available through Dropbox link.

The Siesta Jardin development is an opportunity for HOME to construct a development in the northeast area on 4.96 acres. Siesta Jardin will provide affordable quality housing for 80 elderly families which will have access to public recreation resources and take advantage of the commercial/retail services, and public services.

We trust the City will share in our enthusiasm the proposed plans, and particularly this new construction, mixed income community which will provide 80 new affordable housing units and services to its residents. HOME is confident the development will be an additive to the City's future and further its goals with providing additional, quality, and sustainable affordable housing.

HOME looks forward to future discussions with the City to best align the Siesta Jardin project with its goals. Please contact me if you have any questions or require additional information.

Sincerely yours,



Satish Bhaskar
Executive VP/CFO



2026 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 a resolution of support for the Texas Department of Housing and Community Affairs (TDHCA) as part of the 2026 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 Tuesday, November 10, 2025 by 5:00 pm (MST).

SECTION A. PROPERTY AND CONTACT INFORMATION

1. Applicant/Developer: Paisano Housing Redevelopment Corporation (instrumentality of HACEP % HOME)
2. Contact Person: Satish Bhaskar
3. Applicant Address: 304 Texas Avenue, El Paso, TX 79901
Phone: 915-849-3730 E-Mail: sbhaskar@ephome.org
4. Name of Proposed Development: Siesta Jardin
5. Proposed Development Address/Location: 9009 Dyer Street, 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.): 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): \$ _____
4. Cost per square foot: \$ 220.00
5. Amount of tax credits being requested of TDHCA: \$ 2,000,000
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	80			80		
2 Bedroom						
3 Bedroom						
4 Bedroom						
Totals	80			80		

7. Is the proposed development site properly zoned for proposed development? Yes ☒ No ☐
a. Current Zoning: Apartment A-2
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: \$ _____
Or, total amount of requested fee waiver from the City of El Paso: \$ _____

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

Acquisition:	\$ _____
Design/Soft Costs:	\$ <u>1,600,000</u>
New Construction of Housing Units:	\$ <u>14,400,000</u>
Rehabilitation/Conversion of Housing Units:	\$ _____
Funds from other sources:	\$ <u>1,600,000</u>
Total Project Cost:	\$ <u>16,000,000</u>

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

How many of the existing dwelling units are occupied? none - n/a Vacant? _____

If completely vacant, how long has the property been vacant? 10+ years

Are any of the units owner-occupied? none

Will Temporary or permanent relocation be required? no

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 10, 2025 BY 5:00 PM (MST).

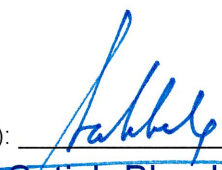
Submittals received after 5:00 pm on November 10, 2025 MST will not be considered for support.

Applications must be submitted by emailing a link to your application contained within a file sharing service to **DCHDFacilities@elpasotexas.gov**. Please notify DCHD staff by emailing DCHDFacilities@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 approval letter of a 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: Satish Bhaskar / Executive VP/CFO

Date: 11/10/2025

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

Review for Completeness by: _____

Siesta Jardin Attachment B-2

Introduction to Siesta Jardin

The Housing Authority of the City of El Paso D/B/A Housing Opportunity Management Entity ("HOME") is very pleased to submit this application for Siesta Jardin using 9% Low Income Housing Tax Credits (LIHTC) through the 9% Regional Competitive Set Aside Funding Pool administered by the Texas Department of Housing and Community Affairs ("TDHCA"). This is HOME's application submitted to the City of El Paso as part of the 2026 9% Regional Competitive Set Aside. To assist the City's review, included to the slide deck Attachment B-12 which provides supportive information in an easy-to-read format.

Siesta Jardin will be an attractive 80 one-bedroom unit building, elderly designated newly constructed development located in the Northeast area off of Dyer and Maxwell. This phase of the development will provide quality affordable housing and services to elderly people in the central area of the city. See Figure 1 of the following page for the Siesta Jardin location. Also refer to the slide deck (Attachment B-12) for general location and additional site content.

The Siesta Jardin development will provide a new community, which is conveniently located on the northeast side of the City, where there are leading healthcare providers, physicians, and practitioners. Among these providers are Mariposa, ANESC, El Paso Northeast VA Clinic, UMC Clinic. This proximity to major healthcare institutions that accept Medicare and Medicaid is a significant benefit for residents, who are elderly and low-income. The new development will serve the vulnerable elderly resident population, with approximately one-third non-ambulatory people, very well. The new development consists of a two-story building with 80 one-bedroom apartments, a community center, and a common laundry room with a covered porch on each floor and served by an elevator.

HOME selected housing for the elderly and disabled residents as a top priority based upon the review of our waitlist. The HOME waitlist includes higher percentages in the elderly and disabled cohort. HOME is planning for the development to supply housing to predominantly elderly and disabled El Paso residents. **The neighborhood's high needs population will greatly benefit from HOME's on- and off-site services programs** delivered by trusted community partners: from educational programs, which include personal enrichment and nutrition workshops, to a wide range of supportive/social services.

Furthermore, the site's excellent pedestrian and vehicular access to a wide range of social services, jobs, and commercial development, yields significant opportunity for these residents, as well as people of all ages and abilities. Elderly and disabled residents will have safe and convenient options to access jobs, healthcare, retail, and recreation with a bus stop conveniently located nearby. Residents can take advantage of nearby shopping at Wal Mart or Burlington or Walgreens. As well as having multiple recreational parks around the area.

The need for deeply affordable housing with wrap-around services is high here, were individuals experience both higher levels of poverty and unemployment, and lower levels of education and mental health compared to the City at large.

In addition to the 80 affordable housing units, the development will include a Service Provider office for any services needed by the elderly as well as a furnished community center and a resident run community garden space which includes seating for the tenants. The site will also have accessible walking paths around the development. The development of Phase II will complete the development of approximately 1.75 acres and will set a leading example for an elderly community-oriented neighborhood that is currently in need of increased affordable housing options.

Future residents of Siesta Jardin 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 development will provide significant opportunities for future residents.

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. Siesta Jardin provides access to quality housing in a community-oriented environment, with outdoor gathering spaces, an After-School Learning Center, will support current and future neighborhood residents and families seeking homes which 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 upward mobility for residents of all ages.

The newly constructed Siesta Jardin will help HOME meet the needs of current and future residents whose incomes fall between thirty percent (30%) and sixty percent (60%) AMI, with the aim to support and increase opportunities for very low to low-income residents.

HOME anticipates a high score for Value Statement 1 given the site's high overall number of units (15 points), range of units available between 30% and 60% AMI (8 & 7 PTS) and the high number of units produced per amount of tax credits (5 Pts).

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.

HOME planned delivery and facilitation of social services program at Siesta Jardin 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, HOME has found the broader resident needs around health, education, and employment must be addressed. This principle is the basis of HOME's mission to improve the quality of life for economically challenged families. The holistic approach to services will add significant value to the lives of residents and community members who participate.

HOME's extensive experience delivering services and programs across 18 properties which serve elderly and disabled residents **is further assurance the specific needs of future Siesta Jardin residents will be met.** See page 13 of the slide deck (Attachment B-12) to learn about HOME's long-standing partnerships and programs. Future residents will have access to programs and social services in the following three categories:

Education

Long-standing partnerships with educational institutions, including the El Paso Community College and the University of Texas at El Paso, strengthen HOME's ability to deliver a variety of educational programs. HOME anticipates offering regularly scheduled personal enrichment classes for seniors 55 and over, quarterly health and nutrition classes on health topics ranging from diabetes to cancer prevention, quarterly life skills classes to help residents understand their medical benefits, and classes on preventing elderly abuse.

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, HOME has partnered with Government Employees Credit Union (GECU) and Project Bravo to deliver financial literacy training to support residents reach their financial goals. In addition, HOME'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 achieving self-sufficiency which 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 homeownership 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 to become homeowners.

Supportive/Social Services

Many elderly residents need support and social services, having experienced isolation and traumas related to housing insecurity, poverty, and violence. HOME 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 A&M Healthcare, Care Quality Health Care, Superior Health Plans, United Health Plans, Cigna Health Plan, and Bienvivir Senior Health Services help HOME 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. HOME 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 annual housekeeping supplies giveaway. 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. Also, HOME enlists additional community partners, such as El Pasoans Fighting Hunger, Agency Area on Aging, Abundant Living Faith Center, St. George Orthodox Church, Centra de Salud La Fe, and HOME's Resident Services Department, to help deliver other social programs including monthly food distribution, monthly bible classes, weekly volunteer companionship for up to 20 hours per week, bi-weekly or monthly grocery trips, and an annual holiday meal, entertainment, and a food pantry. HOME is always interested in adding to our resident services roster and will explore working, by example, with the City's Grandparent Fostering program.

Value Statement 3 – Access to Commercial/Public Service

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

In alignment with Value Statement 3, residents of Siesta Jardin will be given an opportunity for inclusiveness and afforded an opportunity to access public services. There are plentiful commercial/public services within walking distance.

Great Access

The development has “front door” access to El Paso’s public transportation. Residents will have the ability to access all major travel corridors and the new Rapid Transportation System. Through this amenity, residents will be able to capitalize on the network of city streets. Making this alternative form of transportation more attractive and reducing the dependency on automobiles. Neighborhood amenities are also accessible by the major corridors and public transportation for future residents of the development. Overall, the development promotes the concept of live-work by providing job opportunities closer to “home” which is especially valuable for family members which are also care-givers.

This development meets the TDHCA criteria for promoting the edification of high-quality housing. Unit sizes and features have been enhanced with no additional charge to the residents. These amenities will enhance the overall quality of life for the residents and incorporate Green Building elements. Over 50% of the low-income units are 60% or less of the AMI, and at least 10% of the rents are at 30% or less of the AMI.

Siesta Jardin is committed to serving and supporting elderly Texans most in need. It will provide a combination of supportive services along with adequate space for the program service providers to provide services. These services will include a Support Service office as well as additional services which may include, but are not limited to, GED Preparation classes, annual health fair, Notary Services and/or providing a full-time resident services coordinator. The services may be modified as residents need change. In conjunction to these services, the development includes accessible and audio/visual units to accommodate residents with special physical needs.

Residents are provided an opportunity through gathering points/areas for inclusiveness and afford an opportunity to access public services as the development site is within steps to public transportation is conveniently located near various community assets. Schools, medical facilities, outdoor public recreation, religious institutions, post offices, convenience stores, civic offices, and restaurants to name a few. Siesta Jardin will include barrier free access by residents to the immediate neighborhood and commercial/public services. The walkability of the site is excellent and provides a high quality of life for future residents.

The community is engaged and has provided vital support to the neighborhood, and it is expected that the same support will be provided for Siesta Jardin. It is anticipated that support for the development will continue with the support of various community organizations such as Project Bravo and the YWCA. The development meets the goals, objectives, and the overall criteria set forth by TDHCA.

Value Statement 4 – Local Presence (15 Pts)

Local presence and long-term accountability in El Paso

As a “High Performing” and award-winning Public Housing Authority (PHA) that assists more than 40,000 El Pasoans, HOME has become the 14th largest PHA in the United States and the largest in the State of Texas. HOME’s local presence and long-term accountability cannot be overstated at nearly 86 years of continuous service. HOME hires locally and has a full staff to manage, operate and develop its properties successfully. The strong partnership between HOME and the City of El Paso helps build the housing market on a substantial scale.

Highlights of HOME’s Experience include:

- 85 Years in El Paso
- 80 Staff
- 48 Properties
- 40,000 El Pasoans Served
- Housing for Veterans (VASH Program)

- 1,126 New Construction Units
- 5,233 Rehab Units (5,167w/RAD)
- 5,600 Housing Choice Vouchers
- 1,300 Tax Credits & Non-Subsidized Units
- Housing for Chronically Homeless (Shelter Plus Care Program)

HOME has significant experience with financing, development, construction, and management of homes for families, elderly, and disabled residents. HOME has completed 5,167 units through the Rental Assistance Demonstration (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.

HOME 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 HOME properties will be supported through the properties cashflow.

The HOME team’s experience in both development and operation of affordable housing is built from decades of implementing affordable housing programs. HOME 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 LIHTC, HUD grants and programs, including RAD conversions, and other federal and local programs.

Tax Credit Awards

HOME's significant tax credit experience includes full support from the city and spans from a 2016 award of \$3 million for Commissioners Corner and Gonzalez Apartments new construction of 338 units. 2017 award of \$3 million from TDHCA for Blue Flame Building and Medano Heights, which total 266 units and placed in service in December 2019; 2021 award of \$1.2 million for the rehab of Sun Pointe; and 2020 1.2 million for the new construction project, Nuestra Senora. Both Sun Pointe and Nuestra Senora began construction in 2022 and will deliver a total of 226 units in 2024.

In 2019, HOME was awarded \$1.5 million for the development of Patriot Place Phase I, which totals 110 units and was placed in service in 2021. HOME was awarded \$900,000 in 2022 for its first project in El Paso County which will produce 40 single-family units in Clint. In 2023, HOME was awarded \$1.2 million for the development of Patriot Place Phase II and in 2024 was awarded \$1.6 million for the development of Mesa Hills Phase II.

Award-Winning Affordable Housing

HOME's ability to meet financing obligations and deliver high performance projects which serve families, elderly, and disabled residents is reinforced through its excellent HUD relationship. It includes an earlier \$20 million HOPE VI grant awarded by HUD 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 an \$8.3 million HUD AARA grant for the Paisano Green Community. This award-winning 73-unit community was completed in 2012 and is the first NetZero, fossil-fuel free, LEED Platinum, affordable housing community in the United States.

HOME'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, HOME has been and will continue to remain the leading provider of affordable housing in El Paso. HOME commits to long-term affordability of properties and has set an extended 45-year affordability period for Siesta Jardin.

Value Statement 5 – Smart Growth (20 Pts)

Meets City Smart Growth Initiative as set out in Plan El Paso

Since the adoption of the first City Plan of El Paso in 1925, this document has become the cornerstone in making El Paso the city it is today. It has stayed true for its purpose of promoting the convenience of its population, improving health, providing different recreational options, and beautifying El Paso a whole. El Paso may be the 19th largest city in the nation, but more importantly, it continues to rank as one of the safest cities in the nation. It's not only the home to Fort Bliss, but it also has become the retirement place of choice for many troops. These factors, along with historic

advantages and economic diversity, play a factor in the success of the city.

Siesta Jardin meets the city's smart growth initiative as set out in the *Plan El Paso* and established sound business practices to ensure the Mission, Vision and Values of the City of El Paso are preserved. This project conserves environmental resources, spurs economic investment and reduces the need for infrastructure and services. The strategic location provides a housing option which has activities within walking distance, proximity to neighborhood services, and public transportation to alleviate the dependency on cars. Siesta Jardin will bring additional stability to its neighborhood not only by building additional affordable housing with ADA and VHI units, but through different resident programs. The development encourages the participation of the community associations, JWRC Resident Council plays a vital role in addressing the needs of the residents. Supportive Services tailored to address residents' needs will be available to all residents. The applicant/developer also sponsors the Family Self-Sufficiency program, to promote homeownership.

Energy Efficiency initiatives will be incorporated into the design of the development, thus reducing operational costs and energy consumption. Siesta Jardin will comply with environmental regulatory requirements. With the assistance of various local, state, and federal agencies the construction of the units will ensure the development meets all necessary codes. Through pest control, the project will be treated for any "unwelcomed" guests during excavation and during occupancy to host a healthy community and surrounding area. Recovering from an extreme weather event can be achieved through many options, but our strongest ally is education. Cooperation of the resident councils and by hosting health fairs, thus instructing residents will help minimize the damage families endure to achieve individual resiliency for El Paso residents.

In summary, the planned Siesta Jardin project meets City smart growth initiatives as set out in the *Plan of El Paso*. For example, the project is planned in a central location and will develop existing vacant and underutilized property. The development will infuse residents to a key area which will bolster the population density. The City of El Paso is more than just bricks and mortar, its foundation is its people, and with the help of various parties, Siesta Jardin will help the City of El Paso connect neighborhoods and develop a society which will help it move towards an exciting future.

HOME

Housing Opportunities Management Enterprises



Siesta Jardin

9009 Dyer St, El Paso, Tx 79904



Site Plan

Siesta Gardens is approximately 4.96 acres or 216,057.60 square feet.

Estimated 80 – 1Br units
71 parking - 56 required for elderly.



General Location



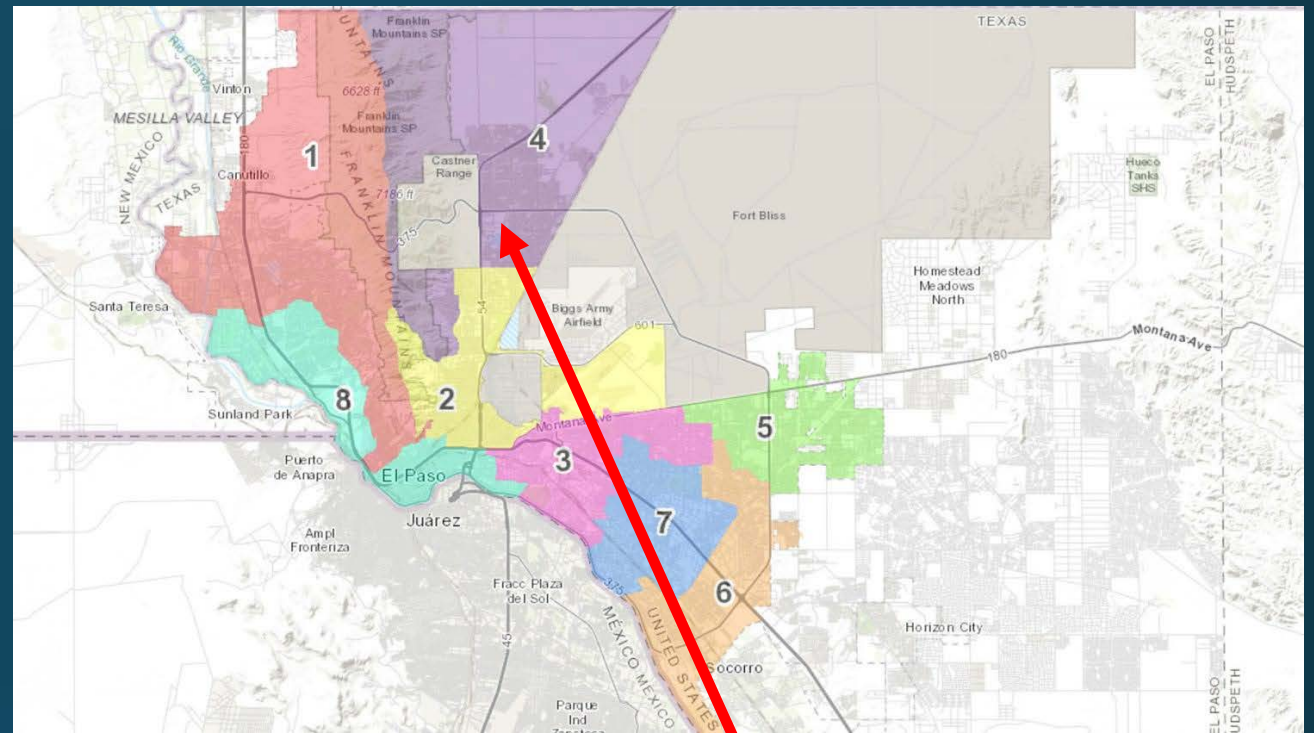
Site Location

Nestled along Dyer Street in the 79904 ZIP code, this development site offers a strong blend of central-city convenience and stable, established neighborhood character. Dyer Street is an important local artery with multiple Sun Metro routes and nearby bus stops that provide transit options for commuters and students, while arterial streets give straightforward car access to other parts of El Paso. This makes commuting flexible for people who drive and those who rely on transit.

79905 is a mature, built-out ZIP code with existing utilities, roads and community services.

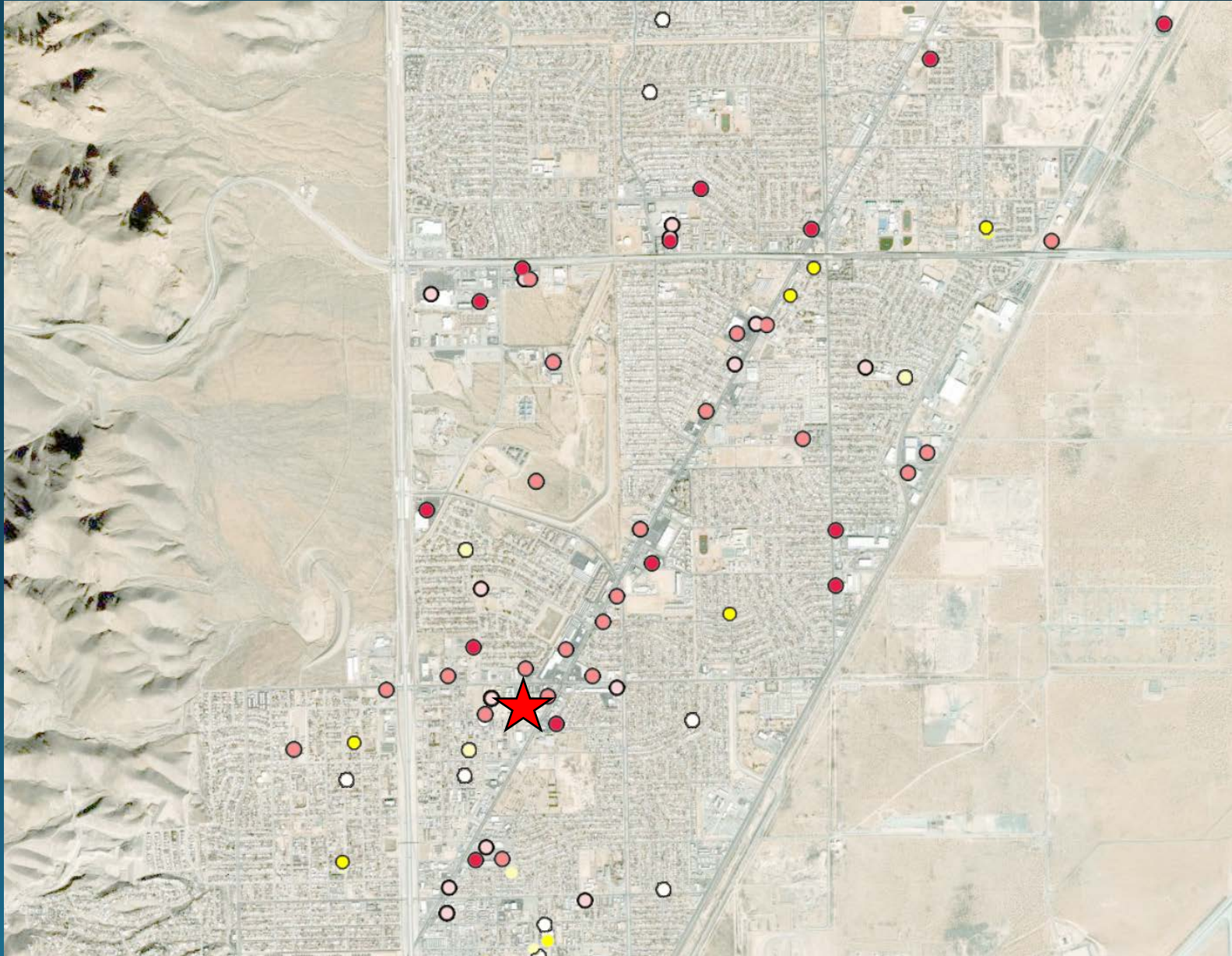
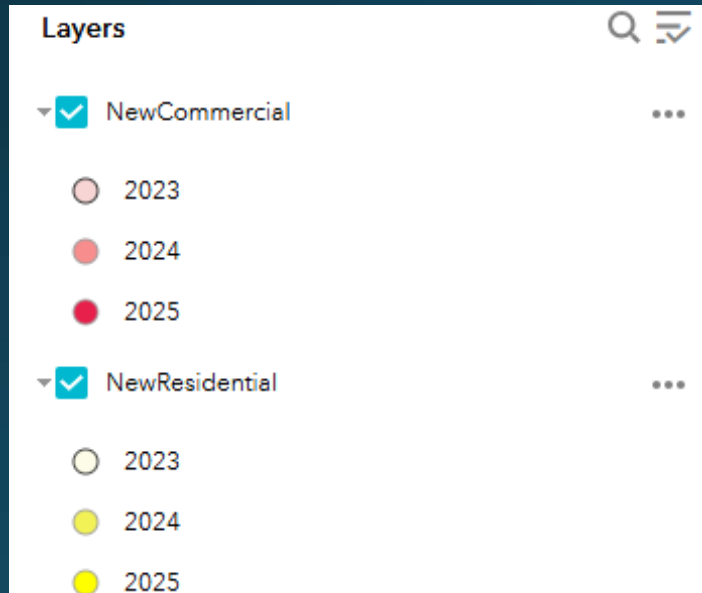
Residents benefit from nearby parks and city recreation centers offering pools, sports courts and programming. Public library branches and EPISD school services in the area add to everyday convenience.

Proximity to transit lines, recreation centers and neighborhood schools.

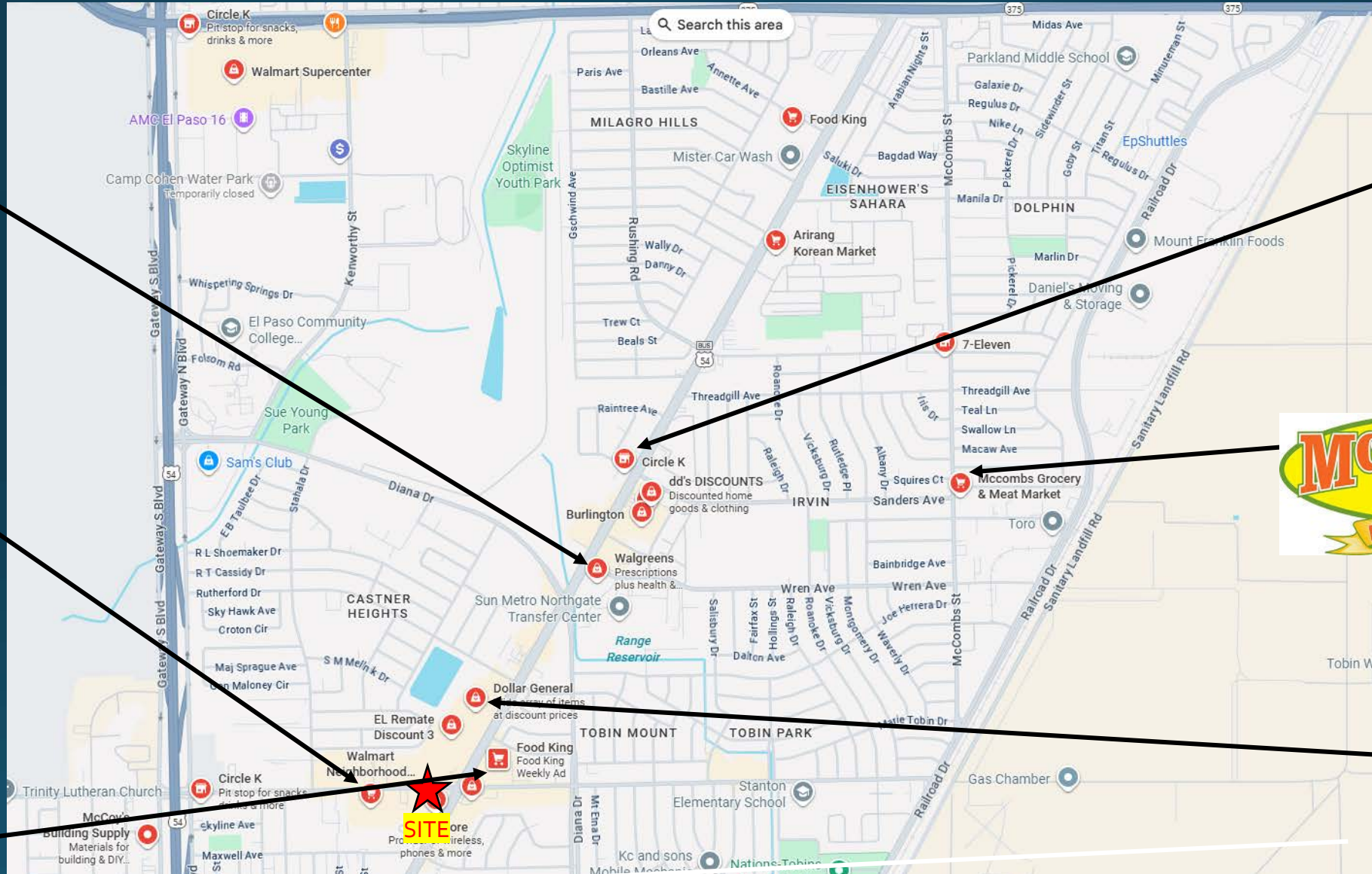


New Construction Map

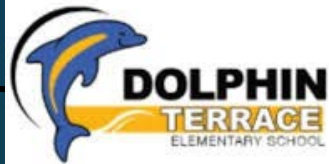
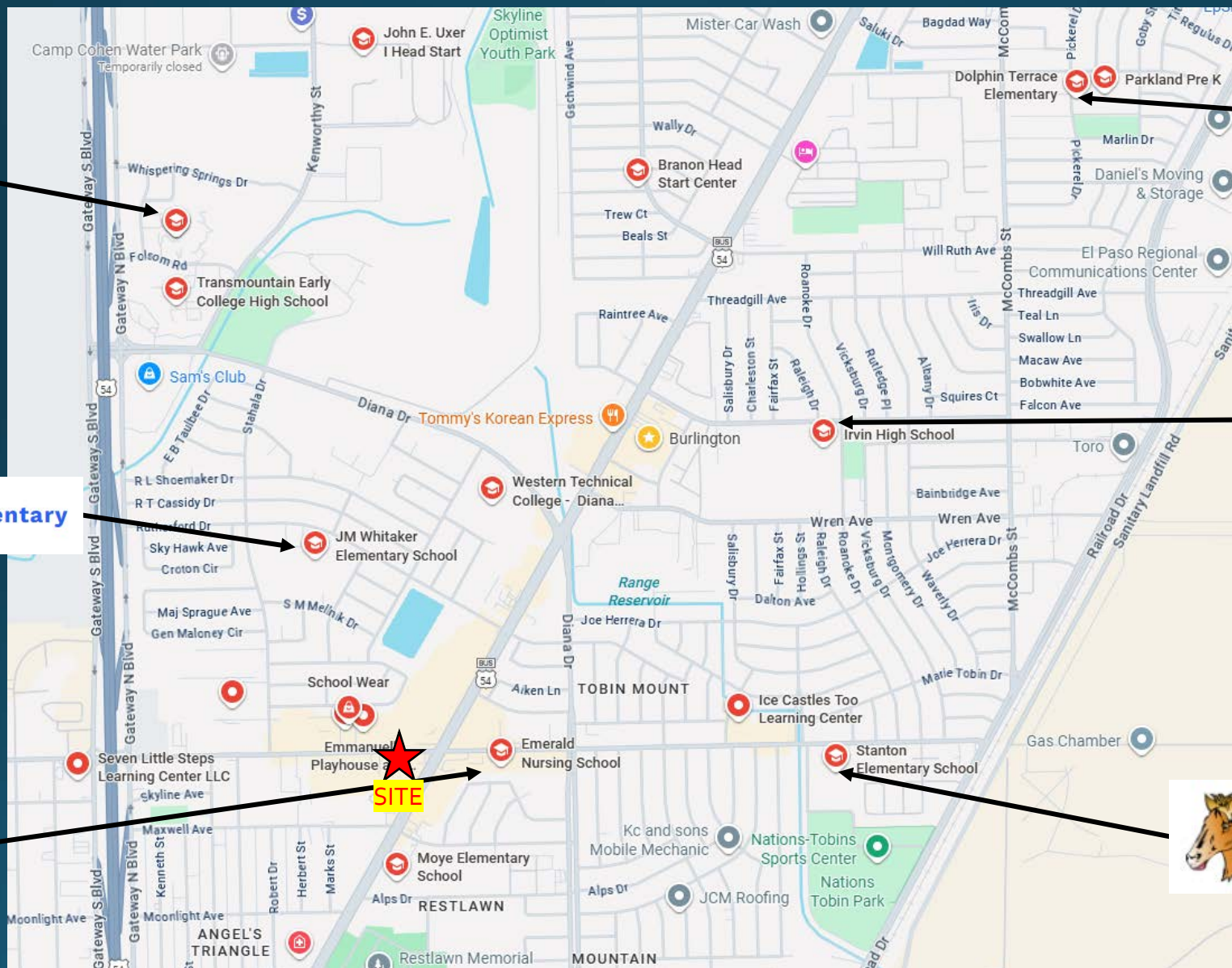
This map shows the new construction taking place surrounding Siesta Gardens.



Retail

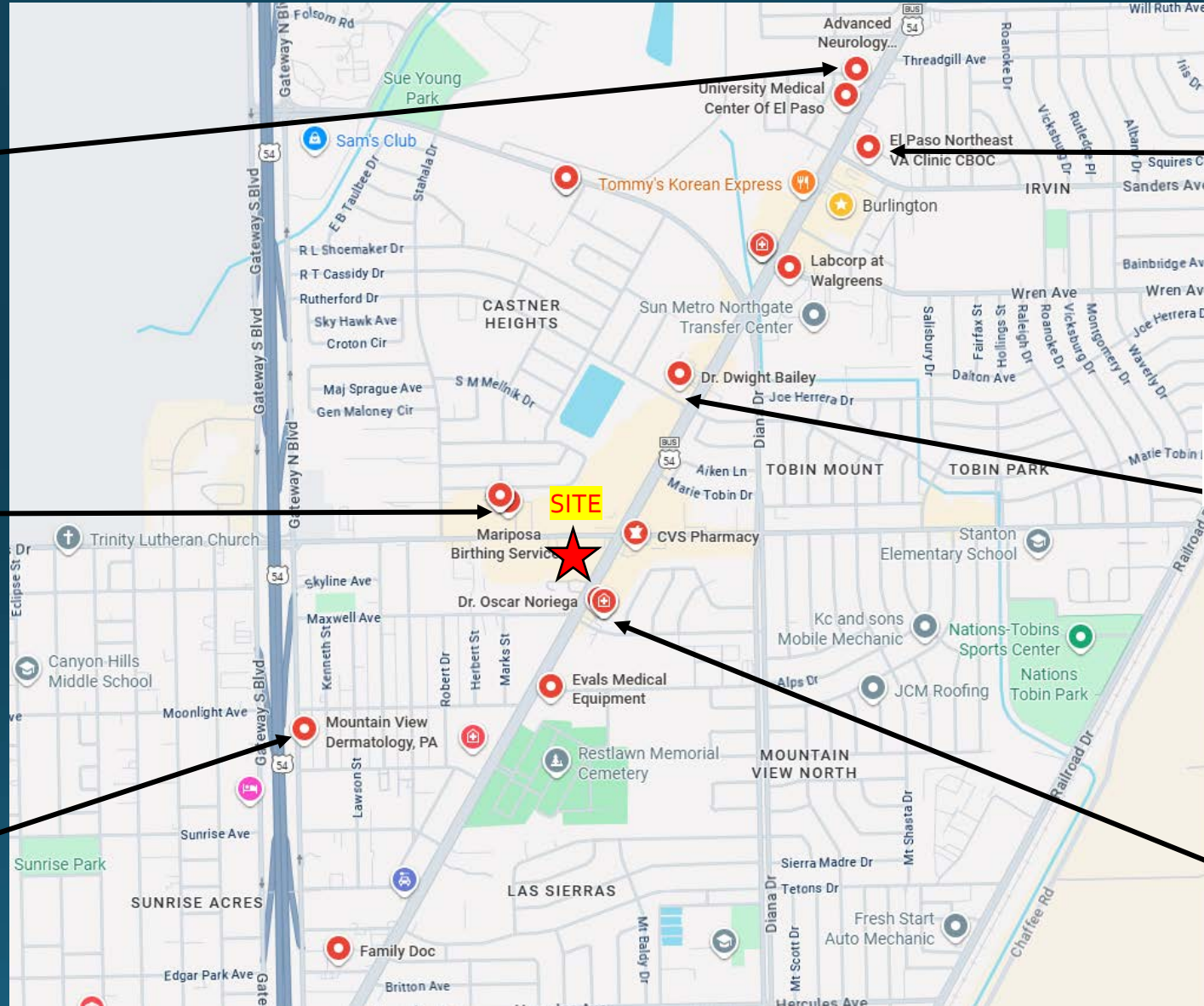


Schools



Stanton Elementary

Medical Facilities

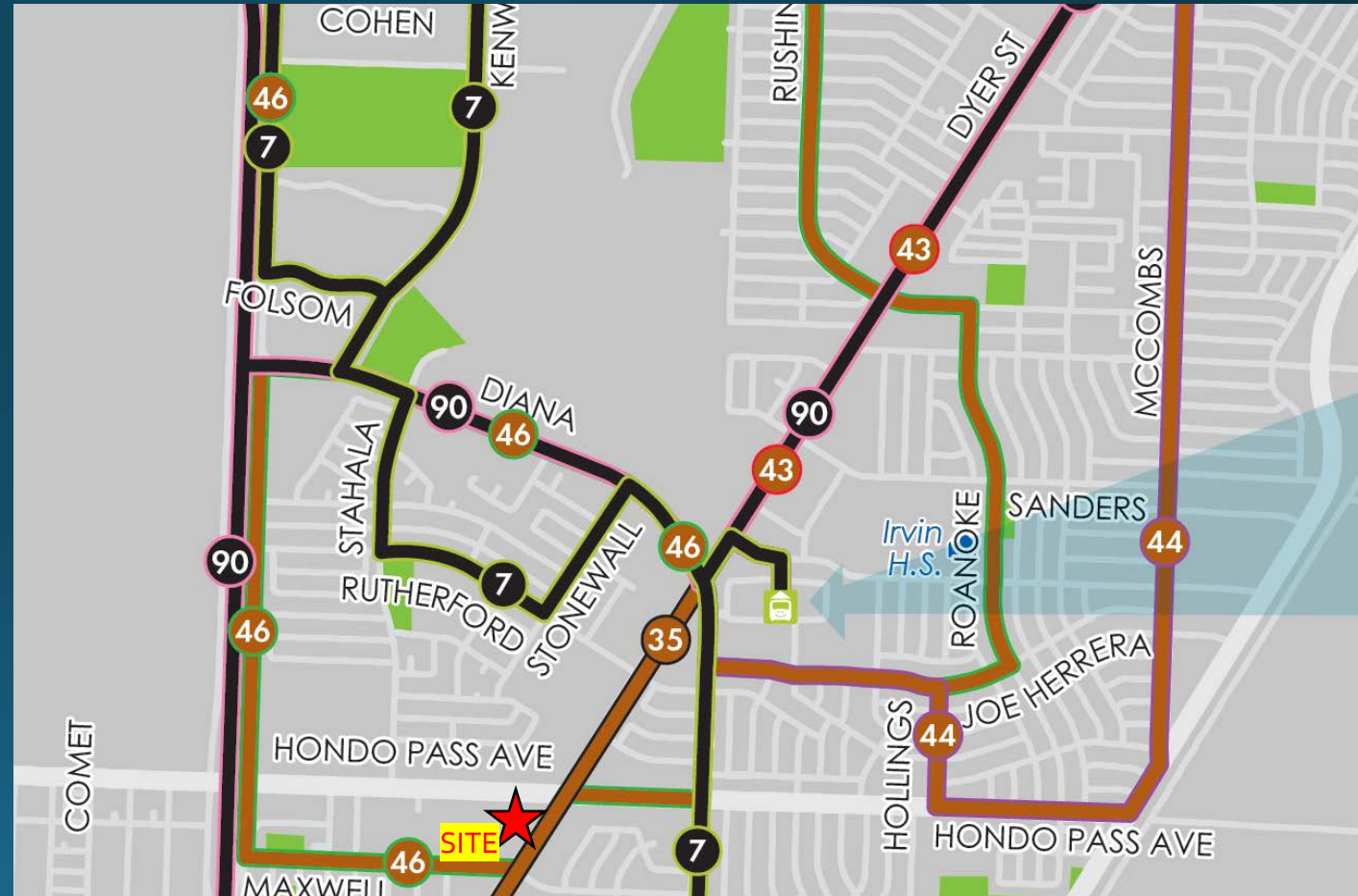


Transportation



Metro 31 has ample access to transportation. The Sun Metro / Brio public transportation in El Paso has ten stops near the subject. This bus line operates 166 fixed routes that serve more than 15 million passengers a year. For residents with cars, there is nearby highway access to several of the main highways in El Paso.

The standard fare for Sun Metro / Brio is \$1.50, with a discount fare of \$1.00 for children ages 6-8 (children 5 and under ride free), students and military personnel. Seniors 65 and older and disabled riders receive a discounted rate and pay \$0.50 per ride.



Recreation



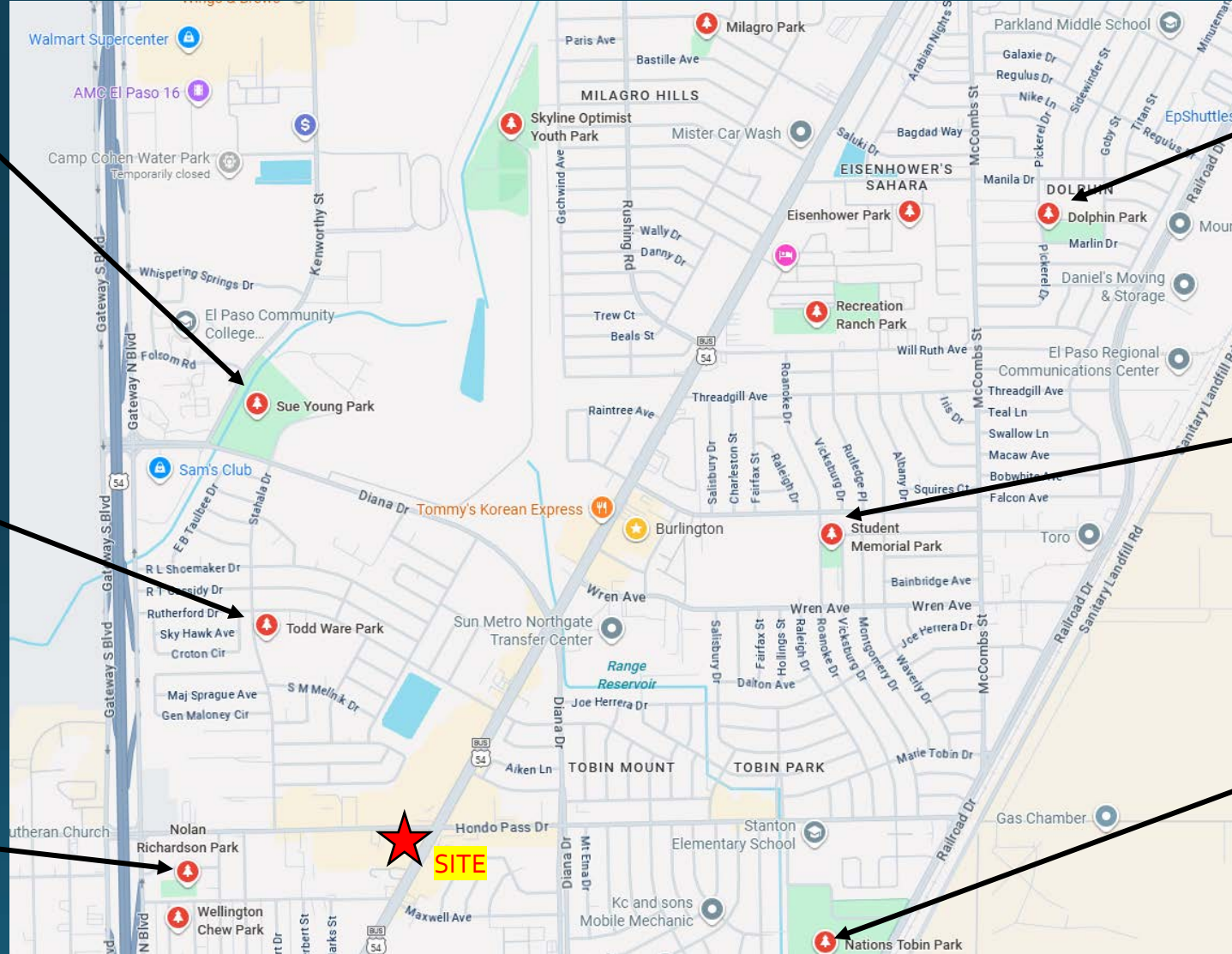
Sue Young Park



Todd Ware Park



Nolan Richardson Park



Dolphin Park

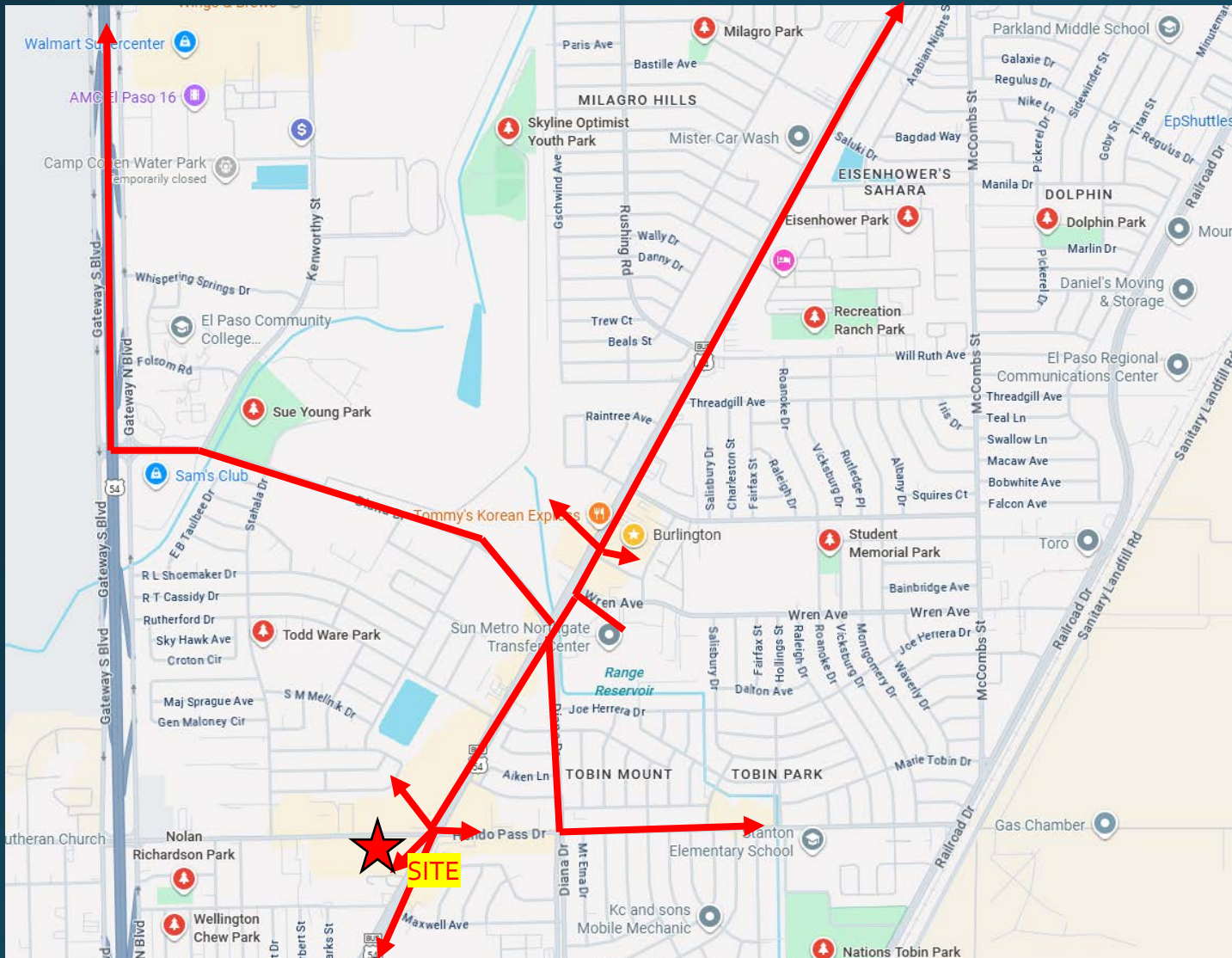


Student Memorial Park



Nations Tobin Park

Access to Commercial / Public Services

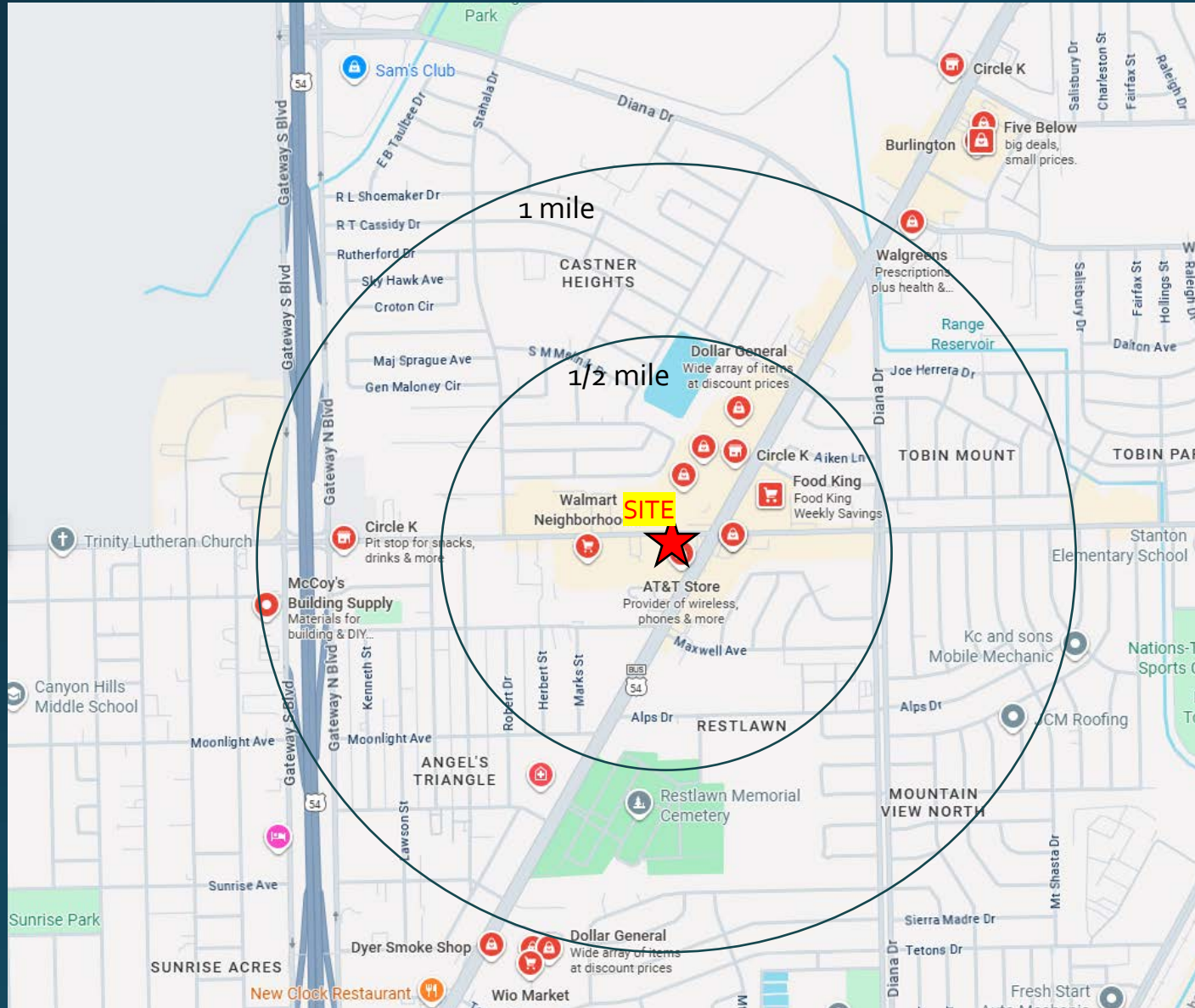


Neighborhood Walkable Access (Page 1 of 2)

Highlights

- Access to North East commercial area, millions have been invested by private companies such as Target, Walmart, Sams, Home Depot, etc, to increase commercial services to the area. (5 pts)
- Healthcare - located within 1/4 mile of a health-related facility, such as a full service hospital, community health center, minor emergency center, emergency room or urgent care facility. Physician offices and physician specialty offices are not considered in this category. (5 pts)
- Food - located within 1/4 mile of a full-service grocery store. Grocery stores, restaurants, pharmacies and shopping plazas all in walking distance with no physical barriers for residents (5 pts)
- Nearby access to schools, healthcare facilities, and daycare centers; Plus, an opportunity for an on-site gathering space (3 pts)
- Public Transportation - located within 1/4 mile to Rapid Transit System (RTS) Sun Metro Brio stop or station with a frequency of 10 minutes [peak service] to 15 minutes [off-peak service]. (5 pts)

Access to Commercial / Public Services



Neighborhood Walkable Access (Page 2 of 2)

Highlights

• A wide range of **commercial developments and social services** are located within half a mile of Siesta Jardin, including:

- Walmart– 1/2 Mi
- Food King – 1/2 Mi
- Starbucks – 1/2 Mi
- Dollar general– 1/2 Mi
- Tommy's Korean Express – 1/2 Mi.
- Circle K– 1 Mi.
- Taco Bell– 1 Mi.
- Little Caesars – 1 Mi.
- Walgreens – 1 Mi.
- McCoy's Building Supply– 1 Mi.
- O'Reilly Auto – 1 Mi.
- Krispy Kreme– 1 Mi.
- Jack in the Box– 1 Mi.

Social Services: On-Site Programs & Partnerships

DIVERSE PROGRAMS



EDUCATIONAL
OPPORTUNITIES (5 pts)

STRONG PARTNERSHIPS



ECONOMIC DEVELOPMENT/
WORKFORCE ENTREPRENEURIAL
DEVELOPMENT (10 pts)



SUPPORTIVE/
SOCIAL SERVICES (5 pts)



Highlights

Long-standing partnerships with educational institutions, such as A&M Healthcare and El Paso Community College, strengthen HOME's ability to deliver a variety of **educational programs**, such as health and nutrition workshops and personal enrichment classes for seniors 55 and over.

- HOME partners with community organizations, such as GECU and Project Bravo, to deliver **economic development and workforce entrepreneurial development programs**, including financial literacy aimed at fraud prevention and credit repair for elderly residents.
- HOME 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 and monthly food distribution. HOME has a partnership with Centro de Salud Familiar La Fe Senior Companion Project. La Fe volunteers provide companionship to elderly residents for a period of 20 hours per week.
- **Note:** HOME also has an interest in working with **the City of El Paso's Foster Grandparent Program** as well.



HOME

Mr. Abraham Gutierrez
Assistant Director
Community and Human Development Department
801 Texas Avenue – Third Floor
El Paso, Texas 79901

RE: HOME's 2026 9% Request for Resolution Support Eastside Crossings II

Dear Abraham,

HOME is pleased to work 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 2026 Low Income Housing Tax Credit cycle, HOME submits with this letter and the application, Request for Resolution of Support for Eastside Crossings II.

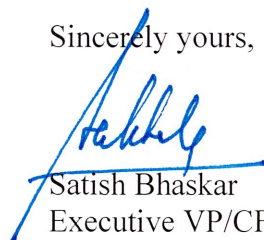
Enclosed please find 1) Request for Resolution of Support, 2) Attachment B-2 and 3) Attachment B-12 (which includes Attachment B-10 and Attachment B-11) in color hard copy for each of the aforementioned. Also, electronic file versions of these documents are available through Dropbox link.

The Eastside Crossings II development is an opportunity for HOME to construct a development in the far east area on 1.75 acres. Eastside Crossings II will provide affordable quality housing for 80 elderly families which will have access to public recreation resources and take advantage of the commercial/retail services, and public services.

We trust the City will share in our enthusiasm the proposed plans, and particularly this new construction, mixed income community which will provide 80 new affordable housing units and services to its residents. HOME is confident the development will be an additive to the City's future and further its goals with providing additional, quality, and sustainable affordable housing.

HOME looks forward to future discussions with the City to best align the Eastside Crossings II project with its goals. Please contact me if you have any questions or require additional information.

Sincerely yours,



Satish Bhaskar
Executive VP/CFO



2026 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 a resolution of support for the Texas Department of Housing and Community Affairs (TDHCA) as part of the 2026 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 Tuesday, November 10, 2025 by 5:00 pm (MST).

SECTION A. PROPERTY AND CONTACT INFORMATION

1. Applicant/Developer: Paisano Housing Redevelopment Corporation (instrumentality of HACEP % HOME)
2. Contact Person: Satish Bhaskar
3. Applicant Address: 304 Texas Avenue, El Paso, TX 79901
Phone: 915-849-3730 E-Mail: sbhaskar@ephome.org
4. Name of Proposed Development: Eastside Crossings II
5. Proposed Development Address/Location: Zaragoza/Joe Battle
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): \$ _____
4. Cost per square foot: \$ 220.00
5. Amount of tax credits being requested of TDHCA: \$ 2,000,000
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	80			80		
2 Bedroom						
3 Bedroom						
4 Bedroom						
Totals	80			80		

7. Is the proposed development site properly zoned for proposed development? Yes ☒ No ☐
a. Current Zoning: Apartment R-MU
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: \$ _____
Or, total amount of requested fee waiver from the City of El Paso: \$ _____

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

Acquisition:	\$ _____
Design/Soft Costs:	\$ <u>1,600,000</u>
New Construction of Housing Units:	\$ <u>14,400,000</u>
Rehabilitation/Conversion of Housing Units:	\$ _____
Funds from other sources:	\$ <u>1,600,000</u>
Total Project Cost:	\$ <u>16,000,000</u>

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

How many of the existing dwelling units are occupied? none - n/a Vacant? _____
If completely vacant, how long has the property been vacant? 10+ years
Are any of the units owner-occupied? none
Will Temporary or permanent relocation be required? no

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 10, 2025 BY 5:00 PM (MST).

Submittals received after 5:00 pm on November 10, 2025 MST will not be considered for support.

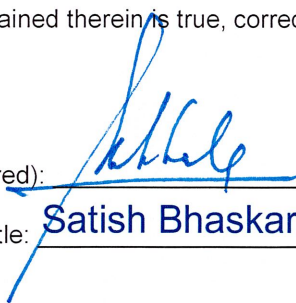
Applications must be submitted by emailing a link to your application contained within a file sharing service to **DCHDFacilities@elpasotexas.gov**. Please notify DCHD staff by emailing **DCHDFacilities@elpasotexas.gov** that your application has been stored with a file sharing service to include the 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 approval letter of a 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:

Satish Bhaskar / Executive VP/CFO

Date: **11/10/2025**

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

Review for Completeness by: _____

Eastside Crossings II Attachment B-2

Introduction to Eastside Crossings II

The Housing Authority of the City of El Paso D/B/A Housing Opportunity Management Entity ("HOME") is very pleased to submit this application for Eastside Crossings II using 9% Low Income Housing Tax Credits (LIHTC) through the 9% Regional Competitive Set Aside Funding Pool administered by the Texas Department of Housing and Community Affairs ("TDHCA"). This is HOME's application submitted to the City of El Paso as part of the 2026 9% Regional Competitive Set Aside. To assist the City's review, included to the slide deck Attachment B-12 which provides supportive information in an easy-to-read format.

Eastside Crossings II will be an attractive 80 one-bedroom unit building, elderly designated newly constructed development located in the far east area off of Joe Battle and Zaragosa. This phase of the development will provide quality affordable housing and services to elderly people in the central area of the city. See Figure 1 of the following page for the Eastside Crossings II location. Also refer to the slide deck (Attachment B-12) for general location and additional site content.

The Eastside Crossings II development will provide a new community, which is conveniently located on the far east side of the City, where there are leading healthcare providers, physicians, and practitioners. Among these providers are newly built The Hospitals of Providence, Primary Care of El Paso, Zaragoza Family Clinic and Eastside Family Care Center. This proximity to major healthcare institutions that accept Medicare and Medicaid is a significant benefit for residents, who are elderly and low-income. The new development will serve the vulnerable elderly resident population, with approximately one-third non-ambulatory people, very well. The new development consists of a four-story building with 80 one-bedroom apartments, a community center, and a common laundry room with a covered porch on each floor and served by an elevator.

HOME selected housing for the elderly and disabled residents as a top priority based upon the review of our waitlist. The HOME waitlist includes higher percentages in the elderly and disabled cohort. HOME is planning for the development to supply housing to predominantly elderly and disabled El Paso residents. **The neighborhood's high needs population will greatly benefit from HOME's on- and off-site services programs** delivered by trusted community partners: from educational programs, which include personal enrichment and nutrition workshops, to a wide range of supportive/social services.

Furthermore, the site's excellent pedestrian and vehicular access to a wide range of social services, jobs, and commercial development, yields significant opportunity for these residents, as well as people of all ages and abilities. Elderly and disabled residents will have safe and convenient options to access jobs, healthcare, retail, and recreation with a bus stop conveniently located nearby. Residents can take advantage of nearby shopping at Target or Wal Mart or Walgreens. As well as having multiple recreational parks around the area.

The need for deeply affordable housing with wrap-around services is high here, were individuals experience both higher levels of poverty and unemployment, and lower levels of education and mental health compared to the City at large.

In addition to the 80 affordable housing units, the development will include a Service Provider office for any services needed by the elderly as well as a furnished community center and a resident run community garden space which includes seating for the tenants. The site will also have accessible walking paths around the development. The development of Phase II will complete the development of approximately 1.75 acres and will set a leading example for an elderly community-oriented neighborhood that is currently in need of increased affordable housing options.

Future residents of Eastside Crossings II 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 development will provide significant opportunities for future residents.

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. Eastside Crossings II provides access to quality housing in a community-oriented environment, with outdoor gathering spaces, an After-School Learning Center, will support current and future neighborhood residents and families seeking homes which 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 upward mobility for residents of all ages.

The newly constructed Eastside Crossings II will help HOME meet the needs of current and future residents whose incomes fall between thirty percent (30%) and sixty percent (60%) AMI, with the aim to support and increase opportunities for very low to low-income residents.

HOME anticipates a high score for Value Statement 1 given the site's high overall number of units (15 points), range of units available between 30% and 60% AMI (8 & 7 PTS) and the high number of units produced per amount of tax credits (5 Pts).

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.

HOME planned delivery and facilitation of social services program at Eastside Crossings II 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, HOME has found the broader resident needs around health, education, and employment must be addressed. This principle is the basis of HOME's mission to improve the quality of life for economically challenged families. The holistic approach to services will add significant value to the lives of residents and community members who participate.

HOME's extensive experience delivering services and programs across 18 properties which serve elderly and disabled residents **is further assurance the specific needs of future Eastside Crossings residents will be met.** See page 13 of the slide deck (Attachment B-12) to learn about HOME's long-standing partnerships and programs. Future residents will have access to programs and social services in the following three categories:

Education

Long-standing partnerships with educational institutions, including the El Paso Community College and the University of Texas at El Paso, strengthen HOME's ability to deliver a variety of educational programs. HOME anticipates offering regularly scheduled personal enrichment classes for seniors 55 and over, quarterly health and nutrition classes on health topics ranging from diabetes to cancer prevention, quarterly life skills classes to help residents understand their medical benefits, and classes on preventing elderly abuse.

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, HOME has partnered with Government Employees Credit Union (GECU) and Project Bravo to deliver financial literacy training to support residents reach their financial goals. In addition, HOME'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 achieving self-sufficiency which 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 homeownership 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 to become homeowners.

Supportive/Social Services

Many elderly residents need support and social services, having experienced isolation and traumas related to housing insecurity, poverty, and violence. HOME 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 A&M Healthcare, Care Quality Health Care, Superior Health Plans, United Health Plans, Cigna Health Plan, and Bienvivir Senior Health Services help HOME 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. HOME 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 annual housekeeping supplies giveaway. 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. Also, HOME enlists additional community partners, such as El Pasoans Fighting Hunger, Agency Area on Aging, Abundant Living Faith Center, St. George Orthodox Church, Centra de Salud La Fe, and HOME's Resident Services Department, to help deliver other social programs including monthly food distribution, monthly bible classes, weekly volunteer companionship for up to 20 hours per week, bi-weekly or monthly grocery trips, and an annual holiday meal, entertainment, and a food pantry. HOME is always interested in adding to our resident services roster and will explore working, by example, with the City's Grandparent Fostering program.

Value Statement 3 – Access to Commercial/Public Service

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

In alignment with Value Statement 3, residents of Eastside Crossings II will be given an opportunity for inclusiveness and afforded an opportunity to access public services. There are plentiful commercial/public services within walking distance.

Great Access

The development has “front door” access to El Paso’s public transportation. Residents will have the ability to access all major travel corridors and the new Rapid Transportation System. Through this amenity, residents will be able to capitalize on the network of city streets. Making this alternative form of transportation more attractive and reducing the dependency on automobiles. Neighborhood amenities are also accessible by the major corridors and public transportation for future residents of the development. Overall, the development promotes the concept of live-work by providing job opportunities closer to “home” which is especially valuable for family members which are also care-givers.

This development meets the TDHCA criteria for promoting the edification of high-quality housing. Unit sizes and features have been enhanced with no additional charge to the residents. These amenities will enhance the overall quality of life for the residents and incorporate Green Building elements. Over 50% of the low-income units are 60% or less of the AMI, and at least 10% of the rents are at 30% or less of the AMI.

Eastside Crossings II is committed to serving and supporting elderly Texans most in need. It will provide a combination of supportive services along with adequate space for the program service providers to provide services. These services will include a Support Service office as well as additional services which may include, but are not limited to, GED Preparation classes, annual health fair, Notary Services and/or providing a full-time resident services coordinator. The services may be modified as residents need change. In conjunction to these services, the development includes accessible and audio/visual units to accommodate residents with special physical needs.

Residents are provided an opportunity through gathering points/areas for inclusiveness and afford an opportunity to access public services as the development site is within steps to public transportation is conveniently located near various community assets. Schools, medical facilities, outdoor public recreation, religious institutions, post offices, convenience stores, civic offices, and restaurants to name a few. Eastside Crossings II will include barrier free access by residents to the immediate neighborhood and commercial/public services. The walkability of the site is excellent and provides a high quality of life for future residents.

The community is engaged and has provided vital support to the neighborhood, and it is expected that the same support will be provided for Eastside Crossings II. It is anticipated that support for the development will continue with the support of various community organizations such as Project Bravo and the YWCA. The development meets the goals, objectives, and the overall criteria set forth by TDHCA.

Value Statement 4 – Local Presence (15 Pts)

Local presence and long-term accountability in El Paso

As a “High Performing” and award-winning Public Housing Authority (PHA) that assists more than 40,000 El Pasoans, HOME has become the 14th largest PHA in the United States and the largest in the State of Texas. HOME’s local presence and long-term accountability cannot be overstated at nearly 86 years of continuous service. HOME hires locally and has a full staff to manage, operate and develop its properties successfully. The strong partnership between HOME and the City of El Paso helps build the housing market on a substantial scale.

Highlights of HOME’s Experience include:

- 85 Years in El Paso
- 80 Staff
- 48 Properties
- 40,000 El Pasoans Served
- Housing for Veterans (VASH Program)

- 1,126 New Construction Units
- 5,233 Rehab Units (5,167w/RAD)
- 5,600 Housing Choice Vouchers
- 1,300 Tax Credits & Non-Subsidized Units
- Housing for Chronically Homeless (Shelter Plus Care Program)

HOME has significant experience with financing, development, construction, and management of homes for families, elderly, and disabled residents. HOME has completed 5,167 units through the Rental Assistance Demonstration (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.

HOME 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 HOME properties will be supported through the properties cashflow.

The HOME team’s experience in both development and operation of affordable housing is built from decades of implementing affordable housing programs. HOME 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 LIHTC, HUD grants and programs, including RAD conversions, and other federal and local programs.

Tax Credit Awards

HOME's significant tax credit experience includes full support from the city and spans from a 2016 award of \$3 million for Commissioners Corner and Gonzalez Apartments new construction of 338 units. 2017 award of \$3 million from TDHCA for Blue Flame Building and Medano Heights, which total 266 units and placed in service in December 2019; 2021 award of \$1.2 million for the rehab of Sun Pointe; and 2020 1.2 million for the new construction project, Nuestra Senora. Both Sun Pointe and Nuestra Senora began construction in 2022 and will deliver a total of 226 units in 2024.

In 2019, HOME was awarded \$1.5 million for the development of Patriot Place Phase I, which totals 110 units and was placed in service in 2021. HOME was awarded \$900,000 in 2022 for its first project in El Paso County which will produce 40 single-family units in Clint. In 2023, HOME was awarded \$1.2 million for the development of Patriot Place Phase II and in 2024 was awarded \$1.6 million for the development of Mesa Hills Phase II.

Award-Winning Affordable Housing

HOME's ability to meet financing obligations and deliver high performance projects which serve families, elderly, and disabled residents is reinforced through its excellent HUD relationship. It includes an earlier \$20 million HOPE VI grant awarded by HUD 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 an \$8.3 million HUD AARA grant for the Paisano Green Community. This award-winning 73-unit community was completed in 2012 and is the first NetZero, fossil-fuel free, LEED Platinum, affordable housing community in the United States.

HOME'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, HOME has been and will continue to remain the leading provider of affordable housing in El Paso. HOME commits to long-term affordability of properties and has set an extended 45-year affordability period for Eastside Crossings II.

Value Statement 5 – Smart Growth (20 Pts)

Meets City Smart Growth Initiative as set out in Plan El Paso

Since the adoption of the first City Plan of El Paso in 1925, this document has become the cornerstone in making El Paso the city it is today. It has stayed true for its purpose of promoting the convenience of its population, improving health, providing different recreational options, and beautifying El Paso a whole. El Paso may be the 19th largest city in the nation, but more importantly, it continues to rank as one of the safest cities in the nation. It's not only the home to Fort Bliss, but it

also has become the retirement place of choice for many troops. These factors, along with historic advantages and economic diversity, play a factor in the success of the city.

Eastside Crossings II meets the city's smart growth initiative as set out in the *Plan El Paso* and established sound business practices to ensure the Mission, Vision and Values of the City of El Paso are preserved. This project conserves environmental resources, spurs economic investment and reduces the need for infrastructure and services. The strategic location provides a housing option which has activities within walking distance, proximity to neighborhood services, and public transportation to alleviate the dependency on cars. Eastside Crossings II will bring additional stability to its neighborhood not only by building additional affordable housing with ADA and VHI units, but through different resident programs. The development encourages the participation of the community associations, JWRC Resident Council plays a vital role in addressing the needs of the residents. Supportive Services tailored to address residents' needs will be available to all residents. The applicant/developer also sponsors the Family Self-Sufficiency program, to promote homeownership.

Energy Efficiency initiatives will be incorporated into the design of the development, thus reducing operational costs and energy consumption. Eastside Crossings II will comply with environmental regulatory requirements. With the assistance of various local, state, and federal agencies the construction of the units will ensure the development meets all necessary codes. Through pest control, the project will be treated for any "unwelcomed" guests during excavation and during occupancy to host a healthy community and surrounding area. Recovering from an extreme weather event can be achieved through many options, but our strongest ally is education. Cooperation of the resident councils and by hosting health fairs, thus instructing residents will help minimize the damage families endure to achieve individual resiliency for El Paso residents.

In summary, the planned Eastside Crossings II project meets City smart growth initiatives as set out in the *Plan of El Paso*. For example, the project is planned in a central location and will develop existing vacant and underutilized property. The development will infuse residents to a key area which will bolster the population density. The City of El Paso is more than just bricks and mortar, its foundation is its people, and with the help of various parties, Eastside Crossings II will help the City of El Paso connect neighborhoods and develop a society which will help it move towards an exciting future.

HOME

Housing Opportunities Management Enterprises



Eastside Crossings II

215 N Zaragoza, El Paso, Tx 79938



Site Plan

Eastside Crossings is approximately 1.75 acres or 76,230 square feet.

Estimated 80 – 1Br units
64 parking - 56 required for elderly.



General Location



Site Location

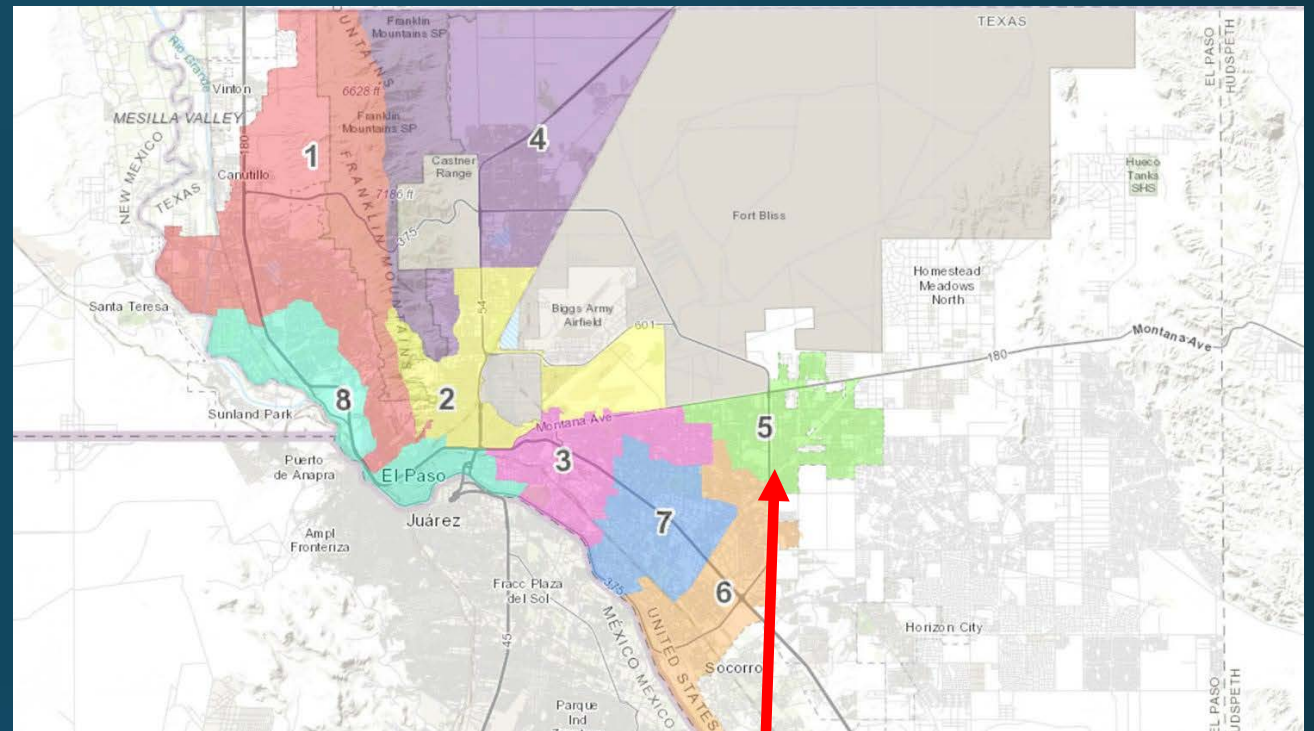
The site lies along Joe Battle Blvd / 375 North within the dynamic East El Paso submarket — one of the region's most active growth areas for single-family and mixed-use residential development. The corridor between Joe Battle Blvd, Zaragoza Rd, and Loop 375 has rapidly transformed over the past decade into a modern residential hub supported by expanding infrastructure, new schools, and growing commercial amenities.

Joe Battle Blvd bonds to Loop 375 and I-10, offering excellent commuter access.

All major utilities (water, sewer, electric, fiber) are available, with newer systems supporting expansion.

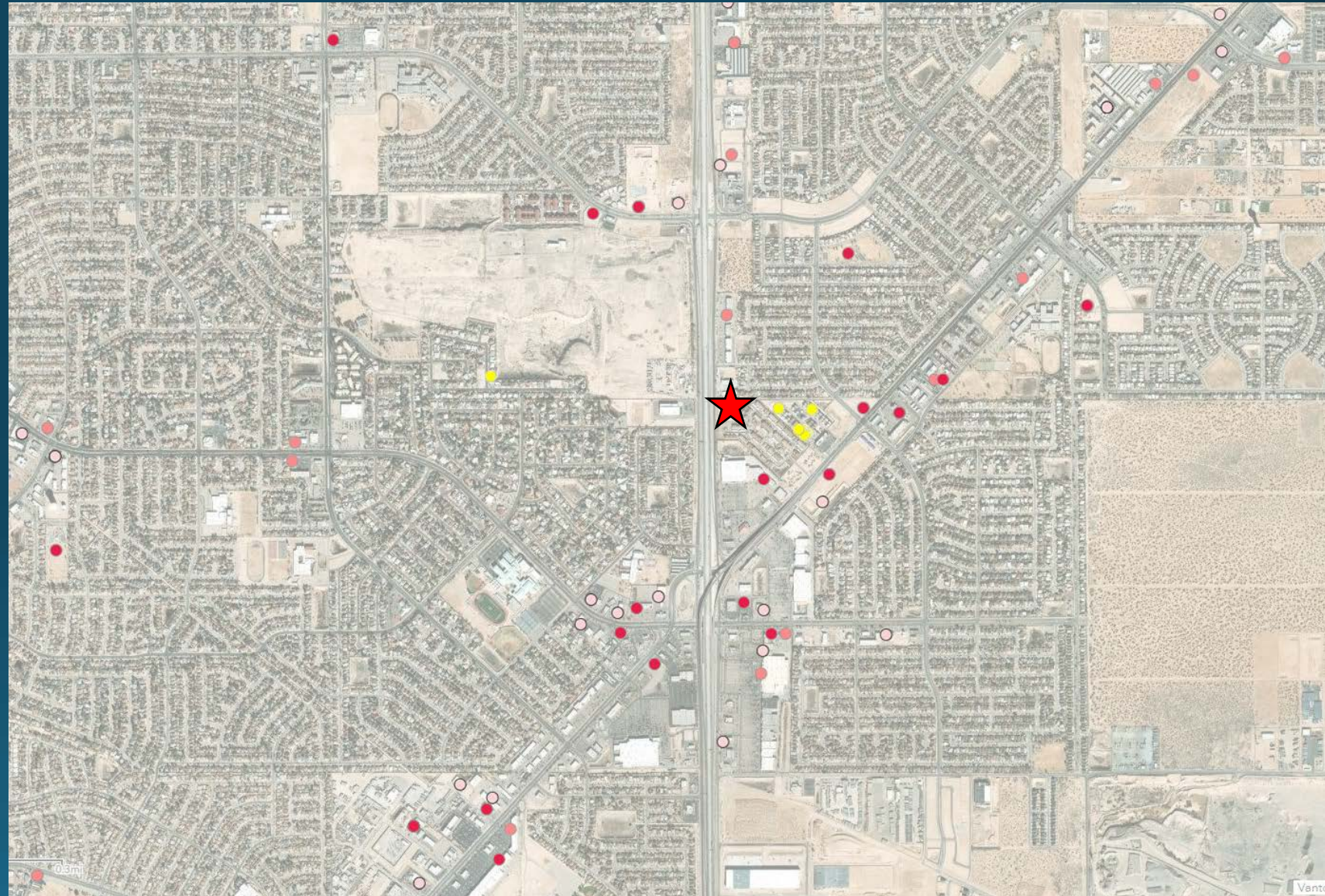
Nearby schools, retail centers (e.g., Montwood, Eastlake Marketplace), and healthcare services increase the area's livability index.

Proximity to parks, walking trails, and new public schools enhances the community's long-term desirability.



New Construction Map

This map shows the new construction taking place surrounding Eastside Crossings III.



▼ ☒ NewCommercial ...

○ 2023

● 2024

● 2025

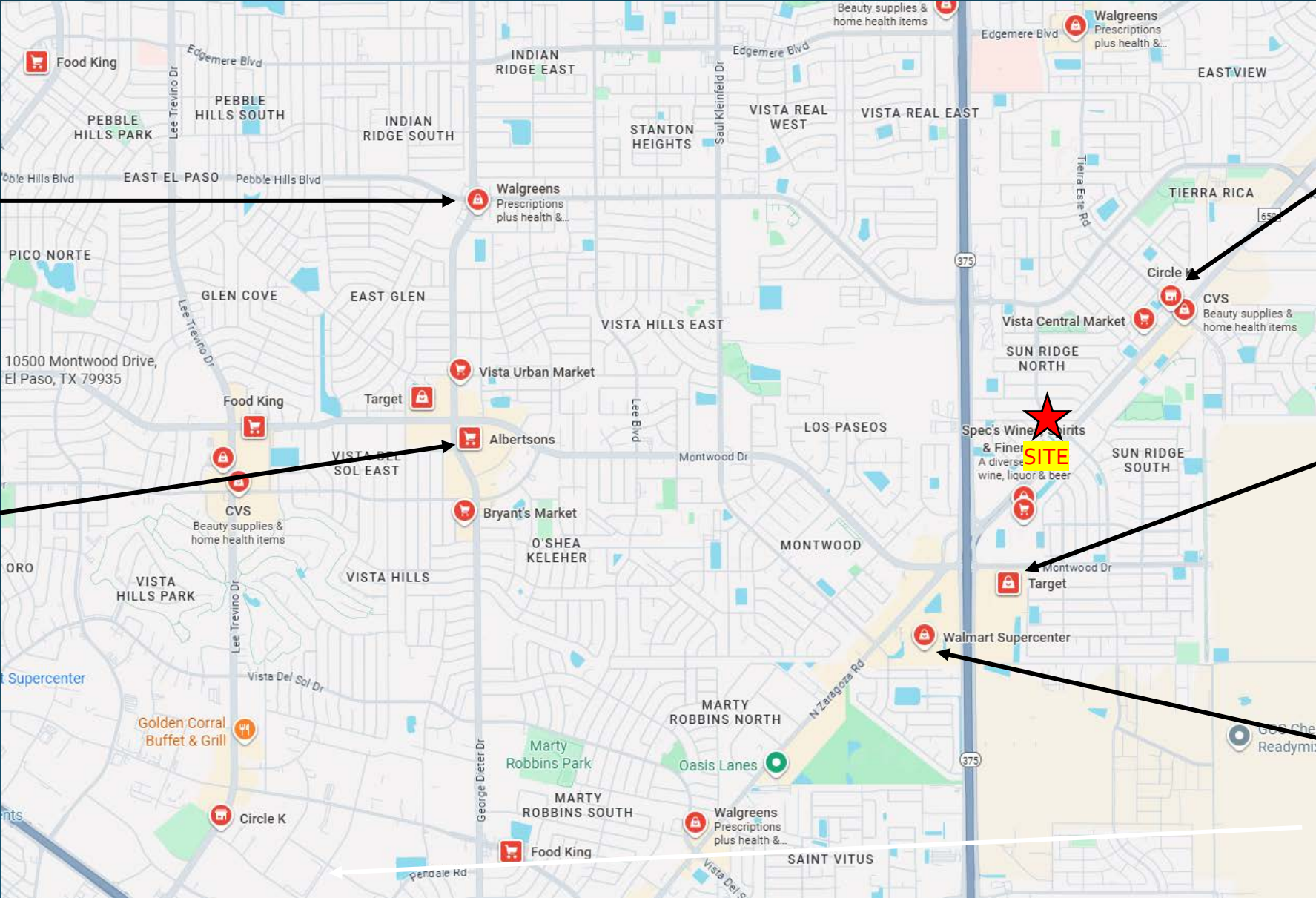
▼ ☒ NewResidential ...

○ 2023

● 2024

● 2025

Retail



Schools



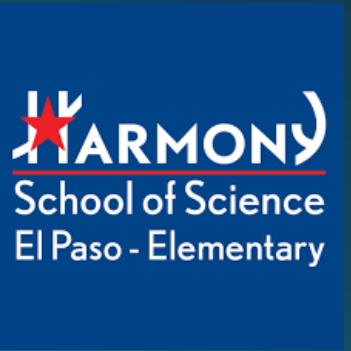
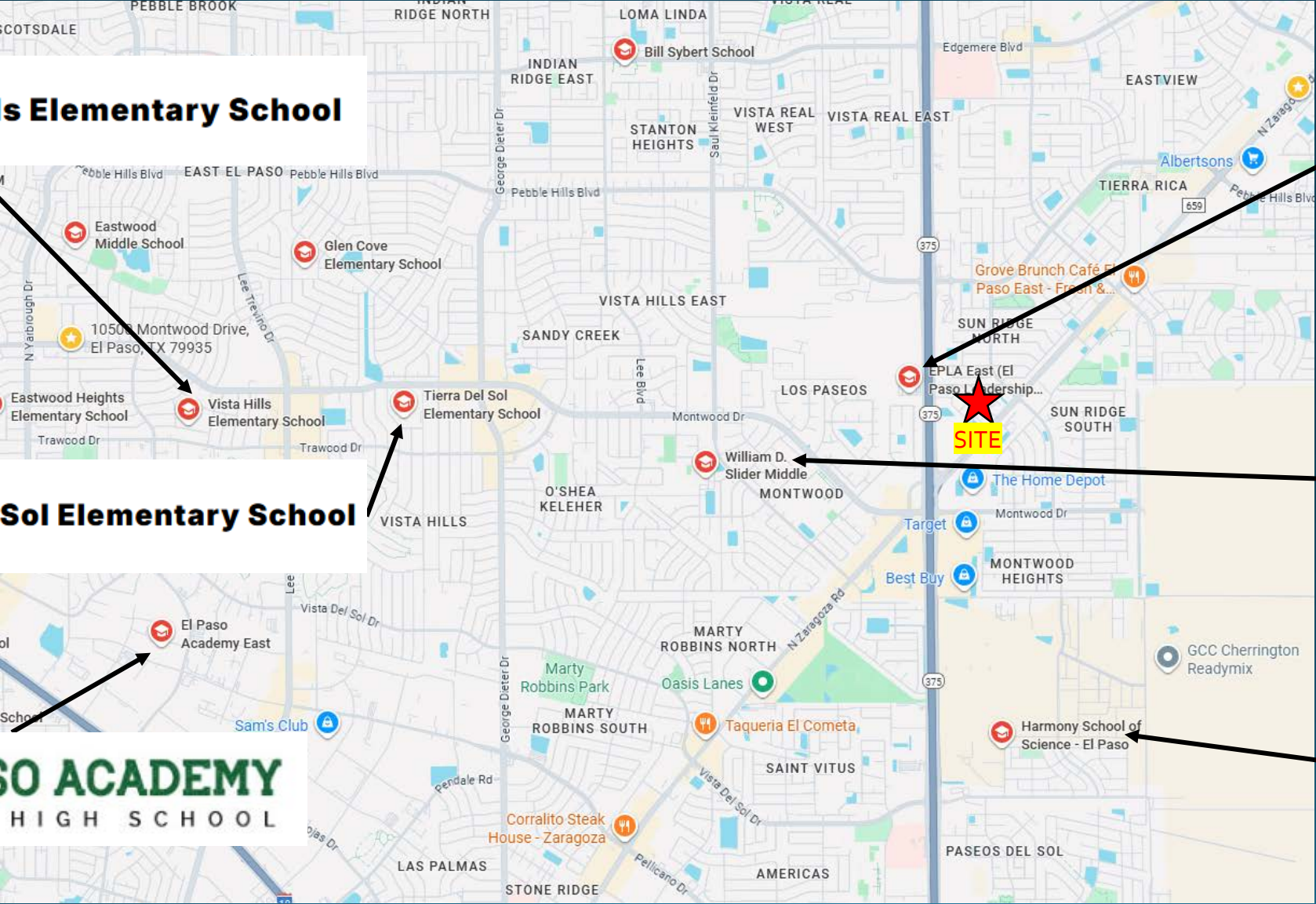
Vista Hills Elementary School



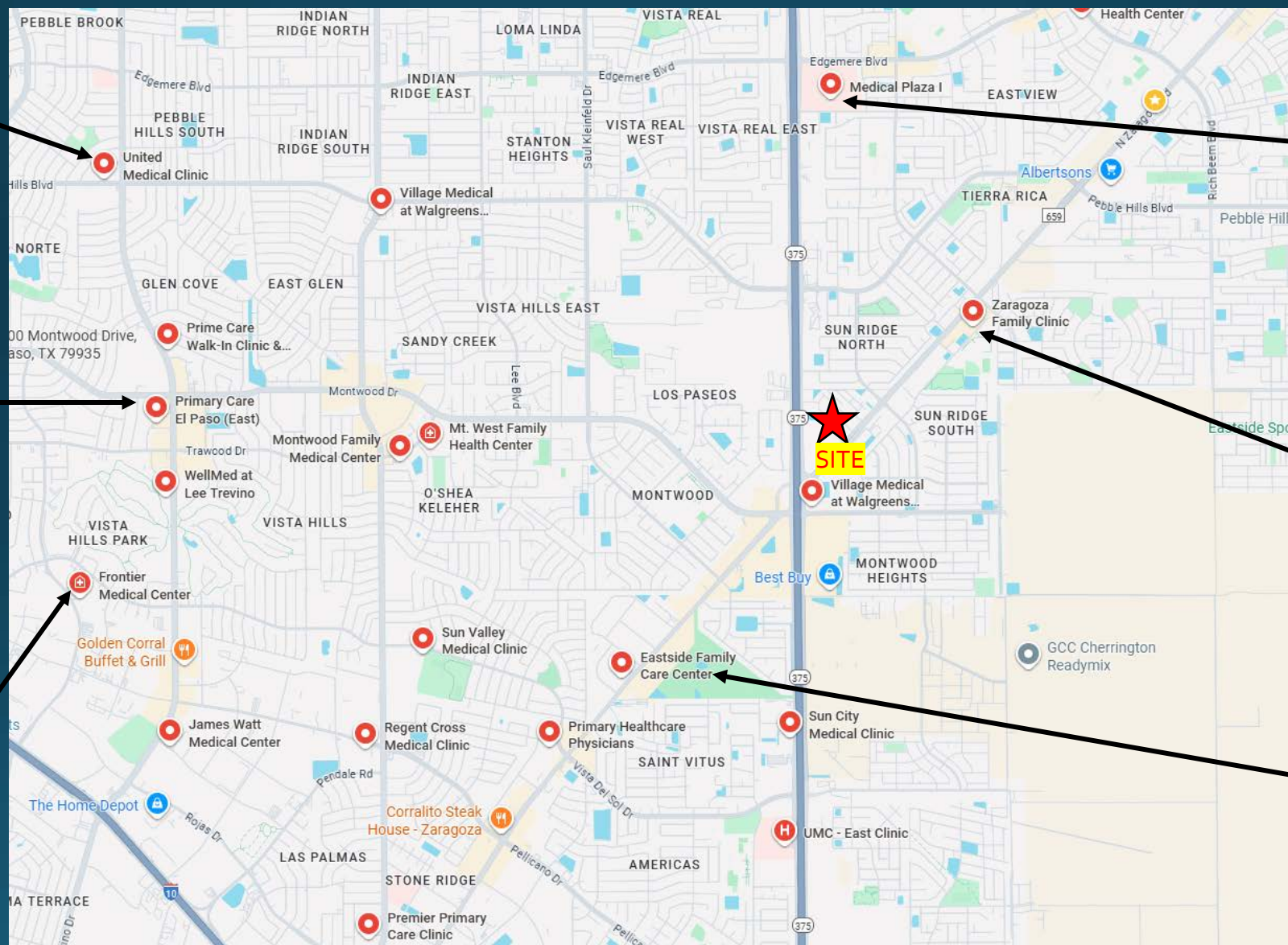
Tierra del Sol Elementary School



EL PASO ACADEMY
PUBLIC HIGH SCHOOL



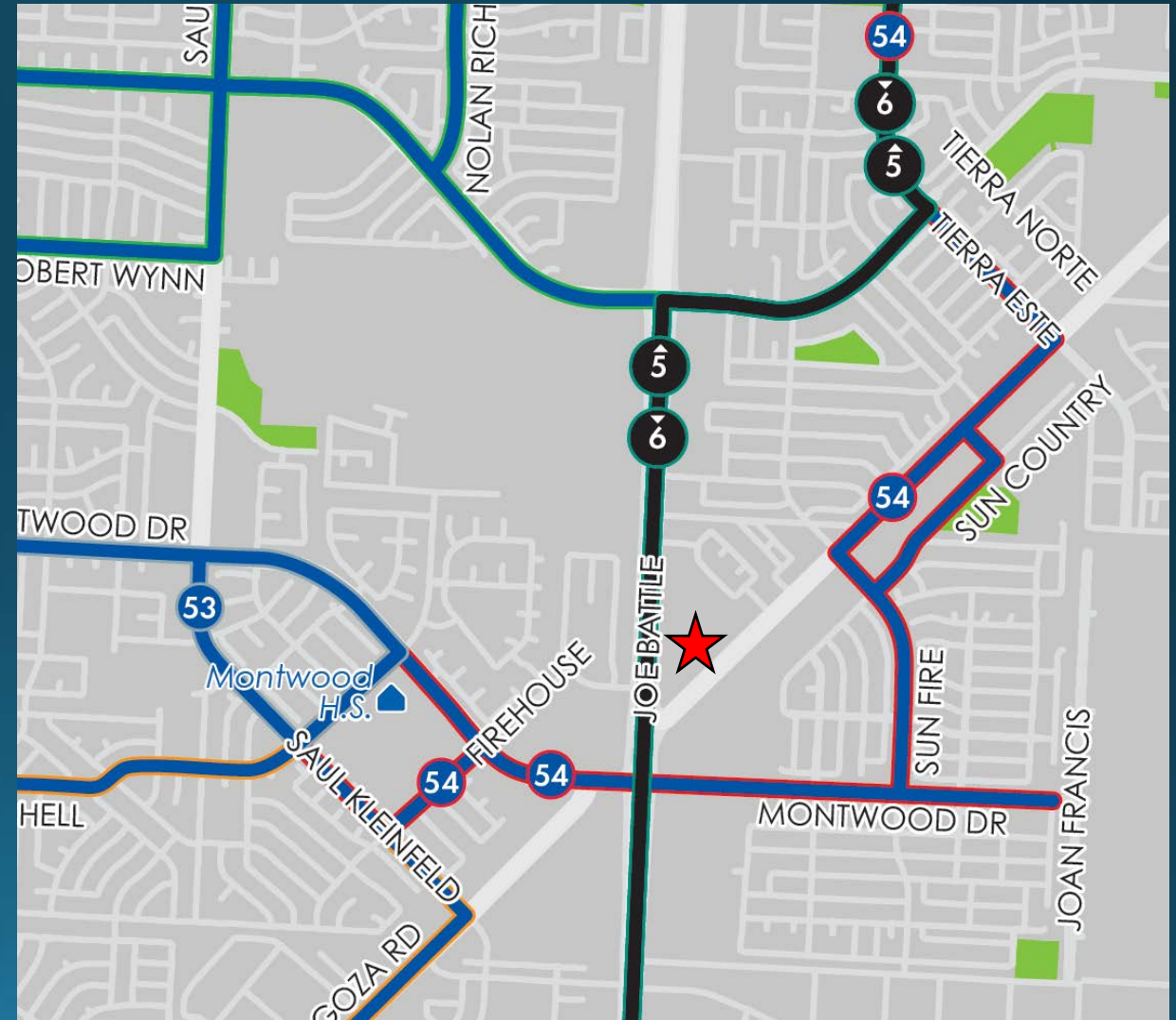
Medical Facilities



Transportation

Eastside Crossings III has ample access to transportation. The Sun Metro / Brio public transportation in El Paso has ten stops near the subject. This bus line operates 166 fixed routes that serve more than 15 million passengers a year. For residents with cars, there is nearby highway access to several of the main highways in El Paso.

The standard fare for Sun Metro / Brio is \$1.50, with a discount fare of \$1.00 for children ages 6-8 (children 5 and under ride free), students and military personnel. Seniors 65 and older and disabled riders receive a discounted rate and pay \$0.50 per ride.



Recreation



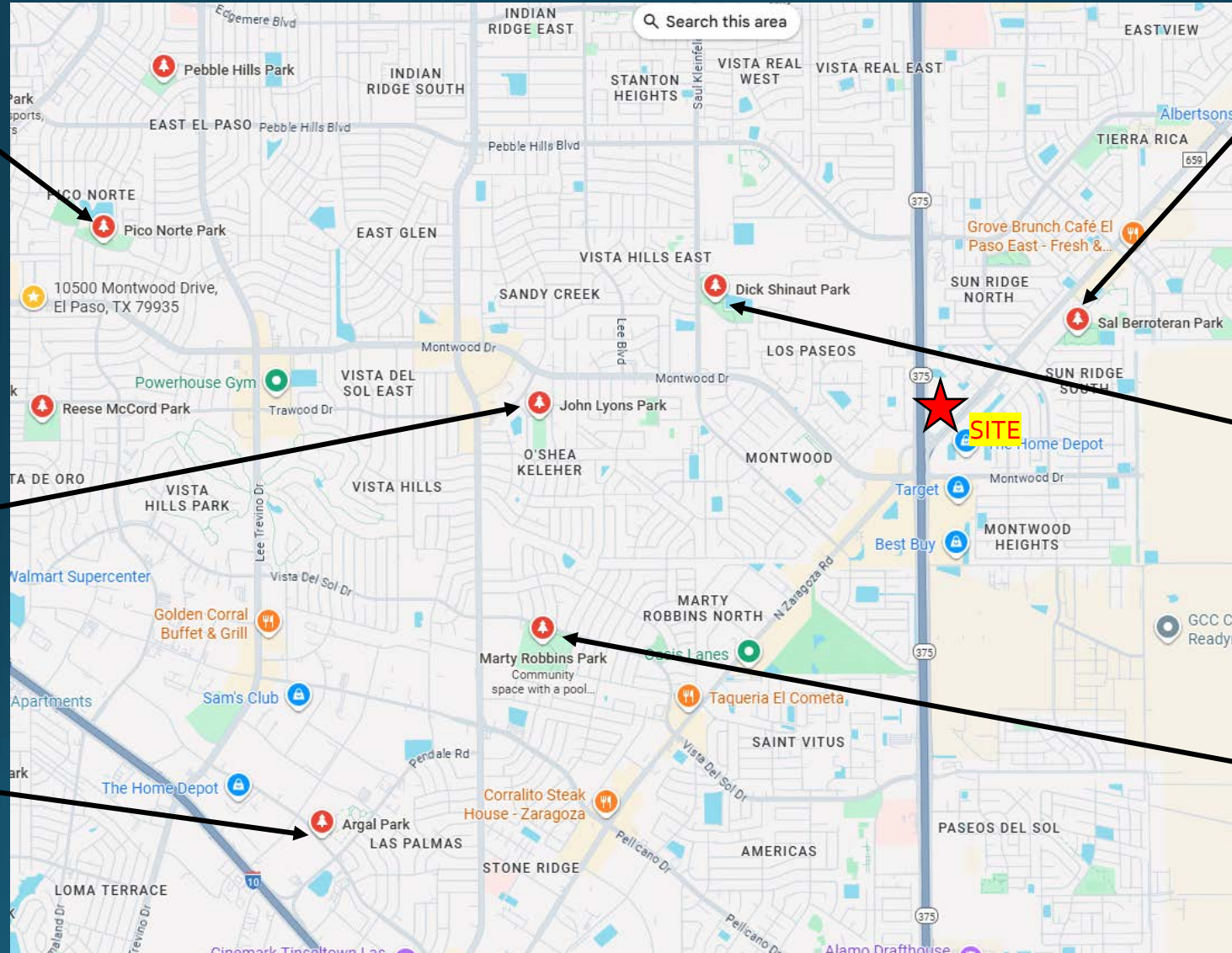
Sue Young Park



John Lyons Park



Argal Park



Sal Berroteran Park

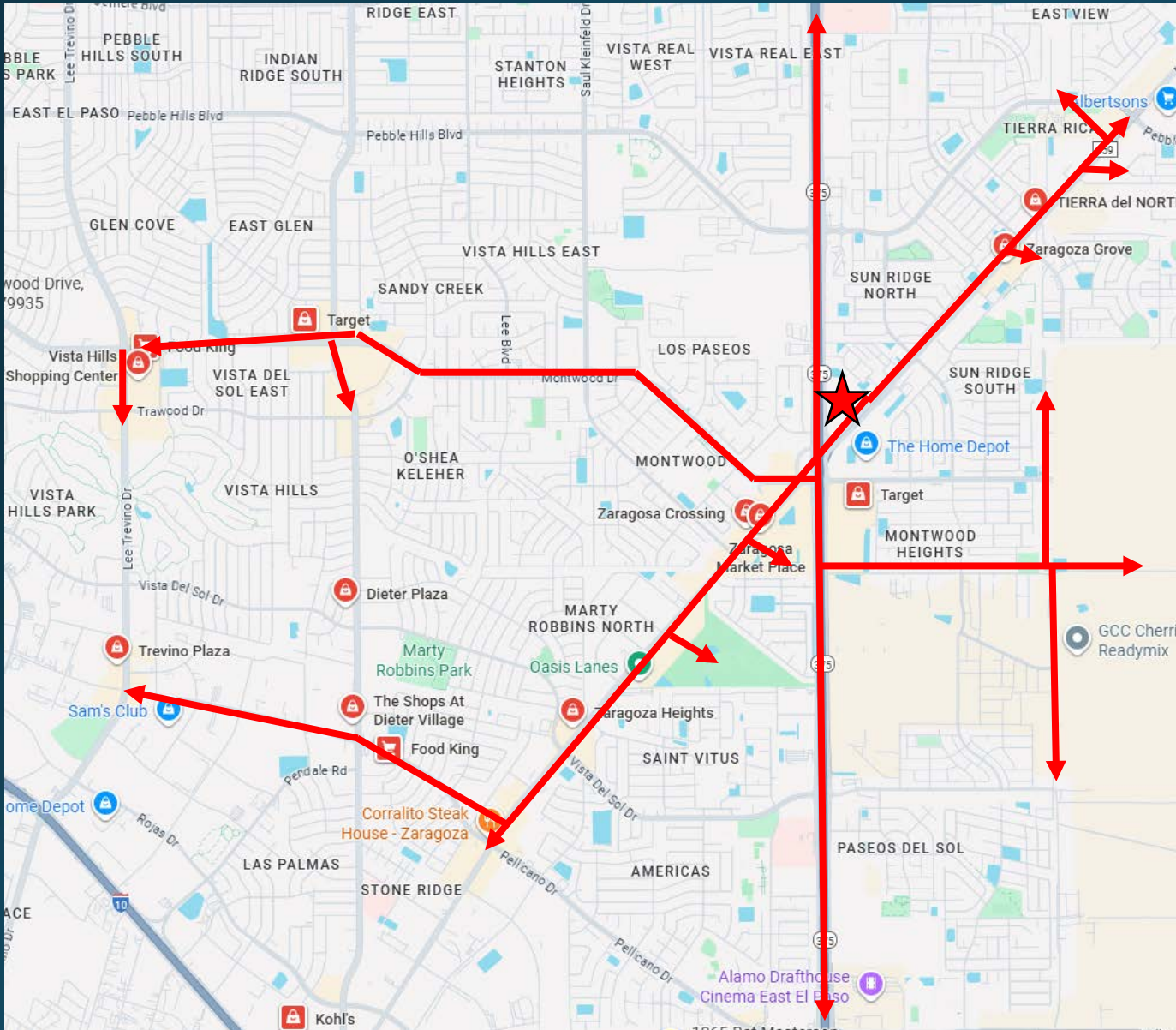


Dick Shinaut Park



Marty Robbins Park

Access to Commercial / Public Services

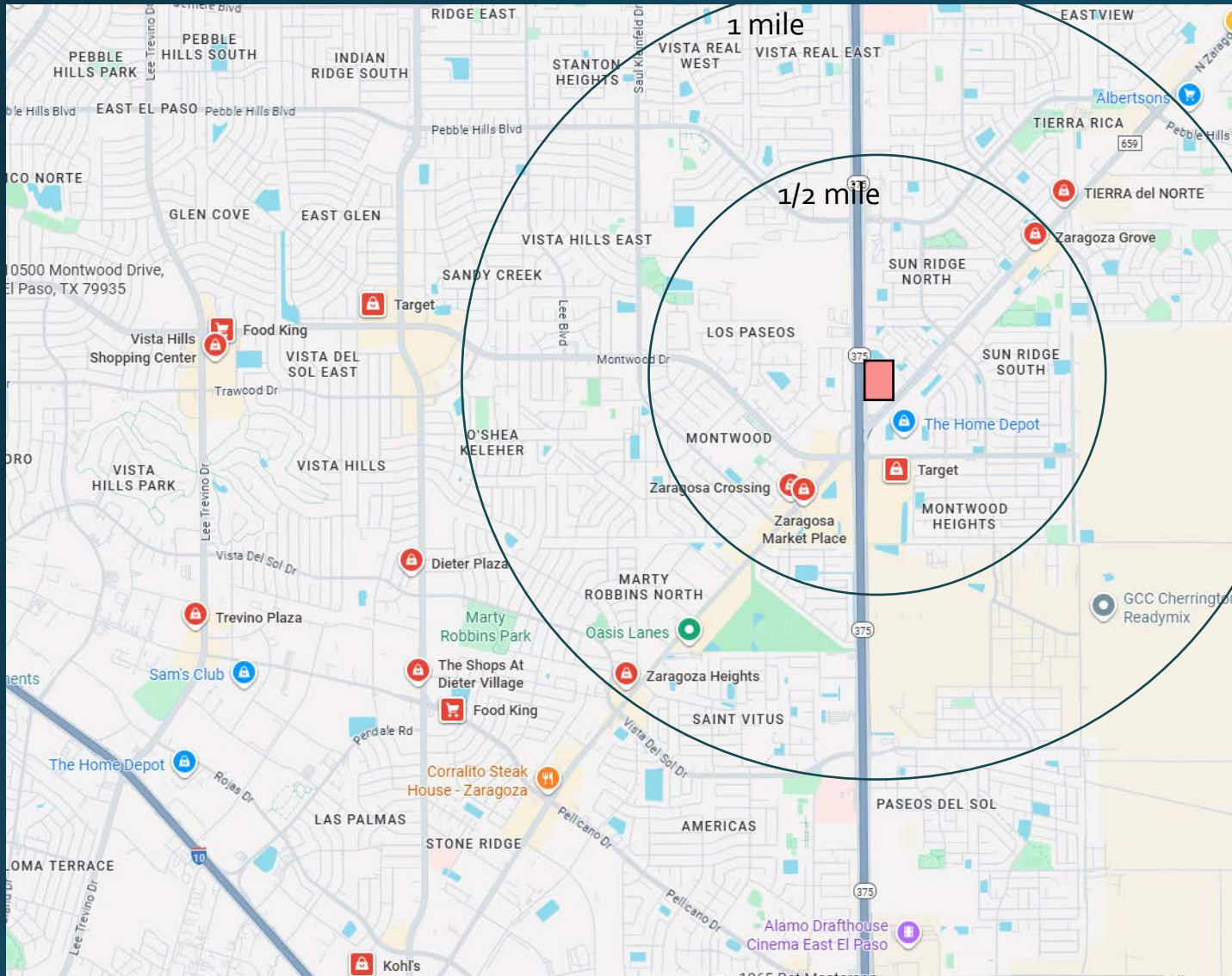


Neighborhood Walkable Access (Page 1 of 2)

Highlights

- Access to North East commercial area, millions have been invested by private companies such as Target, Walmart, Sams, Home Depot, etc, to increase commercial services to the area. (5 pts)
- Healthcare - located within 1/4 mile of a health-related facility, such as a full service hospital, community health center, minor emergency center, emergency room or urgent care facility. Physician offices and physician specialty offices are not considered in this category. (5 pts)
- Food - located within 1/4 mile of a full-service grocery store. Grocery stores, restaurants, pharmacies and shopping plazas all in walking distance with no physical barriers for residents (5 pts)
- Nearby access to schools, healthcare facilities, and daycare centers; Plus, an opportunity for an on-site gathering space (3 pts)
- Public Transportation - located within 1/4 mile to Rapid Transit System (RTS) Sun Metro Brio stop or station with a frequency of 10 minutes [peak service] to 15 minutes [off-peak service]. (5 pts)
- Development has a mix of income levels, which range from 30% AMI to 60% AMI

Access to Commercial / Public Services



Neighborhood Walkable Access (Page 2 of 2)

Highlights

• A wide range of **commercial developments and social services** are located within half a mile of Eastside Crossings II including:

- Target– 1/2 Mi
- Zaragoza Grove – 1/2 Mi
- Zaragoza Crossing – 1/2 Mi
- Zaragoza Market Place – 1/2 Mi
- Home Depot– 1/2 Mi.
- Zaragoza heights– 1 Mi.
- Taco Bell– 1 Mi.
- Little Caesars – 1 Mi.
- Target – 1 Mi.
- Food King– 1 Mi.
- O'Reilly Auto – 1 Mi.
- Krispy Kreme– 1 Mi.
- Jack in the Box– 1 Mi.

Social Services: On-Site Programs & Partnerships

DIVERSE PROGRAMS



EDUCATIONAL
OPPORTUNITIES (5 pts)

STRONG PARTNERSHIPS



ECONOMIC DEVELOPMENT/
WORKFORCE ENTREPRENEURIAL
DEVELOPMENT (10 pts)



SUPPORTIVE/
SOCIAL SERVICES (5 pts)



Highlights

Long-standing partnerships with educational institutions, such as A&M Healthcare and El Paso Community College, strengthen HOME's ability to deliver a variety of **educational programs**, such as health and nutrition workshops and personal enrichment classes for seniors 55 and over.

- HOME partners with community organizations, such as GECU and Project Bravo, to deliver **economic development and workforce entrepreneurial development programs**, including financial literacy aimed at fraud prevention and credit repair for elderly residents.
- HOME 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 and monthly food distribution. HOME has a partnership with Centro de Salud Familiar La Fe Senior Companion Project. La Fe volunteers provide companionship to elderly residents for a period of 20 hours per week.
- **Note:** HOME also has an interest in working with **the City of El Paso's Foster Grandparent Program** as well.



HOME

Mr. Abraham Gutierrez
Assistant Director
Community and Human Development Department
801 Texas Avenue – Third Floor
El Paso, Texas 79901

RE: HOME's 2026 9% Request for Resolution Support Cielo Tower II

Dear Abraham,

HOME is pleased to work 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 2026 Low Income Housing Tax Credit cycle, HOME submits with this letter and the application, Request for Resolution of Support for Cielo Tower II.

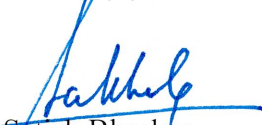
Enclosed please find 1) Request for Resolution of Support, 2) Attachment B-2 and 3) Attachment B-12 (which includes Attachment B-10 and Attachment B-11) in color hard copy for each of the aforementioned. Also, electronic file versions of these documents are available through Dropbox link.

The Cielo Tower II development is an opportunity for HOME to construct a development at Cortez Street on 1.58 acres. Cielo Tower II will provide affordable quality housing for 80 elderly families which will have access to public recreation resources and take advantage of the commercial/retail services, and public services.

We trust the City will share in our enthusiasm the proposed plans, and particularly this new construction, mixed income community which will provide 80 new affordable housing units and services to its residents. HOME is confident the development will be an additive to the City's future and further its goals with providing additional, quality, and sustainable affordable housing.

HOME looks forward to future discussions with the City to best align the Cielo Tower II project with its goals. Please contact me if you have any questions or require additional information.

Sincerely yours,



Satish Bhaskar
Executive VP/CFO



2026 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 a resolution of support for the Texas Department of Housing and Community Affairs (TDHCA) as part of the 2026 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 Tuesday, November 10, 2025 by 5:00 pm (MST).

SECTION A. PROPERTY AND CONTACT INFORMATION

1. Applicant/Developer: Paisano Housing Redevelopment Corporation (instrumentality of HACEP % HOME)
2. Contact Person: Satish Bhaskar
3. Applicant Address: 304 Texas Avenue, El Paso, TX 79901
Phone: 915-849-3730 E-Mail: sbhaskar@ephome.org
4. Name of Proposed Development: Cielo Towers II
5. Proposed Development Address/Location: 201 Cortez Drive, El Paso, TX 79905
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): \$ _____
4. Cost per square foot: \$ 220.00
5. Amount of tax credits being requested of TDHCA: \$ 2,000,000
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	80			80		
2 Bedroom						
3 Bedroom						
4 Bedroom						
Totals	80			80		

7. Is the proposed development site properly zoned for proposed development? Yes ☒ No ☐
a. Current Zoning: Apartment C-4
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: \$ _____
Or, total amount of requested fee waiver from the City of El Paso: \$ _____
2. Indicate use of all funds by category and amount (for those requesting HOME/CDBG funds):
- | | |
|---|----------------------|
| Acquisition: | \$ _____ |
| Design/Soft Costs: | \$ <u>1,600,000</u> |
| New Construction of Housing Units: | \$ <u>14,400,000</u> |
| Rehabilitation/Conversion of Housing Units: | \$ _____ |
| Funds from other sources: | \$ <u>1,600,000</u> |
| Total Project Cost: | \$ <u>16,000,000</u> |
3. Relocation of Tenants (for rehabilitation and/or reconstruction developments):
- How many of the existing dwelling units are occupied? none - n/a Vacant? _____
If completely vacant, how long has the property been vacant? 10+ years
Are any of the units owner-occupied? none
Will Temporary or permanent relocation be required? no
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 10, 2025 BY 5:00 PM (MST).

Submittals received after 5:00 pm on November 10, 2025 MST will not be considered for support.

Applications must be submitted by emailing a link to your application contained within a file sharing service to **DCHDFacilities@elpasotexas.gov**. Please notify DCHD staff by emailing DCHDFacilities@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 approval letter of a 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:


Satish Bhaskar / Executive VP/CFO

Date: 11/10/2025

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

Review for Completeness by: _____

Cielo Tower II Attachment B-2

Introduction to Cielo Tower II

The Housing Authority of the City of El Paso D/B/A Housing Opportunity Management Entity is very pleased to submit this application for Cielo Tower II 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 HOME's application submitted to the City of El Paso as part of the 2020 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.

Located in the City of El Paso's Medical Center of America ("MCA") Tier 1 Area, Cielo Tower II is well positioned to support the City in furthering development objectives in this growing neighborhood. Please see Figure 1 on the following page for the Cielo Tower II location.

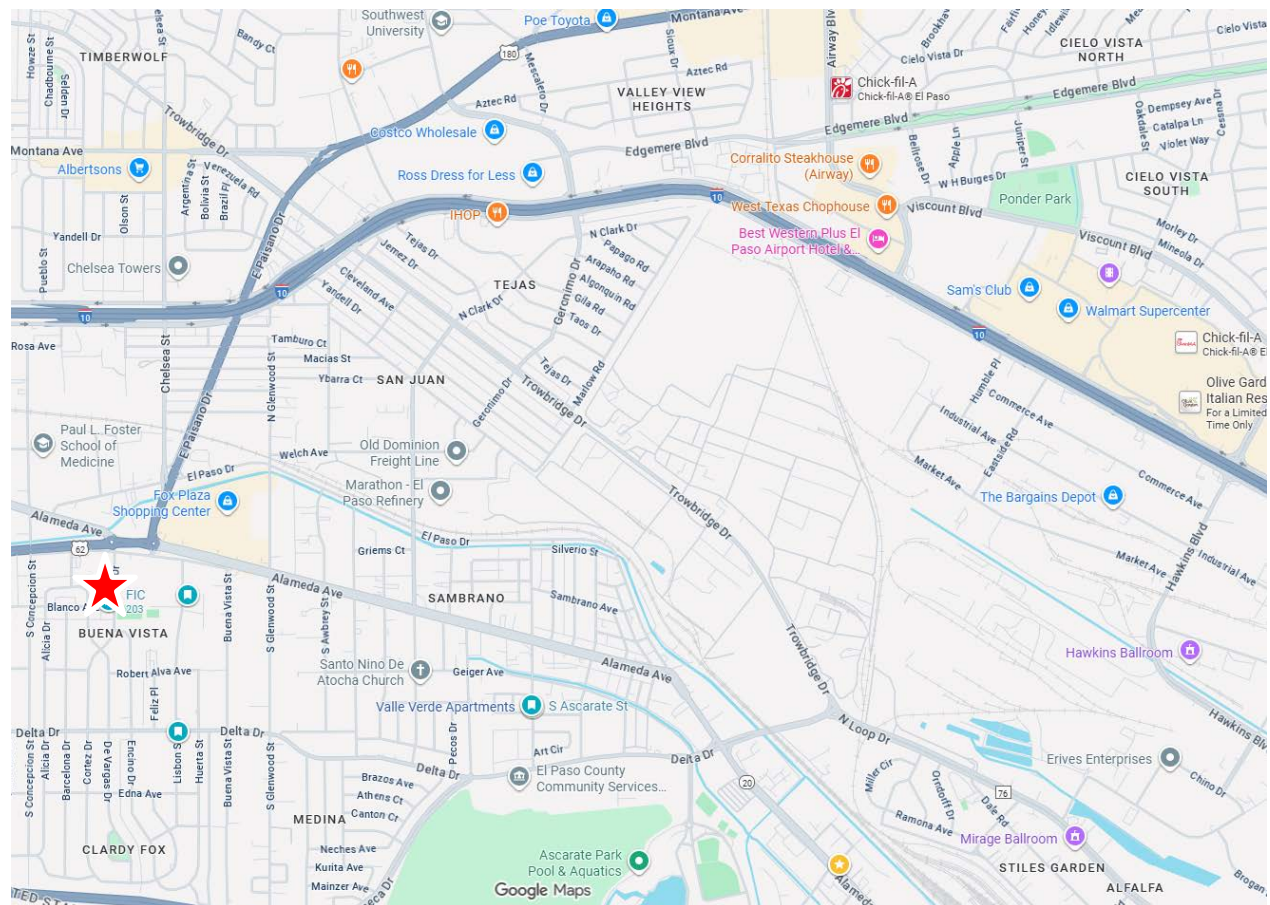
The Cielo Tower II development will be an attractive 80 one-bedroom unit building, elderly designated newly constructed development. It will be conveniently located just .8 miles or five minutes by car or bus from the MCA campus, home to leading healthcare providers, physicians, and practitioners. This proximity to major healthcare institutions that accept Medicare and Medicaid is a significant benefit for residents, most of whom are elderly and low-income. The development itself will serve the vulnerable elderly resident population, with approximately one-third non-ambulatory people, very well. The new development will be a seven-story structure served by an elevator and offers easy access to all. The high-rise building will offer safe and high-quality living for these residents compared to garden style apartments that require residents to travel greater distances.

HOME selected housing for the elderly and disabled residents as a top priority based upon the review of our waitlist. The HOME waitlist includes higher percentages in the elderly and disabled cohort.

The need for deeply affordable housing with wrap-around services is high here, where individuals experience both higher levels of poverty and unemployment, and lower levels of education and mental health compared to the City at large.

HOME is planning for the development to supply housing to predominantly elderly and disabled El Paso residents. **The neighborhood's high needs population will greatly benefit from HOME's on- and off-site services programs** delivered by trusted community partners: from educational programs, which include personal enrichment and nutrition workshops, to a wide range of supportive/social services.

Furthermore, the site's excellent pedestrian and vehicular access to a wide range of social services, jobs, and commercial development yields significant opportunity for these residents, as well as persons of all ages and abilities. Elderly and disabled residents will have safe and convenient options to access jobs, healthcare, retail, and recreation with a bus stop conveniently located at the front entrance of the site and sidewalks flanking both Cortez Drive and Paisano Drive.



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.).⁵ The following narrative outlines how Cielo Tower II 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

HOME's planned delivery and facilitation of social service programs at Cielo Tower II directly supports the City's objectives to break cycles of poverty and support upward mobility. With deep HOME experience in serving the elderly and disabled residents, **HOME staff can maximize service availability and tailor programs to meet the case specific resident needs.** Affordable housing is a critical and stabilizing foundation for low and very low-income residents. But, to break cycles of poverty, HOME has found that broader resident needs around health, education, and employment must be addressed. This principle is the basis of HOME's mission to improve the quality of life for economically challenged families. HOME's holistic approach to social services adds significant value to the lives of residents and community members who participate.

HOME's extensive experience delivering services and programs across 18 properties that serve elderly and disabled residents **is further assurance that the specific needs of future Cielo Tower II residents will be met.** Please see Slide Deck (Attachment B-12) to learn more about HOME's long-standing partnerships and programs. Cielo Tower II residents will have access to programs and services in the following three categories:

Education:

Long-standing partnerships with educational institutions, including A&M Healthcare and El Paso Community College, strengthen HOME's ability to deliver a variety of educational programs. HOME anticipates offering regularly scheduled personal enrichment classes for seniors 55 and over, quarterly health and nutrition classes on health topics ranging from diabetes to cancer prevention, quarterly life skills classes to help residents understand their medical benefits, and classes on preventing elderly abuse

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, HOME has partnered with Government Employees Credit Union (GECU) and Project Bravo to deliver financial literacy training to support residents reach to their financial goals. The focus of this training is specifically geared toward elderly residents and focused on fraud prevention and credit repair.

Supportive/Social Services:

Many elderly residents are in need of supportive and social services, having experienced isolation and traumas related to housing insecurity, poverty, and potentially violence. HOME 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 A&M Healthcare, Care Quality Health Care, Superior Health Plans, United Health Plans, Cigna Health Plan, and Bienvivir Senior Health Services, help HOME 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.

HOME 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 an annual housekeeping supplies giveaway. 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. Also, HOME enlists additional community partners, such as El Pasoan's Fighting Hunger, Agency Area on Aging, Abundant Living Faith Center, St. George Orthodox Church, Centra de Salud La Fe, and HOME's Transportation Department, to help deliver other social programs including monthly food distribution, monthly bible classes, weekly volunteer companionship for up to 20 hours per week, bi-weekly or monthly grocery trips, and an annual holiday meal, entertainment, and a

food pantry. HOME is always interested in adding to our resident services roster and will explore working, by example, with the City's Grandparent Fostering program.

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, Cielo Tower II residents will be given an opportunity for inclusiveness and afforded an opportunity to access public services. There are no physical barriers that separate the site from the neighborhood and commercial/public services. See the Slide Deck (Attachment B-12) for maps identifying the site's excellent access to public services and commercial areas.

No Physical Barriers

As a City Tier 1 site, Cielo Tower II is **conveniently located within a quarter mile, or a five-minute walk, of two major grocery stores, restaurants, pharmacies, and shopping plazas.** Within the half- to one-mile radius, the Cielo Tower II residents will have access to healthcare providers at the University Medical Center of El Paso and El Paso Children's Hospital. Costco, Target, Albertsons, and Walgreens are also located just outside the site's one-mile radius.

The site's most immediate key services, amenities, and job opportunities are highlighted below:

Groceries/Restaurants:

Food City and Food King are both located along Alameda Ave. next to HOME customer service headquarters. Restaurants within a quarter mile include Peter Piper Pizza, Charly's Mexican Restaurant, and Santa Cecilia Restaurant.

Shopping Plazas:

Several shopping plazas are similarly located within a five- to ten-minute walk. Fox Plaza, located just northeast of the site across Alameda Ave., includes several local clothing chains, a shoe store, jewelry store, Family Dollar, El Paso Flowers, and more. Another shopping plaza located a quarter-mile northwest of Cielo Tower II offers a dry cleaner, used furniture store, bank, and pharmacy.

Education and Learning:

Cielo Tower II provides excellent access to personal enrichment resources including Clardy Fox Library within walking distance. There is potential for intergenerational volunteering with early education providers and educational facilities nearby including James Pickney Henderson Middle School and four daycare providers. HOME has an interest in exploring a more structured volunteering opportunities through the City of El Paso's Foster Grandparent program.

Gathering Points/Area:

The site itself offers an exciting opportunity to create a community gathering space along Cortez Drive to bring together residents of the project and residents of the neighborhood at large.⁸ See Attachment B-12 for site plan, which includes plans for new, outdoor gathering space. Given the lack of park access within a ¼ mile of the site, HOME plans to improve the site's public realm along Cielo Tower II to provide residents with a shaded outdoor gathering space that integrates with the neighborhood. Cielo Tower II will benefit from the City's investment in repaving Cortez Drive with a more walkable, pedestrian-friendly, and beautiful streetscape.

Mix of Units at Various Incomes:

Lastly, the site will accommodate a mix of units at various income levels, which will include 80 units available between 30% and 60% AMI. While most units will be available to residents at the 30-60% AMI range, HOME is committed to offering units that meet a diversity of community and individual needs.

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, HOME is the 14th largest PHA in the United States and the largest in the State of Texas. HOME’s local presence and long-term accountability cannot be overstated at nearly 86 years of continuous service. HOME hires locally and has a full staff to manage, operate, and develop its properties successfully. The strong partnership between HOME and the City of El Paso helps build the housing market at a substantial scale.

Highlights of HOME’s Experience include:

- | | |
|-------------------------------------|---|
| 85 Years in El Paso | • 1,126 New Construction Units |
| 80 Staff | • 5,233 Rehab Units through RAD |
| 48 Properties | • 5,600 Housing Choice Vouchers |
| 40,000 El Pasoans | • 1,300 Tax Credits & Non-Subsidized Units |
| Vash Program for
Veterans | • Shelter Plus Care Program for Chronically Homeless |

HOME has significant experience with financing, development, construction, and management of affordable housing units for families, elderly, and disabled residents. HOME has completed 5,233 units through the RAD program to date. HACEP has a portfolio of 6,102 RAD units, 5,600 Housing Choice Vouchers and 1,300 Tax Credit and Non-Subsidized units.

HOME 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 HOME properties will be supported through the properties cash-flow.

The HOME team experience in both development and operation of affordable housing is built from decades of implementing affordable housing programs. HOME 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

HOME'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. In 2017 award of \$3 million for The Blue Flame Building and Medano Heights, which total 266 units and were recently placed-in-service as of December 2019; 2021 award of \$1.2 million for the rehab of Sun Pointe; and 2020 1.2 million for the new construction project, Nuestra Senora. Both Sun Pointe and Nuestra Senora began construction in 2022 and will deliver a total of 226 units in 2024.

In 2019, HOME was awarded \$1.5 million for the development of Patriot Place Phase I, which totals 110 units and was placed in service in 2021. HOME was awarded \$900,000 in 2022 for its first project in El Paso County which will produce 40 single-family units in Clint. In 2023, HOME was awarded \$1.2 million for the development of Patriot Place Phase II and in 2024 was awarded \$1.6 million for the development of Mesa Hills Phase II.

Award-winning Affordable Housing

HOME'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. 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, HOME'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 4,825 affordable housing units to date and upon completion represents a total of \$1.3 Billion public-private partnerships and construction projects.

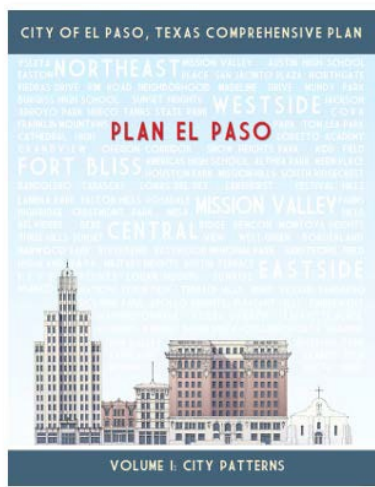
Commitment to Extended Affordability

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

Value Statement 5 - Smart Growth (20 Pts)

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

The Cielo Tower II project 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 in Central El Paso remains a key tenant to ensuring that all El Pasoans can live, work, and thrive in this growing and evolving environment. **This project aligns with the following smart growth goals:**



- ✓ Goal 1.2 – Traditional Neighborhoods
- ✓ Goal 1.10 – Growth Areas and Overlays
- ✓ Goal 2.1 – Smart Location Principles
- ✓ Goal 4.1 – Compact Urban Areas
- ✓ 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 9.5 – Encourage Physical Activity through Design
- ✓ Goal 9.6 – Encourage Well-Being
- ✓ Goal 10.5 – Stormwater
- ✓ Goal 10.14 – Improve Public Safety

✓ *Indicates alignment of project with Smart Growth Goals*

The Cielo Tower II location naturally aligns itself with several important spatial Smart Growth goals. First and foremost, Cielo Tower II 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-2 Traditional neighborhood (Goal 1.2), which is also considered one the City's nine growth sector areas (Goal 1.10), according to Plan El Paso.

A G-2 Traditional neighborhood is known for its small blocks, buildings that directly face streets, and the integration of schools, parks and small shops with residential areas. These attributes help facilitate a highly walkable environment that can greatly increase the health and well-being of residents (Goal 6.3). Cielo Tower II is located within a half mile, or ten-minute walk, of

many existing retail establishments, offices, and educational employment centers, and the paths to employment centers are served by sidewalks (Goal 2.1). As a compact urban area (Goal 4.1), the MCA neighborhood offers significant opportunities to future Cielo Tower II residents who will benefit from the site's proximity to a wide range of services and amenities all accessible by foot or public transit.

Beyond the site's location-based alignment with the Smart Growth Goals outlined above, HOME intends to take proactive steps in ensuring that the new development of Cielo Tower II meets a wide range of the City's Smart Growth Goals. For example, HOME will help the City reduce single occupancy vehicle trips by promoting transit use for residents, which is aligned with Goal 4.7 – Air Quality. HOME will furthermore install a bicycle rack on Cortez Dr. next to the existing bus stop to facilitate multi-modal commuting for neighborhood residents and to help the City further Goal 4.11 – Public Transportation.

In addition, HOME 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). As an elevator building, Cielo Tower II provides a good opportunity to provide accessible units. This also aligns with the City's interest in integrating walkable design with transit stations, especially given the site's proximity to a SunMetro bus stop (Goal 9.5). HOME will ensure that safe, pedestrian-oriented access from the building's main entrance will allow residents to safely use public transit. In addition to prioritizing a safe and pedestrian-oriented environment, HOME is committed to promoting resident well-being by incorporating a community gathering space to provide residents and community members with shaded, outdoor space to socialize (Goal 9.6).

HOME furthermore intends to meet Goal 10.6 by making a commitment to specify white roof top materials surfaces to reduce the heat load on the structure. To promote the City's energy-related objectives, HOME will construct sustainable, quality and energy efficient units including installation of energy-star rated appliances (Goal 10.7).

HOME

Housing Opportunities Management Enterprises



Cielo Tower II

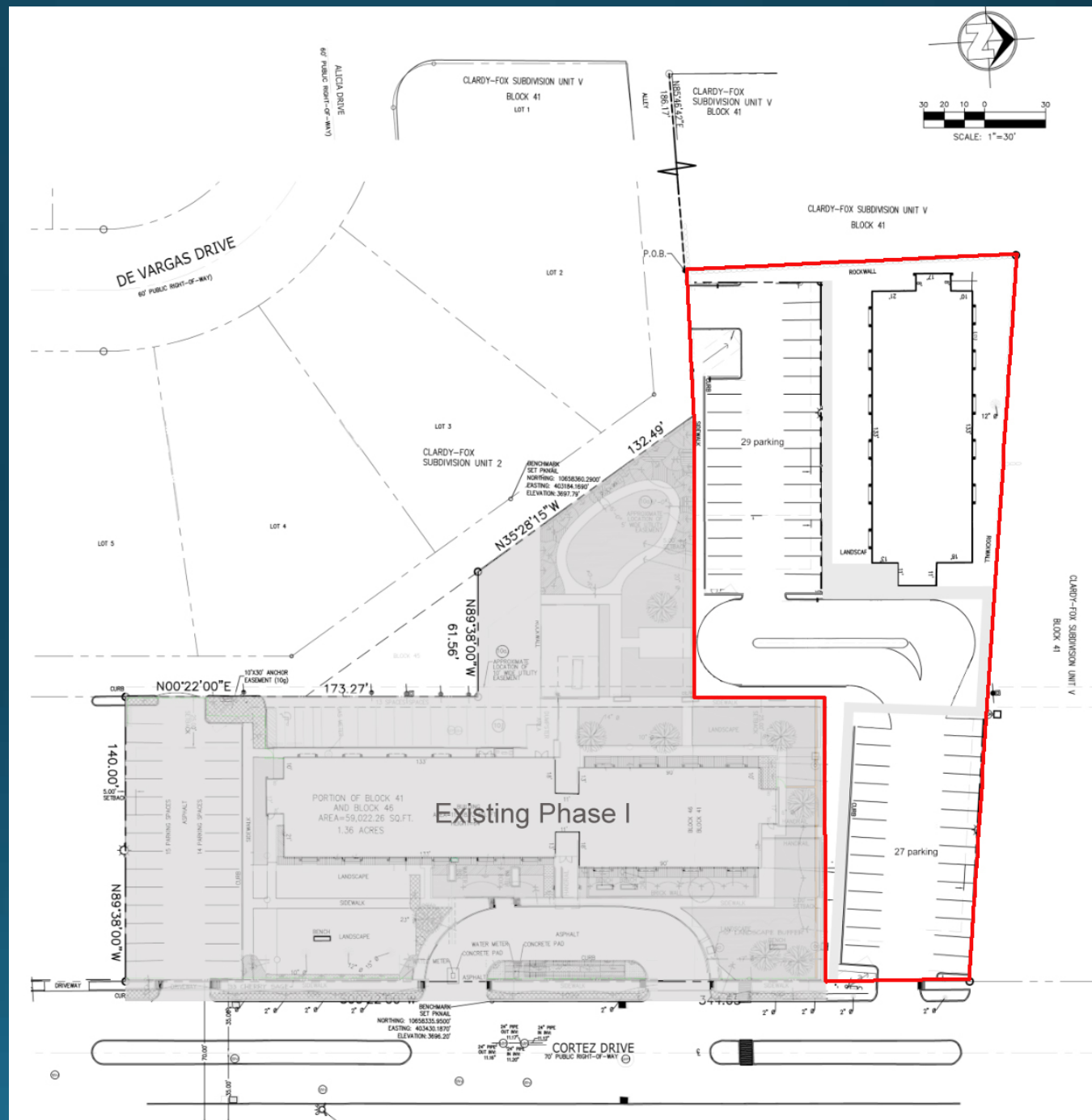
201 Cortez Dr, El Paso, Tx 79905



Site Plan

Cielo Tower II is
approximately 1.58 acres
or 68,824.80 square feet.

Estimated 80 – 1Br units
56 parking - 54 required for elderly.



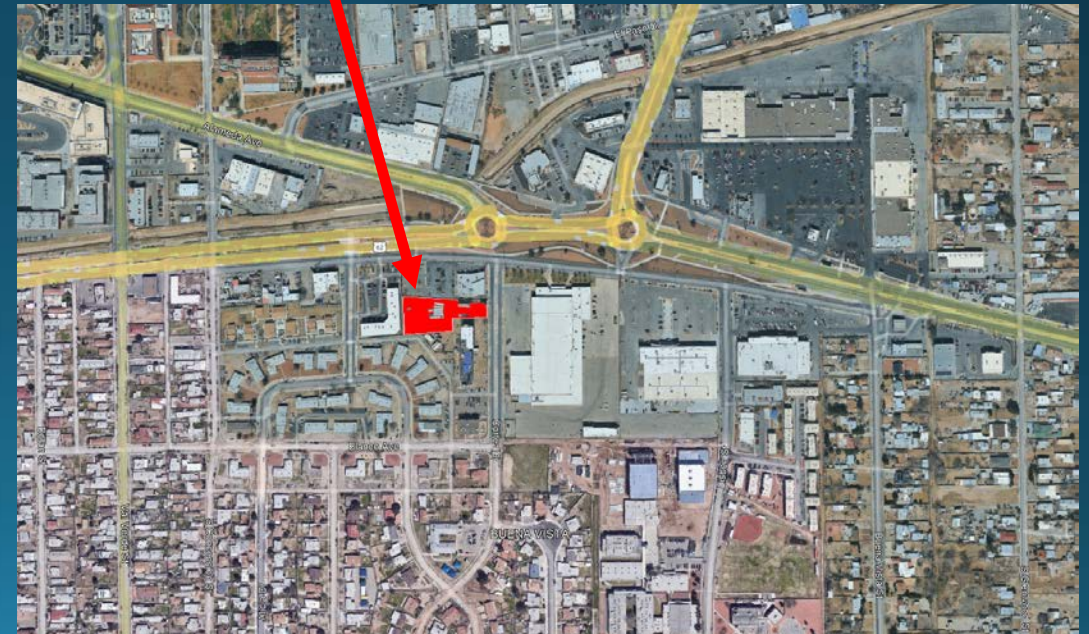
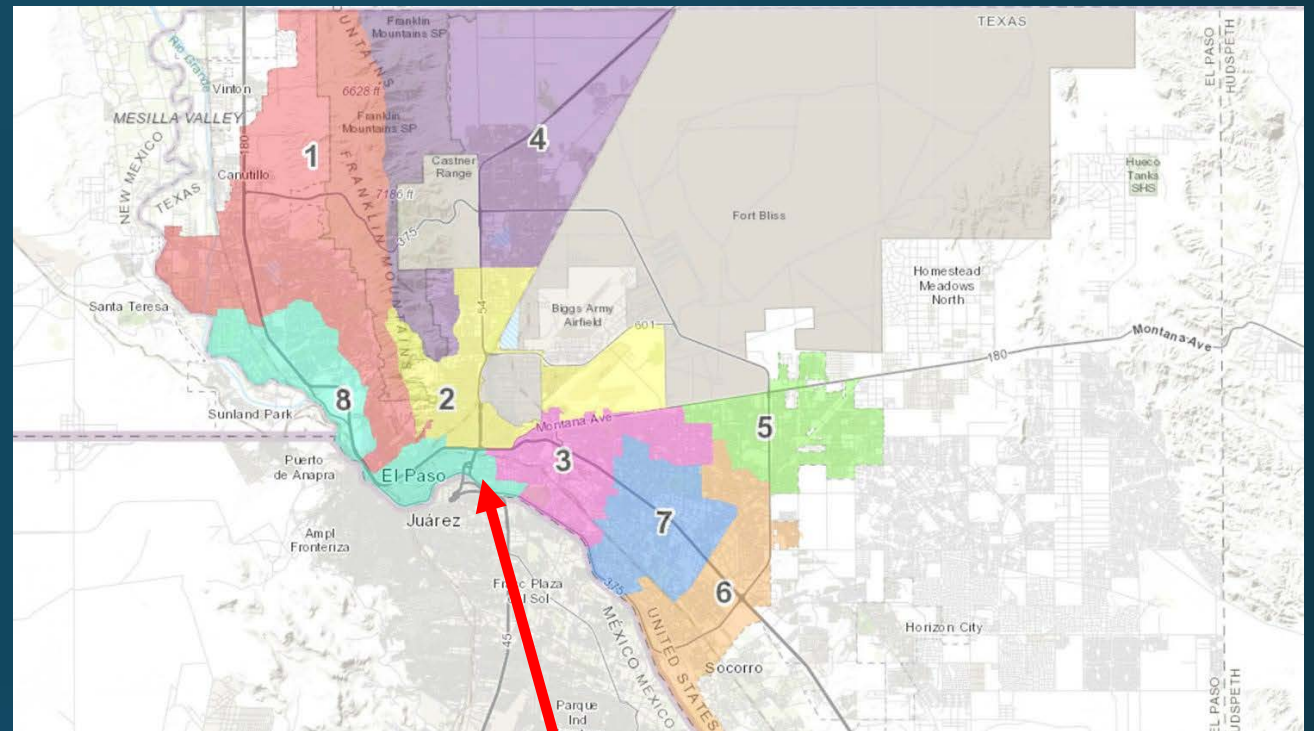
General Location



Site Location

Residents are given an opportunity through gathering points/areas for inclusiveness and affordability an opportunity to access public services because the development is within steps to public transportation and is also conveniently located near various community assets. Schools, medical facilities, outdoor public recreation areas, religious institutions, post offices, convenience stores, civic offices, and restaurants to name a few.

Cielo Tower II will include barrier free access by residents to the immediate neighborhood and commercial/public services. The community will feature gathering points/areas to bring together the residents with neighborhood residents. And the resident's quality of life amenities/walkability is excellent with its location.



New Construction Map

This map shows the new construction taking place surrounding Cielo Tower II.

▼ ☒ NewCommercial ...

○ 2023

● 2024

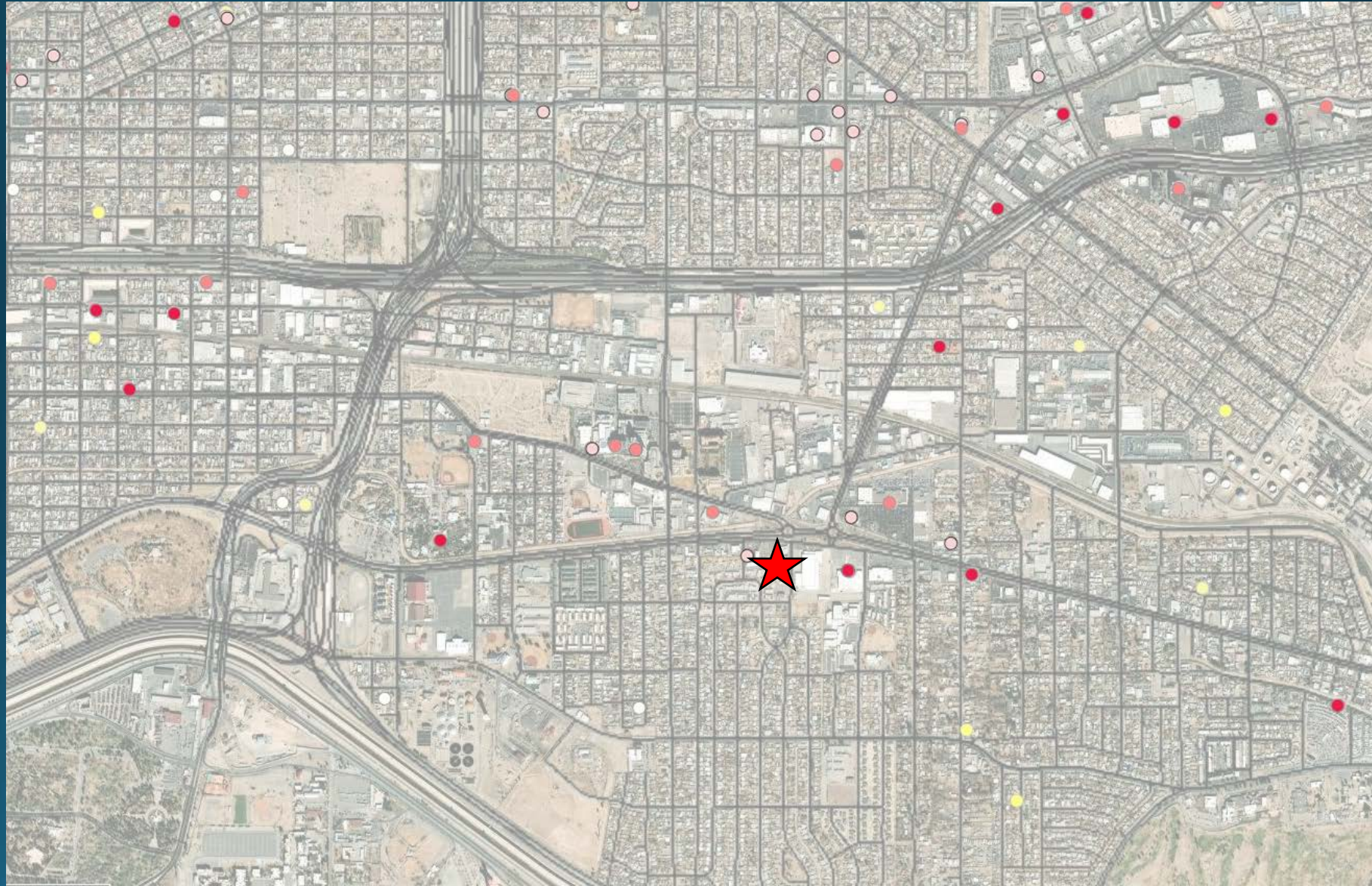
● 2025

▼ ☒ NewResidential ...

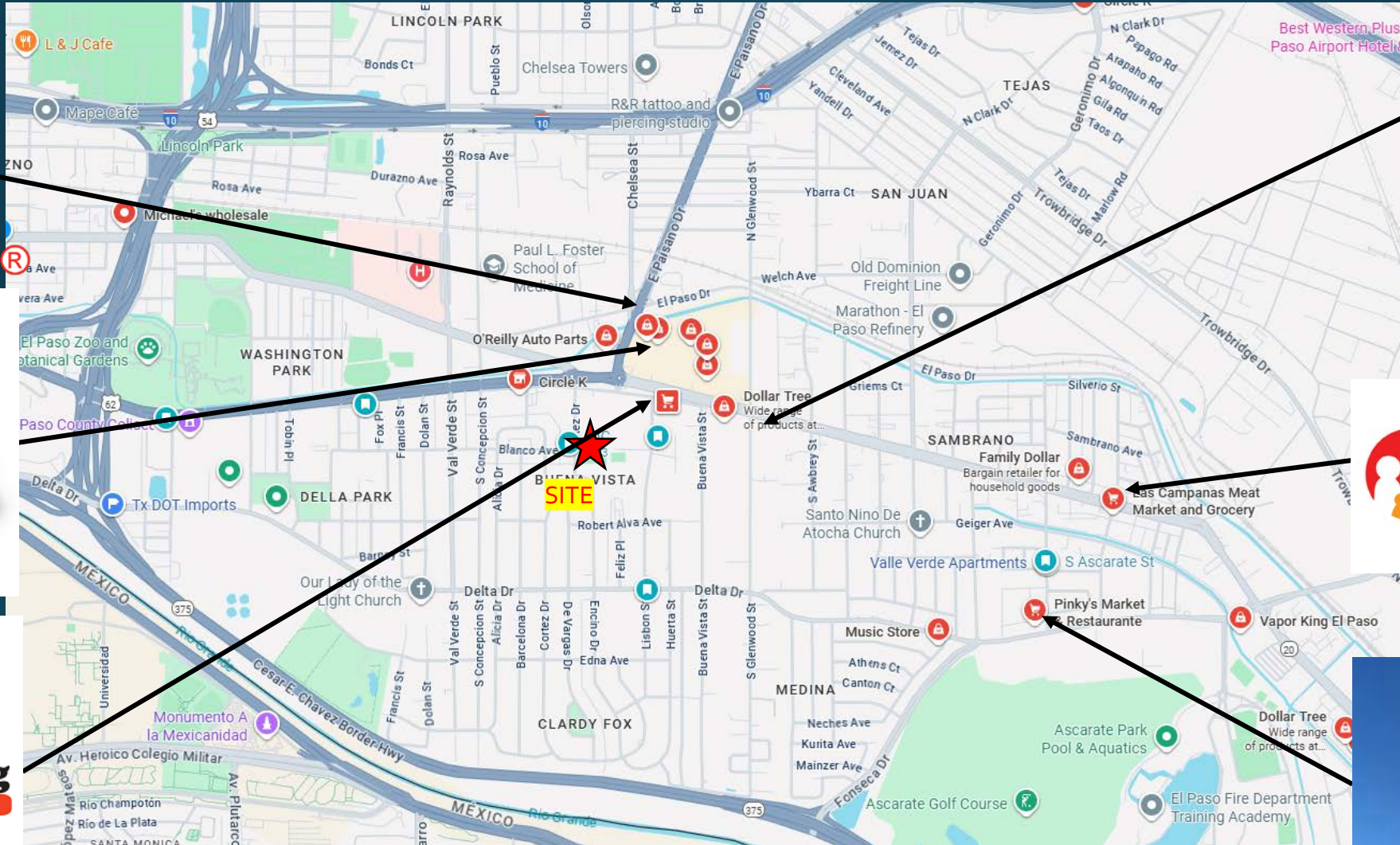
○ 2023

● 2024

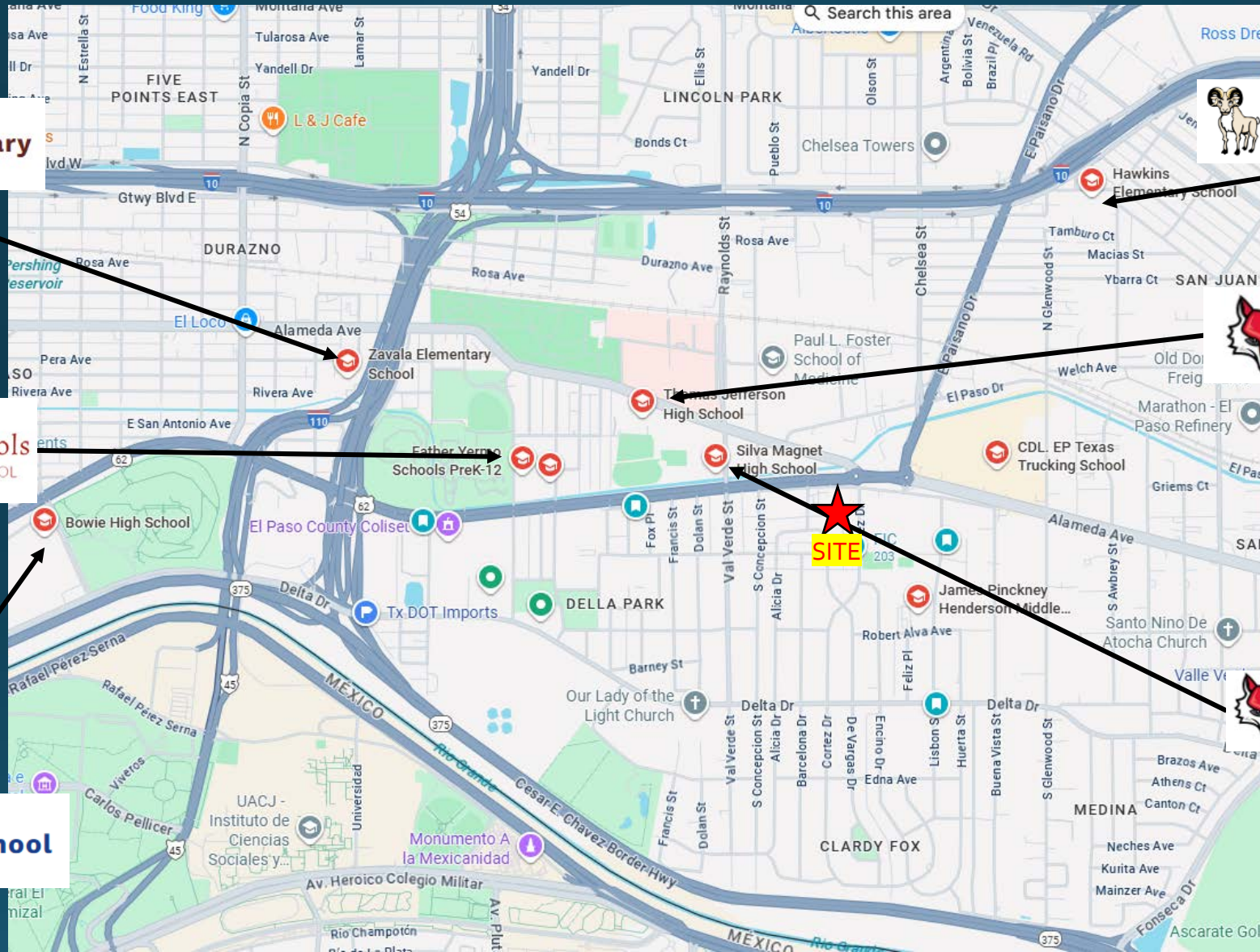
● 2025



Retail



Schools



Zavala Elementary



Hawkins Elementary

EL PASO INDEPENDENT SCHOOL DISTRICT



Jefferson High School



Father Yermo Schools
ELEMENTARY AND HIGH SCHOOL

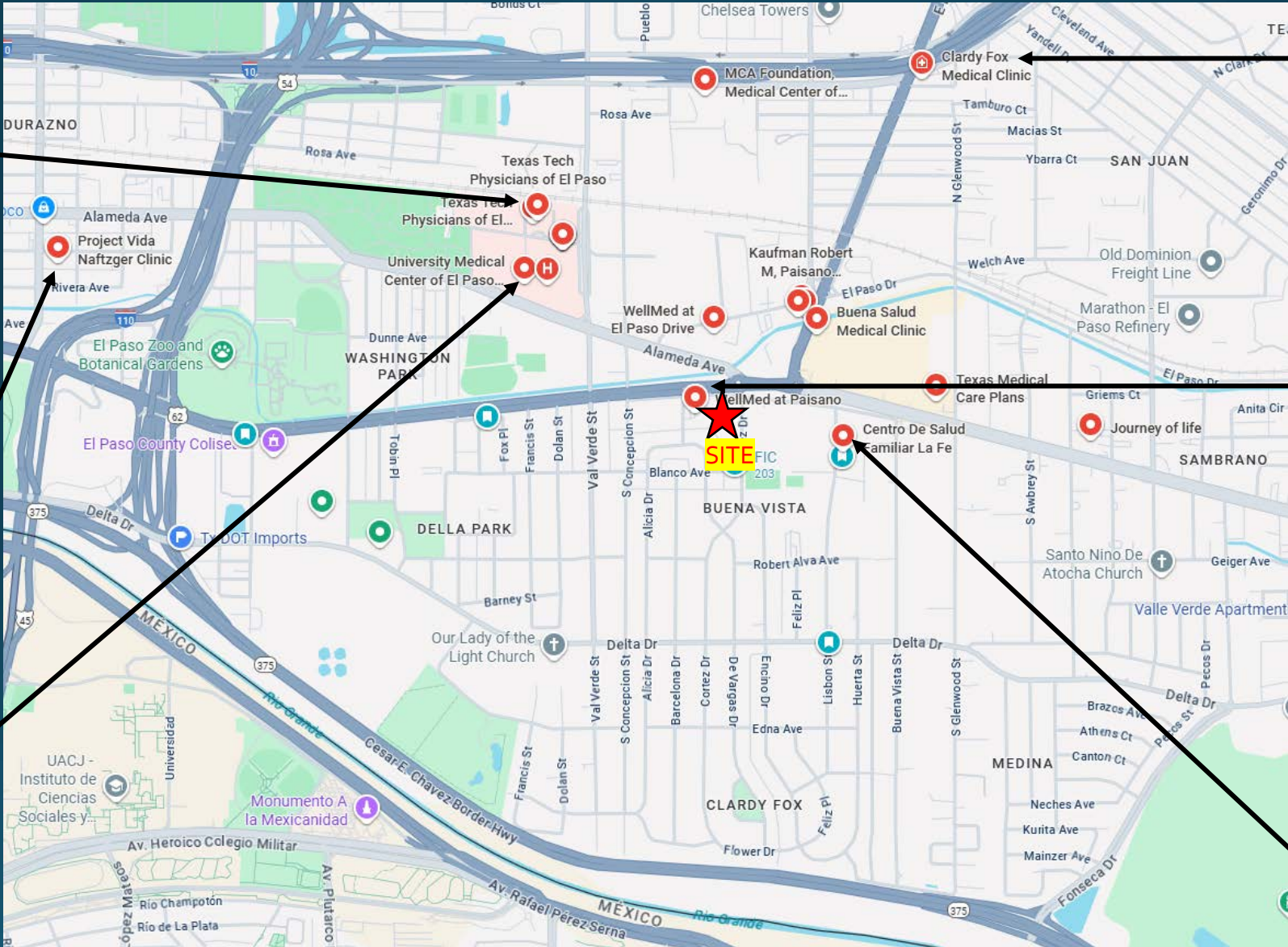


Silva Magnet High School



Bowie High School

Medical Facilities

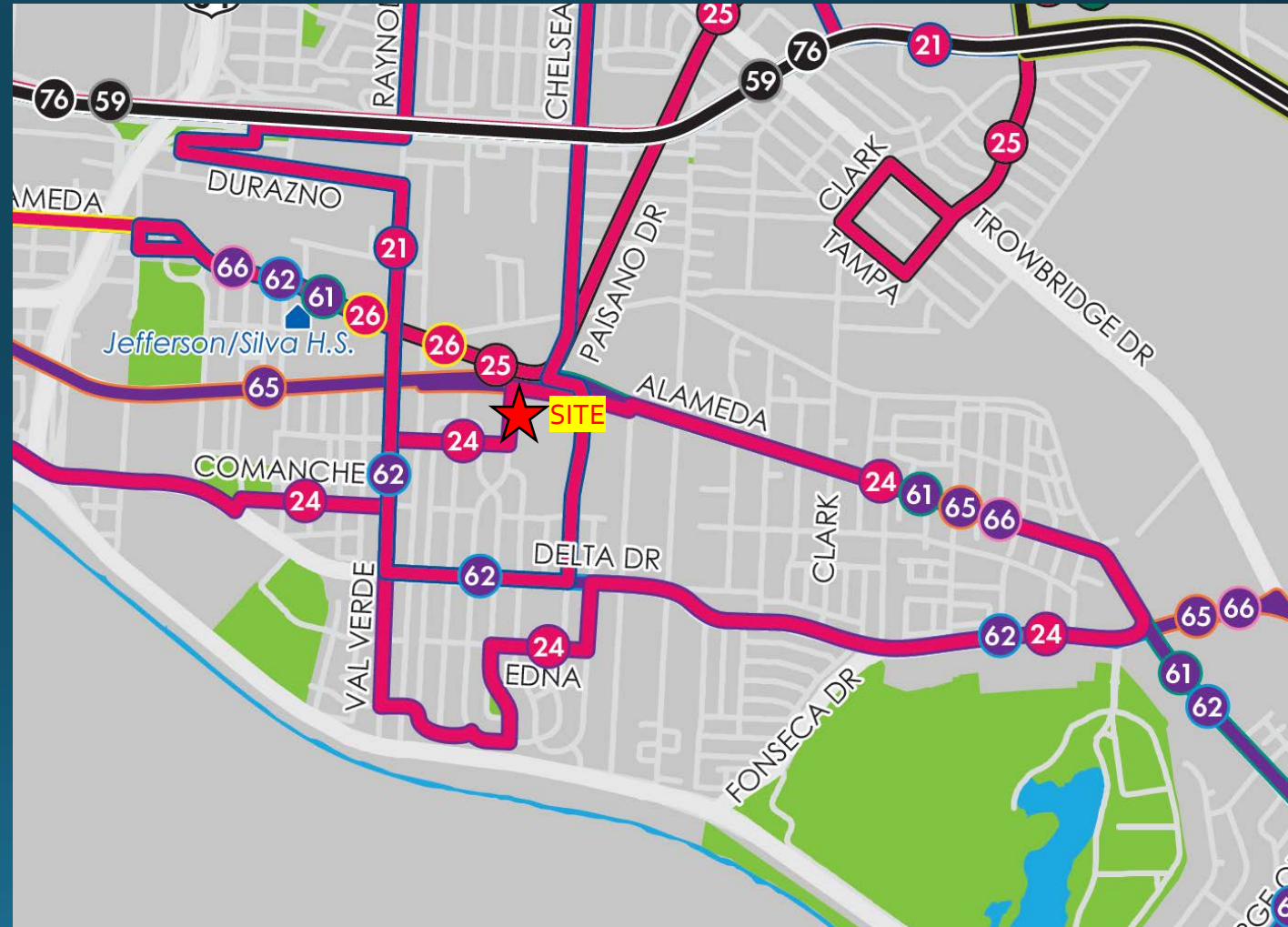


Transportation



Cielo Tower II has ample access to transportation. The Sun Metro / Brio public transportation in El Paso has ten stops near the subject. This bus line operates 166 fixed routes that serve more than 15 million passengers a year. For residents with cars, there is nearby highway access to several of the main highways in El Paso.

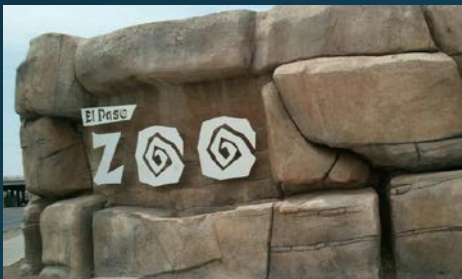
The standard fare for Sun Metro / Brio is \$1.50, with a discount fare of \$1.00 for children ages 6-8 (children 5 and under ride free), students and military personnel. Seniors 65 and older and disabled riders receive a discounted rate and pay \$0.50 per ride.



Recreation



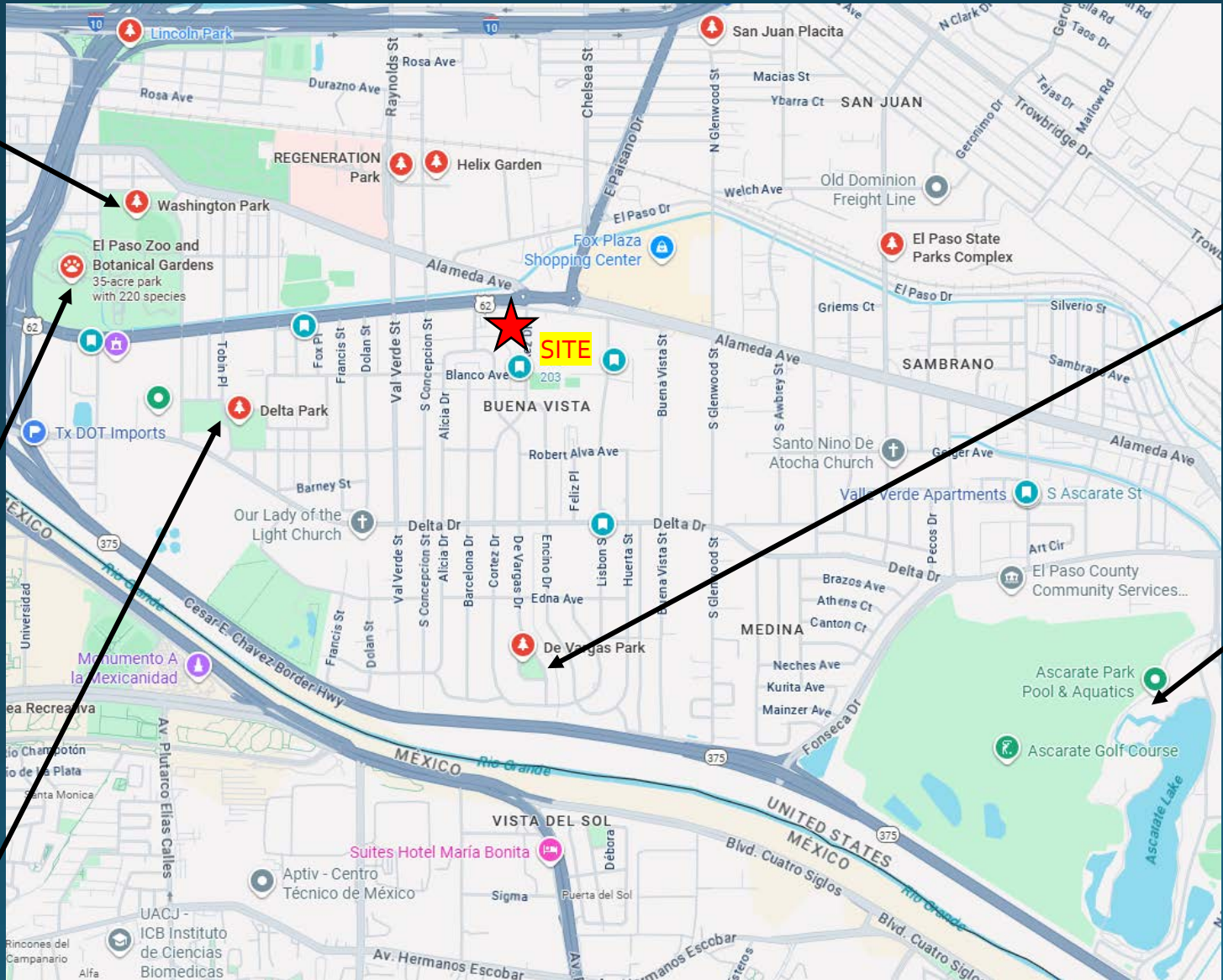
Washington Park



El Paso Zoo



Delta Park



De Vargas Park



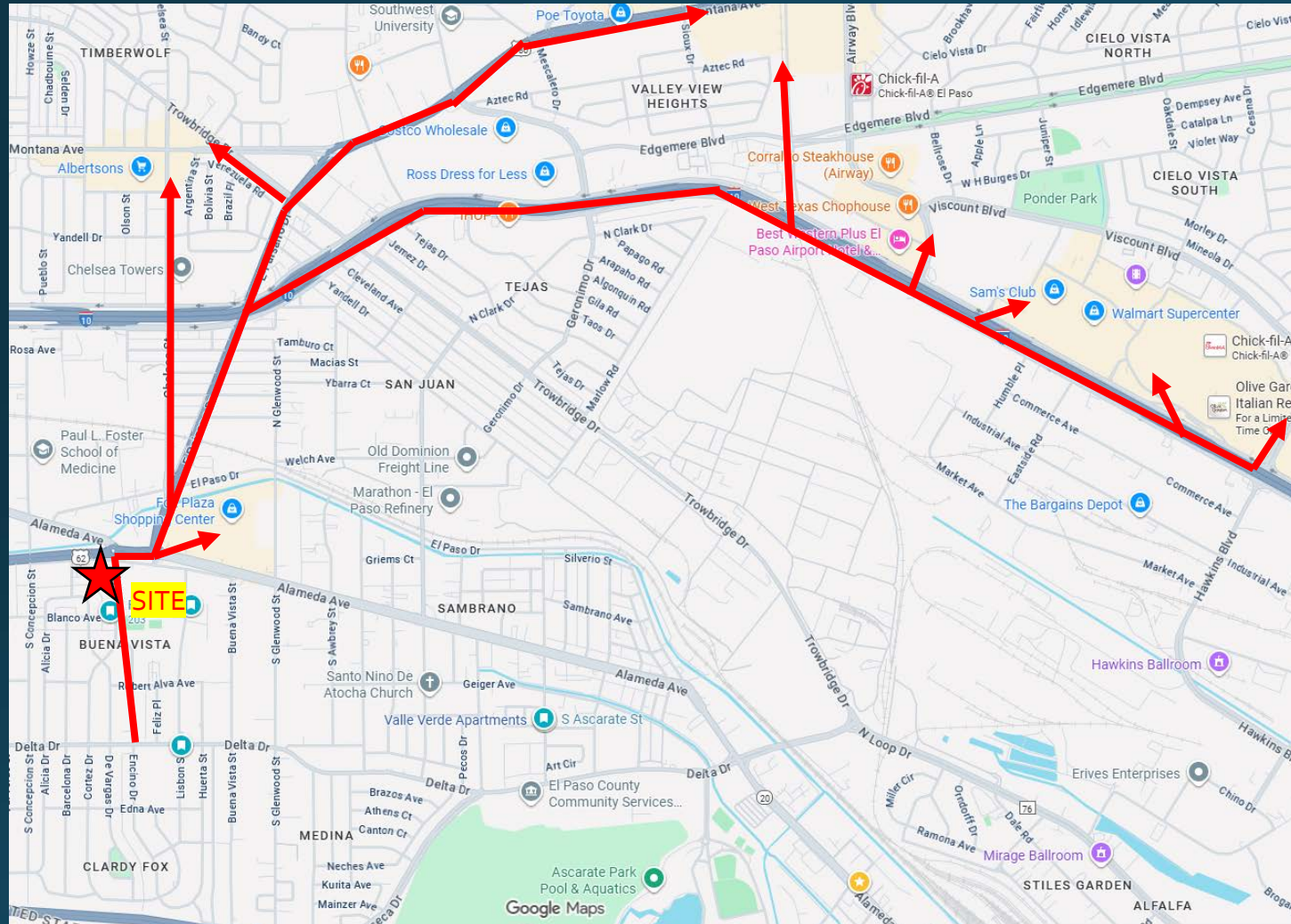
Azcarate Park

Access to Commercial / Public Services

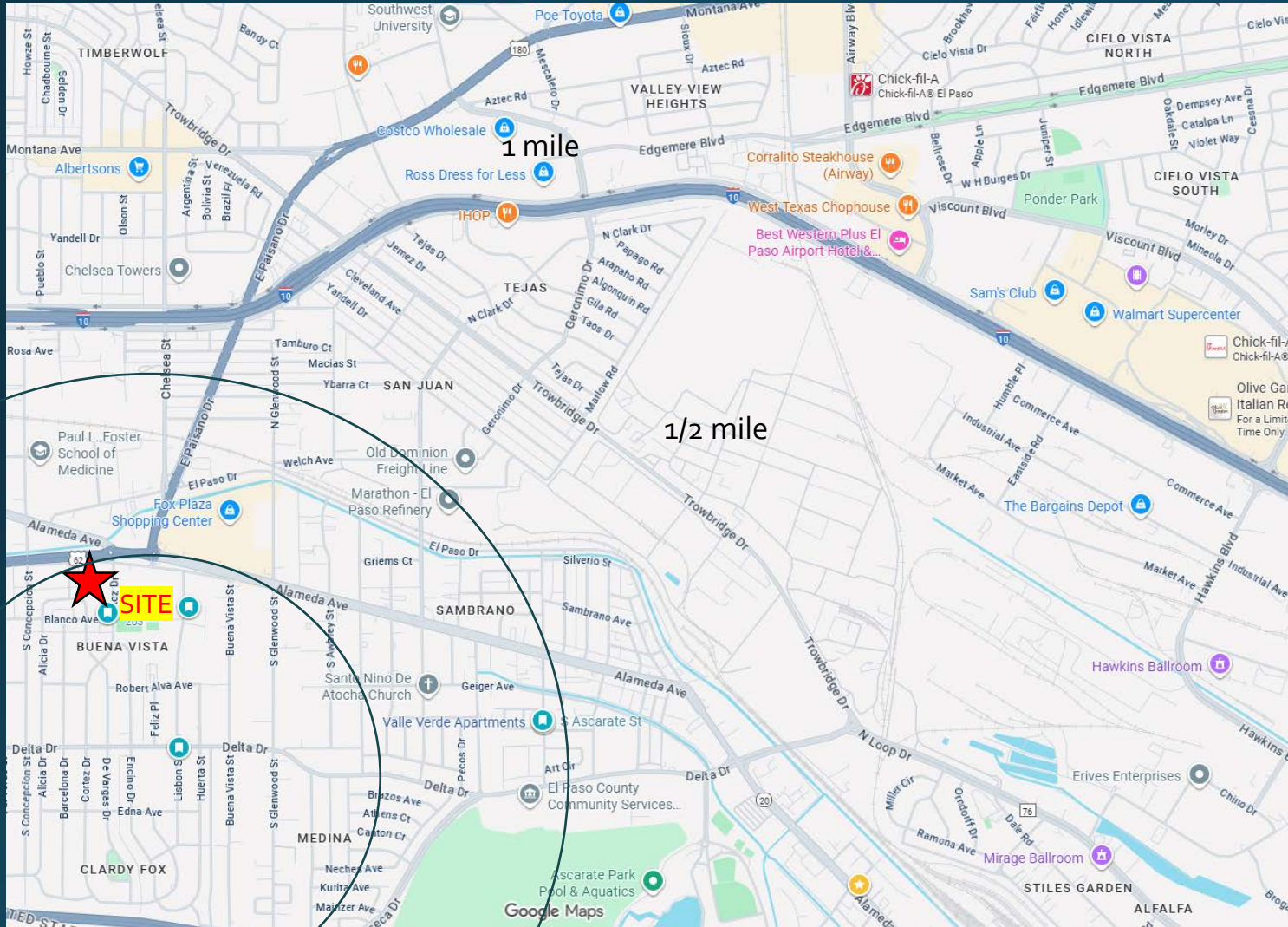
Neighborhood Walkable Access (Page 1 of 2)

Highlights

- Access to Cielo Vista commercial area, millions have been invested by private companies such as Target, Walmart, Sams, Home Depot, etc, to increase commercial services to the area. (5 pts)
- Healthcare - located within 1/4 mile of a health-related facility, such as a full service hospital, community health center, minor emergency center, emergency room or urgent care facility. Physician offices and physician specialty offices are not considered in this category. (5 pts)
- Food - located within 1/4 mile of a full-service grocery store. Grocery stores, restaurants, pharmacies and shopping plazas all in walking distance with no physical barriers for residents (5 pts)
- Nearby access to schools, healthcare facilities, and daycare centers; Plus, an opportunity for an on-site gathering space (3 pts)
- Public Transportation - located within 1/4 mile to Rapid Transit System (RTS) Sun Metro Brio stop or station with a frequency of 10 minutes [peak service] to 15 minutes [off-peak service]. (5 pts)
- Development has a mix of income levels, which range from 30% AMI to 60% AMI.



Access to Commercial / Public Services



Neighborhood Walkable Access (Page 2 of 2)

Highlights

• A wide range of **commercial developments and social services** are located within half a mile of Cielo Tower II, including:

- Ross – 1 Mi
- Sun City Gold & Silver – 1 Mi.
- Burger King– 1 Mi.
- Big Lots– 1 Mi.
- Jack in the Box – 1 Mi.
- Family Dollar – 1 Mi.
- Melrose Place– 1 Mi.
- DD's Discounts – 1 Mi.
- Dolar Tree– 1 Mi.
- Peter Piper Pizza– 1 Mi.
- Dairy Queen – 1 Mi.

Social Services: On-Site Programs & Partnerships

DIVERSE PROGRAMS



EDUCATIONAL
OPPORTUNITIES (5 pts)

STRONG PARTNERSHIPS



ECONOMIC DEVELOPMENT/
WORKFORCE ENTREPRENEURIAL
DEVELOPMENT (10 pts)



SUPPORTIVE/
SOCIAL SERVICES (5 pts)



Highlights

Long-standing partnerships with educational institutions, such as A&M Healthcare and El Paso Community College, strengthen HOME's ability to deliver a variety of **educational programs**, such as health and nutrition workshops and personal enrichment classes for seniors 55 and over.

- HOME partners with community organizations, such as GECU and Project Bravo, to deliver **economic development and workforce entrepreneurial development programs**, including financial literacy aimed at fraud prevention and credit repair for elderly residents.
- HOME 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 and monthly food distribution. HOME has a partnership with Centro de Salud Familiar La Fe Senior Companion Project. La Fe volunteers provide companionship to elderly residents for a period of 20 hours per week.
- **Note:** HOME also has an interest in working with **the City of El Paso's Foster Grandparent Program** as well.