

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

AGENDA DATE: 6/11/2024
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.

Approve a resolution to adopt the 2024-2025 Annual Action Plan including attached budgets, for projects to be funded under the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Housing Opportunities for Persons with Aids (HOPWA), and Emergency Solutions Grant (ESG) programs.

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?

Following a final 30-day public comment period, the Department of Community and Human Development (DCHD) presents to City Council and the El Paso community, the final 2024-2025 Annual Action Plan and 3-Year Community Vulnerabilities public facilities projects for the following four entitlement grant programs: the Community Development Block Grant (CDBG); Emergency Solutions Grant (ESG); Housing Opportunities for Persons With AIDS (HOPWA); and HOME Investment Partnership Program (HOME).

Attached are summaries of the budget recommendations listing the programs and projects proposed for funding.

PRIOR COUNCIL ACTION:

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

May 7, 2024, the commencement of a 30-day public comment period on the draft 2024-2025 Annual Action Plan began.

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?

2024-2025 HUD Entitlement Grants Allocations:

CDBG Allocation:	\$6,315,722
ESG Allocation:	\$577,351
HOPWA Allocation:	\$1,138,193
HOME Allocation:	\$2,268,109

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? ☒ YES ☐ NO

PRIMARY DEPARTMENT: Department of Community + Human Development
SECONDARY DEPARTMENT: N/A

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

DEPARTMENT HEAD:



Abraham Gutierrez for Nicole Ferrini

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

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the City Manager, or designee, be authorized to sign and submit to the Department of Housing and Urban Development (HUD) the 2024-2025 Annual Action Plan, Form SF-424 and Form SF 424 D, all certifications and assurances contained therein, and any documents necessary to comply with HUD requirements; and

That the City Manager, or designee, be authorized to sign Grant Agreements with HUD for the four entitlement grants covered by the Annual Action Plan: the Community Development Block Grant, the Emergency Solutions Grant, the HOME Investment Partnerships Program, and the Housing Opportunities for Persons with AIDS Program; and

That the City Manager, or designee, be authorized to sign all Letters of Support, Certifications of Local Government Approval, Release of Liens, Assurances, and Certifications of Consistency with the Consolidated Plan required by HUD or the State of Texas for grant applications or applications for Low Income Housing Tax Credits for programs covered by the Consolidated Plan or related Community Development programs; and

That the City Manager, or designee, subject to completion of environmental review, be authorized to sign all contracts and documents with subrecipients related to the implementation and performance of the activities contained in the 2024-2025 Annual Action Plan and corresponding programs. The City Manager, or designee, is authorized herein to sign amendments to such contracts which add to or reduce funding, including but not limited to the de-obligation of funds by mutual termination, and extensions to the contract period; and

That the City Manager, or designee, be authorized to sign all Environmental Assessments, Requests for Release of Funds, Certifications, and Performance Reports required by the U .S. Department of Housing and Urban Development for activities covered by the 2024-2025 Annual Action Plan and related Community Development programs; and

That the City Manager, or designee, be authorized to sign agreements to secure matching funds which add to amounts allocated under the regular budget; and to sign amendments to matching fund agreements, including extensions to the contract period; and

That the City Manager, or designee, be authorized to sign all amendments, subordination agreements, loan modification agreements, release of liens, assumption agreements, and other similar documents related to transactions performed under all previous Action Plans and previous entitlement grants provided such documents are approved by the City Attorney's office as to form and comply with department policies and procedures; and

That the City Manager be authorized to execute letters of support, certifications, and other similar documents, that allow third parties to secure funding from state, federal, and local agencies which further the goals of the City's Annual Action Plan.

APPROVED this ____ day of _____, 2024.

CITY OF EL PASO:

Oscar Leeser
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Russell Abeln

Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT: Abraham
Gutierrez

for Nicole Ferrini
Nicole M. Ferrini
Climate and Sustainability Officer

50th Year | 2024-2025 CDBG Public Services Recommended Budget

CDBG Public Services						
Agency Name	Program Name/Address	Program Description	Rep. District	Current Budget (2023-2024)	Draft AAP 50th Year Recommendation	Final AAP 50th Year Recommendation
CASA of El Paso	Court Appointed Special Advocates 221 N. Kansas St., Suite 1501, El Paso, Texas 79901	This project will address <i>mental health and resident empowerment</i> by providing court advocacy for 325 children ages newborn to 18 who have been removed from their home due to abuse/neglect, with the goal of placing them in a stable home.	Citywide	\$ 80,000.00	\$ 100,000.00	\$ 100,000.00
Candlelighters of El Paso	Living Everyday Program 1400 Hardaway, Ste 206 El Paso, Texas 79903	This project will address <i>resident empowerment, food security, housing and homelessness, and mental health</i> by providing immediate needs assistance to 200 children and youth in treatment for cancer and the families that care for them.	Citywide	N/A	\$ 100,000.00	\$ 100,000.00
El Paso Human Services	Youth Homeless Shelter 1001 Montana Ave., El Paso, Texas 79902	This project will address <i>housing and homelessness, resident empowerment, and mental health</i> by providing 80 homeless youth ages 18-24 with emergency housing, case management, and essential services.	Citywide	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
Opportunity Center for the Homeless	Resource Center & Emergency Shelter 1208 Myrtle Ave., El Paso, Texas 79901	This project will address <i>housing and homelessness, food security, and mental health</i> by providing an emergency shelter and necessities, including case management to 3,000 adult men and women.	Citywide	\$ 455,120.00	\$ 485,359.85	\$ 457,358.30
Amistad	Money Management Program 3210 Dyer St., El Paso, Texas 79930	This project will address <i>resident empowerment, food security, housing and homelessness, and mental health</i> by assisting 70 elderly persons and/or adults with disabilities with money management services.	Citywide	\$ 175,000.00	\$ 200,000.00	\$ 190,000.00
			TOTAL	\$ 810,120.00		\$ 947,358.30

3-Year CIP CDBG Public Facilities Final Approved Recommended Budget

CDBG Public Facilities				
Agency Name	Program Name/Address	Scope of Work	Rep. District	Total Project Budget
Housing Opportunity Management Enterprises (HOME)	Salazar Apartments, 311 South Eucalyptus St. El Paso, TX 79905	This project will address <i>housing and homelessness, and resident empowerment</i> by creating 286 new affordable housing units.	District 8	\$6,637,576.65
Paso del Norte Children's Development Center (PdN Children's)	Inclusive Learning Center East Campus, 1410 Bob Hope Dr., El Paso, TX 79936	This project will address <i>resident empowerment and mental health</i> by providing high quality education and childcare to 71 children yearly.	District 6	\$1,000,000.00
Centro San Vicente	Medical Space Renovation, 8061 Alameda Ave., El Paso, TX 79915	This project will address <i>mental health and resident empowerment</i> by providing affordable, comprehensive primary care services, behavioral health services, or substance use care to 2,000 individuals yearly.	District 7	\$1,432,884.00
Opportunity Center for the Homeless	1208 Myrtle Emergency Shelter Renovations, 1208 Myrtle Ave., El Paso, TX 79901	This project will address <i>housing and homelessness, mental health, food security and resident empowerment</i> by providing shelter and supportive services to 2,000 individuals yearly.	District 8	\$3,141,650.00
City Council has previously approved the total project budgets for the above 3-year projects. 50th year's allocation is \$4,070,703.55.			TOTAL	\$12,212,110.65

CDBG VOLUNTEER HOUSING REHABILITATION						
Agency Name	Program Name/Address	Scope of Work	Rep. District	Current Budget (2023-2024)		Recommended 50th Year Budget
Rebuilding Together El Paso Inc	Home Repairs 2023-2024, 6400 Airport Rd., Bldg A, Ste G, El Paso, TX 79925	This project will address <i>housing and homelessness, and resident empowerment</i> by creating healthy, safe and decent living conditions, enabling 50 elderly and/or disabled homeowners to extend their life in their own living environment.	Citywide	\$ 200,000.00		\$ 200,000.00
			TOTAL	\$ 200,000.00		\$ 200,000.00
TOTAL CDBG PROJECT FUNDING						

DCHD ADMINISTRATION & PLANNING (Maximum 20% of Entitlement)						
Agency Name	Program Name	Scope of Work				CDBG Amount
Community + Human Development City 3, 801 Texas Avenue, 3rd Floor El Paso, Texas 79901	Community + Human Development	Program Management and Coordination to include: *Community Development *City Attorney *Dashboard * homeless services providers. Data will be broken down by, among other things, service type and demographics.				\$ 893,314.87
Community + Human Development City 3, 801 Texas Avenue, 3rd Floor El Paso, Texas 79901	Community + Human Development	Indirect Costs (24.67% of salaries) associated with Program Management and Coordination to include: *Community Development *City Attorney				\$ 204,345.28
ADMINISTRATION & PLANNING TOTAL			\$			1,097,660.15

50th Year | 2024-2025 Emergency Solutions Grant (ESG) Recommended Budget

Applicant	Address	Project Description	Component	Rep. District	Current Budget (2023-2024)	Recommended 50th Year Budget
Emergence Health Network	1600 Montana Ave. El Paso, TX 79902	This project will address housing and homelessness, and mental health by providing street outreach to 102 individuals experiencing homelessness.	Street Outreach	Citywide	\$ 107,900.00	\$ 107,900.00
El Paso Human Services, Inc.	1001 Montana Ave. El Paso, TX 79902	This project will address housing and homelessness by providing rapid rehousing for 22 homeless youth ages 18-24.	Rapid Rehousing	Citywide	\$ 145,650.00	\$ 130,101.00
La Posada Home, Inc	1020 N. Campbell St. El Paso, Texas 79902	At least 150 clients will receive access to a suitable living environment through the availability of decent transitional housing, including nutritious meals, clothing, access to educational opportunities, job training, self-help classes, legal aid, parenting classes, and other services as well as assistance locating and obtaining suitable affordable housing.	Emergency Shelter	Citywide	\$ 136,478.00	\$ 136,478.00
Amistad	El Camino a Casa 3210 Dyer St El Paso, Texas 79930	This project with address housing and homelessness by providing homeless prevention and Rapid Rehousing to individuals.	Homeless Prevention & Rapid Rehousing	Citywide	N/A	\$ 162,457.43
Community + Human Development - ESG City Administrative Fees	City 3, 801 Texas Ave, 3rd Floor El Paso, Texas, 79901	Grantee may use not more than 7.5% of the grant amount for its own administrative costs.	N/A	N/A	\$ 38,130.00	\$ 40,414.57
50th YEAR ESG BUDGET TOTAL					\$ 428,158.00	\$ 577,351.00

50th Year | 2024-2025 Housing Opportunities for Persons with AIDS (HOPWA) Recommended Budget

Applicant/Address	Project Name	Project Description	Rep. District	49th Year Funding (2022-2023)	Recommended 49th Year Budget
City of El Paso Health Department 701 Montana Ave El Paso, Texas 79902 5115 El Paso Dr El Paso, Texas 79905	El Paso County - Tenant-Based Rental Assistance (TBRA)	Provision of long-term TBRA to clients living with HIV/AIDS in the City of El Paso and El Paso County.	Citywide and Balance of El Paso County	\$746,133.00	\$796,735.10
	El Paso County HOPWA Program - Supportive Services	Provision of supportive services that include case management, counseling, job development, housing information and resource identification.	Citywide and Balance of El Paso County	\$252,000.00	
	HOPWA Project Sponsor Administrative Fees	Project sponsor is limited to 7% of awarded funds for administration costs.	N/A	\$68,539.00	
Amistad 3210 Dyer St Paso, Texas 79930	El Camino a Casa HOPWA Program	Project proposes to serve participants diagnosed with HIV/AIDS and experiencing homelessness in accessing affordable housing through rental assistance that will place participants into appropriate and affordable permanent housing units.	Citywide and Balance of El Paso County	N/A	\$341,457.90
Community + Human Development City 3, 801 Texas Ave, 3rd Floor El Paso, Texas 79901	HOPWA City Administrative Fees	Grantee may not use more than 3% of the grant amount for its own administrative costs.		\$32,900.00	\$0.00
HOPWA Budget TOTAL				\$1,099,572.00	\$1,138,193.00

2024-2025 HOME Investment Partnerships Program (HOME) Recommended Budget

Applicant/Address	Description	Projected Units Assisted	Rep. District	Current Budget (2023-2024)	Recommended 50th Year Budget
Department of Community + Human Development 801 Texas Ave, 3rd flr El Paso, TX 79901	Administrative Expenses	N/A	Citywide	\$ 546,214.00	\$ 492,811.00
Department of Community + Human Development 801 Texas Ave, 3rd flr El Paso, TX 79901	New construction/rehabilitation of multi-family affordable rental housing by Community Housing Development Organizations (CHDOs)	4	Citywide	\$ 474,322.00	\$ 394,216.00
Department of Community + Human Development 801 Texas Ave, 3rd flr El Paso, TX 79901	New construction/rehabilitation of multi-family affordable rental housing by investors	72	Citywide	\$ 2,491,607.00	\$ 3,191,082.00
Department of Community + Human Development 801 Texas Ave, 3rd flr El Paso, TX 79901	Single-Family Owner-Occupied (SFOO) repair, rehabilitation, renovation and reconstruction	7	Citywide	\$ 1,352,903.00	\$ 350,000.00
*Total amount includes HUD 50th year allocation (\$\$2,328,109) + estimated Program Income			Housing Programs Budget TOTAL	\$ 4,865,046.00	\$ 4,428,109.00

Public Comment

From: [Carmen Rodriguez](#)
To: [DCHD Services](#)
Cc: [CityManager](#); [hilda villegas](#)
Subject: Public comments from two community groups to 2024-2025 Annual Action Plan
Date: Thursday, June 6, 2024 1:14:51 PM
Attachments: [Comments on CHD Annual Plan 2024.docx](#)

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Thank you for this opportunity to provide public comment. Attached are comments from Familias del Chamizal and Project Regeneracion. .

Carmen E. Rodriguez
915 490-9117

Community Comments

June 6, 2024

RE: **Annual Action Plan 2024**

Dear DCHD:

Familias Unidas del Chamizal and Project Regeneración are submitting these comments to the Community Action Plan of the City of El Paso. These comments are divided into two sections. The first section addresses general concerns with the Action Plan. The second section addresses our concerns with specific text of the Action Plan.

SECTION I. GENERAL COMMENTS.

Affordable, permanent housing must be a priority.

We recommend that the number of affordable housing units increase substantially in order to prevent homelessness, overcrowded housing, and gentrification, and the eventual displacement of low-income families. The current goal of a combined 99 units is inadequate. On June 4, 2024, the City adopted the Onward Alameda Plan which, if executed, will bring needed resources to one of the poorest neighborhoods in the City. However, if the City does not invest and/or support affordable housing, existing tenants and homeowners will be displaced as rent and property taxes increase. The area covered by Onward Alameda includes tenements that could be converted to safe, affordable housing, as well as many abandoned buildings that could be used to house low-income residents. We request that the City work with neighborhood associations, property owners, and housing advocates to craft solutions and possible policy changes to facilitate the maximum number of affordable housing units while not infringing on the quality of life of neighborhoods.

The prevention of homelessness and ending homelessness should continue to be a priority for the City of El Paso. El Paso advocates for the homeless and the City should be applauded for their efforts to address the increasing need. However, the Action Plan does not reflect the impact that the unhoused population has had on the poorest neighborhoods in the City where many people, including children and people who are elderly and/or disabled walk to and from school, work and errands. Some of these neighborhoods include Segundo Barrio, Duranguito, Barrio Chamizal, Magoffin, Corbin-Sambrano, and neighborhoods close to Dyer. As the City encourages people to walk as a way to address climate change and health indicators, it must also confront the reality that many people do not feel safe walking in their neighborhoods because of the unhoused population, which may include registered sex offenders and people under the influence of drugs. We request that the Action Plan revisit the location and policies of emergency homeless shelters (including not allowing people who are unhoused to stay indoors) and invest in permanent supportive housing for the unhoused that can address the complexities of serving this population, including mental disabilities and substance abuse. We also request that the Neighborhood

Associations be consulted in a meaningful way before the City issues permits for shelters for the unhoused and methadone clinics.

Low-income homeowners must be supported.

Safe, healthy homes are paramount to the physical and financial health of homeowners. We appreciate that the City has surpassed its goals of assisting 250 homeowners in 5 years with repairs and has assisted over 500 homeowners during that time period. Given the large number of requests that neighborhood organizations receive for assistance with making homes habitable, not to mention the code compliance complaints and investigations related to habitability, we recommend that the number of homes that receive that assistance increase to a minimum of 400 per year. The City should also support homeowners who are struggling to come into compliance with the building code.

In addition, the Action Plan does not mention the abandoned (i.e. not occupied) homes and buildings throughout the City, but particularly in older neighborhoods. These buildings, including former EPISD schools (with the exception of Beall and Burleson), create blight and could instead be used to provide affordable housing and contribute to property tax rolls. The City should support efforts to sell these homes as part of the First Time Homebuyers Buyers to avoid speculators purchasing such properties and making them unaffordable. .

The special case of Duranguito, a neighborhood that lost over one hundred affordable residential units over the course of several years when it became de-stabilized due to potential profit-making opportunities, has been in need of significant attention. This area with numerous abandoned buildings requires investment from both the private and public sector. The area can potentially serve as a model for re-investment and rehabilitating other blight-stricken areas in the city.

It's our understanding that the City is no longer operating the First Time Homebuyer Program. The Action Plan should reflect the number of people that are being assisted through the program even if the City is not operating it.

SECTION II. SPECIFIC COMMENTS.

Priorities

Stated priorities: homelessness, mental health, resident empowerment, food security, and affordable housing. We recommend restating the priorities as follows:

1. Affordable housing that addresses extreme environmental conditions and lack of safety. This should be the first priority as it affects the greatest number of low-income families.
2. Nutritional food accessibility for people of all ages.
3. Mental health, family stability, and ending homelessness.
4. Resident empowerment through civic and community education.

Evaluation of Past Performance

Reason given for lack of data in some years is that proposals from partners were inadequate. This would indicate disconnect or disagreement between the identified goals and community partners' understanding of the goals. We recommend greater and more sustained engagement with community partners.

Community Needs Assessment Process

Communities of Excellence & Categorization

In the future, the stakeholders who are actual consumers of community and human development services and resources should be better represented in these categories. This includes tenants, homeowners, and their advocacy groups, potential consumers, and providers/representatives of services from organizations addressing their needs including Project Vida, Project Bravo, and Texas RioGrande Legal Aid. In addition, the participating civic organizations, including the specific Neighborhood Associations should be named. The Non Governmental Organization (NGO) category consists only of two large corporate utilities, El Paso Electric and Texas Natural Gas. These two utilities should probably fall under the Business category. In the future, small businesses should also be included, especially those that exist and/or serve low-income communities and would benefit from an increase in investment and services in the priority areas. That said, the results still indicate that affordable housing is the top priority and need in the city. We also ask that families in extreme poverty be prioritized (less than \$15,060 per individual, less than 31,200 for family of 4).

City's Four Vision Blocks.

These broad principles are applicable to all city departments and activities. These should be updated and amended for future Community Needs Assessments as follows to be more inclusive and expansive. (added in red)

Vibrant Regional Economy

- Supports livelihoods and employment opportunities for improving family prosperity
- Fosters Economic Prosperity among all areas and population sectors
- Reliable communication and mobility throughout the region

Safe and Beautiful Neighborhoods

- Meets basic human and family needs
- Maintains and enhances natural resources and public property
- Removes hazardous and unhealthy conditions from residential areas
- Recognizes and preserves authentic frontera historic assets
- Promotes social stability, security, civic engagement and justice

Exceptional Recreational, Educational & Cultural Opportunities

- Promotes cohesive and engaged communities
- Empowers a broad **and diverse** range of stakeholders
- **Offers opportunities for self improvement and increased community literacy**
- **Respects regional history and heritage**

High Performing Government

- Continuing critical services
- Leadership and effective government
- Long-term integrated programming
- **Responsiveness to community and development of trust**

Sincerely,

/s/ Carmen Rodriguez
Carmen Rodriguez, J.D.
Project Regeneración

/s/ Hilda Villegas
Hilda Villegas
Familias Unidas del Chamizal