

**From:** [Louis Lopez](#)  
**To:** [Naranjo, Juan C.](#); [Mayor](#)  
**Cc:** [District #8](#); [Rodriguez, Nina A.](#); [Rosie](#)  
**Subject:** Coronado del Sol Project Additional Petitions 163 signatures  
**Date:** Tuesday, May 14, 2024 9:50:46 AM  
**Attachments:** [Scan May 14, 2024.pdf](#)

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Good morning Mr. Naranjo,

The neighborhood now has 463 residents who oppose the HOME project being built on Coronado del Sol / Mesa Hills.

Attached are 19 additional pages containing 163 signatures of residents who oppose the building of the Housing Project on the Coronado del Sol-Mesa Hills area. This brings the total number of residents to 463.

Can you please include these additional 163 signatures to the 300 we already submitted.

Thank you.

I remain

Your Most Humble and Obedient Servant,

LOUIS ELIAS LOPEZ, JR.  
Attorney at Law  
416 N. Stanton, Suite 400  
El Paso, TX 79901  
Telephone (915) 543-9800  
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Board Certified Specialist in Criminal Law and Criminal  
Appellate Law

by the Texas Board of Legal Specialization  
State Bar of Texas

Super Lawyers (Texas Monthly Magazine) 2014, 2015,  
2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024.

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THE CITY OF EL PASO IS PROPOSING TO REZONE THE EMPTY LOT ON MESA HILLS AND BLUFF TRAIL A3/A5 SO THAT THE EL PASO HOUSING AUTHORITY CAN BUILD PUBLIC HOUSING. THE UNDER ADAMANTLY OPPOSED TO THE REZONING AND PROPOSED PUBLIC HOUSING PROJECT IN OUR NE

6 remaining houses who received 300bt notice on De Leon Dr.

**PUBLIC HEARING DATE** MAY. 16<sup>TH</sup> **TIME** 1:30 PM **LOCATION** City Hall **CASE MANAGER & PHONE** Juan Carlos Naranjo, (915) 2

NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Mama Colata	804 DE LEON DR.		915-581-6437
2				
3	Parathy Ortiz	800 DE LEON DR.		(915) 204-0504
4				
5	ATP	816 DE LEON DR.		915 258 9762
6				
7	Alaine	824 DE LEON DR.		(915) 241-5902
8				
9	H. P. Bue	832 DE LEON DR.		(915) 667-2367
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13	Ed	836 DE LEON DR.		(915) 740-5873

THE CITY OF EL PASO IS PROPOSING TO REZONE THE EMPTY LOT ON MESA HILLS AND BLUFF TRAIL FROM R3/R5 TO A3/A5 SO THAT THE EL PASO HOUSING AUTHORITY CAN BUILD PUBLIC HOUSING. THE UNDERSIGNED ARE ADAMANTLY OPPOSED TO THE REZONING AND PROPOSED PUBLIC HOUSING PROJECT IN OUR NEIGHBORHOOD.

PUBLIC HEARING DATE	TIME	LOCATION	CASE MANAGER & PHONE NUMBER
Thursday, April 18, 2024	1:30 PM	City Hall	Juan Carlos Naranjo, (915) 212-1604

NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Yadira Yagmin Ortao	635 Bluff Canyon	yagmin.anyar@yahoo.com	812-396-8398
2	Robert Baragan	El Paso TX 79912		915 533 9923
3	Steve Rogers	732 Somerset 79912		(915) 422-1260
4		754 Somerset		
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check 9/15 630-3943

THE CITY OF EL PASO IS PROPOSING TO REZONE THE EMPTY LOT ON MESA HILLS AND BLUFF TRAIL FROM R3/R5 TO A3/A5 SO THAT THE EL PASO HOUSING AUTHORITY CAN BUILD PUBLIC HOUSING. THE UNDERSIGNED ARE ADAMANTLY OPPOSED TO THE REZONING AND PROPOSED PUBLIC HOUSING PROJECT IN OUR NEIGHBORHOOD.

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NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	RENE ATKINSON JR.	582 BLUFF CANYON CIR	RENEATKINSONJR@YAHOO.COM	(956) 434-3016
2	Michelle Atkinson	582 Bluff Canyon - Cir	micsar m06@gmail.com	915-373-7397
3	E. Ramirez Evangelina Ramirez	642 Bluff Canyon Cir 642 Bluff Canyon Cir	ev Ramirez 2008@yahoo.com eva. ram 422 yahoo.com	915-533-1733 (915) 926-7904
4	Rafael Vega, J.	6212 BLUFF TRAIL W.	RAFAELVEGA@YAHOO.COM	(915) 808-2522
5	Melissa Ramey	828 Marimba	mramey98@gmail.com	915-494-3872
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NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1				
2	Denise S. Hernandez	6208 Monarch Dr. El Paso 79912	Denise@dsh-paralegal.com	(915) 494-7514
3	MIGUEL HERNANDEZ	6208 MONARCH DR.	m_hernandez1022@yahoo.com	(915) 494-7558
4	MORJAH HERNANDEZ	6208 MONARCH DR.	MORJAHHRNDZ@gmail.com	(915) 218-0991
5	Juan Salas	724 DeLeon		(915) 525 5284
6	M. J. Morales	712 De Leon		915 581-5062
7	<del>Tomás</del> (Tomás) Espinoza	205 Camille	utleestpd@yahoo.com	915 8330980
8	Mayelin Cantan	6204 Monarch		915-588-6083
9	Josefina Lazalde	6212 Monarch	Joslaz10@gmail.com	(915) 373-1571
10	Oscar Lazalde	6212 Monarch		(915) 202-4373
11	BEN IBARRA	6213 MONARCH DR	benibarra@yahoo.com	(915) 355-6579
12				
13				

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NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	RAYMUNDO DIPASUPIL JR	691 BLUFF CANYON CIR.	mindajun@gmail.com	915-549-6318
2	LUZVIMINDA DIPASUPIL	691 BLUFF CANYON CIR.	mindajun@gmail.com	915-549-9323
3	Ivan A. Garcia	736 Somerset	gaivals@yahoo.com	915-760-9503
4	Enka Garcia	736 Somerset Dr	akuregarcia736@yahoo.com	915 2607317
5	Jaclyn Jacquez	709 Somerset Dr	ces_sotol@yahoo.com	915-543-0958
6	Salvador Gonzalez	709 Somerset Dr	Sal@clover-ep.com	915-491-6514
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NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Romelia Lopez	400 Francisco	pichardlopez@aol.com	(915) 471-3077
2	Miguel Cresce-Gonzalez	613 Bluff Canyon Cir	mchq.architect@gmail.com	915 865-3136
3	JIM MULLIGAN III	6232 PALO ALTO	AH3THOU@AOL.COM	915-238-9667
4	Christine Dora	348 Clairemont		
5	Marcello Alvarez	6216 Bluff Trail Ln	sbemarcello@gmail.com	(915) 999-5694
6	Michelle de Lara	6216 Bluff Trail Ln	sbemichelle@gmail.com	(915) 850-5694
7	John Macias	657 Bluff Canyon Cir	Jmacias2011@SBCGlobal.net	915 588 0807
8	GABRIEL GONZALEZ	7427 MULE TEAM DR	GABE24GONZALEZ@GMAIL.COM	(915) 479-7879
9	AURELIA MATA	6237 Bluff Trail	aureliamt@yahoo.com	915 494-7937
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NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Rosa M.O. Thorpe	473 Bluff Canyon	rosamothorpe@gmail.com	915-433-9079
2				
3				
4	Jonathan A. Ayala	785 Bluff Canyon Cir		915-355-1530
5	Rosa D. Millan	781 Bluff Canyon	epgmony@aol.com	915-227-6170
6	Rosa D. Millan	670 Bluff Canyon	epgmony@aol.com	915-227-6170
7	Rosa D. Millan	686 Bluff Canyon	epgmony@aol.com	915-227-6170
8	Rosa D. Millan	688 Bluff Canyon	epgmony@aol.com	915-227-6170
9	Rosa D. Millan	578 Bluff Canyon	epgmony@aol.com	915-227-6170
10	SUSANA LAURITZEN	6229 Bluff Trail	lauritzensusana@gmail.com	(915) 355-0526
11	Andrew Vega	6212 Bluff Trail	Andrew71310@gmail.com	915-315-1134
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NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	S Rodriguez	405 FRANCISCO		915-584-4734
2	M. SONORA	412 Francisco		915-538-9225
3	Manuela Alcalá	413 Francisco		915-841-4816
4	Oralia G Loya	414 Francisco		915-920-5768
5	Julie Rodriguez	405 Francisco		915 422-4334
6	Samuel Fuchs	415 Francisco		(915) 555-1212
7	Adriana Gonzalez	441 Francisco		915-219-1283
8	Melody Bivens	437 Francisco AV		915-231-0417
9	Norma Pena	417 Francisco Ave		915-5876871
10	Alexandrea Ayala	409 Francisco Ave		915-355-1559
11	Julie Gutierrez	404 Francisco Ave		915-422-8229
12				
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NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	AGUEDA N. CAMUNO	6759 FIESTA DR.		(915) 630-7993 *
2	Monica Leos Muncie	6760 FIESTA DR		(915) 373-0722 *
3	Patrick Leos Pata	6760 Fiesta Dr.		915-497-0122 *
4	Patricia Block	6775 Fiesta D.		915 691 8264 *
5	Jocelyne Block	6775 Fiesta Dr.		915-493-9289 *
6	Randy Taylor	632 Castle Ave		915-478-1918 *
7	RAYMOND BARR	637 CASTLE		
8	William Co. BARR	637 CASTLE AVE		915-873-6295
9	Gregorio J. Elinora Matheja	729 Castile		
10	Carlos, & Gilbert Gonzalez	728 Castile		915 781 8160
11	Amada Juado			(915) 777-2156
12	Leticia Oseguera	740 Castile Ave		(915) 999-5645
13	Ernesto Vazquez	740 Castile Ave.		

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1	Leticia G Mde Oseguera	433 Francisco Ave.		915. 9909770
2	Miriam Oseguera.	433 Francisco Ave.		915 777 2157
3	Laura Monica Castillo	475 Castile Ave		915 694-0496
4	Berthe V Stein	749 Castile Ave		915-479-0791
5	JOSE LUIS SIERRA	749 CASTILE AVE		915-487-0055
6	ALEX BRASCOÑ	766 CASTILE AVE		915-845-5269
7	Jurgen 180 Bausse	762 CASTILE AVE		915 667 5232
8	Richard English	6336 MONARCH		915 777 2525
9	MAXIMU CANJER	767 CASTILE AVE		915 867 8921
10	ISABELLA CANJER	767 CASTILE AVE		915 503 6969
11	ADRIANA PAREZ	6336 MONARCH		915 667 5232
12	LUZ MARIA ENGLISH	6336 MONARCH		915 479 0762
13	Kristyne Sendel	773 CASTILE		915 433-3069

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NO	NAME	ADDRESS	EMAIL	PHONE NUMBER	
1	Gonzalo Cedillos	748 Somerset	gonzalocedillos@gmail.com	(915) 443-2771	<i>[Signature]</i>
2	Robert Laird	740 Somerset	RLaird1448@aol.com	915 588-9777	<i>[Signature]</i>
3	Kyle Laird	740 Somerset	Krlaird@live.com	915 588 5160	<i>[Signature]</i>
4	Bertha Laird	740 Somerset	Bertha740@aol.com	915 <del>588-9777</del> 478-2073	<i>[Signature]</i>
5	Robt Barvasan	732 Somerset		915 533 9925	<i>[Signature]</i>
6	Bonnie Lu	6376 monarch Dr.	bonnielu511@gmail.com	915.637.7960	<i>[Signature]</i>
7	Danna Ordune-Lu	6376 monarch Dr.	dannaordunelu@gmail.com	915 637 7960	<i>[Signature]</i>
8	Maitte Ordunola	6376 monarch Dr.	maitteordunola@gmail.com	915 637 7960	<i>[Signature]</i>
9	Milagros Parks	753 Somerset	melbopper60@gmail.com	915 920 9393	<i>[Signature]</i>
10	Maria Medley "Tina"	753 Somerset	tinamedley@live.com	915 600 0818	<i>[Signature]</i>
11	David Cobos	753 Somerset	mr.d.cobos@gmail.com	915 490 8178	<i>[Signature]</i>
12	Junelle Echlin	745 Somerset	dechlin518@aol.com	(915) 584-8074	<i>[Signature]</i>
13	<i>[Signature]</i>	747 Somerset	charlie@stheglobal.net		
14	<i>[Signature]</i>	741 Somerset			

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NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Margarita R. Soto	317 Granada		
2	Patericia Soto	317 Granada		
3	Rosie Tarin	204 Granada		915-494-4405
4	ANDRES TARIN	204 GRANADA		915-525-0720
5	Laura, Elizabeth	765 Somerset DR		915-204-0038
6	Martha Rodriguez	761 Somerset Dr.		915-383-7805
7	Pedro S. Fortez	638 Bluff Canyon		915-203-1053
8	Laura Moran	725 Somerset		
9	Eni Medrano	733 Somerset		915-241-5061
10	Michelle Medrano	733 Somerset		915-204-3259
11	Jessie Medrano	733 Somerset		915-291-7589
12	SWEY Gutierrez	6028 Fandango Pl		915-315-8458
13	Juliana Hernandez	6028 Fandango Pl		(915)-503-7090

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NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Luz M. Stephan	604 Somerset	lmstep239@gmail.com	915 549-6259
2	DON STEPHAN	604 Somerset	dstephan@cehc.net	915-833-1767 588-0200
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NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Walter Julias	652 Bluff Canyon Cr	rallybluff@hotmail.com	915-274-9631
2	C. P. HOURIGAN	6208 Bluff Trail	CPHOURIGAN@yahoo.com	(915) 494-3929
3	Miguel Reyes	573 Bluff Canyon	miguel_reyes@sbcglobal.net	915-497-3219
4	Mary Jean Reyes	573 Bluff Canyon	mseannice@sbcglobal.net	915-497-3219
5	Virginia Ode Quinones	675 Castile Ave.	Claudia.gabriela91@hotmail.com	915-525-1708
6	Manuel Quinones	675 Castile Ave.	claudia.gabriela91@hotmail.com	915-525-1708
7	Hugo Chapa	812 De Lem Dr.		(915) 204-0820
8	Carlos Herrera	826 Marimba	carlosept915@gmail.com	(915) 540-7758
9	Iliana Tutunjian	6220 Bluff View Pl	ili.ketarina@gmail.com	(915) 240-0090
10	FRANCISCA RIVAS	6220 BLUFF VIEW PL		915-263-1149
11	Roquel Casavantes	415 S. Mesa Hills Drive	roquelcasavantes1@outlook.com	(210) 548-0571
12	Graciela Escobedo	776 Somerset Dr	gresc3@yahoo.com	915 801-5370
13	Luis A. Escobedo	776 Somerset Dr	arcadbaloe@yahoo.com	915 274-9489



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NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Dorothy Miranda	217 Espana Ln	-	915-585-3343
2	Baselisa Siell	401 De Soto ave		915-833-8165
3	Karen Sanchez	209 Camille Dr. 79912		915-355-8165
4	JEFF mckinley	400 De Soto		915-740-9877
5	Sandra Salcido	400 De Soto		915 833-0896
6	Falilu Burton	221 Espana Ln		915 588 3216
7	STEVE LANCASTER	220 ESPANA		915-373-6970
8				915-471-7588
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NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	ADRIAN AGUIRRE	801 SOMERSET DR 79912	afaguir2@gmail.com	.915 497 6897
2	Patsy Ayala	785 Bluffly Cir 79912		95 867- <del>4711</del>
3	Tania Herrero	6204 Bluff Trail. 79912		915 412 9426
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NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Luz P Aguirre Rodriguez	800 Morimbo	lpagui@y2hoo.com	(915) 309-9427
2	Raelson Rodriguez	800 Morimbo	leo-r76@y2hoo.com	(915) 433-7479
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NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Sharon Veall	6324 Marzen		915-581-0382
2	Stanley Gr... Diana Fuller	6324 Marzen		915-581-0382
3		6328 Marzena		915-202-1614
4	Brenda Calderon	6205 Belton Rd		915-920-4860
5	Gerardo Calderon	6205 Belton Rd		915-443-4757
6	Ben Gonzalez	6305 Belton Rd		915-269-2193
7	Kathy Rodriguez	6311 Belton		915-433-3965
8	ELVIRA SPERBERG	6740 FIESTA DR		915-584-1727
9	ALFREDO ALVARADO	6328 Belton Rd		915-222-1209
10	Angelica Alvarado	204 Montebello Drive		915-352-5270
11	Lee Long	204 Montebello Drive		915- <del>352-5270</del> 337-6985
12	Rachel Loya	6328 Belton Rd		915-319-4293
13	Oscar Ostos	6329 Belton Rd		915-271-5341
	Oliver Tarizon	6741 Fiesta		915-383-4778
	Loretta Tarizon	6741 Fiesta		915-504-8074

over

<u>Name</u>	<u>Address</u>	<u>Phone #</u>
Celia A. Duran	6744 Fiesta Dr. El Paso, TX.	79912 (915) 274-2232
Barbara Lambrecht	6776 Fiesta Dr El Paso Tx	79912 915 433-6451
Citlally Peralez	6748 Fiesta Dr EL Paso Tx	79912 915-820-9920
Silvia Haugen	6752 Fiesta Dr. EL PASO, TX	79912 915-526-6447
Jessa S. Lopez	6755 Fiesta EL Paso Tx	79912 915-269-6228
Alvaro Rodriguez	6756 Fiesta Dr el Paso TX	79912 575 964 4721
Andres Rodriguez	6756 Fiesta Dr El Paso Tx	79912 (602)-645-5964
Aria Lopez	6755 Fiesta Dr. El Paso, TX	79912 (915) 526-8431
Lily Duenas	6755 Fiesta Dr. El Paso, TX	79912 490/5200

**From:** [rmt3500](#)  
**To:** [Naranjo, Juan C.](#)  
**Subject:** Rezoning of property located at Mesa Hills and Bluff Trail  
**Date:** Sunday, April 14, 2024 12:51:23 PM

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Mr. Naranjo,

I am very disappointed to learn that only certain people in this area received a letter informing them of the proposed rezoning of this area for public housing. I'm very fortunate to have good neighbors or I would not have known about this. This will have an impact on all of us in this area not just the surrounding houses.

According to KVIA 7, who reported on this on Friday, the Housing Authority is claiming that this will not decrease the value of our homes and will not increase traffic. If this facility was built and if I try to sell my home, I seriously doubt any buyers are going to say, "Yes, let me buy a home next to low income housing". However many units they plan to build, there will be that many people moving to this area, how can that not increase traffic?

I seriously doubt that the people who are proposing this live next to or near low incoming housing. How would you feel if a facility like this was built close to where you live?

I am very disappointed in the city. I highly protest the building of this facility in my area.

Respectfully,

Rosa M. Torres

**From:** [Desirae Manzanares](#)  
**To:** [Naranjo, Juan C.](#)  
**Cc:** [Rodriguez, Nina A.](#); [Lloyd S Miller](#)  
**Subject:** RE: PZRZ24-00002 Mesa Hills and NW of Sundland Park - CPC Meeting  
**Date:** Tuesday, May 14, 2024 10:53:13 AM  
**Attachments:** [image004.png](#)  
[image001.png](#)

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Good afternoon, Mr. Naranjo:

I am very concerned about the way this information was handled.

Yesterday you spoke to 2 of my neighbors and told them directly that this meeting was pushed back 4 weeks. Many of our neighbors took off work to be there for the meeting that initially was supposed to be Thursday.

Due to the misinformation given out many people cancelled their time off and now cannot take it off.

I am not sure why this is a consistent city issue- you guys set agenda items and dates and ALWAYS push them.

You, once again, are not putting your constituents first. We have not received any studies on low income housing and its affects on El Paso neighborhood. You gave out incorrect information about the meeting being cancelled and only corrected it 2 days in advance.

I do hope you will be at the meeting to respond to all of our concerns. See you on Thursday.



**DESIRAE MANZANARES**  
Advocacy Specialist, MBDA Business Center-  
El Paso

2401 E. Missouri Ave. El Paso, TX 79903  
915.566.4066 Ext.16  
dmanzanares@ephcc.org  
www.ephcc.org

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**From:** Naranjo, Juan C. <NaranjoJC@elpasotexas.gov>  
**Sent:** Tuesday, May 14, 2024 9:57 AM  
**To:** Desirae Manzanares <dmanzanares@ephcc.org>  
**Cc:** Rodriguez, Nina A. <RodriguezNA@elpasotexas.gov>  
**Subject:** PZRZ24-00002 Mesa Hills and NW of Sundland Park - CPC Meeting

Hello,  
Thank you for your interest in this case. This item will be presented on **5/16/2024 City Plan Commission (CPC) hearing**. Please do not hesitate to contact me if you have any doubt.

Thank you,  
**JC Naranjo** | Planner  
O: 915.212.1604 |  
A: 811 Texas Ave. El Paso, TX 79901  
E: [naranjojc@elpasotexas.gov](mailto:naranjojc@elpasotexas.gov)  
[ElPasoTexas.gov](http://ElPasoTexas.gov) | [Take Our Survey](#)





**From:** [Shawn A. Spencer](#)  
**To:** [Naranjo, Juan C.](#)  
**Subject:** Mesa Hills #2 Rezoning  
**Date:** Tuesday, May 14, 2024 4:16:32 PM

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Mr Naranjo, I am disgusted that city hall is considering putting subsidized housing in the Mesa Hills neighborhood next to the Retreat apartments.

I made significant sacrifices in my life to afford to live in such a neighborhood. It pisses me off that someone who has not made the same sacrifices can just move in and receive all the benefits that I worked so hard for.

Development here will stimulate more urban sprawl. Twenty houses could fit in the same area as this complex. Now these same twenty families will be forced to build elsewhere, where there are not any subsidized housing!

As well, the policies of the HOME organization do not match the practice they claim. They are NOT kicking single mothers out for felonies committed by individuals in their unit. This is just something they tell everyone that they do. The reality is that crime will go up because of these units.

Additionally, HOME needs to better monitor the individuals who live in the units. At Medrano, there are NUMEROUS cars that are parked right outside the establishment because they are not allowed to park there. In short, these are people who abuse the system. Clean these users out before building new subsidized housing!

Sincerely,

Shawn Spencer

612 Bluff Canyon Cir

**From:** [C.B](#)  
**To:** [Naranjo, Juan C.](#)  
**Cc:** [District #8](#)  
**Subject:** Case PZRZ24-00002 Mesa Hills and Northwest of Sunland Park  
**Date:** Tuesday, May 14, 2024 7:00:27 PM

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Mr. Naranjo,

I oppose the proposed subject zoning change.

Christa Bringas  
6205 Monarch Dr  
El Paso TX, 79912

**From:** [Rowena](#)  
**To:** [Naranjo, Juan C.](#)  
**Cc:** [District #8](#)  
**Subject:** Case PZRZ24-00002 Mesa Hills and Northwest of Sunland Park  
**Date:** Tuesday, May 14, 2024 10:48:08 PM

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To Whom It May Concern:

I oppose the proposed subject zoning change.

Rowena P. Dipasupil  
691 Bluff Canyon Circle, El Paso, Texas 79912

**From:** [MindaJun Dipasupil](#)  
**To:** [Naranjo, Juan C.](#)  
**Cc:** [District #8](#)  
**Subject:** Case PZRZ24-00002 Mesa Hills and Northwest of Sunland Park  
**Date:** Tuesday, May 14, 2024 10:54:08 PM

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To Whom It May Concern:

We oppose the proposed subject zoning change.

Raymundo and Minda Dipasupil  
691 Bluff Canyon Circle, El Paso, Texas 79912

**From:** [Cecelia Duran](#)  
**To:** [Ramirez, Elsa](#); [SmithW@elpasotexas.gov](mailto:SmithW@elpasotexas.gov); [Naranjo, Juan C.](#)  
**Cc:** [District #8](#)  
**Subject:** Proposed Housing Project on South Mesa Hills (Case PZRZ 24-00002) Mesa Hills and Northwest of Sunland Park Drive)  
**Date:** Wednesday, May 15, 2024 9:09:09 AM

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*I am writing to express my strong opposition to the proposed housing development in our neighborhood. While I understand the need for affordable housing in our city, I believe that this project would have a detrimental impact on our neighborhood.*

*First and foremost, the proposed development is simply too large for our area. The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion, noise pollution, and strain on our public services. Additionally, the construction of this project would result in significant environmental damage, destroying natural habitats and putting wildlife at risk.*

*Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighborhood. This development would bring in a large number of residents, which could lead to increased crime rates and other negative social effects. It would also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with a monolithic, high-density housing complex.*

*Finally, I am deeply concerned about the impact this development would have on property values in the surrounding area. The influx of residents could result in a decline in property values, making it difficult for current residents to sell their homes and move elsewhere.*

*In conclusion, I strongly urge you to reconsider this proposed housing development. While I recognize the need for affordable housing, I believe that this project is simply not the right fit for our neighborhood.*

***I would like to be included in the zoning report (Case PZRZ 24-00002) Mesa Hills and***

***Northwest of Sunland Park Drive)***

*Thank you for your attention to this matter.*

*Sincerely,*

**Cecelia A. Duran**

**Cecelia Duran | Senior Commercial Loan Specialist**  
**WestStar** | 601 N. Mesa St., Suite 1100 | El Paso, TX 79901  
p: (915) 747-4924 | f: (915) 532-4932  
[Cecelia.Duran@weststarbank.com](mailto:Cecelia.Duran@weststarbank.com) | [weststarbank.com](http://weststarbank.com)

**From:** [Ricardo Gonzalez](#)  
**To:** [Naranjo, Juan C.](#)  
**Subject:** Opposition to project #PZRZ24-00002  
**Date:** Wednesday, May 15, 2024 9:24:51 AM

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I am sending this email to voice my opposition to the proposed housing project #PZRZ24-00002 on Mesa hills and bluff trail. As a resident of the adjacent neighborhood it causes many problems that were outlined by the neighborhood committee. As our representative I hope you choose to not support the proposal for the housing project.

Ricardo Gonzalez  
805 somerset  
79912

**From:** [Delia Fernandez](#)  
**To:** [Naranjo, Juan C.](#); [jc@elpasotexas.gov](mailto:jc@elpasotexas.gov)  
**Cc:** [deliaz@hotmail.com](mailto:deliaz@hotmail.com)  
**Subject:** Case:PRZ24-00002- OPPOSING Mesa Hills and Northwest of Sunland Park  
**Date:** Wednesday, May 15, 2024 10:32:44 AM

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Good Morning,  
My name is Delia Fernandez. I am a homeowner that undoubtedly opposes this project. I grew up in this neighborhood and I brought up my daughters here as well. It is unacceptable wanting to rezone this area. I am making my voice heard.  
If you have any questions regarding my stand please let me know at 915-9994690.  
Delia Fernandez



**From:** [Rocio Ramirez](#)  
**To:** [Naranjo, Juan C.](#)  
**Subject:** Case PZRZ24-00002  
**Date:** Wednesday, May 15, 2024 11:29:20 AM

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Good morning Mr. Naranjo,

My name is Rocio Ramirez. I am a resident of the mesa hills community. I live in 805 somerset dr. I moved into this neighborhood in 2023. I fell in love with the neighborhood, the parks, the residents and most importantly the privacy of this community. My fiancée and myself both lived in big cities such as New York, Washington DC, Baltimore, and Houston. When we first moved to El Paso we craved to find a home in a peaceful, quiet and most importantly safe neighborhood. We found that in the mesa hills community. We are very proud of our community and feel this is the perfect area to raise our children. Putnam Elementary children have progressed above average this year alone. I believe this is in part due to the 11:1 student to teacher ration. Teachers don't have crowded classes and have the time to dedicate 1:1 teaching if need be. Coronado high school has concurrently had a 91% graduation rate with at least 40% of student taking advanced placement courses. Again, these rates of success are due to the manageable 17:1 student to teacher ratio. It is well known there is a shortage of teachers which has lead to over saturated classrooms. This is why I urge you to reconsider the new build of housing apartments in the mesa hills community. Not only is this a well established community and sought out community but so are our schools. With the new build apartments our schools will receive an influx of children which will imminently change our teacher to student ration jeopardizing the education the children receive. Our children's education should not be jeopardized at any cost. This amongst many reasons is why I urge you to reconsider building in this community.

Kindly,  
Rocio Ramirez

**From:** [Keenan McLaughlin](#)  
**To:** [Naranjo, Juan C.](#)  
**Subject:** I support rezoning and building apartments on Mesa Hills  
**Date:** Sunday, May 12, 2024 10:30:26 PM

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Hello,

Regarding Case PZRZ24-00002

I am a resident next to the 6.3 acre lot and I am all for rezoning this land to A-3 and allowing apartments to be built there. This is a good idea and worth pursuing. We have a housing crisis nationally and this crisis applies to El Paso as well. There are no significant historical artifacts on this abandoned site. Developing it would help relieve the strain on people looking for homes/housing. I fully support the plan to rezone it; it will be good for El Paso as a whole and our local Mesa Hills community.

Kindly,

Keenan McLaughlin  
Local Mesa Hills Resident

**692 Bluff Canyon Circle - Santoscoy Household Mesa Hills Apartment Project Rejection**

Linda Santoscoy &lt;linda.psantoscoy1@farmersagency.com&gt;

Mon 4/15/2024 12:39 PM

To: naranjojc@elpasotexas.gov &lt;naranjojc@elpasotexas.gov&gt;

Cc: canalesjc@elpasotexas.gov &lt;canalesjc@elpasotexas.gov&gt;

Hello,

I hope you are doing well. I am writing this email in regards to the new affordable housing facility that is looking to be placed in our neighborhood. Both my husband Patrick Santoscoy and I, **Linda Santoscoy at 692 Bluff Canyon Cir. El Paso, TX 79912** are **AGAINST** this new development and below are the reasons why and the questions we would like answered.



1. Traffic, if you are ever in the area during the months of October, November, December, and January you will notice that the traffic is incredibly congested. There is no way to easily exit or enter the neighborhood. We are bottle necked. Adding a new community with say 100 units and say 200 vehicles in the neighborhood will bring maihem to our roads.
2. Public Transportation: If this is either low-income housing, affordable housing, or any name you would like to put on it to make it sound better, the guess is some of the people living there will also require public transportation. Now we are going to have busses in that tiny little strip of area on top of all of the added vehicles and extreme traffic we already have to deal with.
3. Education for the children. We are guessing these families have children. What is the average amount of children every family has 3-4? And what are their ages? The closest elementary school is Putnam Elementary. What is their capacity and are they able to support an influx of 200 plus children? Middle school, Morehead is closed, does this mean all these children need to be driven or transported all the way to Hornedo Middle? EPISD already has a bus driver shortage, how is this going to smoothly function for the well being of these children?
4. What is the need for more affordable government housing or partially government owned partially privately owned whatever spin you would like to sprinkle what is the actual need? Up Mesa hills there is affordable housing that is less than 5 miles away. Affordable housing as well as projects. If you get on interstate 10 and drive about 3 miles up, you will also find another large housing authority complex that is fairly new right off I-10 next to the Kohls off the freeway. So, what is the need to have more?
5. Across the freeway, literally across the freeway from the pad of land you are looking to develop (behind the Vista grocery store on Doniphan) you will find a large complex that used to be a hotel or maybe a housing facility of sorts it is a large facility that has wood boarded windows. Why can't this project be built there? That is already zoned to be housing of sorts, it is on the opposite side of us, alleviating all of the traffic, plus it is a standing structure already. Why is that not being considered?
6. The apartment complex that you are trying to build next to RETREAT AT MESA HILLS currently rents their smallest unit 538 SQ FT at \$1000 per month. This is in the regular area of the complex and not the gated area which is more expensive. You are trying to build next to their expensive area. I am not certain how many people are going to want to pay high rents to live next to affordable housing. It is unfortunate but it is true. So, what happens then? What happens to our neighborhood when this huge established complex that has been here for decades has an obscene number of vacancies? Does the complex just fall apart at that point? This all affects our neighborhood, our property values, the beauty of our community. This complex has already suffered through covid and it is noticeable as the cleanliness of the complex has dropped and the grounds have been in shambles for years now. They just now are starting to get back up on their

feet, they just now began to prune the trees on the perimeter of the property, they just now began to clean the piles of fecal matter littering their property perimeter. Just now.

7. Our neighborhood is an established neighborhood. We pay a really large amount of taxes, how favorably is this going to affect our property values if we choose to sell? Unfortunately, people are not lining up to purchase homes in close proximity to any type of affordable housing facility weather that is privately or publicly owned. How much is this project going to cost, how will it be funded, and will running utilities, bus services, street expansion for traffic control, school expansion for student accommodation end up affecting the amount of taxes we pay? I understand the tax rate % "should not increase" but if our homes are "magically" worth an additional 100k on paper in the next year or so then obviously our tax bill is increasing. Is it increasing because we are having to cover this expansion? Many people in this entire neighborhood don't have children at all and a large percentage have been empty nesters for well over a decade and still continue to pay taxes and see tax increases for the school district. It is what it is, but will this project require additional school and services expansions that DO NOT PERTAIN OR BENEFIT US yet end up costing us money?

Respectfully,

Linda & Patrick Santoscoy Property owners 692 Bluff Canyon Circle El Paso Texas (25 years)

**Linda Santoscoy**

Office of Patrick Santoscoy

Farmers Insurance

800 Chelsea St

El Paso, TX 79903-4926

915-771-6151 (Office)

915-771-6153 (Fax)

[linda.psantoscoy1@farmersagency.com](mailto:linda.psantoscoy1@farmersagency.com)

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**April 23, 2024**

**City Plan Commission**

**c/o Planning and Inspections**

**311 Texas Ave.**

**RE: Case PZRZ24-00002**

Dear Commissioners,

I am writing to you in my capacity as a resident of the Mesa Hills area to ask for your approval of the proposed rezoning for an affordable housing development at Mesa Hills and Bluff Canyon. I strongly support the proposed affordable housing apartment building at Mesa Hills and Bluff Canyon that the Housing Authority (HOME) will build, own and manage. The Mesa Hills project will provide much-needed affordable residences for our community.

44% of households in El Paso meet the HUD definition of low to moderate income, meaning that that they are at or below 80% of the Area Median Income (AMI). Over half of the households in this area are housing cost burdened, meaning they spend more than 30% of their household income on housing costs and transportation. This development is sorely needed to provide safe, affordable housing with access to amenities, transit, and a concentration of jobs.

While there has been a great deal of opposition to this project, many of the statements made by my neighbors are rooted in biased stereotypes and fear.

I have seen concerns raised about property values, when the majority of research shows that affordable housing developments result in either no change or an increase to property values.

The comments about public safety are also not backed by the facts. Despite many lengthy studies, there is no evidence that affordable housing increases any type of crime.

The average wait time is two to four years to receive housing assistance. HOME services families with incomes below \$15,000 and up to \$39,000 a year. Those may be students and elderly or disabled folks living on a fixed-income, but that is also a level that may include adjunct professors, teachers, nurses, and government employees.

It is the duty of the City Plan Commission to consider the appropriateness of this rezoning case based on the criteria outlined in Section 20.04.430.D of the City Code. The City's Comprehensive Plan clearly identifies a diversity of housing types as a priority as well as a sustainable, affordable housing stock. The development is situated in an already developed area, next to a long-standing apartment complex, adequately served by infrastructure. It is my opinion that this development would only benefit my neighborhood and the city. I hope you will agree and support this project.

Sincerely,

Karina Brasgalla

**From:** [Frederic Dalbin](#)  
**To:** [Naranjo, Juan C.](#)  
**Cc:** [Zamora, Luis F.](#); [Garcia, Raul](#); [Rodriguez, Nina A.](#)  
**Subject:** PZRZ24-00002 - Mesa Hills St and NW of Sunland Park Dr - OUTREACH UPDATE  
**Date:** Monday, May 13, 2024 11:08:03 AM  
**Attachments:** [image001.png](#)

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Juan,

The following is a HOME statement:

On May 8, 2024, HOME held a meeting from 5:30 pm to 7:15 pm with single-family home residents who live within a mile of the proposed project site.

Approximately, 65 residents attended the meeting, which was held at one of HOME's properties, Medano Heights.

HOME provided a 25-minute presentation that provided information about the proposed development. This included design plans and renderings, the number of proposed units, the layout of the site, the financial demographics of the future residents (as this will be affordable housing for low-income residents), and other information.

HOME's CEO and legal counsel, along with the project architect, engineer, and an El Paso police department officer answered over an hour of questions and listened to various concerns and objections from the residents.

The residents voiced six major concerns: (1) increased traffic and street parking, (2) adverse impact on their property value, (3) crime emanating from the residents of the future affordable housing site, (4) not wanting the type of people who live in low-income housing as their neighbors, (5) lack of prior notice and an opportunity to voice their opinions about the project, and (6) not preserving open desert that might have had some past archeological evidence.

Residents also voiced their concerns about topics beyond the scope of the topic to be discussed such as the failure of the city to attract good paying jobs to El Paso, criticism of subsidized housing programs in general, failure of city leaders to hear and address their concerns and traffic issues arising from drivers using the residential neighborhood nearby to bypass traffic congestion on Sunland Park. There was a consensus that the group wanted HOME to be built anywhere else but in their neighborhood.

The HOME team patiently and professionally answered all of the questions as best they could and offered evidence and public policy reasons why the project should proceed.

The meeting was recorded by HOME if that is needed.

We can also send the presentation if necessary.

Sincerely

I also understand that there is an Open Space meeting tomorrow? Is it confirmed? I don't see the agenda online?

**Frédéric Dalbin AIA LEED AP CNU-A**

2112 Murchison Drive | El Paso, Texas 79930

t 915.533.3777 | m 915.637-3778

[www.wrightdalbin.com](http://www.wrightdalbin.com)



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"We shall require a substantially new manner of thinking if mankind is to survive."

Albert Einstein

---

**From:** Naranjo, Juan C. <NaranjoJC@elpasotexas.gov>

**Date:** Thursday, May 9, 2024 at 9:11 AM

**To:** Frederic Dalbin <fdalbin@wrightdalbin.com>

**Cc:** Zamora, Luis F. <ZamoraLF@elpasotexas.gov>, Garcia, Raul <GarciaR1@elpasotexas.gov>, Rodriguez, Nina A. <RodriguezNA@elpasotexas.gov>

**Subject:** EXTERNAL: RE: PZRZ24-00002 - Mesa Hills St and NW of Sunland Park Dr - OUTREACH UPDATE

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Good morning,

I hope this email finds you well. Please, can you provide some update about this public meeting?

Thank you,

## JC Naranjo | Planner

O: 915.212.1604 |

A: 811 Texas Ave. El Paso, TX 79901

E: [naranjojc@elpasotexas.gov](mailto:naranjojc@elpasotexas.gov)

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**From:** Frederic Dalbin <[fdalbin@wrightdalbin.com](mailto:fdalbin@wrightdalbin.com)>

**Sent:** Tuesday, April 30, 2024 10:57 AM

**To:** Naranjo, Juan C. <[NaranjoJC@elpasotexas.gov](mailto:NaranjoJC@elpasotexas.gov)>

**Cc:** Zamora, Luis F. <[ZamoraLF@elpasotexas.gov](mailto:ZamoraLF@elpasotexas.gov)>; Garcia, Raul <[GarciaR1@elpasotexas.gov](mailto:GarciaR1@elpasotexas.gov)>; Rodriguez, Nina A. <[RodriguezNA@elpasotexas.gov](mailto:RodriguezNA@elpasotexas.gov)>; Chavez, Tony <[tchavez@ephome.org](mailto:tchavez@ephome.org)>

**Subject:** PZRZ24-00002 - Mesa Hills St and NW of Sunland Park Dr - OUTREACH UPDATE

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It is my understanding that HOME is setting up a May 8<sup>th</sup> meeting at the Medano Community on the West side at 5 or 5:30PM.

**Frédéric Dalbin AIA LEED AP CNU-A**

2112 Murchison Drive | El Paso, Texas 79930

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Please consider the environment before printing this email.

"We shall require a substantially new manner of thinking if mankind is to survive."

Albert Einstein

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**From:** Naranjo, Juan C. <[NaranjoJC@elpasotexas.gov](mailto:NaranjoJC@elpasotexas.gov)>

**Date:** Tuesday, April 30, 2024 at 10:26 AM

**To:** Frederic Dalbin <[fdalbin@wrightdalbin.com](mailto:fdalbin@wrightdalbin.com)>

**Cc:** Zamora, Luis F. <[ZamoraLF@elpasotexas.gov](mailto:ZamoraLF@elpasotexas.gov)>, Garcia, Raul



<[GarciaR1@elpasotexas.gov](mailto:GarciaR1@elpasotexas.gov)>, Rodriguez, Nina A.

<[RodriguezNA@elpasotexas.gov](mailto:RodriguezNA@elpasotexas.gov)>

**Subject:** EXTERNAL: PZRZ24-00002 - Mesa Hills St and NW of Sunland Park Dr -  
OUTREACH UPDATE

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*Good Morning,*

*I hope this email finds you well. Please, can you provide any update about the status of the outreach efforts with surrounding neighbors about the rezoning application for this property?*

Thank you,

**JC Naranjo** | Planner

O: 915.212.1604 |

A: 811 Texas Ave. El Paso, TX 79901

E: [naranjojc@elpasotexas.gov](mailto:naranjojc@elpasotexas.gov)

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**From:** [karen elvis](#)  
**To:** [Naranjo, Juan C.](#)  
**Cc:** [District #8; Michael Zarate](#)  
**Subject:** Re: : Case PZRZ24-00002 Mesa Hills and Northwest of Sunland Park-OPPOSED to Rezoning  
**Date:** Thursday, May 16, 2024 9:30:19 AM

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I want to follow up with additional comments regarding the proposed zoning. Has anyone in your office been to the area under discussion to rezone? During resident meetings it was brought up a few times that research found that people who live by a highway may end up with health issues because of car/truck emissions and noise pollution. Earlier this week I walked through this area to see how close these apartments would be to the highway; it is very close. I did some research about this issue and found numerous studies about the link between air pollution, traffic, and health issues. Research also addressed the noise from the highway may contribute to development of health issues. Examples of illness linked to living by a highway include Parkinson's, Dementia, Alzheimer's, MS, asthma, bronchitis, elevated blood pressure, cancer, and preterm birth. Why would the city want to expose their residents to the noise and smell from this heavily trafficked highway as part of their everyday life? Don't our residents deserve to smell clean air and sleep undisturbed at night?

Wildlife that lives in this area, i.e. rabbits, will be displaced. There is a deep drainage ditch in this area. Is the city or the apartment owners going to put up a large wall to protect your residents from injuries or worse drowning in the canal when we have rain? Residents who live in the area know when we have a lot of rain, De Leon and Bluff Canyon Circle turn into rivers and the drainage system between the developments is full of running water. One of the speakers from the housing complex stated that residents don't drive down De Leon. Please, this is a main road to Mesa Street and the stores in the area and is already heavily trafficked. De Leon is also the route to Putnam Elementary as well as Coronado High School. Putnam at least when my children were younger had to be driven back and forth to school because the school district did not provide bus service because we lived too close. Unless that school district changed their policy, parents in this new low-income development will have to take and pick up their children from Putnam. Residents who live in the established developments know how busy these streets are already. Adding a hundred plus cars is only going to make it worse. Is the city going to put up several speed bumps on these streets to adjust for the increase in traffic?

In closing, residents of low-income housing deserve to live in a good healthy environment, pick one of the other available sites that provide them with a better quality of life than the one on Mesaa Hills.

On Monday, May 6, 2024 at 01:40:16 PM MDT, karen elvis <karenelvis2003@yahoo.com> wrote:

I am opposed to the proposed rezoning request at the above area. My husband and I are the original homeowners at 678 Bluff Canyon Circle. We moved here in 1990 and raised our three children here.

We have worked hard to keep our home nice and added on to our home rather than relocate due to the location and the neighborhood being nice. By allowing this rezoning to be approved and building low-income housing right down the block from where I have lived the past 30 plus years would be detrimental to our neighborhood. I support low-income housing, but not just plopped in an area with established homes and high-income apartments. Low-income housing will be an eyesore for my neighborhood, and it isn't fair to those who would move there because they are not wanted. Mesa Hills is already a busy road along with De Leon and the other streets that lead to Mesa are heavily trafficked for a housing area. I have witnessed numerous occasions people speeding on these roads. We do not need the additional traffic that would occur because of these low-income apartments.

The addition of low-cost housing will most definitely negatively effect the value of my home. The appraisal district won't lower the cost of my home and others in the neighborhood until people try to sell their homes and no one wants to buy a nice home with low-income housing in their back yard. Let's keep this area vacant so we can enjoy the wildlife. If for some reason it has to be rezoned, keep it with homes or high-income apartments. Do not ruin my neighborhood.

Karen Zarate, Homeowner  
678 Bluff Canyon Circle

**From:** [Patty Patterson](#)  
**To:** [Naranjo, Juan C.](#); [CanalesJC@elpasotexas.com](mailto:CanalesJC@elpasotexas.com); [Canales, Chris](#)  
**Subject:** Proposed Rezoning Meeting  
**Date:** Thursday, May 16, 2024 9:44:28 AM

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Good Morning,

I would like to express my objection to the Proposed Rezoning Mesa Hills at Bluff Trail. I have lived in this neighborhood since February 2011. I relocated here after experiencing crime and theft.

I personally have experienced two home burglaries and my home vandalized on the Eastside of town on Edgerock Dr. This neighborhood was subject to low income and lots of crime.

Respectfully,

Patricia Patterson  
907 De Leon Dr.  
915-309-3936

**From:** [Joe Priestley](#)  
**To:** [Naranjo, Juan C.](#); [Canales, Chris](#)  
**Subject:** Proposed Mesa Hills low income housing  
**Date:** Thursday, May 16, 2024 10:13:04 AM

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Good morning gentlemen,

My name is Joe Priestley and I have lived at 907 De Leon Dr for 13 years.

I'm writing to voice my opposition to the approval / building of low income housing on Mesa Hills at Bluff Trail.

We - along with many, many of our neighbors - have worked hard for years to establish a safe, comfortable home in this neighborhood. We also work hard to keep our neighborhood clean and safe. Most of us are middle aged or older, and have more than earned the right to that cleanliness, safety, and peace of mind.

You - city and county - inflate / raise our property assessments / taxes on a regular basis. Your proposed complex would - without doubt - absolutely tank our property values.

We have many elderly residents in our neighborhood, and facts prove that crime around these low income projects is higher.

Please understand that our objections to this proposal are absolute. We will fight this to the end, and we demand as taxpayers and voters that you hear us and vacate any thoughts of building this project in our neighborhood.

Thank you for your time and expected support of your constituents.

Joe Priestley

**From:** [kathleen a bombach](#)  
**To:** [Naranjo, Juan C.](#)  
**Subject:** Bluff Canyon/Bluff Ridge Zoning Change  
**Date:** Wednesday, May 22, 2024 3:32:56 PM  
**Attachments:** [Public Housing Statement.docx](#)

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I am a resident who lives on Bluff Canyon Circle. I support the zoning change to allow a mixed-income HOME complex on the vacant land off S. Mesa Hills. I wrote a statement (see attached) explaining my support for the complex.

I have read the posted claims of the anti-crowd, and they have visited my house to get me to sign a petition. I refused and explained why I supported the new complex. Personally, I think they just have a knee-jerk reaction against living with a few poor people in the neighborhood, along with all the myths about public housing residents.

My only concern is whether or not the new complex violates requirements to disperse public housing and not concentrate it. We have many Section 8 and other public housing complexes in the area.

Kathleen Bombach  
627 Bluff Canyon Circle  
El Paso TX 79912

May 14, 2024

This is Don Smelser at 675 Bluff Canyon Circle, I reside with my wife Celeste Smelser at the stated address. We have asked Desirae Manzanares to represent us today because we are out of town and will not be returning until May 22. The observations and views are based the information that was shared at the meeting on May 8 at the housing unit on Medano. It has become apparent, that we have not, nor does the housing authority have all the information needed to make an informed decision to seek approval of the zoning application before you. We are not aware of any responses to our questions that have been shared by HOME or the project managers. By their own admittance, they have indicated that they must complete this process following strict guidelines and deadlines in order to qualify for federal applications. It was also stated by an officer of HOME, "This project has to get done quickly because we've already purchased the property." These statements, reinforce the appearance that they are going to complete this project as quickly as possible, with limited or incomplete information so they are not delayed and can complete the process regardless of the issues or concerns. Therefore, the lack of transparency and the inability to provide accurate information or ignoring the concerns from our community has created an environment of mistrust with those making the decisions. **THERE IS AN EXISTING COVENANT IN PLACE PREVENTING THE BUILDING OF LOW-INCOME HOUSING IN THE AREA.** Here are examples, to my knowledge, of misstatements and questions that have been asked by our community, where there has been no response or no substantiated data provided to the stakeholders that supports the justifications for the decisions being made:

1. The project managers have stated that the facility will not lower the value of our property. They stated they did research through Zillow to form that opinion. Of course, if one is looking at the price when the house was purchased to the current value in those areas where the facilities were built, then that is probably a true statement. But appraisal values across the city have sky rocketed and the property value has not gone down. However, when compared to the rest of the city, the appraised value of homes will decrease as a result of the affordable housing in the immediate area. According to an officer with the El Paso Central Appraisal District (CAD), the CAD will lower the appraised value of a home for taxing purposes if low-income housing is in the immediate area. The statement that property values are not affected is a misleading statement, when in fact, the property value will be lowered by the CAD.
2. I understand that this committee will be presented with the studies from the others here that indicate that low-income housing is typically placed near interstate highways. The study shows that this is a very poor decision by zoning districts with regards to people with low income and the inability to seek treatment for health issues without health insurance for those residing on these properties. These residents are most affected with health issues who live close to an interstate, exposed to high emissions of pollutants from the vehicles on the road

because of where these housing units are being placed. Can we hold this committee accountable for the harm that this zoning change would bring to these families and their children as result of the decision to approve?

3. As was stated previously in the meeting on May 8, when other departments were required to approve the project and asked to review the information, there was not a response from most of those agencies. This gave the project managers the green light to move forward because they had followed the requirement to notify them. The project manager could not indicate what studies these departments had completed because the application only requires the applicable boxes to be checked. All the boxes were checked, but no additional information was available for the stakeholders to seek more information. At this time, we do not know if the infrastructure with regards to wastewater, drainage, traffic, water lines, etc. will be sufficient to handle the new facility or cause problems for existing lines and roads. One question that was asked and no answer was given, "Knowing that the wastewater lines from the Sunland Park and Doniphan area will be serving this project and those lines have failed in the past causing overflow into the Rio Grande, can we be sure that this installation may not cause the overflows to occur again? Are we installing a 5-inch line to handle the waste water but then finding out later that it feeds into a 3-inch line causing the sewage to backup into the houses in the neighborhood? There is a strong possibility that sewage could back up into the homes or create another emergency crisis in the valley given the recent history of the area.

4. The property to be developed is in a flood plain which was overwhelmed in the flood of 2006. Most of the damage in El Paso from that flood (and the sink holes) along with the water backup came from the runoff in that arroyo immediately adjacent to that property. With the development of the parking lots and buildings on this property, will the area be able to drain properly and handle that amount of rain that can be anticipated in this area?

5. Tax revenues will decline with this project because tax valuations will decline, the property will receive tax exemptions and not taxable, and the valuations will continue to decline. How much revenue are the taxing authorities willing to lose over the next 30-40 years if this project moves forward.

There are many other concerns, but because my time is limited, I strongly suggest that this decision for zoning change be denied or at least tabled or postponed until all the important information can be gathered and shared to make an informed decision. Thank you.

Don Smelser  
675 Bluff Canyon Circle, El Paso 79912  
[dasmels@earthlink.net](mailto:dasmels@earthlink.net), 915-478-0208



Celeste Smelser  
[cksmelse@earthlink.net](mailto:cksmelse@earthlink.net)  
915-478-2447





# Dear Neighbors: Don't Let Uninformed Fearmongers Hurt Our Friendly Neighborhood

I have lived on Bluff Canyon Circle for more than thirty years. We have had problems and solved them with the appropriate people and agencies (graffiti, house burglaries). We worked together to address anything that disturbed our neighborhood. We can do that now, if indeed, anything happens, which it probably won't.

Many people seem to know very little about public housing or cling to old stories and biases. Here are some facts about public housing:

1. The proposed new construction is mixed income. There will be residents at different levels of income, from low income to middle class.
2. Our area of the westside is already the home to several public housing complexes and lots of Section 8 housing. You just never noticed because there haven't been any problems.
3. Many students at Putnam and Coronado already live in subsidized housing and they are your children's friends and classmates already.
4. Public housing residents are strictly monitored. Should anyone in a family commit a crime, the entire family can (and often is) evicted. If it is a drug crime, they will automatically be evicted.
5. Public housing hires off duty police officers to provide security at all its apartment complexes.
6. Public housing provides resident managers who oversee its residents. If you have a problem, you have someone to call to address it. And they will.
7. Public housing residents pay rent and most families have at least one working parent.
8. Finally, and most importantly, public housing residents are normal human beings, just like you and me. They are not to be feared. They won't hurt your property values; remember, our area is already home to large and small public housing complexes and many Section 8 residents. If our property values were going to be hurt, it would have already happened.

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How do I know this? I am now retired, but I worked in public services and higher education for forty years. I have had many housing residents in my programs and classrooms. I had staff who lived in public housing and had friends who lived there, too. For a while 25 years ago, I worked for the housing authority writing grants. I have been to most of the large complexes and have always been welcomed and never felt afraid. The residents are potential friends and genuinely decent people.