



# City of El Paso Agenda Summary Form

City Clerk

Submitted On:

Jul 2, 2026, 01:20PM EDT

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| <b>Department / Council Office</b>   | Urban Planning and Design Division                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Agenda Date</b>                   | July 20, 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Email of User Submitting Form</b> | schnellk@elpasotexas.gov                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Contact Person</b>                | Kasi Schnell<br>915-235-0772                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>2nd Contact Person</b>            | Alex Hoffman<br>915-212-1564                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>District(s) Affected</b>          | All Districts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Agenda Item</b>                   | <p>This presentation will focus on the proposed Redevelopment Incentives Policy, which is a complementary element of the Housing Strategy, a key deliverable of the Comprehensive Plan update, Envision El Paso. The update will provide an overview of the current infill policy, the engagement process proposed policy updates, and a summary of overarching policies and goals to direct and guide economic development efforts in the region and city.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Issue Statement</b>               | <p>A main component of the Comprehensive Plan is the Housing Strategy, which includes proposed updates to the Redevelopment Incentives Policy. The economic development presentation will outline proposed updates to the Policy based on stakeholder feedback and engagement. An overview of economic development policies and goals for the region will also be introduced, showing their alignment with the proposed Housing Strategy and Future Land Use Map. Next steps will include an open house process in advance of bringing the entire Comprehensive Plan forward for adoption. Council will also be asked to adopt the Redevelopment Incentive Policy at a future meeting.</p>                                                                                                                                                                                                                                                                                       |
| <b>Background</b>                    | <p>On June of 2023, the El Paso City Council approved the contract initiating Envision El Paso, an update to the former comprehensive plan, Plan El Paso. Beginning in early 2024, the Urban Planning and Design Division commenced work on the plan's development. In the first phase of the project, significant public engagement was conducted throughout the year to identify key themes, priorities, and policies as identified by residents and key stakeholders.</p> <p>The Redevelopment Incentive Policy was updated with support from a focus group of Architectural and Engineering (A&amp;E) professionals who have used the current policy for housing development projects. Additional meetings with stakeholders working in housing with the following backgrounds: finance and lending, construction, developing, designing and community organizing helped to inform any other gaps related to infill development and workforce housing. This presentation</p> |

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|----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                    | presents the process and proposed economic development updates for consideration to support the Housing Strategy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Council Options</b>                                                                             | No MOTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Committee Review and/or Recommendation</b>                                                      | City Plan Commission, July 16, 2026 - informative presentation only                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Community and Stakeholder Outreach (if applicable, as an attachment) – please include</b>       | <p>We met with a focus group of Architectural &amp; Engineering (A&amp;E) professionals that have worked through the current infill redevelopment incentive to help articulate recommendations for improvement. We met with them from May 2025-May 2026 as part of the larger housing strategy effort. The recommendations made in the proposed Redevelopment Incentive Policy updates reflect stakeholder input.</p> <p>Files attached:<br/> 2025 Housing Stakeholder Engagement - list of meetings<br/> 2026 Housing Stakeholder Engagement - list of meetings<br/> 2025 Infill Focus Group Specific - list of Meetings<br/> 2026 Infill Focus Group Specific - list of Meetings</p> |
| <b>Related City Policies</b>                                                                       | Infill Development and Incentive Policy<br>Transit Oriented Development Incentive Policy<br>Title 18<br>Title 19<br>Title 20<br>Title 21                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Prior Council Action</b>                                                                        | Work Session November 17, 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>The City Attorney's Office has reviewed the documents and signed off on the necessary forms</b> | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Amount and Source of Funding</b>                                                                | Total Amount: \$1,499,628.00<br>Funding Source: 2020 CIP<br>The project is fully budgeted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Enter the elected official's name followed by the amount donated.</b>                           | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>For More Information</b>                                                                        | Kasi Schnell<br>915-235-0772<br>schnellk@elpasotexas.gov                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

| Name of organization                                                                   | Deliverable                    | Meeting Type   | Meeting Date | Location               |
|----------------------------------------------------------------------------------------|--------------------------------|----------------|--------------|------------------------|
| Housing Working Group                                                                  | Housing Strategy               | Working Group  | 19-May-25    | Virtual                |
| Project Bravo                                                                          | Housing Strategy               | Focus Group    | 17-Jun-25    | Blue Flame, 17th Floor |
| Project Vida                                                                           | Housing Strategy               | Focus Group    | 17-Jun-25    | Blue Flame, 17th Floor |
| Habitat for Humanity El Paso                                                           | Housing Strategy               | Focus Group    | 17-Jun-25    | Blue Flame, 17th Floor |
| Legal Aid for Housng Issues -Texas Rio Grande                                          | Housing Strategy               | Focus Group    | 17-Jun-25    | Blue Flame, 17th Floor |
| El Paso Human Services                                                                 | Housing Strategy               | Focus Group    | 17-Jun-25    | Blue Flame, 17th Floor |
| El Paso Center for Children                                                            | Housing Strategy               | Focus Group    | 17-Jun-25    | Blue Flame, 17th Floor |
| El Paso Coalition for the Homeless                                                     | Housing Strategy               | Focus Group    | 17-Jun-25    | Blue Flame, 17th Floor |
| Child Crisis Center of El Paso                                                         | Housing Strategy               | Focus Group    | 17-Jun-25    | Blue Flame, 17th Floor |
| GECU Community Development                                                             | Housing Strategy               | Focus Group    | 17-Jun-25    | Blue Flame, 17th Floor |
| Neighborhood Coalition                                                                 | Housing Strategy               | Focus Group    | 17-Jun-25    | Blue Flame, 17th Floor |
| Tierra del Sol                                                                         | Housing Strategy               | Focus Group    | 17-Jun-25    | Blue Flame, 17th Floor |
| Thunderbird Management Consulting                                                      | Housing Strategy               | One:One        | 17-Jun-25    | Virtual                |
| Investment Builders Inc.                                                               | Housing Strategy               | One:One        | 17-Jun-25    | Blue Flame, 17th Floor |
| HOME                                                                                   | Housing Strategy               | One:One        | 17-Jun-25    | Blue Flame, 17th Floor |
| Hunt Companies                                                                         | Housing Strategy               | One:One        | 17-Jun-25    | Blue Flame, 17th Floor |
| Tropicana                                                                              | Housing Strategy               | One:One        | 17-Jun-25    | Blue Flame, 17th Floor |
| River Oaks                                                                             | Housing Strategy               | One:One        | 17-Jun-25    | Blue Flame, 17th Floor |
| Southwest Land Development                                                             | Housing Strategy               | One:One        | 17-Jun-25    | Blue Flame, 17th Floor |
| GECU                                                                                   | Housing Strategy               | One:One        | 17-Jun-25    | Blue Flame, 17th Floor |
| Rocky Mountain Mortgage Company                                                        | Housing Strategy               | One:One        | 17-Jun-25    | Blue Flame, 17th Floor |
| First Light Federal Credit Union                                                       | Housing Strategy               | One:One        | 17-Jun-25    | Blue Flame, 17th Floor |
| Realtor-Mike Molina                                                                    | Housing Strategy               | One:One        | 17-Jun-25    | Blue Flame, 17th Floor |
| Realtor-Yolanda Rubio                                                                  | Housing Strategy               | One:One        | 17-Jun-25    | Blue Flame, 17th Floor |
| Countryman and Co                                                                      | Housing & ED Strategy          | Focus Group    | 18-Jun-25    | Blue Flame, 17th Floor |
| Halff Associates                                                                       | Housing & ED Strategy          | Focus Group    | 18-Jun-25    | Blue Flame, 17th Floor |
| In*Situ                                                                                | Housing & ED Strategy          | Focus Group    | 18-Jun-25    | Blue Flame, 17th Floor |
| Parkhill                                                                               | Housing & ED Strategy          | Focus Group    | 18-Jun-25    | Blue Flame, 17th Floor |
| Exigo                                                                                  | Housing & ED Strategy          | Focus Group    | 18-Jun-25    | Blue Flame, 17th Floor |
| Carl Daniel Architects                                                                 | Housing & ED Strategy          | Focus Group    | 18-Jun-25    | Blue Flame, 17th Floor |
| HACEP                                                                                  | Housing Strategy               | One:One        | 9-Jul-25     | Virtual                |
| Housing Working Group                                                                  | Housing Strategy               | Working Group  | 10-Jul-25    | Virtual                |
| Capital Improvement - Fed Grants<br>Parks & Rec<br>Streets & Maintenance<br>Facilities | Infrastructure Management Plan | Staff Workshop | 23-Jul-25    | Virtual                |

|                                               |                                                |               |                                  |
|-----------------------------------------------|------------------------------------------------|---------------|----------------------------------|
| Planning & Inspection                         |                                                |               |                                  |
| Capital Improvement - Fed Grants              |                                                |               |                                  |
| Streets & Maintenance                         | Infrastructure Maintenance & Land Use Strategy | One:One       | 24-Jul-25 Virtual                |
| Environmental Services                        |                                                |               |                                  |
| Economic Development                          |                                                |               |                                  |
| Franklin Mountain Investments                 | Housing Strategy                               | One:One       | 6-Aug-25 Virtual                 |
| Housing Working Group                         | Housing Strategy                               | Working Group | 21-Aug-25 Virtual                |
| Arcadis                                       | Housing & ED Strategy                          | Focus Group   | 25-Aug-25 Blue Flame, 17th Floor |
| Countryman and Co                             | Housing & ED Strategy                          | Focus Group   | 25-Aug-25 Blue Flame, 17th Floor |
| Exigo                                         | Housing & ED Strategy                          | Focus Group   | 25-Aug-25 Blue Flame, 17th Floor |
| Carl Daniel Architects                        | Housing & ED Strategy                          | Focus Group   | 25-Aug-25 Blue Flame, 17th Floor |
| In*Situ                                       | Housing & ED Strategy                          | Focus Group   | 25-Aug-25 Blue Flame, 17th Floor |
| Project Bravo                                 | Housing Strategy                               | Focus Group   | 25-Aug-25 Blue Flame, 17th Floor |
| Ciudad Nueva                                  | Housing Strategy                               | Focus Group   | 25-Aug-25 Blue Flame, 17th Floor |
| Project Vida                                  | Housing Strategy                               | Focus Group   | 25-Aug-25 Blue Flame, 17th Floor |
| Legal Aid for Housng Issues -Texas Rio Grande | Housing Strategy                               | Focus Group   | 25-Aug-25 Blue Flame, 17th Floor |
| Amistad                                       | Housing Strategy                               | Focus Group   | 25-Aug-25 Blue Flame, 17th Floor |
| El Paso Human Services                        | Housing Strategy                               | Focus Group   | 25-Aug-25 Blue Flame, 17th Floor |
| El Paso Center for Children                   | Housing Strategy                               | Focus Group   | 25-Aug-25 Blue Flame, 17th Floor |
| GECU Community Development                    | Housing Strategy                               | Focus Group   | 25-Aug-25 Blue Flame, 17th Floor |
| Tierra del Sol                                | Housing Strategy                               | Focus Group   | 25-Aug-25 Blue Flame, 17th Floor |
| El Paso Coalition for the Homeless            | Housing Strategy                               | Focus Group   | 25-Aug-25 Blue Flame, 17th Floor |
| Emergence Health Network                      | Housing Strategy                               | Focus Group   | 25-Aug-25 Blue Flame, 17th Floor |
| Developer's Focus Group                       | Housing Strategy                               | Focus Group   | 26-Aug-25 City 3                 |
| Housing Working Group                         | Housing Strategy                               | Working Group | 30-Sep-25 Virtual                |
| Southwest Land Development, Inc               | FLUM, Housing Strategy                         | One:One       | 15-Dec-25 City 3                 |
| Southwest Land Development, Inc               | FLUM, Housing Strategy                         | One:One       | 15-Dec-25 City 3                 |
| Rocky Mountain Mortgage Company               | FLUM, Housing Strategy                         | One:One       | 15-Dec-25 City 3                 |
| First American Bank                           | Housing Strategy                               | One:One       | 17-Dec-25 In-Person              |
| First American Bank                           | Housing Strategy                               | One:One       | 17-Dec-25 Virtual                |

| Name of organization                 | Deliverable            | Meeting Type | Meeting Date | Location                        |
|--------------------------------------|------------------------|--------------|--------------|---------------------------------|
| Hunt Companies                       | FLUM, Housing Strategy | One:One      | 1/12/2026    | City 3                          |
| Hunt Companies                       | FLUM, Housing Strategy | One:One      | 1/12/2026    | City 3                          |
| Hunt Companies                       | FLUM, Housing Strategy | One:One      | 1/12/2026    | City 3                          |
| Root Architects                      | Housing Strategy       | One:One      | 1/20/2026    | City 3                          |
| Community First Coalition            | Housing Strategy       | One:One      | 1/20/2026    | City 3                          |
| Sembrando Esperanza                  | Housing Strategy       | One:One      | 1/20/2026    | City 3                          |
| J&K Present                          | Housing Strategy       | One:One      | 1/20/2026    | City 3                          |
| Classic American Homes               | Housing Strategy       | One:One      | 1/21/2026    | City 3                          |
| Zia Homes                            | Housing Strategy       | One:One      | 1/21/2026    | Virtual                         |
| Zia Homes                            | Housing Strategy       | One:One      | 1/21/2026    | Virtual                         |
| Paseo Development                    | Housing Strategy       | One:One      | 1/26/2026    | City 3                          |
| MIMCO                                | Housing Strategy       | One:One      | 1/26/2026    | Virtual                         |
| El Paso Chamber of Commerce          | Housing Strategy       | One:One      | 1/26/2026    | City 3                          |
| El Paso Chamber of Commerce          | Housing Strategy       | One:One      | 1/26/2026    | City 3                          |
| El Paso County                       | FLUM, Housing Strategy | One:One      | 1/27/2026    | City 3                          |
| Investment Builders                  | Housing Strategy       | One:One      | 1/27/2026    | City 3                          |
| Investment Builders                  | Housing Strategy       | One:One      | 1/27/2026    | City 3                          |
| Franklin Mountain Investments        | FLUM, Housing Strategy | One:One      | 1/28/2026    | City 3                          |
| Franklin Mountain Investments        | FLUM, Housing Strategy | One:One      | 1/28/2026    | City 3                          |
| Franklin Mountain Investments        | FLUM, Housing Strategy | One:One      | 1/28/2026    | City 3                          |
| Paso del Norte Foundation & Deck Fou | Housing Strategy       | One:One      | 1/29/2026    | City 3                          |
| Paso del Norte Foundation & Deck Fou | Housing Strategy       | One:One      | 1/29/2026    | City 3                          |
| Borderplex Alliance                  | Housing Strategy       | One:One      | 2/2/2026     | Virtual                         |
| Habitat for Humanity                 | Housing Strategy       | One:One      | 2/3/2026     | City 3                          |
| Edward's Homes                       | Housing Strategy       | One:One      | 2/10/2026    | City 3                          |
| D3: Neigh Assoc                      | Housing Strategy       | Workshop     | 2/10/2026    | Michelle T. Adjemian Rec Center |
| D6: Neigh Assoc                      | Housing Strategy       | Workshop     | 2/10/2026    | Marty Robbins Rec Center        |

|                                                                       |                        |          |           |                              |
|-----------------------------------------------------------------------|------------------------|----------|-----------|------------------------------|
| GEPAR - leadership                                                    | Housing Strategy       | One:One  | 2/11/2026 | City 3                       |
| GEPAR - leadership                                                    | Housing Strategy       | One:One  | 2/11/2026 | City 3                       |
| Black Star Real Estate                                                | Housing Strategy       | One:One  | 2/12/2026 | City 3                       |
| D4: Neigh Assoc                                                       | Housing Strategy       | Workshop | 2/12/2026 | Veterans Rec Center          |
| D1: Neigh Assoc                                                       | Housing Strategy       | Workshop | 2/16/2026 | Don Haskins Rec Center       |
| D2: Neigh Assoc                                                       | Housing Strategy       | Workshop | 2/16/2026 | Nolan Richardson Rec Center  |
| D7: Neigh Assoc                                                       | Housing Strategy       | Workshop | 2/18/2026 | Cotton Patch Room            |
| D8: Neigh Assoc                                                       | Housing Strategy       | Workshop | 2/18/2026 | Pat O'Rourke Rec Center      |
| GEPAR - Large group                                                   | Housing Strategy       | One:One  | 2/19/2026 | GEPAR                        |
| SISD                                                                  | FLUM, Housing Strategy | One:One  | 2/23/2026 | Virtual                      |
| SISD                                                                  | FLUM, Housing Strategy | One:One  | 2/23/2026 | Virtual                      |
| SISD                                                                  | FLUM, Housing Strategy | One:One  | 2/23/2026 | Virtual                      |
| SISD                                                                  | FLUM, Housing Strategy | One:One  | 2/23/2026 | Virtual                      |
| D5: Neigh Assoc                                                       | Housing Strategy       | Workshop | 2/25/2026 | Eastside Regional Rec Center |
| Project Vida                                                          | Housing Strategy       | Workshop | 3/2/2026  | Blue Flame                   |
| Project Bravo                                                         | Housing Strategy       | Workshop | 3/2/2026  | Blue Flame                   |
| El Paso Center for Children                                           | Housing Strategy       | Workshop | 3/2/2026  | Blue Flame                   |
| Emergence Health Network (EHN)                                        | Housing Strategy       | Workshop | 3/2/2026  | Blue Flame                   |
| Project Amistad                                                       | Housing Strategy       | Workshop | 3/2/2026  | Blue Flame                   |
| Project Bravo                                                         | Housing Strategy       | Workshop | 3/2/2026  | Blue Flame                   |
| Tierra del Sol                                                        | Housing Strategy       | Workshop | 3/2/2026  | Blue Flame                   |
| GECU Community Development - First Time Homebuyer Counseling Agencies | Housing Strategy       | Workshop | 3/2/2026  | Blue Flame                   |
| Opportunity Center for the Homeless                                   | Housing Strategy       | Workshop | 3/2/2026  | Blue Flame                   |

|                                                                       |                        |               |                     |
|-----------------------------------------------------------------------|------------------------|---------------|---------------------|
| GECU Community Development - First Time Homebuyer Counseling Agencies | Housing Strategy       | Workshop      | 3/3/2026 Blue Flame |
| GECU Community Development - First Time Homebuyer Counseling Agencies | Housing Strategy       | Workshop      | 3/3/2026 Blue Flame |
| Caperate Real Estate Group                                            | Housing Strategy       | One:One       | 3/3/2026 City 3     |
| El Paso Housing Finance Corporation                                   | Housing Strategy       | One:One       | 3/4/2026 Virtual    |
| El Paso Apartment Association                                         | Housing Strategy       | One:One       | 3/4/2026 City 3     |
| EMI Funding                                                           | Housing Strategy       | One:One       | 3/5/2026 City 3     |
| EMI Funding                                                           | Housing Strategy       | One:One       | 3/5/2026 City 3     |
| Rocket Mortgage                                                       | Housing Strategy       | One:One       | 3/5/2026 City 3     |
| EPW                                                                   | FLUM, Housing Strategy | One:One       | 3/10/2026 City 3    |
| GECU                                                                  | Housing Strategy       | One:One       | 3/17/2026 City 3    |
| Housing Working Group                                                 | Housing Strategy       | Working Group | 10-Jun-26 Virtual   |
| Countryman and Co                                                     | Housing & ED Strategy  | Focus Group   | 11-Jun-26 Virtual   |
| Exigo                                                                 | Housing & ED Strategy  | Focus Group   | 11-Jun-26 Virtual   |
| Parkhill                                                              | Housing & ED Strategy  | Focus Group   | 11-Jun-26 Virtual   |
| EPISD                                                                 | FLUM, Housing Strategy | One:One       | 10/15/2026 City 3   |