



# Housing Programs Update

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**Community + Human Development**

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# Department of Community + Human Development

Our team is focused on supporting the most vulnerable El Pasoans as we navigate towards recovery from the COVID-19 crisis. This pandemic has exacerbated deep challenges that already existed in our community including **housing affordability, utility cost burden, access to food and the individual financial stability of El Pasoans.**

We are charged with equitably deploying programs and support to ensure **an inclusive and resilient recovery** that makes our community ultimately stronger and more prepared than ever before.



**Housing Affordability**



**Housing Stability**



**Financial Stability**

# Summary of Housing Programs

The Department of Community + Human Development (DCHD) administers **3 ongoing housing programs** which provide:

- **rehabilitation assistance** to low and moderate income homeowners,
- **homebuyer assistance** to low and moderate income renters looking to purchase their first home, and
- construction and rehabilitation of **multi-family affordable** rental units.
- We also look at how to leverage the HOME Entitlement to support TBRA programs.



**Single-Family  
Rehabilitation**



**Homebuyer Assistance**



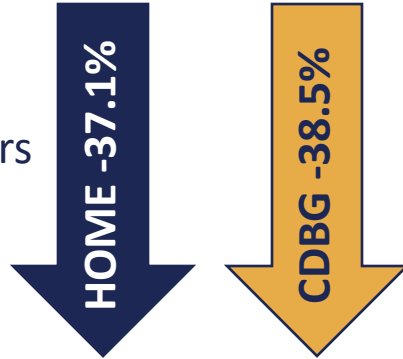
**Multi-Family  
Affordable  
Development**

# Housing Resources

Each year, the City receives approximately **\$4 million** in HOME funds from HUD and invests an additional **\$350,000** in CDBG funds to support housing programs.

State-issued Low Income Housing Tax Credits (LIHTCs) of approximately **\$2.5 million** are also made available for development and rehabilitation of affordable rental units by private developers and the Housing Authority, for El Paso County and other far west Texas counties.

Over the last 20 years



**HOME**  
\$4 million



**LIHTC**  
\$2.5 million



**CDBG**  
\$350,000

# The Need for Housing Assistance

## RENTERS

**67.5%**

of El Paso's low income, renter households are cost burdened

**27.2%**

Cost Burdened  
(30-49% of income on housing costs)

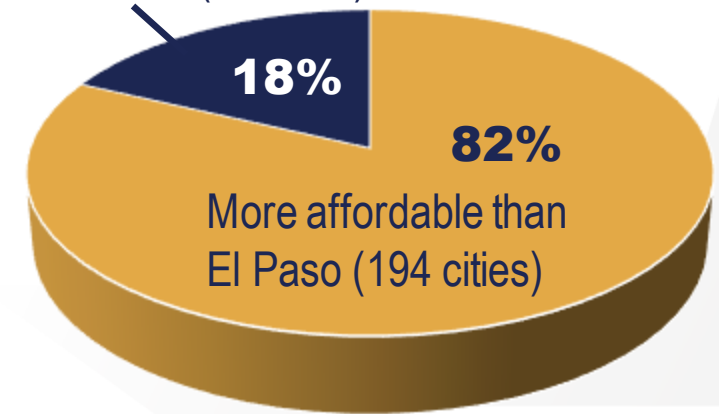
**40.3%**

Severely Cost Burdened  
(>50% of income on housing costs)

## HOMEOWNERS



Less affordable than  
El Paso (44 cities)



Homes sold at affordable price  
for median income household

2018 (Q1) = 70.5%

2019 (Q4) = 52.4%

**25.7%**

# Retooling housing programs to better serve our community

## Opportunities for Improvement:

- Reduce the lead time from application submittal to construction start for single-family owner-occupied housing rehabilitation
- Incentivize first time homebuyer assistance in targeted, priority housing areas and increase the assistance
- Significantly leverage multi-family affordable housing HOME funding to produce more units.



### Expedite

Housing Rehabilitation



### Incentivize

First Time Homebuyer



### Leverage

Multi-Family Funding



# Multi-Family Affordable Development

## El Paso Regional Housing Plan

“The City should dedicate local resources to matching 4% LIHTC funding [and] layer available funding sources including HOME...”

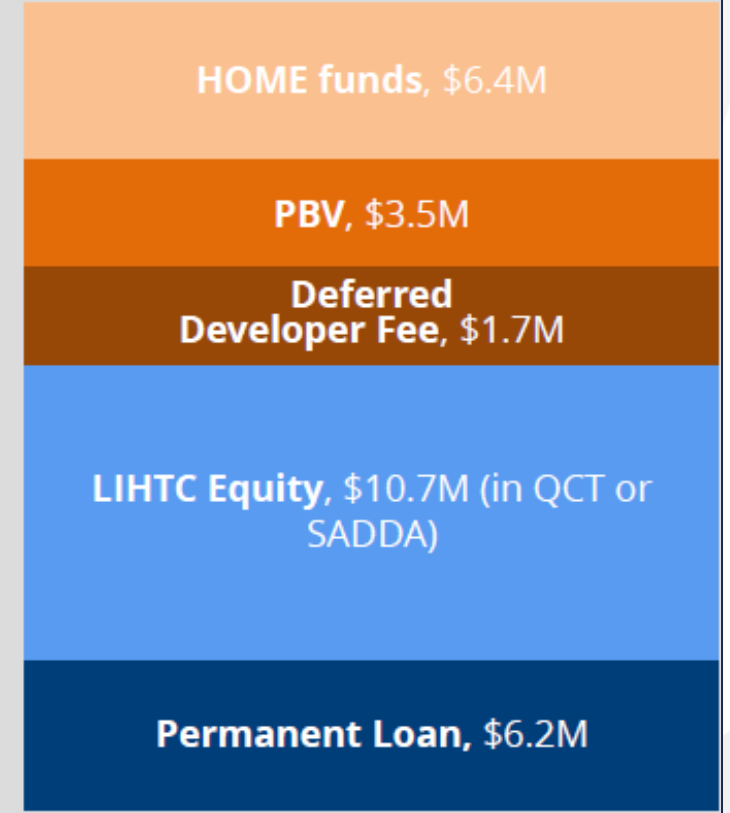
## \$7.5 Million RFP

DCHD is preparing to release an RFP making up to \$7.5M available to fill capital gap.

**Rental Housing Program**  
20 units affordable at 60% AMI  
\$100,000 HOME funding per unit  
**Total Development Cost: \$3M**  
Funding Source



**4% LIHTC Project**  
180 units affordable at 60% AMI  
\$36,000 HOME funding per unit  
**Total Development Cost: \$28.5M**  
Funding Source



# Single-Family Rehabilitation

## Past Practice

- Individually bid and contract each project.
- Maximum assistance of \$65k

## Challenges

- Inefficiencies have led to a backlog of 25 projects (“The Pipeline”) and a waiting list for applicants.
- Increased construction costs are limiting our ability to best serve those in need.

## Program Improvements

- Accept applications on an annual schedule.

**Applications for waiting list to open  
November 30, 2021 – February 28, 2022**

- Execute Job Order Contracts (JOCs) to expedite contractor selection and start of work.
- Allow for DCHD Director approval to exceed maximum assistance by up to \$20,000



# First Time Homebuyer

## El Paso Regional Housing Plan

“Design the [First Time Homebuyer] program to incentivize homeownership in priority areas.”

## Maximum Assistance

- \$30,000 City-wide
- \$50,000 Priority Housing Areas

## Program Improvements

- Application and approval period aligned with Tax Returns

**Applications accepted:  
February 1 – March 31**

**Loan contracting:  
April 1 – April 30**

- Maximum assistance increased to \$50k for homes purchased in Priority Housing Areas (South El Paso, MCA, Five Points and Uptown)

# Expected Results

## Previous Program Year

- **2** First Time Homebuyers
- **8** Minor Repair/Rehabilitation
- **30** new MF units for \$3.35M

## New Program Projections

- **10-12** First Time Homebuyers
- **25+** Minor Repair/Rehabilitation
- **150** new MF units (\$7.5M RFP)

# Program Timeline

- **Single-Family Rehabilitation** Waiting List application period:  
November 29, 2021 – February 28, 2022
- **Multi-Family Affordable Development** RFP Release:  
Early December 2021
- **First Time Home Buyer** application period:  
February 1, 2022 – March 31, 2022

# Mission

Deliver exceptional services to support a high quality of life and place for our community

# Values

Integrity, **R**espect, **E**xcellence,  
**A**ccountability, **P**eople

# Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government