

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

**DEPARTMENT:** Community and Human Development

**AGENDA DATE:** February 2, 2021 (Consent)

**CONTACT PERSON/PHONE:** Nicole Ferrini, Chief Resilience Officer, 212-1659, [ferrininm@elpasotexas.gov](mailto:ferrininm@elpasotexas.gov)  
Mark Weber, CD Program Manager, 212-1682, [webermc@elpasotexas.gov](mailto:webermc@elpasotexas.gov)

**DISTRICT(S) AFFECTED:** All Districts

**SUBJECT:**

That the Mayor of the City of El Paso, Texas be authorized to sign a resolution providing that the City of El Paso acknowledges that the proposed Sun Pointe Apartment project by the Housing Authority of the City of El Paso is located in a census tract that has a poverty rate above 55% for developments and that the City authorizes the development to move forward consistent with prior action taken by City Council on December 15, 2020.

**BACKGROUND / DISCUSSION:**

On December 15, 2020, City Council approved a resolution of support for HACEP's 2021 9% Competitive LIHTC proposal to the Texas Department of Housing and Community Affairs (TDHCA). TDHCA identifies the location of affordable housing in high poverty areas as a Neighborhood Risk Factor when evaluating 9% LIHTC proposals. In order to officially mitigate this concern, the City may provide a resolution acknowledging awareness that the proposed development is in a high poverty area and that the City confirms its support for the development in light of that acknowledgment.

Sun Pointe Apartments are an existing HACEP property and the proposed 9% LIHTC proposal will rehabilitate 101 of those units. As this is rehabilitation of existing affordable housing, the Department of Community + Human Development (DCHD) recommends that Council reaffirm its support for the tax credit development.

Sun Pointe Apartments LIHTC Development Summary

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

**PRIOR COUNCIL ACTION:**

On December 15, 2020, Council approved a resolution of support and waiver of \$500 in permit fees for the 9% LIHTC Sun Pointe Apartments development.

**AMOUNT AND SOURCE OF FUNDING;**

N/A

**BOARD / COMMISSION ACTION:**

N/A

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) \_\_\_\_\_ **FINANCE:** (if required) \_\_\_\_\_

**DEPARTMENT HEAD:**



\_\_\_\_\_  
Nicole Ferrini, Chief Resilience Officer

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**RESOLUTION**

**WHEREAS**, on December 15, 2020 the City of El Paso provided the Housing Authority of the City of El Paso (HACEP) with a letter of support for the Texas Department of Housing and Community Affairs' (TDHCA) 2021 Competitive 9% Housing Tax Credits for the Sun Pointe Apartments project (Development); and

**WHEREAS**, the Texas Administrative Code (TAC) requires certain findings that were missing in the December 15, 2020 resolution.

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

1. 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
2. That the City of El Paso hereby confirms that its Governing Body has voted specifically to authorize the Development to move forward as evidenced by the Resolution of support issued by the City of El Paso on December 15, 2021.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

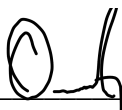
**THE CITY OF EL PASO**

\_\_\_\_\_  
Oscar Leeser  
Mayor

**ATTEST:**

\_\_\_\_\_  
Laura Prine  
City Clerk

**APPROVED AS TO FORM:**

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

**APPROVED AS TO CONTENT:**

  
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Nicole M. Ferrini  
Chief Resilience Officer