

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

**AGENDA DATE:** January 31, 2023

**PUBLIC HEARING DATE:** N/A

**CONTACT PERSON(S) NAME AND PHONE NUMBER:** Nicole Ferrini, Chief Resilience Officer, 915-212-1659

**DISTRICT(S) AFFECTED:** All Districts

**STRATEGIC GOAL:** Goal 8 – Nurture and promote a healthy, sustainable community

**SUBGOAL:** Goal 8.2 – Stabilize neighborhoods through community, housing and ADA improvements

**SUBJECT:**

**APPROVE a resolution / ordinance / lease to do what? OR AUTHORIZE the City Manager to do what? Be descriptive of what we want Council to approve. Include \$ amount if applicable.**

Discussion and action that the Mayor of the City of El Paso, Texas be authorized to sign Resolutions of Support and/or Resolutions of No Objection for the following 2023 9% Regional Competitive Low Income Housing Tax Credit (LIHTC) applications:

- Patriot Place II, located at 9500 Kenworthy Drive, El Paso, Texas 79924, proposed by Paisano Housing Redevelopment Corp (D/B/A HOME).

**BACKGROUND / DISCUSSION:**

**Discussion of the what, why, where, when, and how to enable Council to have reasonably complete description of the contemplated action. This should include attachment of bid tabulation, or ordinance or resolution if appropriate. What are the benefits to the City of this action? What are the citizen concerns?**

The City of El Paso received four requests for resolutions of support for 9% Low Income Housing Tax Credit applications. Staff recommends issuing no resolutions of support, nor resolutions of no objection, for any of the four proposals as they do not align with the priorities of the City as expressed in the Local Support Evaluation Criteria, approved by City Council on 10/15/2019.

**THIS YEAR'S REQUEST FOR SUPPORT**

This year, the City has received one request for local government support. That request is from HOME (formerly known as the Housing Authority of the City of El Paso). HOME is proposing to add 40 additional units to their Patriot Place apartment complex located at 9500 Kenworthy Drive in the Northeast (District 4). These units will be affordable to households at 50% Area Median Income. In 2019, City Council provided a resolution of support for LIHTCs that were utilized to develop the first phase of Patriot Place. Construction of the initial phase was completed in the Fall of 2022 and the 110 units are occupied by low-income veterans and families. While this development is not within ¼ mile of a BRT stop, and as such is not located in a priority LIHTC area, staff believes that a *Resolution of No Objection* is appropriate for this development as it is an expansion of a project for which Council has already provided support. Additionally, Patriot Place has immediate access to public transit and is within ½ mile of the Northeast BRT terminal; there is currently significant public investment and private commercial investment in the immediate area; it is adjacent to Sue Young Park which serves as a significant benefit to families; it is in the shadow of the EPCC Transmountain campus; and is within a short walk of a grocery store (Sam's Club). For all of these reasons, staff is recommending a *Resolution of No Objection* for the Patriot Place II proposal.

**PRIOR COUNCIL ACTION:**

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

Revised 04/09/2021

On February 26, 2019, City Council approved a resolution of no objection for LIHTCs for Patriot Place I.

**AMOUNT AND SOURCE OF FUNDING:**

How will this item be funded? Has the item been budgeted? If so, identify funding source by account numbers and description of account. Does it require a budget transfer?

N/A

**HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED?   X   YES    NO**

**PRIMARY DEPARTMENT:** Department of Community + Human Development (DCHD)

**SECONDARY DEPARTMENT:** N/A

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**\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\***

**DEPARTMENT HEAD:** Abraham Gutierrez for Nicole Ferrini



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

## RESOLUTION

**WHEREAS**, Paisano Housing Redevelopment Corp (D/B/A HOME) has proposed a development for 40 affordable rental housing units at 9500 Kenworthy Drive, El Paso, TX 79924, named Patriot Place II, in the City of El Paso, Texas; and

**WHEREAS**, Paisano Housing Redevelopment Corp (D/B/A HOME) has committed to a minimum 45-year affordability period for those additional 40 units at 9500 Kenworthy Drive, El Paso, TX 79924, named Patriot Place II, in the City of El Paso, Texas; and

**WHEREAS**, Paisano Housing Redevelopment Corp (D/B/A HOME) has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2023 Competitive 9% Housing Tax Credits for Patriot Place II; and

**WHEREAS**, it is acknowledged that the census tract contains more than 20% Housing Tax Credit Units per total households within the census tract.

### **NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

1. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it has **no objection** to the proposed **Patriot Place II** development located at 9500 Kenworthy Drive, El Paso, TX 79924 (TDHCA Application number 23169) and that this formal action has been taken to put on record the opinion expressed by the City of El Paso, Texas on January 31, 2023.
2. That for and on behalf of the Governing Body, Laura Prine, City Clerk, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.


### **THE CITY OF EL PASO**

\_\_\_\_\_  
Oscar Leaser  
Mayor

### **ATTEST:**

\_\_\_\_\_  
Laura Prine  
City Clerk

### **APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Joyce Garcia  
Assistant City Attorney

### **APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Nicole M. Ferrini  
Chief Resilience Officer

## RESOLUTION

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**WHEREAS**, it is acknowledged that the census tract contains more than 20% Housing Tax Credit Units per total households within the census tract.

### **NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

1. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it **supports** the proposed **Patriot Place II** development located at 9500 Kenworthy Drive, El Paso, TX 79924 (TDHCA Application number 23169) and that this formal action has been taken to put on record the opinion expressed by the City of El Paso, Texas on January 31, 2023.
2. That for and on behalf of the Governing Body, Laura Prine, City Clerk, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

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### **THE CITY OF EL PASO**

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Oscar Leaser  
Mayor

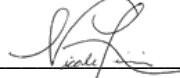
### **ATTEST:**

\_\_\_\_\_  
Laura Prine  
City Clerk

### **APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Joyce Garcia  
Assistant City Attorney

### **APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Nicole M. Ferrini  
Chief Resilience Officer



# HOME

Mr. Mark Weber  
Community Development Program Manager  
Community and Human Development Department  
801 Texas Avenue – Third Floor  
El Paso, Texas 79901

Re: HACEP 2023 9% Request for Resolution Support Patriot Place II-A

Dear Mark,

HOME is pleased to work with the city towards building the affordable housing market in El Paso and through its guidance with the 9% Low Income Housing Tax Credits program. Specifically, for the 2023 low-income housing tax credit cycle, HOME submits with this letter and the application, Request for Resolution of Support for Patriot Place Phase II-A.

Enclosed please find 1) Request for Resolution, 2) Attachment B-2, and 3) Attachment B-12 (Which includes Attachment B-10 and Attachment B-11) in color hard copy for each of the aforementioned. Also, electronic file versions of these documents are available through SharePoint.

The Patriot Place II development is an opportunity for HOME to begin the remaining development of the vacant 10 acres which is now Patriot Place. Patriot Place, Phase I, was recently completed in the Fall of 2022. The 110-unit development is currently being occupied by low-income veterans and families. Patriot Place Phase II-A will provide quality affordable housing for 40 families which will have access to public recreation resources and to take advantage of the commercial/retail services, public services and job opportunities. The project will include a “flex space” to provide resident services and to hold special events and resident activities.

We trust the City will share in our enthusiasm for the proposed plans and in particular this new construction, mixed-income community which will provide 40-affordable units and services to its residents. HOME is confident the development will be additive to the City’s future and further its goals with providing additional, quality and sustainable affordable housing.



# HOME

HOME looks forward to future discussions with the City to best align the Patriot Place II-A project with its goals. Please contact me if you have any questions or require additional information.

Sincerely yours,

Satish Bhaskar  
Executive Vice President/CFO

cc: G. Cichon





## 2023 LOW INCOME HOUSING TAX CREDIT REQUEST FOR MUNICIPAL RESOLUTION

The City of El Paso requires the following information in order to process a request for support resolution for the Texas Dept. of Housing and Community Affairs as part of the 2023 Low Income Housing Tax Credit (LIHTC) application process. All 9% LIHTC applicants must fill out Sections A, B, and D. Section C is for 9% LIHTC applicants seeking City financial support. 4% HTC applicants must fill out sections A, B and D only.

- The deadline for 9% Housing Tax Credit Requests for Municipal Resolution is Wednesday, January 11, 2023 by 5:00 pm (MST)

### SECTION A. PROPERTY AND CONTACT INFORMATION

1. Applicant/Developer: \_\_\_\_\_
2. Contact Person: \_\_\_\_\_
3. Applicant Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_
4. Name of Proposed Development: \_\_\_\_\_
5. Proposed Development Address/Location: \_\_\_\_\_
6. Type of Tax Credit requested of TDHCA (ex. 9% Statewide At-Risk or 9% Regional Competitive): \_\_\_\_\_  
\_\_\_\_\_

### SECTION B. PROJECT INFORMATION

1. Project type (rehabilitation, new construction, adaptive reuse, etc.): \_\_\_\_\_
2. Provide a written narrative explaining why the particular type of tax credit is being requested and how the proposed development meets TDHCA criteria and the City of El Paso adopted Evaluation Criteria for Requests for Local Government Support of LIHTC Proposals. To accomplish this, the narrative should include detailed descriptions of how the proposed development meets each of the criteria for Value Statements 2, 3, 4, and 5 in the City's adopted evaluation criteria (attached to this form). Narrative must be no more than 10 pages, single-spaced, 12 pt. Arial or Calibri font, 1" margins. Submit as Attachment B-2.
3. Total cost of development (as prepared by an Architect, Engineer or Contractor): \$\_\_\_\_\_
4. Cost per square foot: \$\_\_\_\_\_
5. Amount of tax credits being requested of TDHCA: \$\_\_\_\_\_
6. Number of units & housing mix for proposed development (1, 2 or 3 bedroom) and Number of Affordable Units

Units/bedroom Size:	Total Quantity	Market Rate	80% AMI	60% AMI	50% AMI	30% AMI
1 Bedroom						
2 Bedroom						
3 Bedroom						
4 Bedroom						
<b>Totals</b>						



7. Is the proposed development site properly zoned for proposed development? Yes \_\_\_\_ No \_\_\_\_  
 a. Current Zoning: \_\_\_\_\_
8. Are property taxes current for the site? Yes \_\_\_\_ No \_\_\_\_  
 If yes, provide a copy of current property tax receipt, or print-out from:  
[https://actweb.acttax.com/act\\_webdev/elpaso/index.jsp](https://actweb.acttax.com/act_webdev/elpaso/index.jsp) Submit as Attachment B-8.
9. Is the property located in a flood zone? Yes \_\_\_\_ No \_\_\_\_
10. Submit location map showing the project site. Submit as Attachment B-10.
11. Submit project Site Plan (and renderings if available). Submit as Attachment B-11.

### SECTION C. FOR THOSE PROJECTS SEEKING FINANCIAL SUPPORT FROM CITY FUNDS

1. Total amount of funds requested from City HOME/CDBG funds: \$ \_\_\_\_\_  
 Or, total amount of requested fee waiver from the City of El Paso: \$ \_\_\_\_\_
2. Indicate use of all funds by category and amount (for those requesting HOME/CDBG funds):
- |   |          |
|---|----------|
| Acquisition:                                | \$ _____ |
| Design/Soft Costs:                          | \$ _____ |
| New Construction of Housing Units:          | \$ _____ |
| Rehabilitation/Conversion of Housing Units: | \$ _____ |
| Funds from other sources:                   | \$ _____ |
| Total Project Cost:                         | \$ _____ |
3. Relocation of Tenants (for rehabilitation and/or reconstruction developments):
- How many of the existing dwelling units are occupied? \_\_\_\_\_ Vacant? \_\_\_\_\_  
 If completely vacant, how long has the property been vacant? \_\_\_\_\_  
 Are any of the units owner-occupied? \_\_\_\_\_  
 Will Temporary or permanent relocation be required? \_\_\_\_\_
4. Section 3 Agreement (for those requesting HOME/CDBG funds): If the project construction amount totals more than \$200,000, the owner/contractor agrees to meet or exceed Section 3 requirements by: (1) awarding at least 20% of the total dollar amount of all covered construction contracts to Section 3 businesses; and (2) offering 50% of new employment opportunities to Section 3 businesses. Section 3 is a provision of the Housing and Urban Development (HUD) Act of 1968 that requires that recipients of certain HUD financial assistance, to the greatest extent feasible, provide job training, employment, and contracting opportunities for low- or very-low income residents in connection with projects and activities in their neighborhoods. The HOME and CDBG funds administered by the City necessitate following Section 3 provisions.
- Do you agree to meet or exceed the Section 3 requirements noted above? Yes \_\_\_\_ No \_\_\_\_
5. Submit the following financial documents (for those requesting HOME/CDBG funds):
- Applicant's financial statement or most recent audit. Submit as Attachment C-5.a.
  - Applicant's Current Income Tax Return. Submit as Attachment C-5.b.



6. Submit the following Relocation documents (if applicable):

- a. Copy of Relocation Plan. Submit as Attachment C-6.a.
- b. Proof of approval of Relocation Plan by HUD. Submit as Attachment C-6.b.
- c. List of all households to be displaced, list must include date of issuance of General Information Notices and date of issuance of Relocation Notices for all households. Submit as Attachment C-6.c.

**Please note:** Phase I Environmental Assessment must be submitted to Community & Human Development for review prior to execution of any HOME or CDBG funding agreements.

#### SECTION D. CERTIFICATIONS

**RETURN COMPLETED 9% LIHTC REQUESTS FOR MUNICIPAL RESOLUTION WITH ALL ATTACHMENTS NO LATER THAN JANUARY 11, 2023 BY 5:00 PM (MST).**

**Submittals received after 5:00 pm on January 11, 2023 MST will not be considered for support.**

Applications must be submitted by emailing a link to your application contained within a file sharing service. Please notify DCHD staff by emailing **webermc@elpasotexas.gov** that your application has been stored with a file sharing service to include the link for access. DCHD must receive this email prior to the application deadline. Applications must be submitted electronically unless a waiver has been issued allowing you to submit your application in paper form. Instructions for submitting your paper application will be contained in the waiver for electronic submission.

**4% HTC REQUESTS FOR MUNICIPAL RESOLUTION WILL BE ACCEPTED ON A ROLLING BASIS THROUGHOUT THE YEAR**

Person authorized to sign on behalf of proposed development:

I/we declare that I/we have examined this request and, to the best of my/our knowledge and belief, the information contained therein is true, correct, and complete.

Signature (required):



Printed Name/Title:

SATISH BHASKAR, EVP/CFO

Date:

1-11-22

FOR STAFF USE ONLY: Received by: \_\_\_\_\_ Date: \_\_\_\_\_

Review for Completeness by: \_\_\_\_\_

## **Patriot Place Phase II Attachment B-2**

### **Introduction to Patriot Place Phase II**

The Housing Authority of the City of El Paso D/B/A Housing Opportunity Management Entity (“HOME”) is very pleased to submit this application for Patriot Place Phase II using 9% Low Income Housing Tax Credits (LIHTC) through the 9% Regional Competitive Set Aside Funding Pool administered by the Texas Department of Housing and Community Affairs (“TDHCA”). This is HOME’s application submitted to the City of El Paso as part of the 2023 9% Regional Competitive Set Aside. To assist the City’s review, included is Attachment B-12 which provides supportive information in an easy-to-read format.

**Patriot Place will be an attractive 3 building, 40-unit, mixed-income newly constructed development located in the Patriot Place neighborhood. This second phase of a 4-phased development will provide quality affordable housing and services for residents in the northeastern area of the city.** See Figure 1 of the following page for the Patriot Place location. Also refer to the slide deck (Attachment B-12) for additional site content.

In addition to the 40 affordable housing units, the development will include an After-School Learning Center and community center and outdoor space which includes a playground and seating. The site will also have a path which provides a direct link to Sue Young Park. The development of Phase II will complete the development of approximately 10-vacant acres and will set a leading example for a more community-oriented neighborhood that is currently in need of increased affordable housing options.

**Future residents of Patriot Place II will greatly benefit from the site’s excellent public transit access and proximity to an array of parks, services, and educational opportunities.** A wide range of nearby social services, jobs, educational institutions, and commercial development will provide significant opportunity for future residents.

**The need for affordable housing in this neighborhood and across the city is great.** According to the 2019 El Paso Regional Housing plan, the city has a shortage of 3,300 rental units for households earning less than \$30,000 annually. Patriot Place II provides access to quality housing in a community-oriented environment, with outdoor gathering spaces, an After-School Learning Center, will support current and future neighborhood residents and families seeking homes which are affordable and close to transit, retail, jobs and schools. With adjacent bus stops, the location offers easy access to a wide range of opportunities across the city to support upward mobility for residents of all ages.

The newly constructed Patriot Place II will help HOME meet the needs of current and future residents whose incomes fall between thirty percent (30%) and sixty percent (60%) AMI, with the aim to support and increase opportunities for very low to low-income residents.

HOME anticipates a high score for Value Statement 1 given the site’s high overall number of units (15 points), range of units available between 30% and 60% AMI (8 & 7 PTS) and the high number of units produced per amount of tax credits (5 Pts).

## **Value Statement 2 – Social Services (20 Pts)**

*Support breaking the cycle of poverty and supporting upward mobility by either directly providing or facilitating availability of social services*

HOME planned delivery and facilitation of social services program at Patriot Place II directly supports the city's objectives to break cycles of poverty and support upward mobility. Affordable Housing is a critical and stabilizing foundation for low-income and very low-income residents. But to break cycles of poverty, HOME has found the broader resident needs around health, education, and employment must be addressed. This principle is the basis of HOME's mission to improve the quality of life for economically challenged families. The holistic approach to services will add significant value to the lives of residents and community members who participate.

**HOME's extensive experience** delivering services and programs across 48 properties which serves families **is further assurance the specific needs of future Patriot Place II residents will be met.** See page 10 of the slide deck (Attachment B-12) to learn about HOME's long-standing partnerships and programs. Future residents will have access to programs and social services in the following three categories:

### **Education**

Long-standing partnerships with educational institutions, including the El Paso Community College and the University of Texas at El Paso, strengthen HOME's ability to deliver a variety of educational programs. HOME anticipates offering health and nutrition classes on health topics ranging from diabetes to cancer prevention, quarterly life skills classes to help families navigate their medical benefits and more.

### **Economic Development/Workforce Entrepreneurial Development, including Homeownership**

Income is the strongest and most consistent predictor of resident health and wellbeing; and promoting financial independence for residents is a top priority. For over a decade, HOME has partnered with Government Employees Credit Union (GECU) and Project Bravo to deliver financial literacy training to support residents reach their financial goals. In addition, HOME's Family Self-Sufficiency (FSS) Program will be available to residents interested in homeownership opportunities. The FSS Program is a holistic approach to helping HUD-assisted families make progress towards achieving self-sufficiency which combines case management to help families access the services they may need to increase their earnings with a strong financial incentive (in the form of an escrow account) for families to increase their earnings. As the leading homeownership placement program in the El Paso area, FSS has proven to be very successful in helping low-income families build assets and substantially increase their earnings to become homeowners.

### **Supportive/Social Services**

Many residents need supportive and social services, having experienced isolation and traumas related to housing insecurity, poverty, and violence. HOME has an extensive network of non-profit and healthcare partners who provide residents with supportive/social services both on and off site. Healthcare partners, including Superior Health Plans, Texas Tech University Health Sciences Center, a HOME partner for 10 years, and Texas A&M Agrilife, help HOME facilitate monthly health screenings, annual health fairs, annual flu shots, COVID-19 vaccines and boosters, and other highly tailored programming to support the physical and mental well-being of all residents, including youth.

HOME also provides a variety of supportive services programs throughout the year, including bi-monthly social events, such as games, ice cream socials, guitar playing and holiday celebrations; bi-monthly arts and crafts, such as knitting and decorating; and backpack giveaways that have been very successful programs. Social connections are an essential part of resident wellbeing, can extend length and quality of life, and serve as an important foundation to support upward mobility. HOME enlists additional community partners, such as El Pasoan's Fighting Hunger, Project VIDA, Abundant Living Faith Center, and HOME's Transportation Department, to help deliver other social programs including monthly food distribution, after-school youth program, and an annual holiday meal, entertainment, and a food pantry.

### **Value Statement 3 – Access to Commercial/Public Service**

*Residents given an opportunity for inclusiveness and afforded an opportunity to access public services*

In alignment with Value Statement 3, residents of Patriot Place II will be given an opportunity for inclusiveness and afforded an opportunity to access public services. There are plentiful commercial/public services in walking distance.

#### **Great Access**

The development has “front door” access to El Paso’s public transportation. Residents will have the ability to all major travel corridors and the newly Rapid Transportation System. Another component of making transit more accessible is the incorporation of bicycle racks which will be separated from automobile parking. Through this amenity, residents will be able to capitalize on the network of city streets. Making this alternative form of transportation more attractive and reduce the dependency on automobiles. Neighborhood amenities are also accessible by the major corridors and public transportation for future residents of the development. Overall, the development promotes the concept of live-work by providing job opportunities closer to “home” which is especially valuable for family members which are also care-givers.

This development meets the TDHCA criteria of promoting the edification of high-quality housing. Unit sizes and features have been enhanced with no additional charge to the residents. These amenities will enhance the overall quality of life for the residents and incorporate Green Building elements. Over 20% of the low-income units are 50% or less of the AMGI, and at least 10% of the rents are at 30% or less of the AMGI.

Patriot Place II is committed to serve and support Texans most in need. It will provide a combination of supportive services along with adequate space for the program service providers to provide services. These services will include an After-School Learning Center as well as additional services which may include, but are not limited to, GED Preparation classes, annual health fair, Notary Services, and/or providing a fulltime resident services coordinator. The services maybe modified as resident needs change. In conjunction to these services, the development is including a accessible and audio/visual units to accommodate residents with special physical needs.

Residents are provided an opportunity through gathering points/areas for inclusiveness and afforded an opportunity to access public services as the development site is within steps to public transportation is conveniently located near various community assets. Schools, medical facility, outdoor public recreation, religious institution, post office, convenience store, civic offices, and restaurants to name a few. Patriot Place II will include barrier free access by residents to the immediate neighborhood and

commercial/public services. Walkability of the site is excellent and provides a high quality of life for future residents.

The community is engaged and has provided vital support to the first phase of Patriot Place, and it is expected that the same support will be provided for Patriot Place II. The City of El Paso will discuss and consider passing a resolution of local support and commitment for the tax credit property. It is anticipated support for the development will continue with the support of various community organizations such as Project Bravo and the YWCA. The development meets the goals, objectives, and the overall criteria set forth by TDHCA.

#### **Value Statement 4 – Local Presence (15 Pts)**

*Local presence and long-term accountability in El Paso*

As a “High Performing” and award-winning Public Housing Authority (PHA) that assists more than 40,000 El Pasoans, HOME has become the 14<sup>th</sup> largest PHA in the United States and the largest in the State of Texas. HOME’s local presence and long-term accountability cannot be overstated at nearly 84 years of continuous service. HOME hires locally and has a full staff to manage, operate and develop its properties successfully. The strong partnership between HOME and the City of El Paso helps build the housing market at a substantial scale.

#### **Highlights of HOME’s Experience include:**

- 84 Years in El Paso
- 80 Staff
- 48 Properties
- 40,000 El Pasoans Served
- Housing for Veterans (VASH Program)

- 1,126 New Construction Units
- 5,233 Rehab Units(5,167w/RAD)
- 5,600 Housing Choice Vouchers
- 1,300 Tax Credits & Non-Subsidized Units
- Housing for Chronically Homeless (Shelter Plus Care Program)

**HOME has significant experience with financing, development, construction, and management of homes for families, elderly and disabled residents.** HOME has completed 5,167 units through the Rental Assistance Demonstration (RAD) program to date and has a portfolio of 6,102 RAD units, 5,600 Housing Choice Vouchers, and 1,300 Tax Credits and Non-Subsidized units.

HOME has a strong development team, continues to operate properties, and provides affordable housing for low and very-low-income households in El Paso. Long-term care and maintenance of HOME properties will be supported through the properties cashflow.

The HOME team experience in both development and operation of affordable housing is built from decades of implementing affordable housing programs. HOME has a strong track record of meeting

funding obligations and timelines resulting in successful delivery of high-performance, sustainable, and safe projects. These include experience with a range of funding sources and programs, including LIHTC, HUD grants and programs, including RAD conversions, and other federal and local programs.

### **Tax Credit Awards**

HOME's significant tax credit experience includes full support from the city and spans from a 2016 award of \$3 million for Commissioners Corner and Gonzalez Apartments new construction of 338 units. 2017 award of \$3 million from TDHCA for Blue Flame Building and Medano Heights, which total 266 units and placed in service in December 2019; 2021 award of \$1.2 million for the rehab of Sun Pointe; and 2020 1.2 million for the new construction project, Nuestra Senora. Both Sun Pointe and Nuestra Senora began construction in 2022 and will deliver a total of 226 units in 2024.

In 2019, HOME was awarded \$1.5 million for the development of Patriot Place Phase I, which totals 110 units and was placed in service in 2021. HOME was awarded \$900,000 in 2022 for its project in El Paso County which will produce 40 single-family units in Clint.

### **Award-Winning Affordable Housing**

HOME's ability to meet financing obligations and deliver high performance projects which serve families, elderly, and disabled residents is reinforced through its excellent HUD relationship. It includes an earlier \$20 million HOPE VI grant awarded by HUD for the revitalization of Alamito Apartments into 349 public housing units. A \$12.7 million HUD American Recovery and Reinvestment Act ("ARRA") Capital Funds grant for the rehabilitation of public housing properties and an \$8.3 million HUD AARA grant for the Paisano Green Community. This award-winning 73-unit community was completed in 2012 and is the first NetZero, fossil-fuel free, LEED Platinum, affordable housing community in the United States.

HOME's RAD program, initiated in 2014, is second to none in the State of Texas and nationally. It has resulted in the rehabilitation and new construction of over 5,167 affordable housing units to date and upon completion represents a total of **\$1.3 Billion** in public-private partnerships and construction projects.

### **Commitment to Extended Affordability**

With a statutory mandate to serve low-income families in El Paso, HOME has been and will continue to remain the leading provider of affordable housing in El Paso. HOME commits to long-term affordability of properties and has set an extended 45-year affordability period for Patriot Place Phase II.

### **Value Statement 5 – Smart Growth (20 Pts)**

*Meets City Smart Growth Initiative as set out in Plan El Paso*

Since the adoption of the first City Plan of El Paso in 1925, this document has become the cornerstone in making El Paso the city it is today. It has stayed true to its purpose of promoting the convenience of its population, improve health, provide different recreational options, and beautify El Paso a whole. El Paso may be the 19<sup>th</sup> largest city in the nation, but more importantly, it continues to rank as one of the

safest cities in the nation. It's not only the home to Fort Bliss, but it also has become the retirement place of choice for many troops. These factors, along with historic advantages and economic diversity play a factor to the success of the city.

Patriot Place II meets the city's smart growth initiative as set out in the *Plan El Paso* and established sound business practices to ensure the Mission, Vision and Values of the City of El Paso are preserved. This project conserves environmental resources, spurs economic investment and reduces the need for infrastructure and services. The strategic location provides a housing option which has activities within walking distance, proximity to neighborhood services, and public transportation to alleviate the dependency on cars. Patriot Place II will bring additional stability to its neighborhood not only by building additional affordable housing with ADA and VHI units, but through different resident programs. The development encourages the participation of the community associations, JWRC Resident Council plays a vital role in addressing the needs of the residents. Supportive Services tailored to address resident needs will be available to all residents. Resident youth will have the support of an After-School Learning Center, operated on site to supplement their formal education, and assist with daily homeowner and school assignments. The applicant/developer also sponsors the Family Self-Sufficiency program, to promote homeownership.

Energy Efficiency initiatives will be incorporated into the design of the development, thus reducing operational costs and energy consumption. Patriot Place II will comply with environmental regulatory requirements. With the assistance of various local, state, and federal agencies the construction of the units will ensure the development meets all necessary codes. Through pest control, the project will be treated for any "unwelcomed" guests during excavation and during occupancy to host a healthy community and surrounding area. Recovering from an extreme weather event can be achieved through many options, but our strongest ally is education. Cooperation of the resident councils and by hosting health fairs, thus instructing residents will help minimize the damage families endure to achieve individual resiliency for El Paso residents.

In summary, the planned Patriot Place II project meets City smart growth initiatives as set out in the *Plan of El Paso*. For example, the project is planned in a central location and will develop an existing vacant and underutilized property. The development will infuse residents to a key area which will bolster the population density. The City of El Paso is more than just bricks and mortar, its foundation is its people, and with the help of various parties, Patriot Place will help the City of El Paso connect neighborhoods and develop a society which will help it move towards an exciting future.

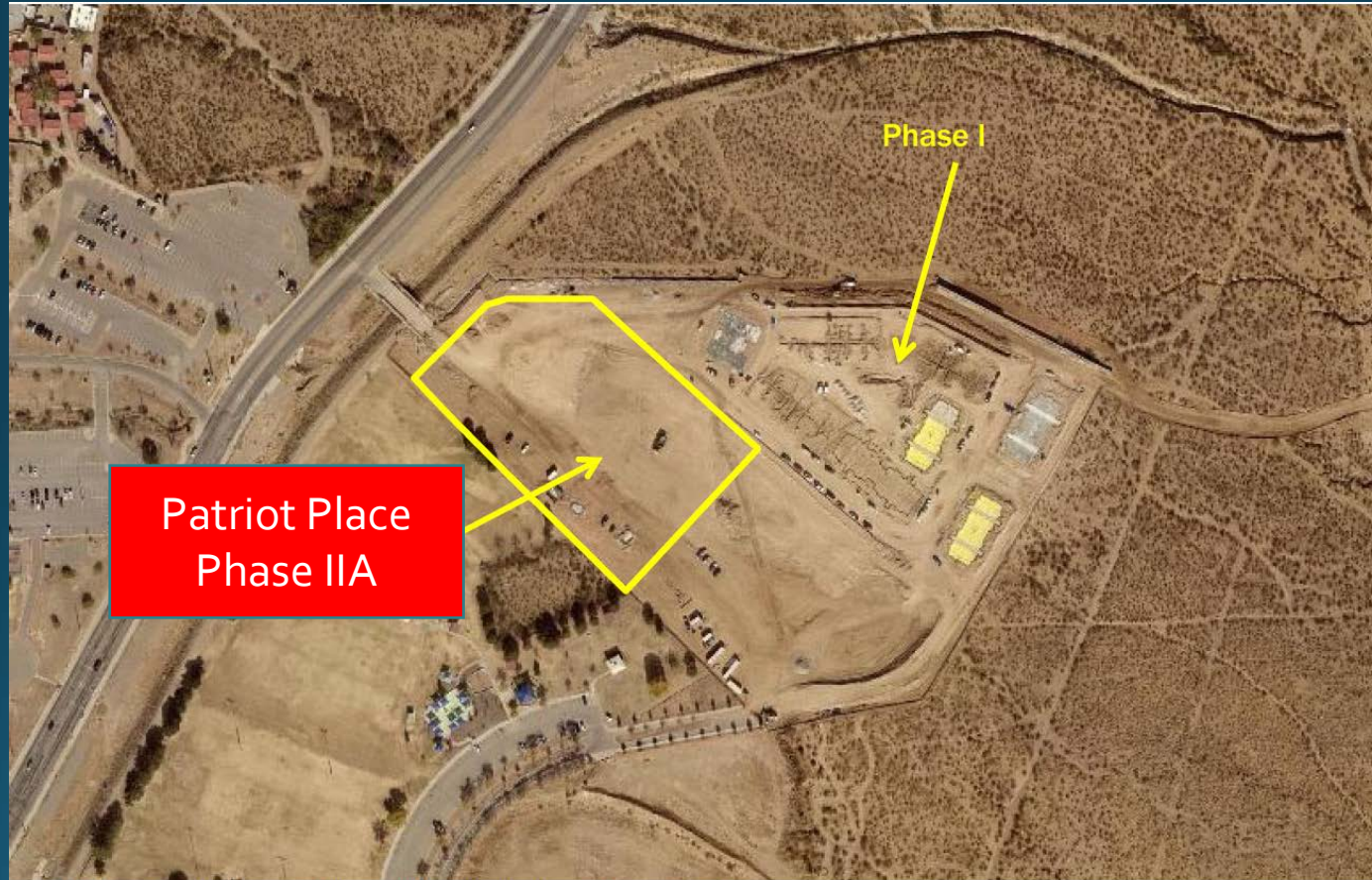




**Housing Opportunities Management Enterprises**  
**9% LIHTC Proposal**  
**1/11/23**

# Patriot Place Phases Map

Patriot Place Phase IIA is approximately 4.87 acres or 212,137 square feet.



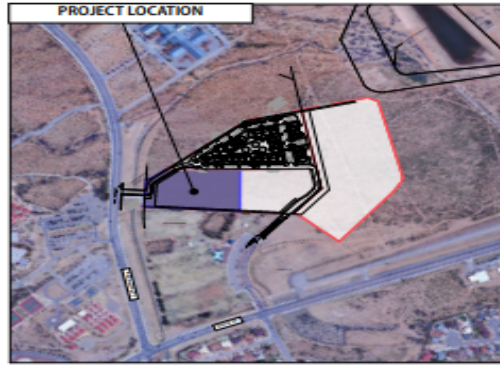
Source: El Paso Central Appraisal District, dated 2021, retrieved December 2022

# Site Overview

- Patriot Place Phase I construction was completed in October 2022. This project would serve as the second phase of that project.
- Patriot Place Phase IIA is a proposed 40-unit Low Income Housing Tax Credit multifamily development, where tenants will contribute 30% of their income towards rent, that will offer one, two, and three-bedroom units.
- Patriot Place Phase IIA will consist of three two-story garden-style residential buildings and one single-story community building/clubhouse.
- The anticipated completion date for the Subject is January 2024.
- This type of development meets the TDHCA criteria of promoting the edification of high quality housing. Unit sizes and features have been enhanced with no additional charge to the residents. These amenities will enhance the overall quality of life for the residents, and incorporate Green Building elements.



# Site Plan

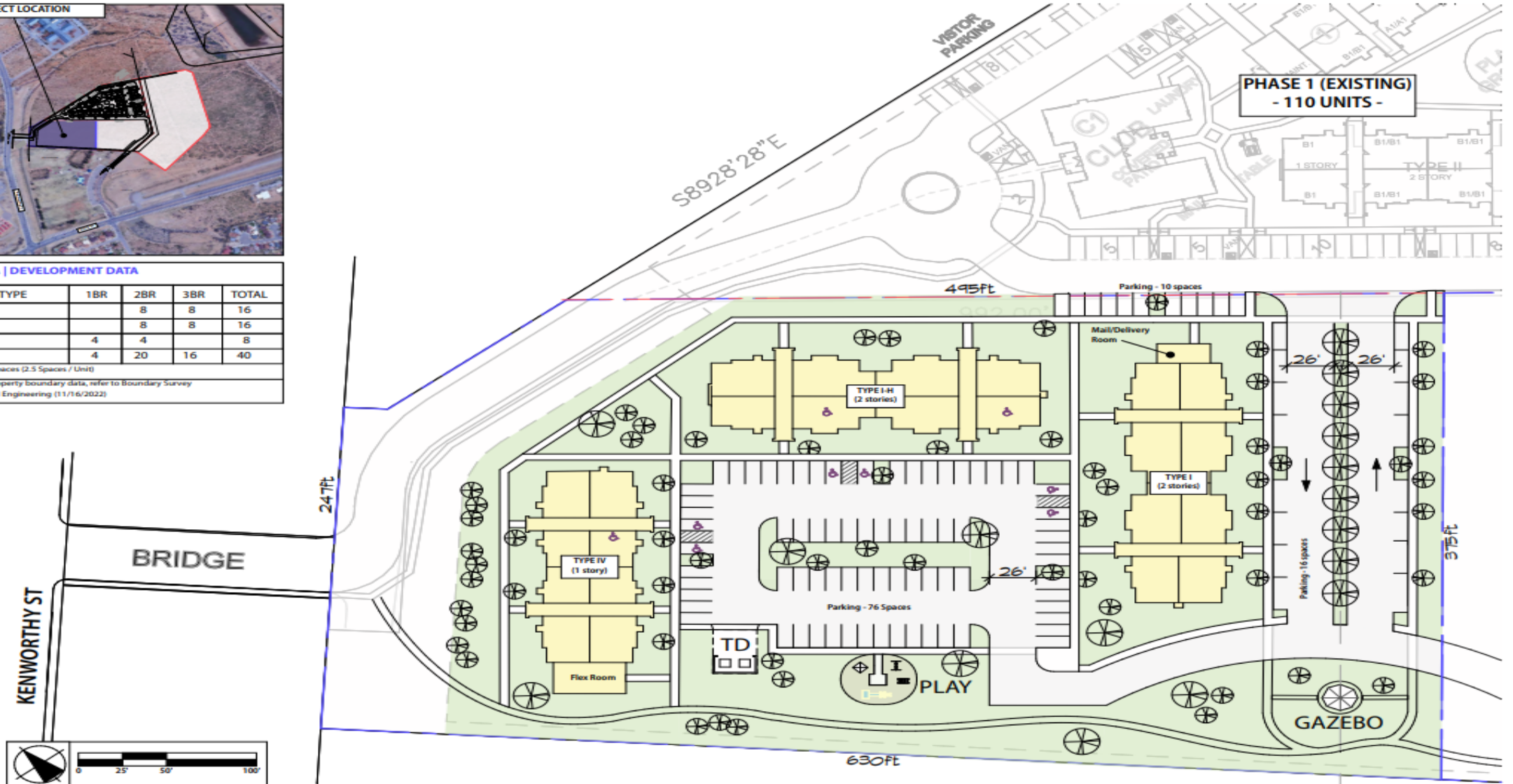


## PHASE 2A | DEVELOPMENT DATA

BUILDING TYPE	1BR	2BR	3BR	TOTAL
TYPE I		8	8	16
TYPE I-H		8	8	16
TYPE IV	4	4		8
TOTAL	4	20	16	40

Parking: 102 spaces (2.5 Spaces / Unit)

For detailed property boundary data, refer to Boundary Survey prepared by SLI Engineering (11/16/2022)



# General Location

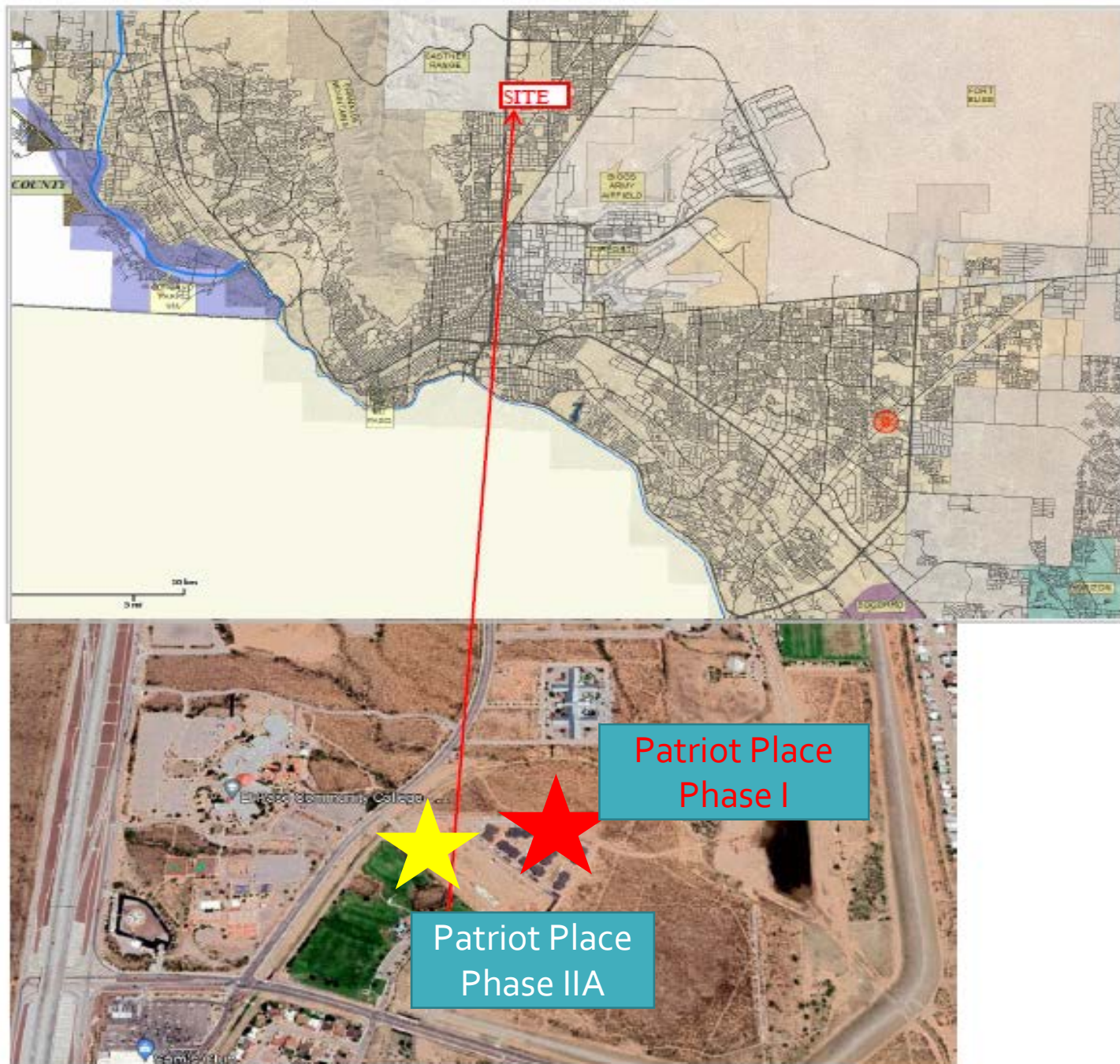


Figure 1: GENERAL LOCATION OF THE SITE



# Site Location

Residents are given an opportunity through gathering points/areas for inclusiveness and afforded an opportunity to access public services because the development is with-in steps to public transportation and is also conveniently located near various community assets. Schools, medical facility, outdoor public recreation, religious institution, post office, convenience store, civic offices, and restaurants to name a few.

Patriot Place IIA will include barrier free access by residents to the immediate neighborhood and commercial/public services. The community will feature gathering points/areas to bring together the residents with neighborhood residents. And the resident's quality of life amenities/walkability is excellent with its location.

## Site Location

The site is bound by a park vacant residential zoned land along the south boundary, residential along the eastern boundary, and Kenworthy Avenue along the northern boundary



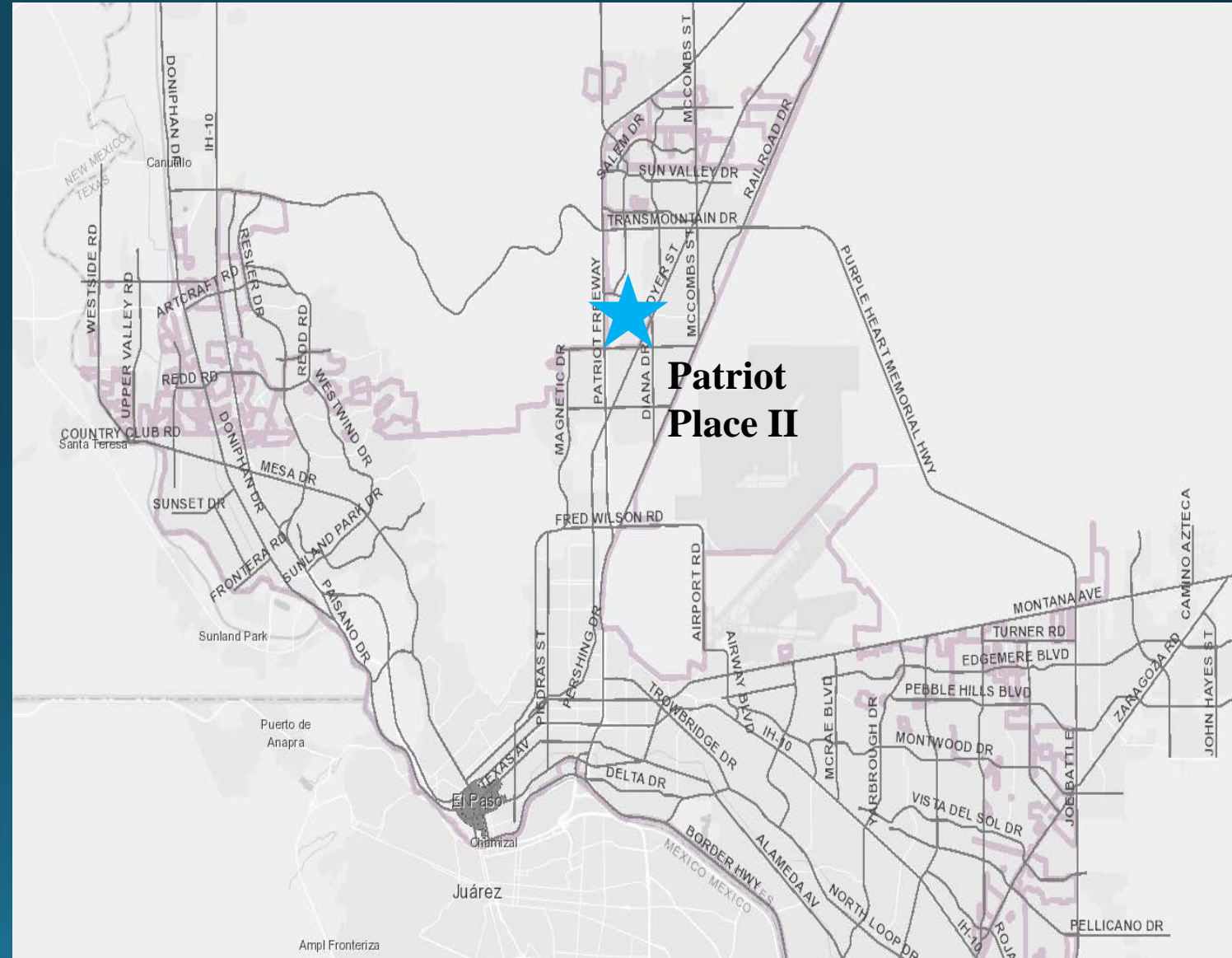
Figure 2: CLOSE-UP AERIAL OF THE SITE

The property to the east is a new apartment community that has been completed and is in operation. Both properties will share a common bridge from Kenworthy Drive to provide access to the site.

# Infill Map

Patriot Place IIA will be located in an area in which the development will be considered infill. This will grant greater educational opportunities to residents to access museums, cultural affairs, civic buildings, and educational experiences.

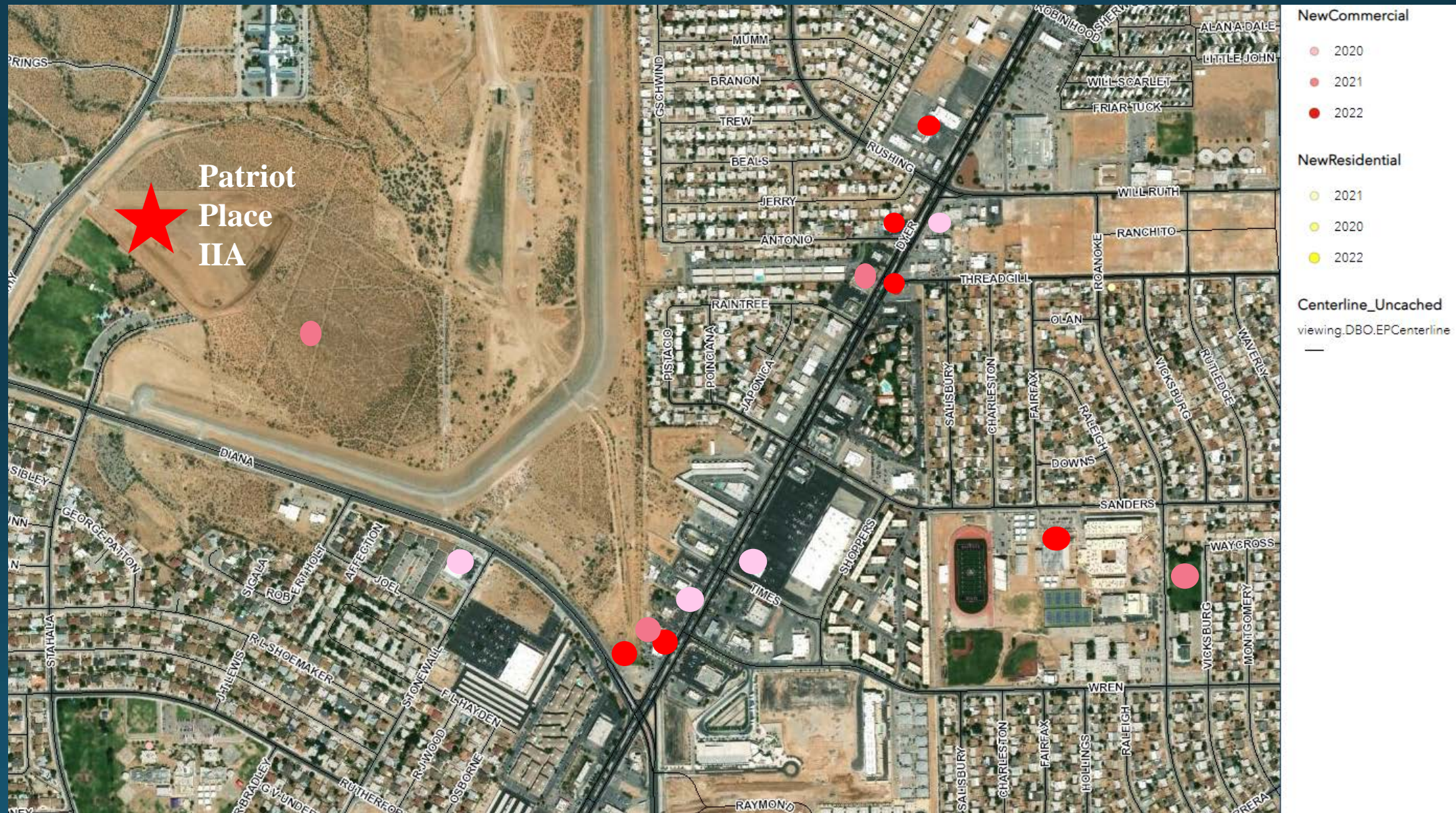
It also promotes infill developments, preserving existing neighborhoods. By utilizing available land, incorporation of neighborhoods is endorsed, deterring the need to move to the outskirts of town.





# New Construction Map

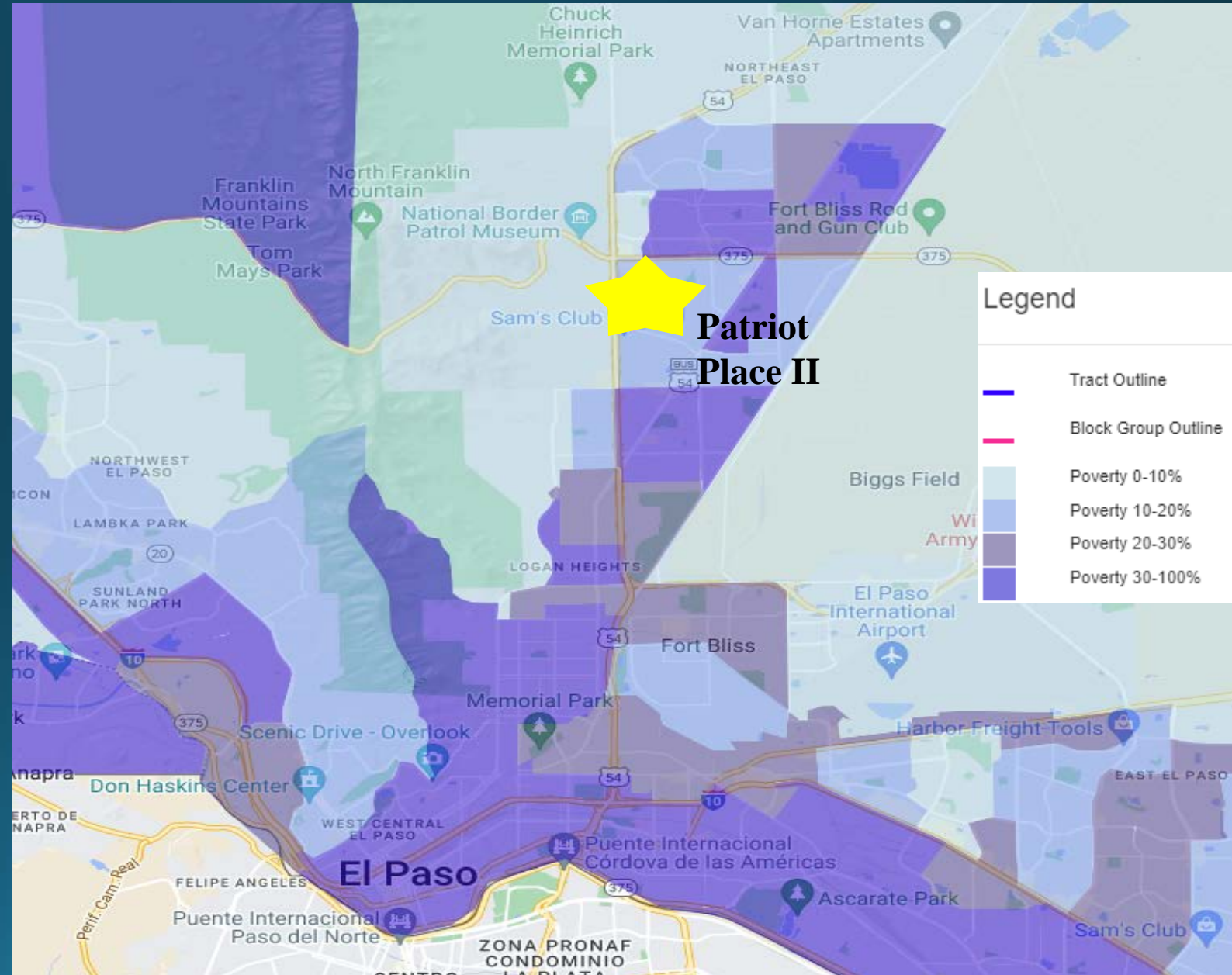
This map shows the new construction taking place surrounding Patriot Place Phase IIA. Construction is taking place near the subject site on Patriot Place Phase I.





# Poverty

Patriot Place Phase IIA is highlighted in the yellow star on this map from the HUD Choice Neighborhoods Mapping Tool. As you can see in the legend, the area surrounding Patriot Place IIA has a poverty rate of between 10-20%



# Census Tract vs. City Age

Age

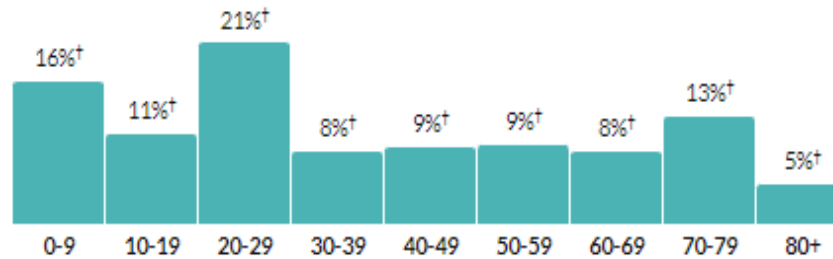
**32.4**

Median age

a little less than the figure in El Paso:  
33.5

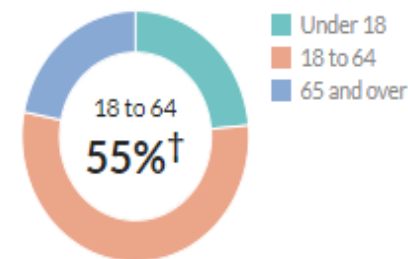
about the same as the figure in El  
Paso County: 32.6

Population by age range



[Show data](#) / [Embed](#)

Population by age category



[Show data](#) / [Embed](#)

## Census Tract

## The City

Age

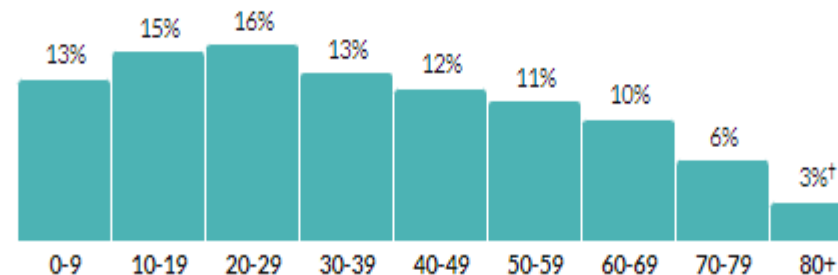
**34.3**

Median age

a little higher than the figure in the El  
Paso, TX Metro Area: 33.1

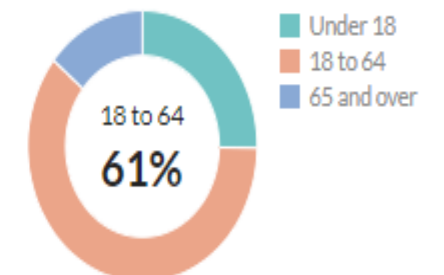
a little less than the figure in Texas:  
35.5

Population by age range



[Show data](#) / [Embed](#)

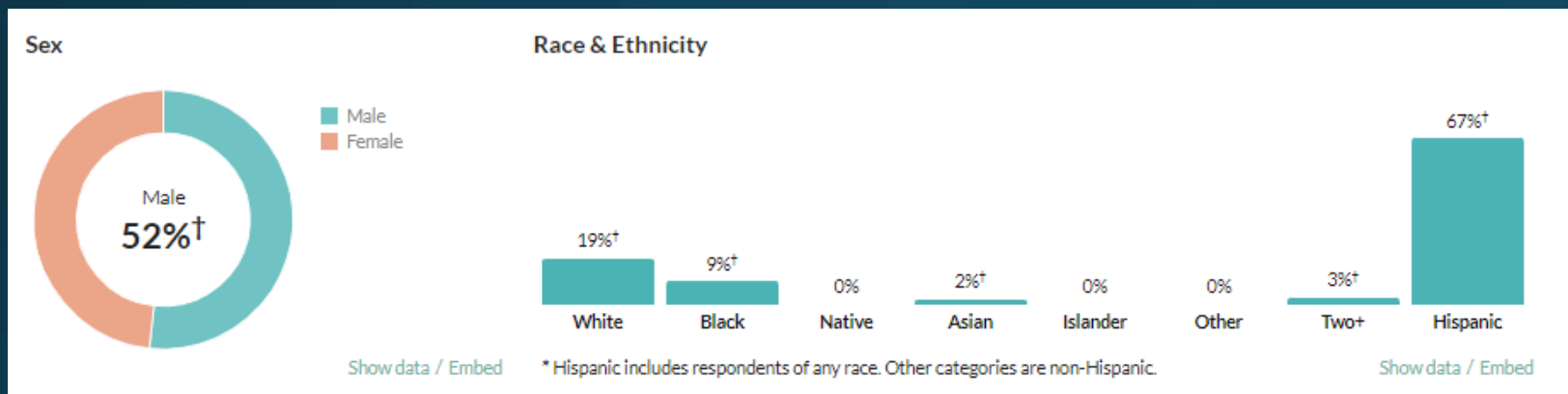
Population by age category



[Show data](#) / [Embed](#)

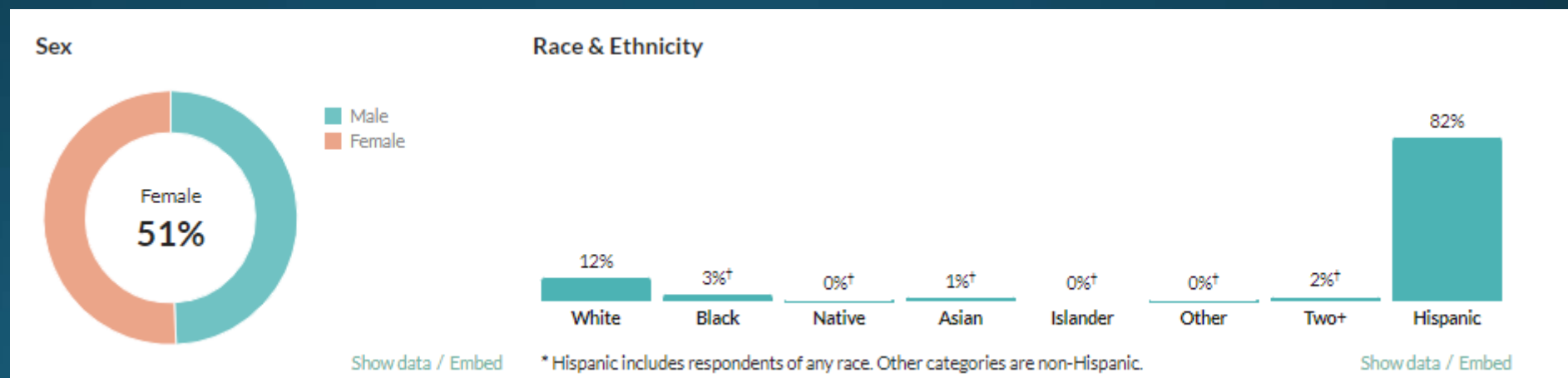
Data found via [censusreporter.org](https://censusreporter.org)

# Census Tract vs. City Race



Census  
Tract

The  
City



Data found via [censusreporter.org](https://censusreporter.org)

# Census Tract vs. City Household Income

## Income

**\$27,063**

Per capita income

about 10 percent higher than the amount in El Paso: \$25,165

about 10 percent higher than the amount in El Paso County: \$23,979

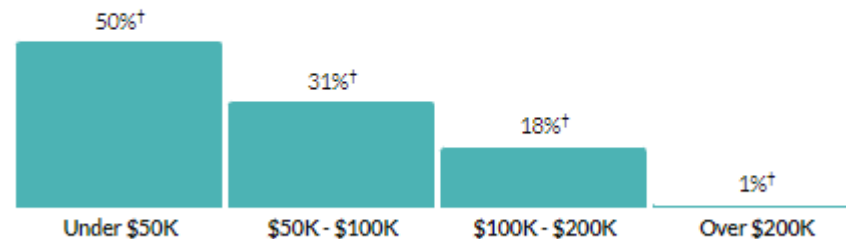
**\$50,509**

Median household income

about the same as the amount in El Paso: \$51,325

about the same as the amount in El Paso County: \$50,919

## Household income



[Show data / Embed](#)

Census  
Tract

The  
City

## Income

**\$25,670**

Per capita income

a little higher than the amount in the El Paso, TX Metro Area: \$24,274

about three-quarters of the amount in Texas: \$34,717

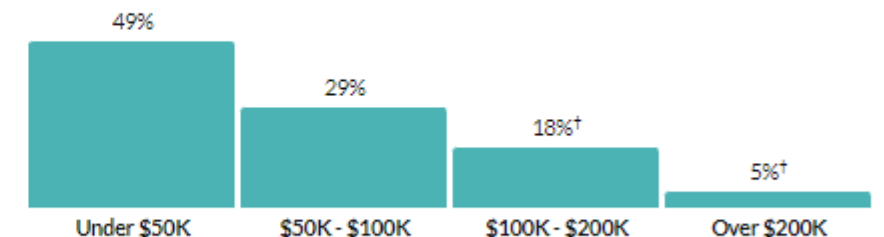
**\$51,241**

Median household income

about the same as the amount in the El Paso, TX Metro Area: \$51,002

about three-quarters of the amount in Texas: \$66,963

## Household income



[Show data / Embed](#)

# Affordability

- According to the 2019 El Paso Regional Housing Plan, the City has a shortage of 3,300 rental units for households earning less than \$30,000 annually.
- Patriot Place IIA will help HOME meet the needs of the current and future residents whose incomes fall between thirty percent (30%) and sixty percent (60%) AMI, with the aim to support and increase opportunities for very low to low-income residents.
- HOME has a waiting list of over 4,000 families, further illustrating the need for affordable housing faced by low-income residents in the City.



# Social Services

- HOME has an extensive network of nonprofit and healthcare partners who provide residents with supportive/social services both on and off site.
- Healthcare partners help HOME facilitate monthly health screenings, annual health fairs, annual flu shots, COVID-19 vaccines and other highly tailored programming to support the physical and mental well-being of all residents, including youth. HOME's healthcare partners include:
  - Superior Health Plans
  - Texas Tech University Health Sciences Center
  - Texas A&M Agrilife
- HOME also provides a variety of supportive service programs throughout the year. These include bi-monthly social events, bi-monthly arts and crafts, and more. HOME enlists additional community partners such as:
  - El Pasoan's Fighting Hunger
  - Project VIDA
  - Abundant Living Faith Center
  - HOME's Transportation Department (to help with monthly food distribution, after-school youth programs and more).





# HOME Local Presence

- As a “High Performing” and award-winning Public Housing Authority (PHA) that assists more than 40,000 El Pasoans, HOME has become the 14<sup>th</sup> largest PHA in the United States and the largest in the State of Texas.
- HOME’s local presence and long-term accountability cannot be overstated at nearly 84 years of continuous services. HOME has a staff of 800 people and has 48 properties.
- 40,000 El Pasoans have been served by HOME and that number will continue to grow with the building of Patriot Place IIA. The strong partnership between HOME and the City of El Paso helps build the housing market at a substantial scale.
- HOME has completed 5,167 units through the Rental Assistance Demonstration (RAD) program to date and has a portfolio of 6,102 RAD units, 5,600 Housing Choice Vouchers, and 1,300 Tax Credit and Non-Subsidized units.



# Smart Growth

- Patriot Place IIA meets the city's smart growth initiative as set out in the *Plan El Paso* and establishes sound business practices to ensure the Mission, Vision and Values of the City of El Paso are preserved.
- Patriot Place IIA is planned in a central location and will develop an existing vacant and underutilized property. The development will infuse residents to a key area which will bolster the population density. The strategic location provides a housing option which has activities within walking distance, proximity to neighborhood services, and public transportation to alleviate the dependency on cars.
- Patriot Place IIA will bring additional stability to its neighborhood not only by building additional affordable housing with ADA and VHI units, but through different resident programs such as a Resident Council and an After-School Learning Center that will be operated on site to supplement formal education, and assist with daily homeowner and school assignments.

# Amenities

- In addition to the 40 affordable housing units, the development will include an After-School Learning Center and community center and outdoor space which includes a playground and seating.
- Patriot Place IIA will also have a path which provides a direct link to Sue Young Park.
- The development of Phase IIA will complete the development of approximately 10-vacant acres and will set a leading example for a more community-oriented neighborhood that is currently in need of increased affordable housing options.
- Future residents of Patriot Place IIA will greatly benefit from the site's excellent public transit access and proximity to an array of parks, services, and educational opportunities. A wide range of nearby social services, educational institutions, and commercial development will provide significant opportunity for future residents.

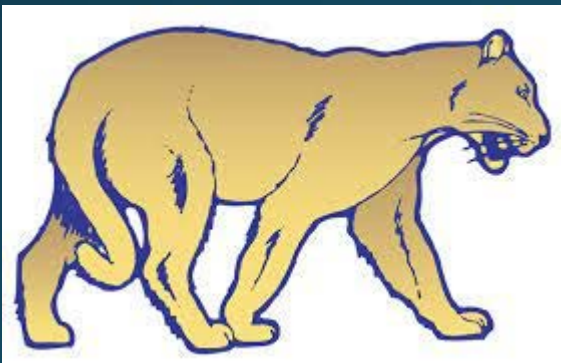


# Retail





# Schools and Medical Facilities





# Transportation

Patriot Place IIA has ample access to transportation. The Sun Metro public transportation in El Paso has five stops near the Subject. This bus line operates 166 fixed routes that serve more than 15 million passengers a year. For residents with cars, there is nearby highway access to several of the main highways in El Paso.

The standard fare for Sun Metro is \$1.50, with a discounted fare of \$1.00 for children ages 6-8 (children 5 and under ride free), students and military personnel. Seniors 65 and older and disabled riders receive a discounted rate and pay \$0.50 per ride.





# Recreation



Skyline Youth  
Optimist Park

Patriot  
Place IIA

Sue Young  
Park

Todd Ware  
Park

# Scoring

Scoring	
High Quality Housing	17 points
Serve and Support Texans Most in Need	51 points
Community Support and Engagement	11 points
Efficient Use of Limited Resources and Applicant Account Ability	53 points
<b>Total Pre-Application Score</b>	<b>132 points</b>
Unscored Items from the Full Application	33 points
<b>Total Full Application Score</b>	<b>165 points</b>