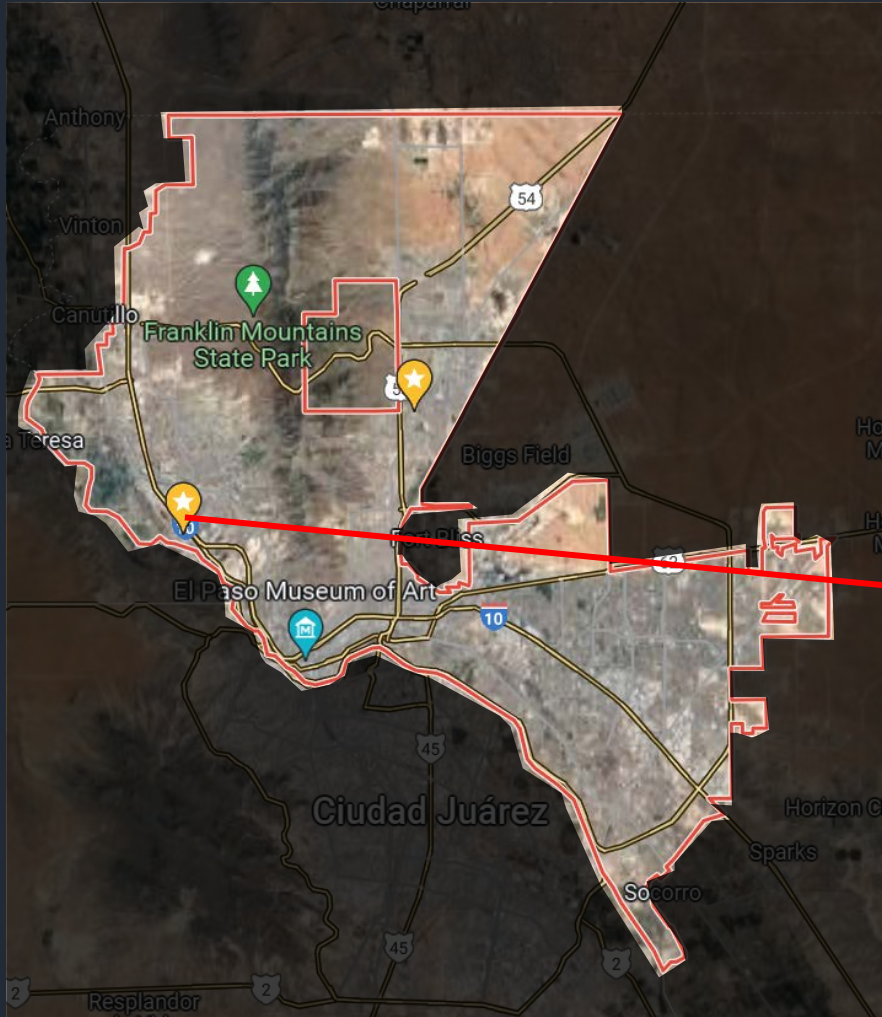




J.C. MACHUCA APARTMENTS

El Paso

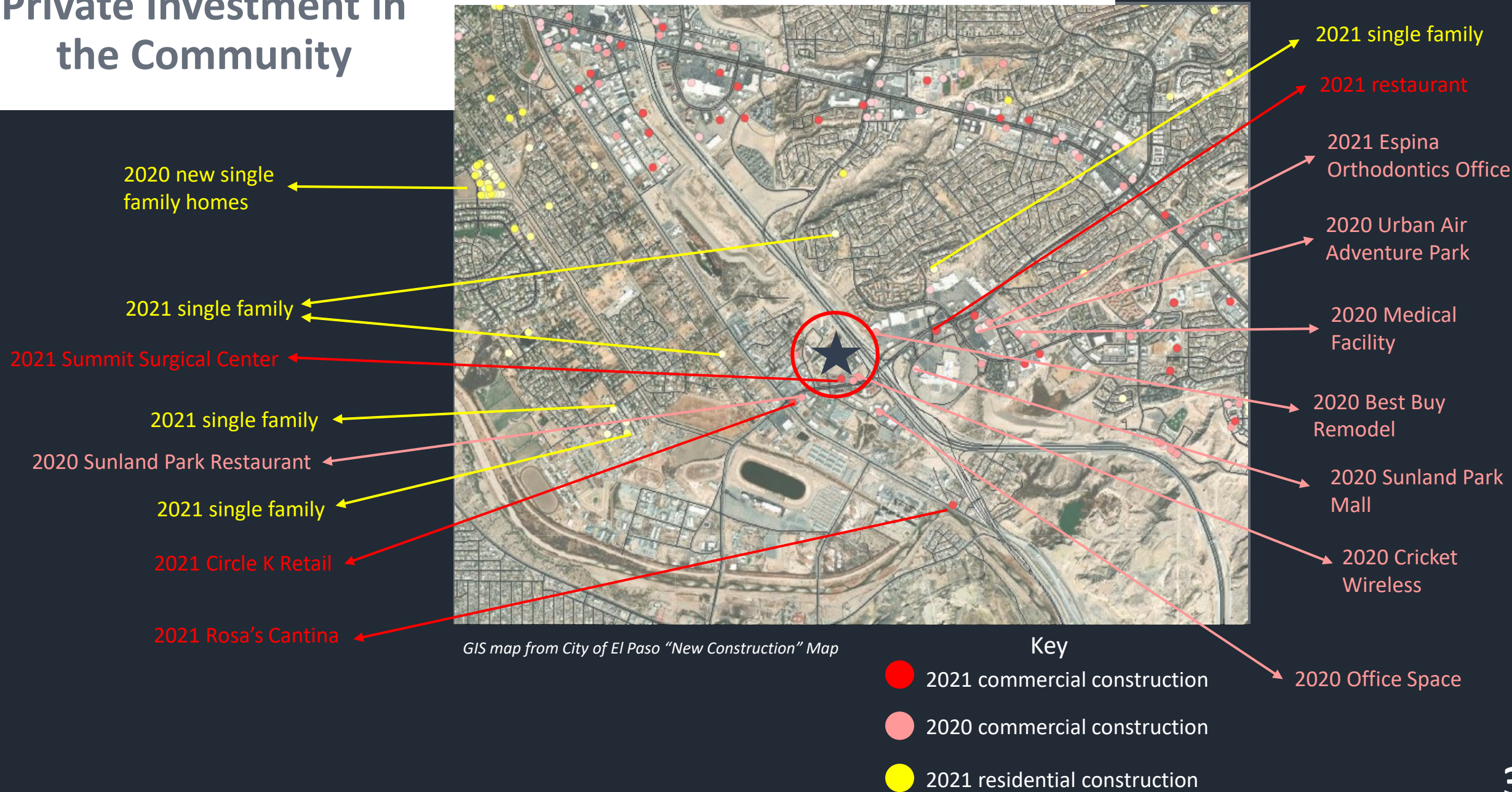


Machuca Apartments began with 122 units built in 1971 and 1976. These 24 residential buildings, community center, office, and laundry building will be renovated to service the new **144 units**.

The site is located on at **1039 J.C. Machuca Drive** on the westside of El Paso, Texas. The 10.6 acres of development dedicated to this apartment complex will be an inclusive and welcome upgrade to the neighborhood.

Over \$22 million in renovations is planned. Public and private funding is fully committed but expires if project does not close by August 17th.

Private Investment in the Community



Capital Improvement in the Community

Love Road crosswalk and landscaping
Budget \$47,700

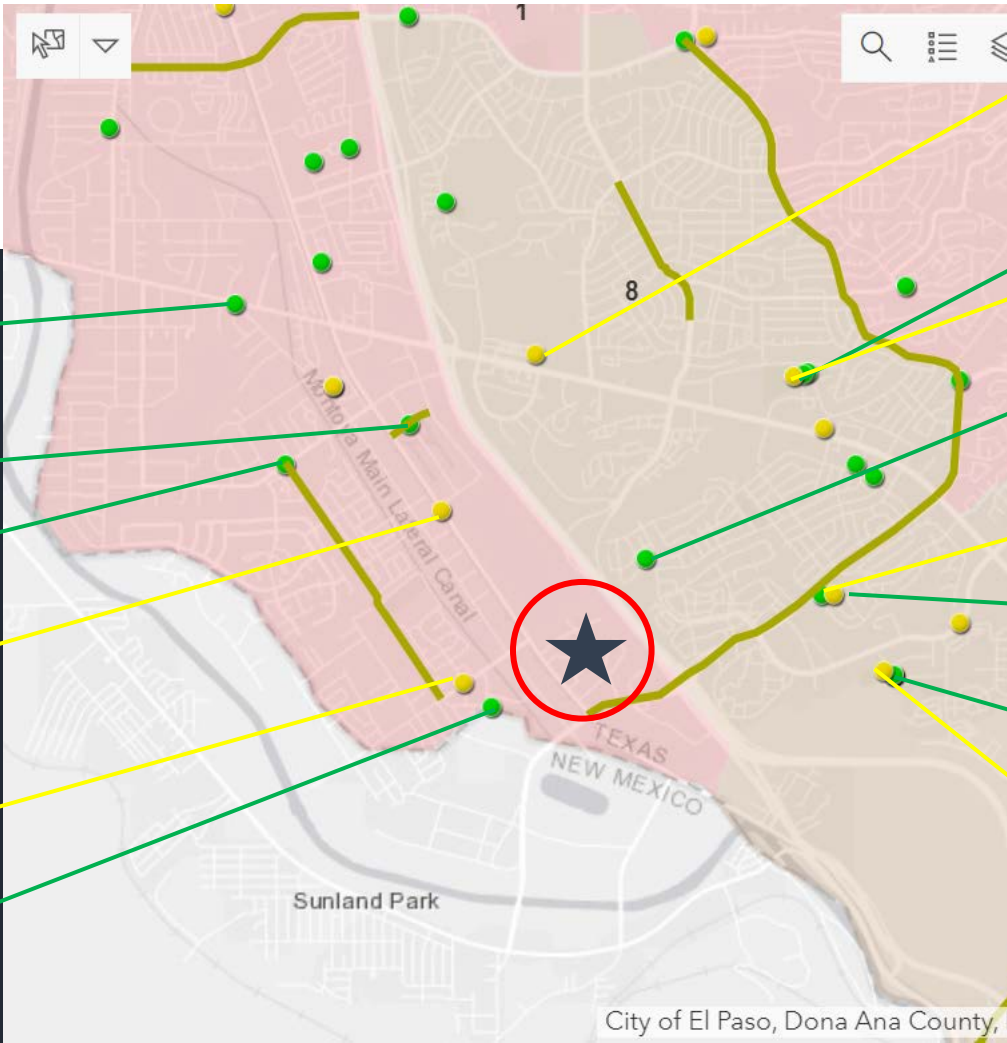
Teramar Reconstruction
Budget \$1,319,00

River Bend Multimodal Improvements
Budget \$1,910,963

Fire Station 15
Budget \$ TBD

Frontera & Roxbury
School
Budget \$37,772

Jack D Quarles Park
Improvements
Budget \$128,667



City of El Paso, Dona Ana County, Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | GIS division | Esri, HERE

Doniphan and Bird Rail Signal
Budget \$300,000

Irwin J. Lambka Parking Lot and
Shade Structures
Budget \$375,000 & \$100,000

H.T. Ponsford Park Improvements
Budget \$74,200

Crestmont Park Improvements
Budget \$226,562

Canopy over playground
Budget \$80,000

Westside Pool
Budget \$15,500,722

Leo Cancellare Pool
Rehabilitation
Budget \$2,799,155

Key

- Red circle: Deferred Facilities Project
- Yellow circle: Active Facilities Project
- Green circle: Completed Facilities Project

Amenities

- Public Transit
- Green Space
- Retail
- Schools
- Healthcare



New development coming into the neighborhood (above)

90



Westside Transfer Station (above)



Sprouts Farmers Market (above)



Keystone Heritage Park, 1 mile from Machuca (above)

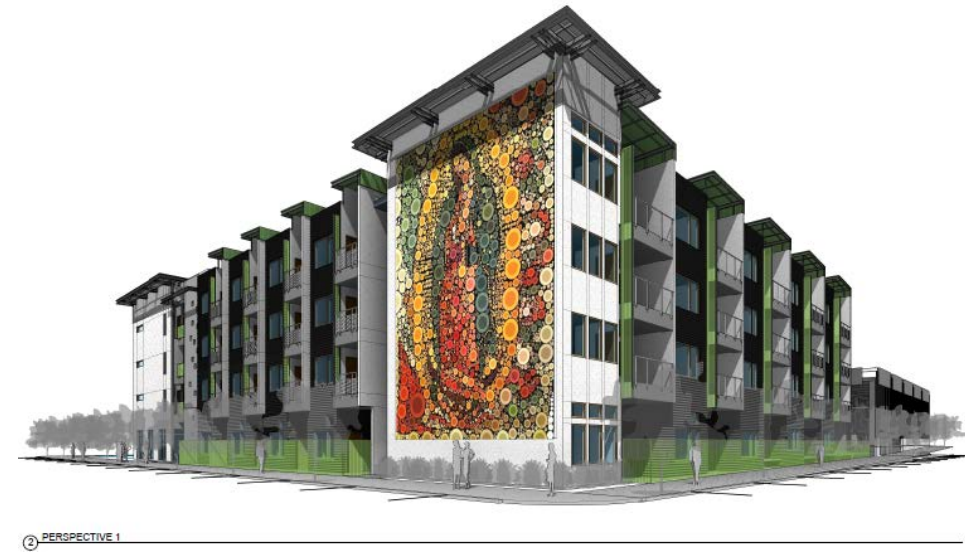
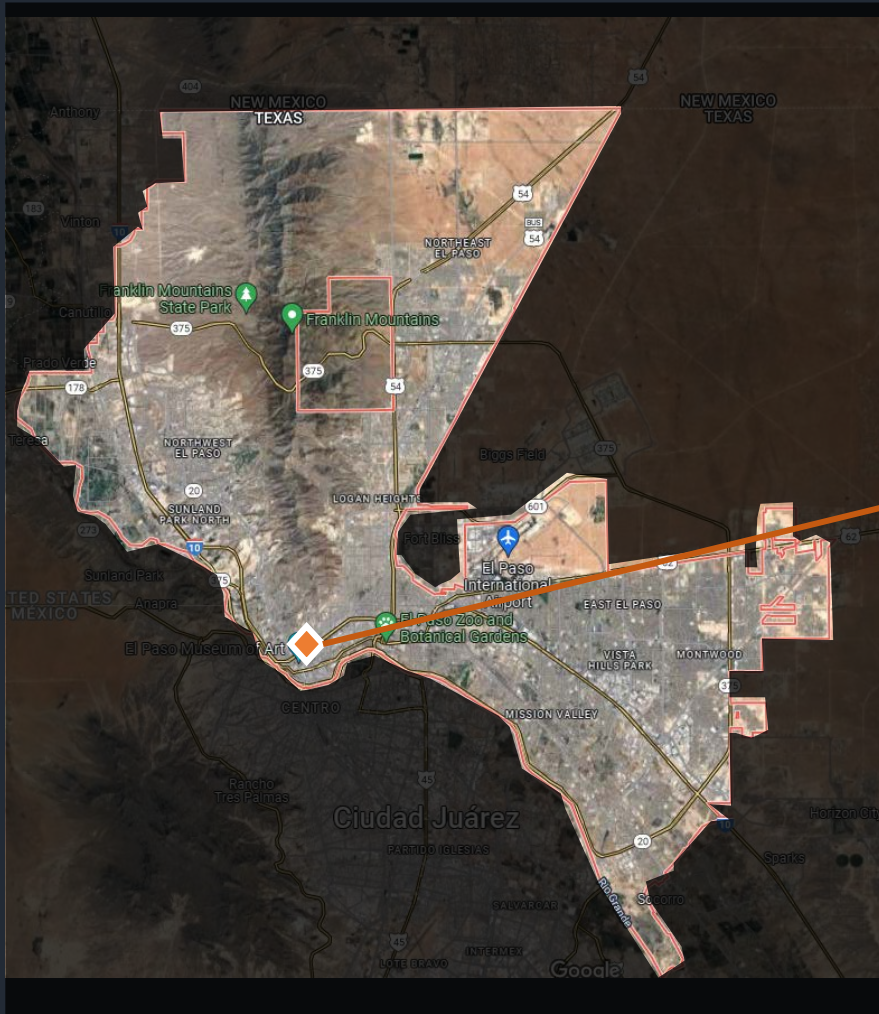


Corondo High School (above)



NUESTRA SEÑORA APARTMENTS

El Paso



Nuestra Señora Apartments will consist of 80 newly constructed apartments for low-income families, supported by project-based vouchers and public housing rental subsidies.

The site is located on at **405 Montana Ave** in the uptown area of El Paso, Texas. Uptown is an emerging area adjacent to downtown and the University of Texas El Paso. Uptown represents a growing market opportunity for mixed-income housing, with public amenities including parks and transit. The downtown area is experiencing a flurry of high-value developments, pioneered by HOME and the recently completed adaptive reuse of the Blue Flame Building.

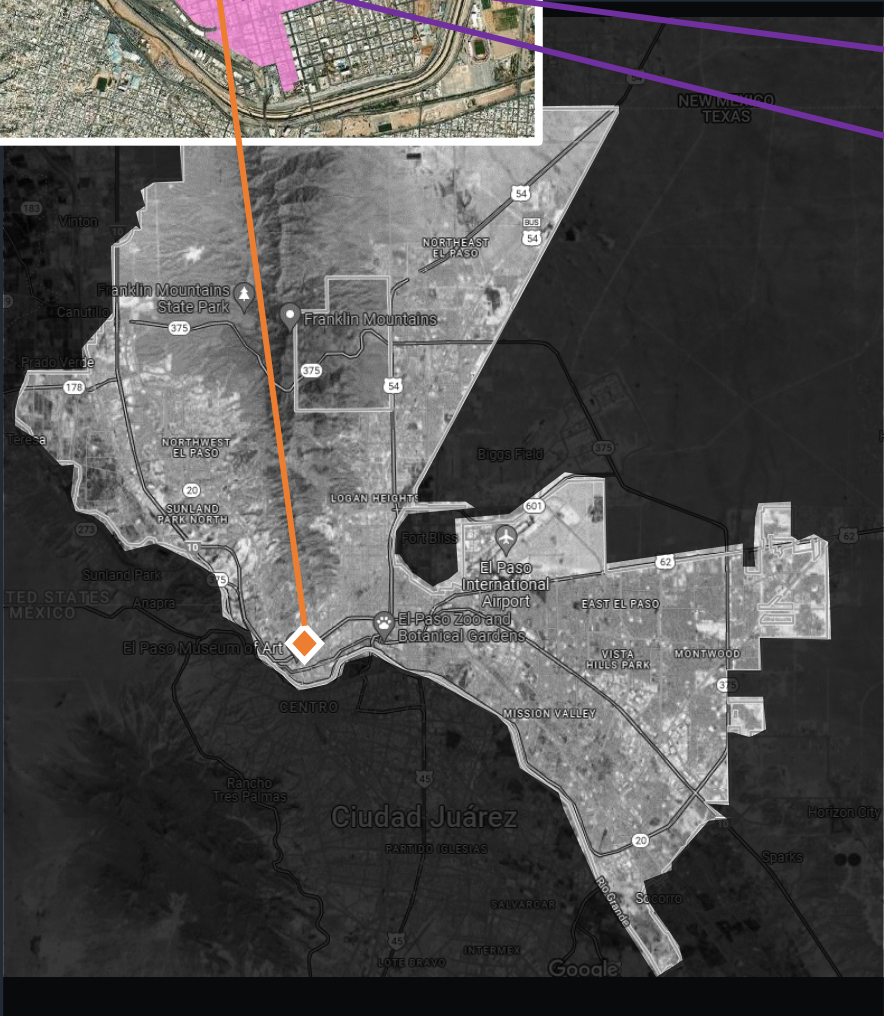
Constructions costs will be over \$14 million. The financing for the entire project is fully secured. 9% Tax Credits were awarded in 07/23/2020 and require that the project be placed in service by 12/31/2023. The project will not meet this deadline if it does not close by August 30, 2023.

COMMERCIAL INVESTMENT



Tax Increment Reinvestment Zone #5
to support infrastructure improvements
and the revitalization of downtown.

- **18% Increase** in taxable value between 2018 and 2020 (from \$304M to \$360M)
- **Over \$266M** in total investment



The Plaza Hotel
\$78 million in investment
Reopened in 2020



Historic Kress Building
\$18 million renovation into a food
hall recently approved.

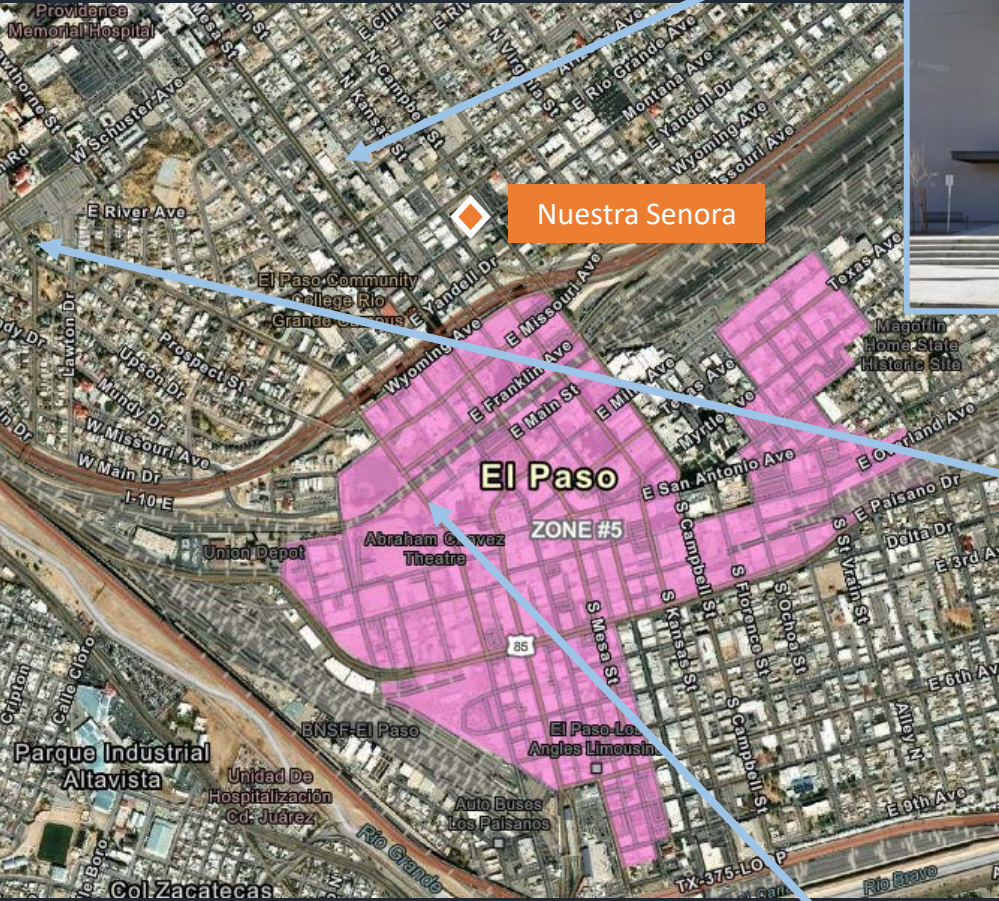
Recent Housing Developments



Blue Flame

9

INSTITUTIONAL INVESTMENT



**El Paso Independent School District
Professional Building**
Recent \$50M investment



**University
of Texas
El Paso**

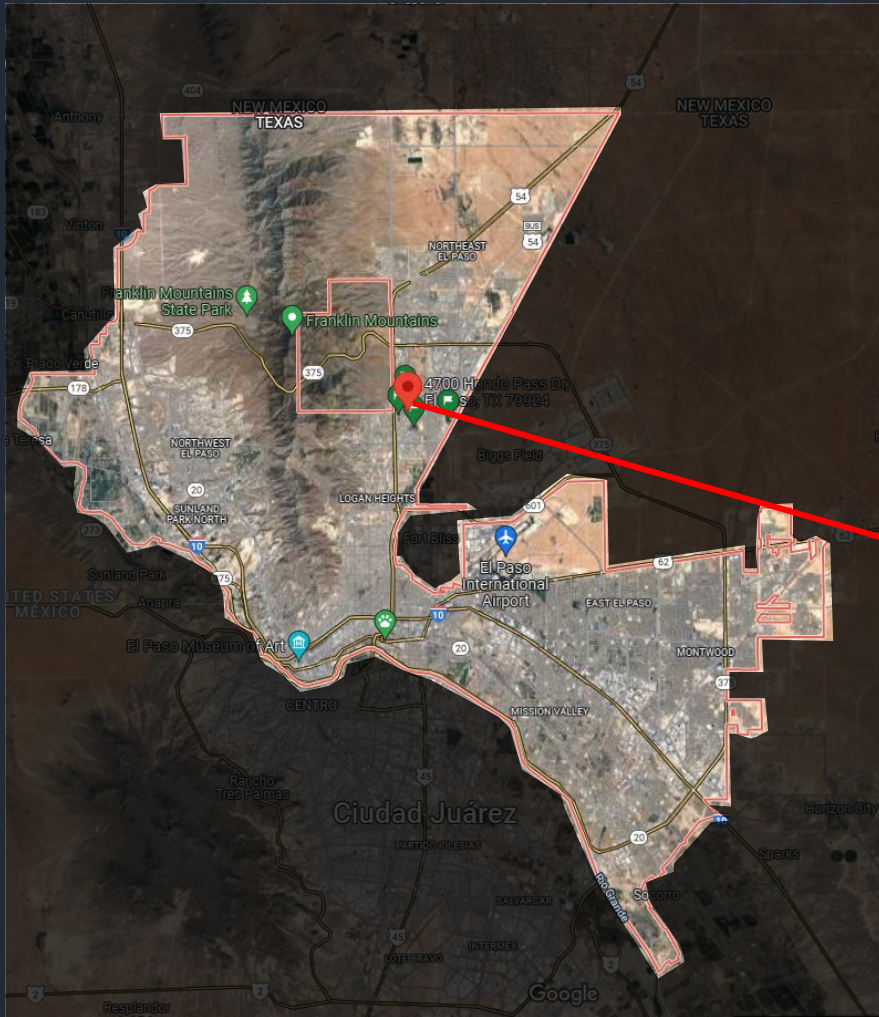


**La Nube
Children's Museum**
under construction.
Opening in 2023



SUN POINTE APARTMENTS

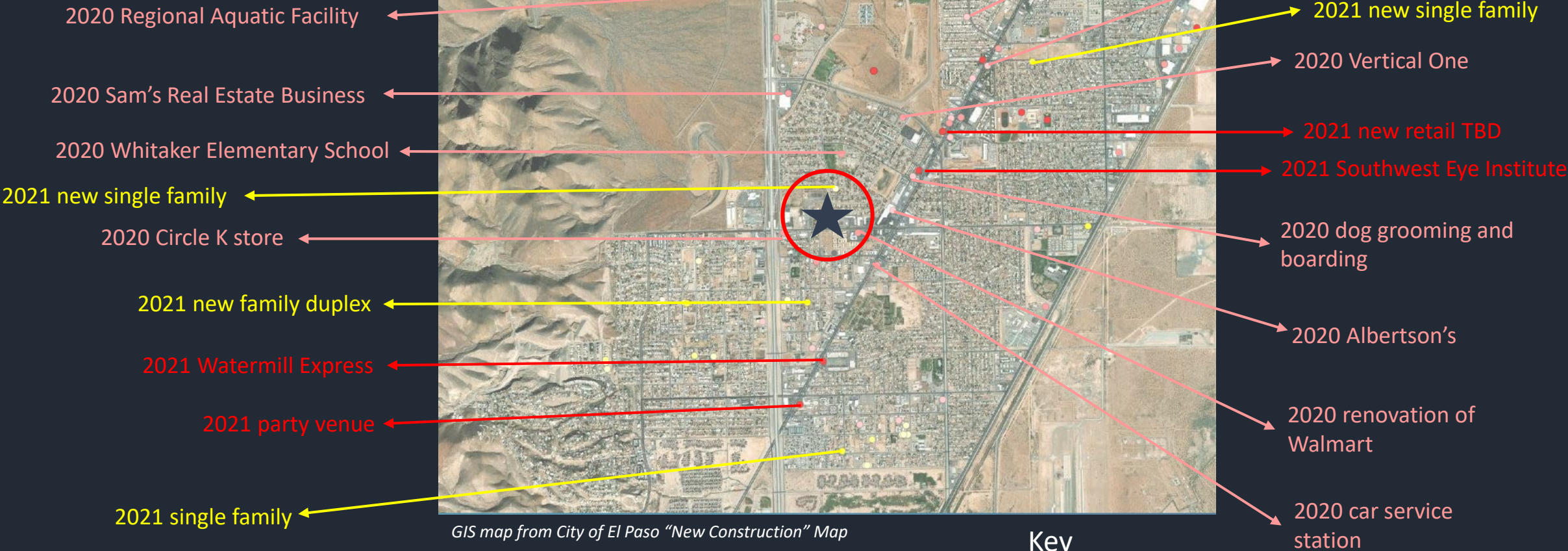
El Paso



Sun Pointe Apartments scope of work includes the substantial rehabilitation of **146 affordable apartment units** on the site. All buildings/units will receive interior and exterior improvements and new, up to date electrical, mechanical and plumbing systems. Over \$26 million in renovations is planned. Public and private funding is fully committed. The 9% Tax Credits were awarded in 2021 and require that the project be placed in service by December 31, 2023. The project will not meet this deadline if it does not close by July 30, 2022.

The site is located on at **4700 Hondo Pass Drive** in El Paso, Texas. Site development includes earthwork, regrading for accessibility, paving, landscaping, site/parking lighting, subsurface and overhead utility installations and other site work, mail and recreational amenities including a sports court, tot-lots and cabana. The residential buildings will have all electric utilities that will be independently metered for each apartment unit.

Private Investment in the Community

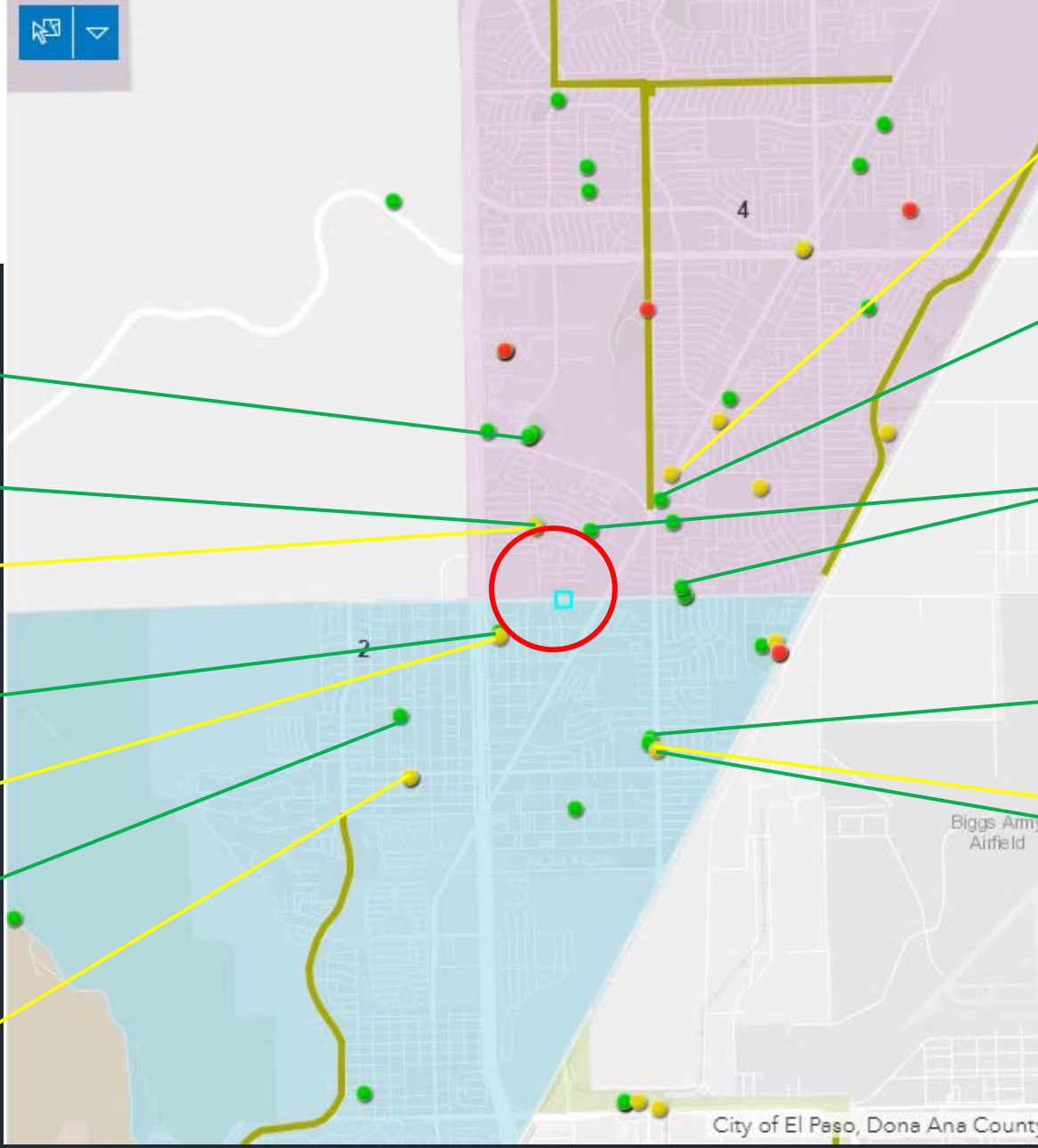


- Key
- 2021 commercial construction
 - 2020 commercial construction
 - 2021 residential construction

Capital Improvement in the Community

- Sue Young/Spray Parks Enhancements
Budget \$1,300,000
- Todd Ware Park Improvements-NIP II
Budget \$35,800
- Todd Ware Park Improvements
Budget \$51,250
- Wellington Chew Senior Center Improvements
Budget \$551,844
- Nolan Richardson Recreation Center
Budget \$2,500,000
- Sunrise Park Restroom Improvements
Budget \$25,100
- Fire Station 16
Budget \$ TBD

- Northgate Transit Oriented Development - Floodplain Mitigation
Budget \$77,750
- Northgate Transfer Center and Garage
Budget \$10,897,902
- Curb Ramps and Sidewalk Gap Program
Budget \$307,763 & \$98,938
- Northeast Regional Park – Skate Park
Budget \$1,654,298
- Mountain View Park Improvements
Budget \$75,747 & \$90,000



City of El Paso, Dona Ana County, Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | GIS division | Esri, HERE

Key

Deferred Facilities Project

Active Facilities Project

Completed Facilities Project

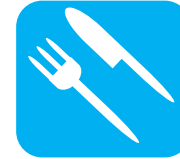
Amenities

- Public Transit
- Green Space
- Retail
- Schools
- Healthcare



Butter Smith Bakery, 0.2 miles from Sun Pointe (above)

207



207 Bus stop, 0.3 miles from Sun Pointe (above)



Sue Young Park, 1 mile from Sun Pointe (above, left)



Earth Day at Whitaker Elementary School, 0.9 miles from Sun Pointe (below)

Projects

- Sun Pointe
- Machuca
- Cielo Tower
- Nuestra Senora
- Alamito STREAM
- Salazar

Projected Amount

\$13 Million

\$20 Million

\$20 Million

\$22 Million

\$2.6 Million

\$50 Million

Total: \$127.6 Million



Thank you



HOME

Housing Opportunity
Management Enterprises