



# 2024 Low Income Housing Tax Credit

Community + Human Development

# Community + Human Development

**Our responsibility is to serve** as the catalyst for community partnerships, collaboration + change ensuring **equity, resilience + sustainability** for the most vulnerable El Pasoans by giving voice to the underrepresented, supporting a strong system of human services & investing in El Paso homes, families + neighborhoods.

## Advance Equity

## Reduce Poverty

## Build Sustainability

### Climate + Sustainability

- Mitigation + Adaptation
- Education + Awareness
- Policy + Practice

### Civic Empowerment

- Equity + Access
- Neighborhood Engagement
- Volunteerism

### Human Services

- Homelessness
- Health+ Wellbeing
- Recreation + Lifestyle

### Neighborhood Development

- Housing
- Community Revitalization
- Quality of Life



# Local Challenges

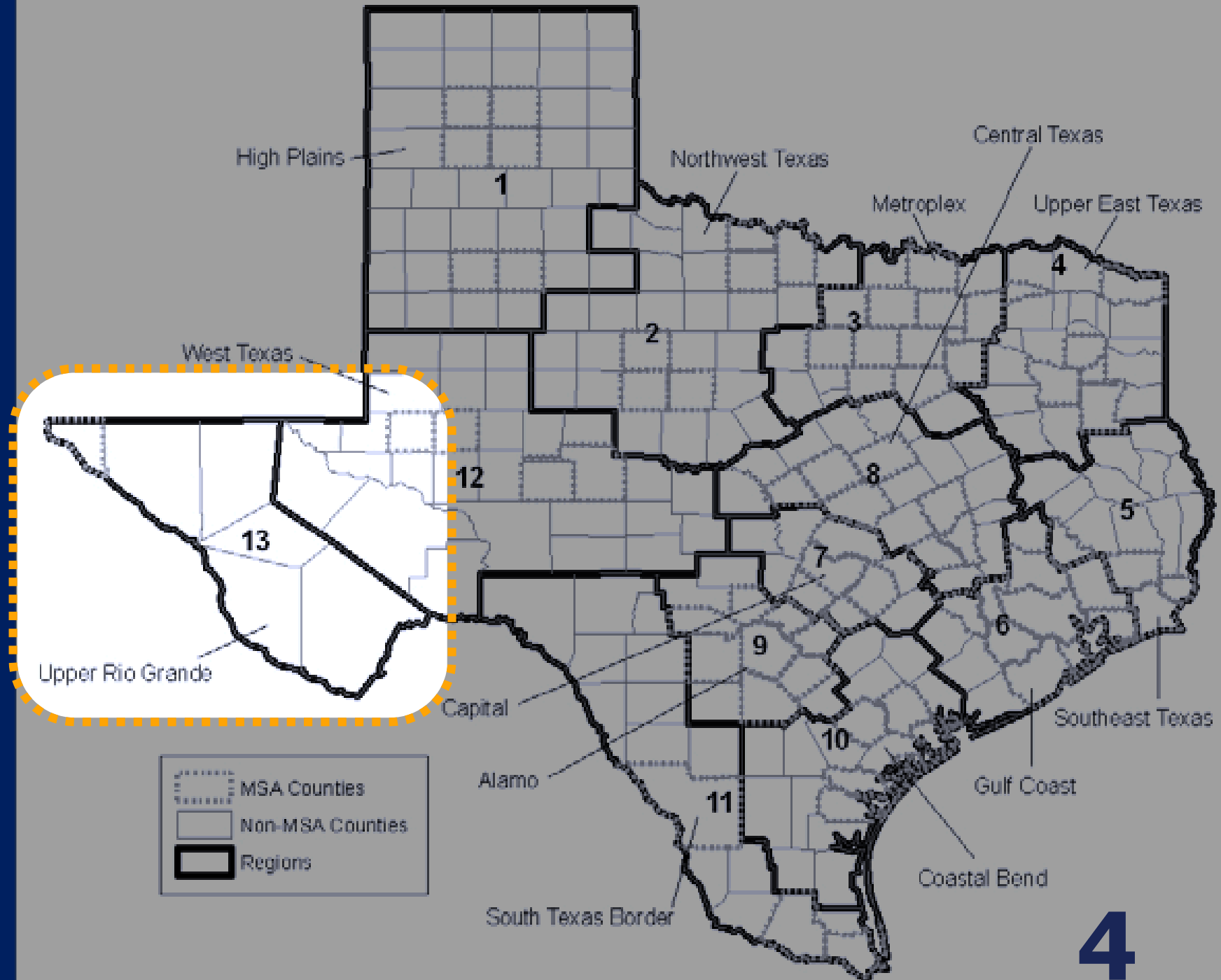
- **Limited Funding** - Scarce funding hampers El Paso's affordable housing projects, impeding efforts to meet growing demand across income levels
- **Funding Gap for Low-Income Housing** - Developing 30% AMI housing faces a substantial funding gap, requiring extra subsidies and posing financial challenges without substantial support
- **Land Use Restriction** - Strict land use regulations limit areas for affordable housing, complicating new developments and perpetuating socio-economic disparities

- **Policy Alignment** - Aligning policies for 30% AMI units requires adjusting regulations and incentivizing developers for an effective response to housing needs.
- **Insufficient Support Services** - The lack of accompanying support services adds challenges for residents in affordable housing, underscoring the importance of providing holistic support for improved well-being

# LIHTC

## 9% TAX CREDITS

- Subsidize 70% of the low income unit costs in a project
- El Paso is in TDHCA Region 13, and typically receives approximately \$2.5 Million in 9% tax credits annually.
- Competitive State process. Typically only 2-3 projects will be awarded by TDHCA in Region 13.



# Municipal Role

## Local Process

1. Evaluate proposals using criteria as recommended in the El Paso Regional Housing Plan.
2. Requests for support submitted on or before December 8, 2023.
3. Staff evaluators score and submit recommendations to Council
4. City Council votes to issue no support, no objection or support resolution

## Scoring Impact of City Council Decision

1. Seventeen (17) points for resolution of support
2. Fourteen (14) points for a resolution of no objection
3. Zero (0) points for no action



# Evaluation Criteria

In 2019, the City of El Paso published our first Regional Housing Plan. Subsequently the City Council adopted an objective scoring for application based in 5 value criteria:

**35 points** Value #1:  
Maximize units in El Paso aimed at addressing affordability gap.

**20 points** Value #2:  
Provide for demographic specific supportive services on site

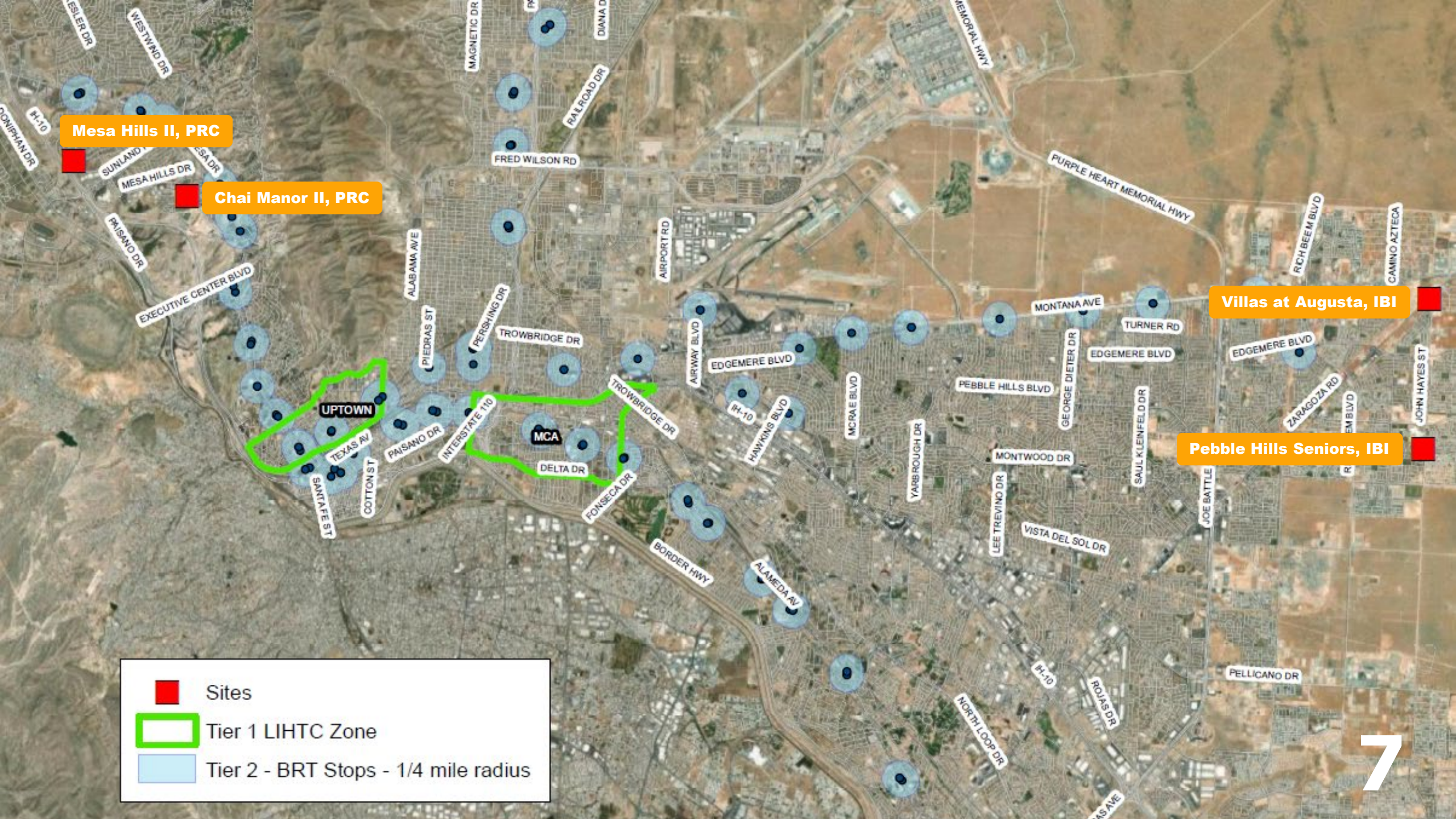
**10 points** Value #3:  
Inclusiveness with surrounding neighborhood and access to basic needs

**15 points** Value #4:  
Experience in El Paso affordable housing market

**20 points** Value #5:  
Developments being within strategic investment areas and within ¼ mile of BRT stops









# Evaluation Results

Development	# of Units	Support Services	Inclusiveness	Local Presence	Strategic Investment Areas	Total Score
Chai Manor II	19	15.8	7.2	15	0	57
Mesa Hills II	23	15.6	7.2	15	0	60.8
Pebble Hills Seniors	33	15.2	7.6	15	0	70.8
Villas at Augusta	33	15.0	7.4	15	0	70.4

## Recommendation

Resolutions of No Objection for all 2024 LIHTC developments.



## MISSION



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

## VISION



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



## VALUES

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