

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

AGENDA DATE: 11/9/2021 (consent)

PUBLIC HEARING DATE: N/A

CONTACT PERSON(S) NAME AND PHONE NUMBER: Nicole Ferrini, 915-212-1659

DISTRICT(S) AFFECTED: All Districts

STRATEGIC GOAL: Goal 8 – Nurture and promote a healthy, sustainable community

SUBGOAL: 8.2 – Stabilize neighborhoods through community, housing and ADA improvements.

SUBJECT:

APPROVE a resolution / ordinance / lease to do what? OR AUTHORIZE the City Manager to do what? Be descriptive of what we want Council to approve. Include \$ amount if applicable.

That the Mayor of the City of El Paso, Texas be authorized to sign a resolution acknowledging that the census tract within which the 2021 4% Non-Competitive, Low Income Housing Tax Credit (LIHTC) application submitted by EP Salazar II, LP to the Texas Department of Housing and Community Affairs (TDHCA) for the rehabilitation of approximately 302 affordable rental housing units at 311 S. Eucalyptus Street, El Paso, Texas 79905 (aka Salazar Apartments) is within a census tract with a poverty rate greater than 55%; and confirming that the City Council has voted specifically to authorize the Development to move forward.

BACKGROUND / DISCUSSION:

Discussion of the what, why, where, when, and how to enable Council to have reasonably complete description of the contemplated action. This should include attachment of bid tabulation, or ordinance or resolution if appropriate. What are the benefits to the City of this action? What are the citizen concerns?

Pursuant to 10 TAC §11.101(a)(3) of the Qualified Allocation Plan for 2021 Low Income Housing Tax Credits (LIHTCs), applicants are required to disclose a Development Site that is located within a census tract that has a poverty rate above 40% for individuals (or 55% for Developments in regions 11 and 13). Mitigation must be in the form of a resolution from the Governing Body of the appropriate municipality or county containing the Development, acknowledging the high poverty rate and authorizing the Development to move forward.

The proposed project will rehabilitate approximately 302 affordable housing units at 311 S. Eucalyptus Street, El Paso, Texas 79905 (aka Salazar Apartments).

PRIOR COUNCIL ACTION:

Has the Council previously considered this item or a closely related one?

N/A

AMOUNT AND SOURCE OF FUNDING:

How will this item be funded? Has the item been budgeted? If so, identify funding source by account numbers and description of account. Does it require a budget transfer?

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? YES NO

PRIMARY DEPARTMENT: Department of Community + Human Development

SECONDARY DEPARTMENT: N/A

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

DEPARTMENT HEAD:

Handwritten signature in cursive script, appearing to read "Nicole".

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

RESOLUTION

WHEREAS, EP Salazar II, LP has proposed a development for affordable rental housing at **311 S. Eucalyptus Street** named **Salazar Apartments** in the **City of El Paso**; and

WHEREAS, EP Salazar, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 **Housing Tax Credits** funds for **Salazar Apartments**; and

It is hereby

RESOLVED, that as provided for in 10 TAC §11.101(a)(3) of the Qualified Allocation Plan, it is hereby acknowledged that the proposed Development is located in a census tract that has a poverty rate above **55% for Developments in regions 13** for individuals; and

FURTHER RESOLVED, that the **City of El Paso** hereby confirms that its Governing Body has voted specifically to authorize the Development to move forward; and

FURTHER RESOLVED 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 _____ 2021.

THE CITY OF EL PASO:

Oscar Leeser
Mayor

ATTEST:

Laura Prine
City Clerk

APPROVED AS TO FORM:



Wendi N. Vineyard
Assistant City Attorney

APPROVED AS TO CONTENT:



Nicole M. Ferrini, Director
Community and Human Development



2022 LOW INCOME HOUSING TAX CREDIT REQUEST FOR MUNICIPAL RESOLUTION

The City of El Paso requires the following information in order to process a request for support resolution for the Texas Dept. of Housing and Community Affairs as part of the 2022 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 Friday, November 5, 2021 by 5:00 pm (MST)

SECTION A. PROPERTY AND CONTACT INFORMATION

- Applicant/Developer: EP Salazar II, LP
- Contact Person: Tom Deloye
- Applicant Address: 304 Texas Avenue, Suite 1600
Phone: (847) 769-4173 E-Mail: tdeloye@ephome.org
- Name of Proposed Development: Salazar Apartments
- Proposed Development Address/Location: 311 S. Eucalyptus Avenue, El Paso, TX
- Type of Tax Credit requested of TDHCA (ex. 9% Statewide At-Risk or 9% Regional Competitive):
4% Non-Competitive LIHTC

SECTION B. PROJECT INFORMATION

- Project type (rehabilitation, new construction, adaptive reuse, etc.): Rehabilitation
- 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.
- Total cost of development (as prepared by an Architect, Engineer or Contractor): \$ 54,229,189
- Cost per square foot: \$ 183
- Amount of tax credits being requested of TDHCA: \$ 2,670,244
- 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	16			16		
2 Bedroom	81			81		
3 Bedroom	118			118		
4 Bedroom	87			87		
Totals	302			302		

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

a. Current Zoning: 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: \$ 0.00

Or, total amount of requested fee waiver from the City of El Paso: \$ 0.00

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

Acquisition: \$ _____

Design/Soft Costs: \$ _____

New Construction of Housing Units: \$ _____

Rehabilitation/Conversion of Housing Units: \$ _____

Funds from other sources: \$ _____

Total Project Cost: \$ _____

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

How many of the existing dwelling units are occupied? 0 Vacant? 286

If completely vacant, how long has the property been vacant? Vacated in 2019

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 5, 2021 BY 5:00 PM (MST).

Submittals received after 5:00 pm on November 5, 2021 MST will not be considered for support.

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

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

Person authorized to sign on behalf of proposed development:

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

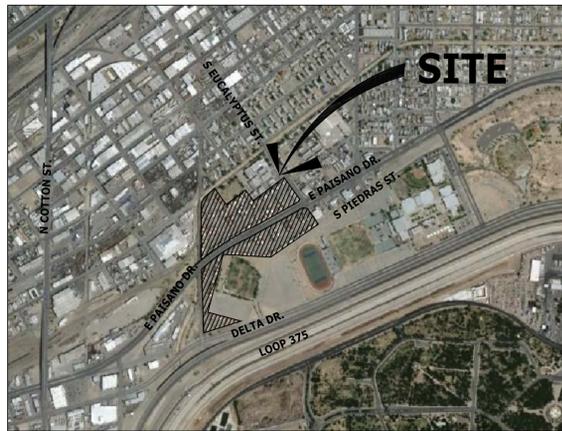
DocuSigned by:
Signature (required): Tom Deloye
251AE692D351496...

Printed Name/Title: Thomas J. Deloye

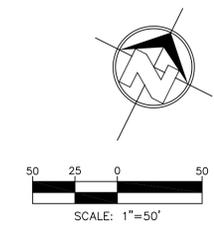
Date: 10-15-21

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

Review for Completeness by: _____



VICINITY MAP
SCALE: 1" = 1000'



BY	
DATE	

SCALE:	1" = 50'
JOB NO.:	06-16-3829
FIELD BY:	**/**/**
FIELD BOOK:	***
DRAWN BY:	CV
CHECKED BY:	
DATE:	

PROJECT NAME
SALAZAR APARTMENTS

1 RUBEN SALAZAR PARK (BLK 1 TO BLK 3)
EX NLY PT (BLK 4 TO BLK 6) EX SLY PT
THE CITY OF EL PASO,
EL PASO COUNTY, TEXAS

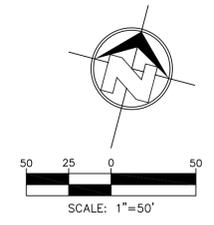
SLI ENGINEERING, INC.
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6600 WESTING DRIVE
EL PASO, TEXAS
(972) 294-4000

SLI ENGINEERING, INC.
Reg. No. F-1902
SURVEYING
Reg. No. 100120-00

SHEET TITLE
**ALTA / ACSM
LAND TITLE
SURVEY**



VICINITY MAP
SCALE: 1" = 1000'



LEGEND

GAS METER (G)	TELEPHONE PEDESTAL (TF)
WATER METER (WM)	CITY MONUMENT (CM)
ELECTRIC METER (E)	POWER POLE (PP)
SANITARY SEWER MANHOLE (SM)	CENTER LINE (CL)
STORM SEWER MANHOLE (SSM)	MAILBOX (MB)
GAS VALVE (GV)	SIGN (S)
GAS BOX (GB)	LIGHT POLE (LP)
CABLE BOX (CB)	WATER BOX (WB)
SERVICE POLE W/LIGHT (SPWL)	GUY WIRE (GW)
HANDRAIL (H)	GURAD POST (GP)
FIRE HYDRANT (FH)	ELECTRIC POLE W/TRANSFORMER (EPWT)
PALM (P)	BENCH (B)
TREE (T)	TABLE (TA)
BUSH (BU)	CANOPY/OVERHANG (CO)
SEWER CLEAN OUT (SCO)	IRON FENCE (IF)
WATER VALVE (WV)	TRAFFIC LIGHT (TL)
IRRIGATION CONTROL VALVE (ICV)	CHAIN FENCE (CF)
ELECTRIC BOX (EB)	CAR STOPPER (CS)
TELEPHONE BOX (TB)	HANDICAP SYMBOL (HS)
CROSSING LIGHT (CL)	TRAFFIC LIGHT BOX (TLB)
TRAFFIC RAIL ROAD LIGHT (TRL)	

PARKING SPACE TABLE

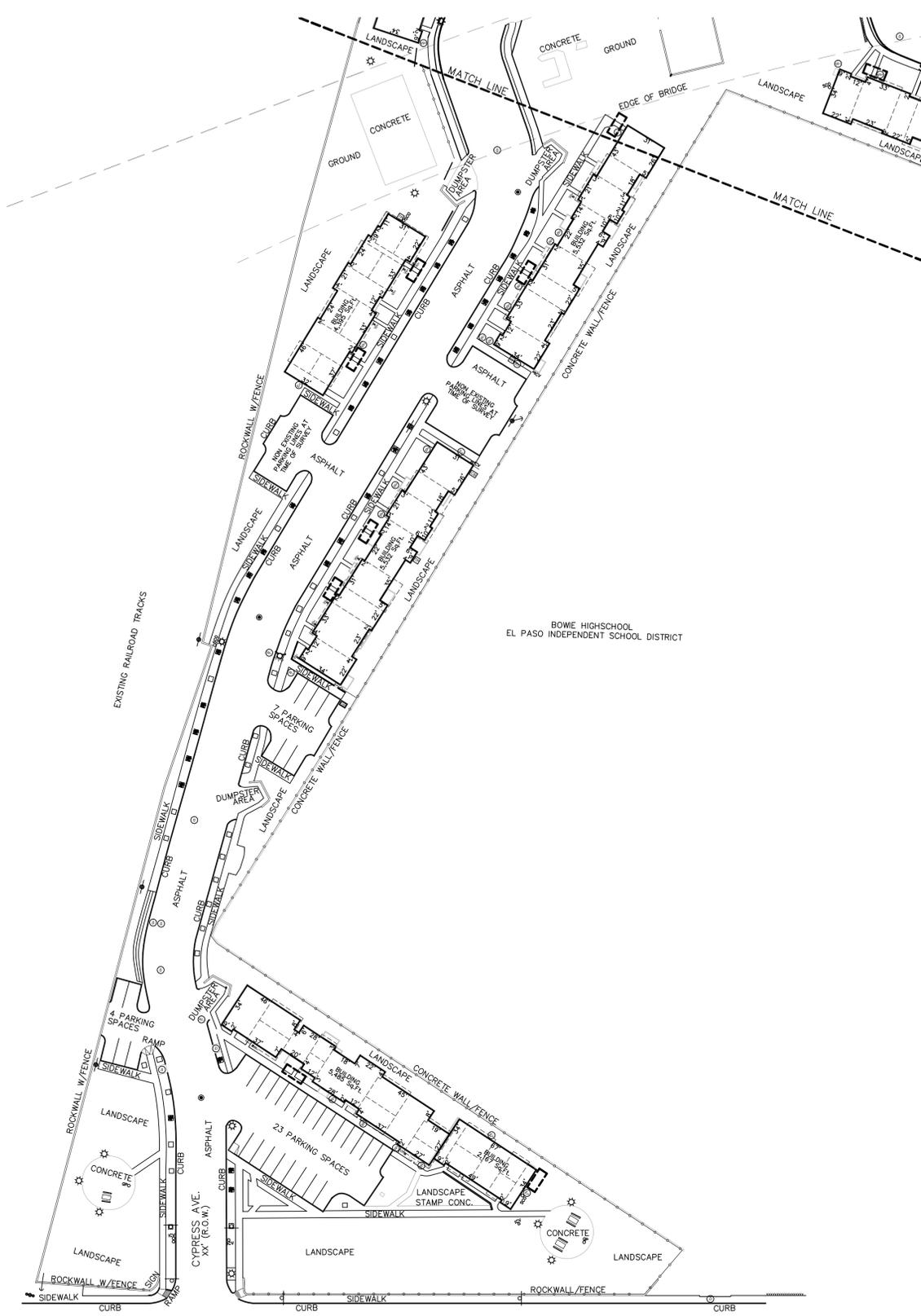
TYPE OF SPACE	NO. WITHIN FEE OWNED LAND
REGULAR	445
HANDICAP	0
COMPACT	N/A
TOTAL	445

USEFUL NUMBERS

TXDOT:	915-790-4200
STORM WATER UTILITIES:	915-594-5687
EL PASO WATER UTILITIES:	1154 HAWKINS, 79961-0511
SEWER SERVICE:	915-594-5330
WATER SERVICE:	915-594-5330
CITY OF EL PASO:	300 N. CAMPBELL, 79901
	915-212-0000
E.P.E. COMPANY:	915-543-5711

NOTES CORRESPONDING TO ZONING

- PROPERTY IS CURRENTLY ZONED A-2 (APARTMENTS)
- MINIMUM SET BACKS REQUIRED FOR A-2:
- FRONT YARD.....0'
- REAR YARD.....25'
- CUMULATIVE FRONT & REAR YARD.....N/A
- SIDE YARD.....5'
- SIDE STREET.....10'
- MAXIMUM HEIGHT.....35'



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This map and survey are being provided solely for the use of all parties listed in the certification and their assigns and no license has been created, expressed or implied, to copy the surveys and/or map(s) except as necessary in conjunction with the original transaction. This transaction shall be effective within six (6) months from the date hereon JULY 2016.

SURVEYOR'S CERTIFICATION

To:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", established in 2016, and includes items 1, 2, 3, 4, 6, 7a, 7b1, 7b2, 7c, 8, 9, 10, 11b, 16, 17, 18 and 20 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA/NSPS, and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/NSPS Land Title Surveys".

GUILLERMO LICON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 2998
DATE: _____

BY					
DATE					
SCALE:	1"=50'	JOB NO.:	06-16-3829	FIELD BY:	**/**/**
FIELD BOOK:	**/**/**	DRAWN BY:	CV	CHECKED BY:	
DATE:	JULY 2016				
PROJECT NAME	SALAZAR APARTMENTS				
SURVEYOR'S CERTIFICATION	1 RUBEN SALAZAR PARK (BLK 1 TO BLK 3) EXC NLY PT (BLK 4 TO BLK 6) EXC SLY PT THE CITY OF EL PASO, EL PASO COUNTY, TEXAS				
SLI ENGINEERING, INC.	CIVIL ENGINEERS LAND PLANNERS 6800 WESTWIND DRIVE EL PASO, TEXAS (915) 544-4467				
SHEET TITLE	ALTA / ACSM LAND TITLE SURVEY				
PAGE	2 OF 2				