



2020 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 2020 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 Monday, January 6th, 2020 by 9:00 a.m. (MST)

SECTION A. PROPERTY AND CONTACT INFORMATION

- Applicant/Developer: Housing Authority of the City of El Paso/Paisano Housing Redevelopment Corporation
- Contact Person: Tom Deloye
- Applicant Address: 5300 E. Paisano Drive, El Paso, TX 79905
Phone: 915-849-3813 E-Mail: tdeloye@hacep.org
- Name of Proposed Development: Cortez Plaza
- Proposed Development Address/Location: 201 Cortez Dr., El Paso, TX 79905
- Type of Tax Credit requested of TDHCA (ex. 9% Statewide At-Risk or 9% Regional Competitive):
9% Regional Competitive

SECTION B. PROJECT INFORMATION

- Project type (rehabilitation, new construction, adaptive reuse, etc.): Rehabilitation
- 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.
- Total cost of development (as prepared by an Architect, Engineer or Contractor): \$ 22,914,000
- Cost per square foot: \$ 226
- Amount of tax credits being requested of TDHCA: \$ 1,500,000
- 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	118	0	1	67	25	25
2 Bedroom	1			1		
3 Bedroom	4 (Efficiency Units)			4 (Efficiency Units)		
4 Bedroom						
Totals	123	0	1	72	25	25

7. Is the proposed development site properly zoned for proposed development? Yes No
 a. Current Zoning: C-4
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/el Paso/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: \$ N/A
 Or, total amount of requested fee waiver from the City of El Paso: \$ Fee Reduction Request. Please see attached
2. Indicate use of all funds by category and amount (for those requesting HOME/CDBG funds):
- | | |
|---|----------------------|
| Acquisition: | \$ <u>1,307,000</u> |
| Design/Soft Costs: | \$ <u>6,995,000</u> |
| New Construction of Housing Units: | \$ _____ |
| Rehabilitation/Conversion of Housing Units: | \$ <u>14,612,000</u> |
| Funds from other sources: | \$ _____ |
| Total Project Cost: | \$ <u>22,914,000</u> |
3. Relocation of Tenants (for rehabilitation and/or reconstruction developments):
 How many of the existing dwelling units are occupied? N/A Vacant? N/A
 If completely vacant, how long has the property been vacant? N/A
 Are any of the units owner-occupied? No
 Will Temporary or permanent relocation be required? No
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 6th, 2020 BY 9:00 AM (MST).

Hard copy and/or digital/email submissions are acceptable and must be delivered to:

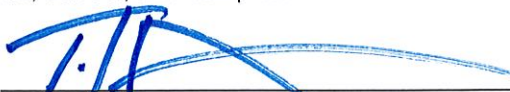
Mark Weber, Community Development Program Manager
Community and Human Development Department
801 Texas Avenue – Third Floor
El Paso, Texas 79901
(915) 212-0138 or (915) 212-1682
webermc@elpasotexas.gov

Email submittals must contain less than 10 MB of attachments per email. As such, attachments for a single request may be submitted in multiple email transmissions.

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: Tom Deloye _____

Date: 1/5/2020 _____

FOR STAFF USE ONLY: Received by: _____ Date: _____
Review for Completeness by: _____

Cortez Plaza Attachment B-2

Introduction to Cortez Plaza

The Housing Authority of the City of El Paso (“HACEP”) is very pleased to submit this application to rehabilitate Cortez Plaza apartments (“Cortez Plaza”) using 9% Low Income Housing Tax Credits through the 9% Regional Competitive Set Aside Funding Pool administered by the Texas Department of Housing and Community Affairs (“TDHCA”). This is HACEP application No. 2 of 2 Tier 1 applications submitted to the City of El Paso as part of the 2020 9% Regional Competitive Set Aside. HACEP’s application set includes a third location which is not located in either Tier 1 or Tier 2 areas. To assist the City’s review we refer you to the Attachment B-12, which provides supportive information in an easy to read format.



Located in the City of El Paso’s Medical Center of America (“MCA”) Tier 1 Area, Cortez Plaza is well positioned to support the City in furthering development objectives in this growing neighborhood.¹ Please see Figure 1 on the following page for the Cortez Plaza location.

The Cortez Plaza development will rehabilitate an existing HACEP apartment community, which is conveniently located just .8 miles or five minutes by car or bus from the MCA campus, home to leading healthcare providers, physicians, and practitioners. This proximity to major healthcare institutions that accept Medicare and Medicaid is a significant benefit for residents, most of whom are elderly and low-income. The building itself serves the vulnerable elderly resident population, with approximately one-third non-ambulatory persons, very well. The seven-story structure is served by an elevator, and offers easy access to all. This high-rise building offers safe and high-quality living for these residents compared to garden style apartments that require residents to traverse greater distances.

HACEP selected housing for the elderly and disabled residents as a top priority based upon the review of our waitlist. The HACEP waitlist includes higher percentages in the elderly and disabled cohort.

The need for deeply affordable housing with wrap-around services is high here, where individuals experience both higher levels of poverty and unemployment, and lower levels of

¹ See Figure 1 for Cortez Plaza location. See Pages 3-8 in Slide Deck (Attachment B-12) for additional site context.

education and mental health compared to the City at large.² Please see Page 19 in Slide Deck (Attachment B-12) for details. HACEP is planning for the development to supply housing to predominantly elderly and disabled El Paso residents. **The neighborhood's high needs population will greatly benefit from HACEP's on- and off-site services programs** delivered by trusted community partners: from educational programs, which include personal enrichment and nutrition workshops, to a wide range of supportive/social services.³ Please see Page 9 in Slide Deck (Attachment B-12) for more information.

Furthermore, the site's excellent pedestrian and vehicular access to a wide range of social services, jobs, and commercial development, yields significant opportunity for these residents, as well as persons of all ages and abilities. Elderly and disabled residents will have safe and convenient options to access jobs, healthcare, retail, and recreation with a bus stop conveniently located at the front entrance of the site and sidewalks flanking both Cortez Drive and Paisano Drive.⁴



Figure 1: Cortez Plaza in Context

HACEP anticipates a high score for Value Statement 1 given the site's high overall number of

² See Page 19 in Slide Deck (Attachment B-12) for details.

³ See Page 9 in Slide Deck (Attachment B-12) for more information.

⁴ See Pages 10 and 11 in Slide Deck (Attachment B-12) for details on specific social services and commercial amenities in the area.

units (15 Pts.), range of units available between 30% and 60% AMI (8 & 7 Pts.) and the high number of units produced per amount of tax credit (5 Pts.).⁵ The following narrative outlines how Cortez Plaza is poised to receive high marks for Value Statements 2 through Value Statement 5.

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

HACEP's planned delivery and facilitation of social service programs at Cortez Plaza directly supports the City's objectives to break cycles of poverty and support upward mobility. With deep HACEP experience in serving the elderly and disabled residents, **HACEP staff can maximize service availability and tailor programs to meet the case specific resident needs.** Affordable housing is a critical and stabilizing foundation for low and very low-income residents. But, to break cycles of poverty, HACEP has found that broader resident needs around health, education, and employment must be addressed. This principle is the basis of HACEP's mission to improve the quality of life for economically challenged families. HACEP's holistic approach to social services adds significant value to the lives of residents and community members who participate.



HACEP's extensive experience delivering services and programs across 18 properties that serve elderly and disabled residents **is further assurance that the specific needs of future Cortez Plaza residents will be met.**⁶ Please see Page 10 in Slide Deck (Attachment B-12) to learn more about HACEP's long-standing partnerships and programs. Cortez Plaza residents will have access to programs and services in the following three categories:

⁵ See Slide Deck Page 8 (Attachment B-12) to learn more about how HACEP intends to maximize affordability.

⁶ See Page 10 in Slide Deck (Attachment B-12) to learn more about HACEP's long-standing partnerships and programs.



Education:

Long-standing partnerships with educational institutions, including A&M Healthcare and El Paso Community College, strengthen HACEP’s ability to deliver a variety of educational programs. HACEP anticipates offering regularly scheduled personal enrichment classes for seniors 55 and over, quarterly health and nutrition classes on health topics ranging from diabetes to cancer prevention, quarterly life skills classes to help residents understand their medical benefits, and classes on preventing elderly abuse



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, HACEP has partnered with Government Employees Credit Union (GECU) and Project Bravo to deliver financial literacy training to support residents reach to their financial goals. The focus of this training is specifically geared toward elderly residents and focused on fraud prevention and credit repair.



Supportive/Social Services:

Many elderly residents are in need of supportive and social services, having experienced isolation and traumas related to housing insecurity, poverty, and potentially violence. HACEP 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 A&M Healthcare, Care Quality Health Care, Superior Health Plans, United Health Plans, Cigna Health Plan, and Bienvenir Senior Health Services, help HACEP facilitate monthly health screenings, annual health fairs, annual flu shots and other highly tailored programming to support the physical and mental well-being of all residents.



HACEP also provides a variety of supportive service 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 an annual housekeeping supplies giveaway. 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. Also, HACEP enlists additional community partners, such as El Pasoan’s Fighting Hunger, Agency Area on Aging, Abundant Living Faith Center, St. George Orthodox Church, Centra de Salud La Fe, and HACEP’s Transportation Department, to help deliver other social programs including monthly food distribution, monthly bible classes, weekly volunteer companionship for up to 20 hours per week, bi-weekly or monthly grocery trips, and an annual holiday meal, entertainment, and a

food pantry. HACEP is always interested in adding to our resident services roster and will explore working, by example, with the City's Grandparent Fostering program.

Value Statement 3 - Access to Commercial/Public Service (10 Pts)

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

In alignment with Value Statement 3, Cortez Plaza residents will be given an opportunity for inclusiveness and afforded an opportunity to access public services. There are no physical barriers that separate the site from the neighborhood and commercial/public services.⁷ See Pages 11-12 in the Slide Deck (Attachment B-12) for maps identifying the site's excellent access to public services and commercial areas.

No Physical Barriers

As a City Tier 1 site, Cortez Plaza is **conveniently located within a quarter mile, or a five-minute walk, of two major grocery stores, restaurants, pharmacies, and shopping plazas.** Within the half- to one-mile radius, the Cortez Plaza residents will have access to healthcare providers at the University Medical Center of El Paso and El Paso Children's Hospital. Costco, Target, Albertsons, and Walgreens are also located just outside the site's one-mile radius.

The site's most immediate key services, amenities, and job opportunities are highlighted below:



Groceries/Restaurants:

Food City and Food King are both located along Alameda Ave. next to HACEP headquarters. Restaurants within a quarter mile include Peter Piper Pizza, Charly's Mexican Restaurant, and Santa Cecilia Restaurant.

⁷ See Pages 11-12 in Slide Deck (Attachment B-12) for maps identifying the site's excellent access to public services and commercial areas.



Shopping Plazas:

Several shopping plazas are similarly located within a five- to ten-minute walk. Fox Plaza, located just northeast of the site across Alameda Ave., includes several local clothing chains, a shoe store, jewelry store, Family Dollar, El Paso Flowers, and more. Another shopping plaza located a quarter-mile northwest of Cortez Plaza offers a dry cleaner, used furniture store, bank, and pharmacy.



Education and Learning:

Cortez Plaza provides excellent access to personal enrichment resources including Clardy Fox Library within walking distance. There is potential for intergenerational volunteering with early education providers and educational facilities nearby including James Pickney Henderson Middle School and four daycare providers. HACEP has an interest in exploring a more structured volunteering opportunities through the City of El Paso's Foster Grandparent program.

Gathering Points/Area:

The site itself offers an exciting opportunity to create a community gathering space along Cortez Drive to bring together residents of the project and residents of the neighborhood at large.⁸ See Attachment B-12 for site plan, which includes plans for new, outdoor gathering space. Given the lack of park access within a ¼ mile of the site, HACEP plans to improve the site's public realm along Cortez Plaza to provide residents with a shaded outdoor gathering space that integrates with the neighborhood. Cortez Plaza will benefit from the City's investment in repaving Cortez Drive with a more walkable, pedestrian-friendly, and beautiful streetscape.

Mix of Units at Various Incomes:

Lastly, the site will accommodate a mix of units at various income levels, including four (4) studios, 117 one-bedroom units available between 30% and 60% AMI, one (1) two-bedroom unit available at 60% AMI, and one (1) one-bedroom unit available at 80% AMI. While most units will be available to residents at the 30-60% AMI range, HACEP is committed to offering units that meet a diversity of community and individual needs.

Value Statement 4 - Local Presence (15 Pts)

Local presence and long-term accountability in El Paso

⁸ See Attachment B-11 for site plan, which includes plans for new, outdoor gathering space.

Decades of Experience & Local Staff Presence

As a “High Performing” and award-winning public housing authority (PHA) that assists more than 40,000 El Pasoans, HACEP is the 14th largest PHA in the United States and the largest in the State of Texas. HACEP’s local presence and long-term accountability cannot be overstated at nearly 81 years of continuous service. HACEP hires locally and has a full staff to manage, operate, and develop its properties successfully. The strong partnership between HACEP and the City of El Paso helps build the housing market at a substantial scale.

Highlights of HACEP’s Experience include:

- **81** Years in El Paso
- **80** Staff
- **48** Properties
- **40,000** El Pasoans
- Vash Program for **Veterans**
- **1,046** New Construction Units
- **4,292** Rehab Units through RAD
- **5,600** Housing Choice Vouchers
- **1,300** Tax Credits & Non-Subsidized Units
- Shelter Plus Care Program for **Chronically Homeless**



HACEP has significant experience with financing, development, construction, and management of affordable housing units for families, elderly, and disabled residents. HACEP has completed 4,825 units through the RAD program to date. HACEP has a portfolio of 6,102 RAD units, 5,600 Housing Choice Vouchers and 1,300 Tax Credit and Non-Subsidized units.

HACEP 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 HACEP properties will be supported through the properties cash-flow.

The HACEP team experience in both development and operation of affordable housing is built from decades of implementing affordable housing programs. HACEP 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 low income housing tax credits, HUD grants, and the RAD conversion program.

Tax Credit Awards

HACEP's significant tax credit experience includes full support from the City and spans from a 2014 award of \$2.2 million from the Texas Department of Housing and Community Affairs for the Haymon Krupp and Tays development of 177 units; a 2015 award of \$2.5 million for the reconstruction of Sherman Plaza and Thomas Westfall Memorial Apartments, a top application in the At-Risk set aside; to a 2016 award of \$3 million for Commissioners Corner and Gonzalez Apartments new construction of 338 units. Most recent awards include a 2017 award of \$3 million for The Blue Flame Building and Medano Heights, which total 266 units and were recently placed-in-service as of 12/31/19.

Award-winning Affordable Housing

HACEP's ability to meet financing obligations and deliver high performance projects that serve families, elderly, and disabled residents is reinforced through its excellent HUD relationship. It includes an earlier \$20 million HUD HOPE VI grant 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 a \$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 fuels free, LEED Platinum, affordable housing community in the United States.

Finally, as you may know, HACEP'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 4,825 affordable housing units to date and upon completion represents a total of \$1.3 Billion public-private partnerships and construction projects.

Commitment to Extended Affordability

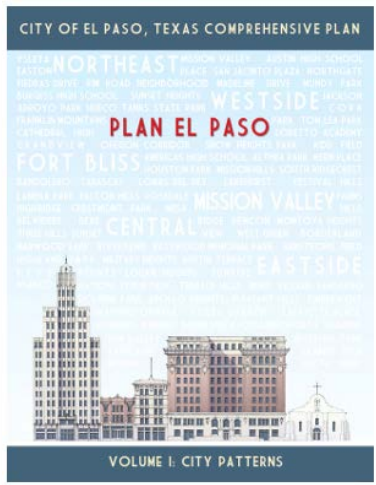
With a statutory mandate to serve low-income families in El Paso, HACEP has been and will continue to remain the leading provider of affordable housing in El Paso. HACEP commits to long-term affordability of properties and has set an extended 45-year affordability period for Cortez Plaza.

Value Statement 5 - Smart Growth (20 Pts)

Meets City smart growth initiative as set out in Plan El Paso

The Cortez Plaza project is in strong alignment with and will further many of the City's Smart Growth goals identified in Plan El Paso. First adopted in 1925, Plan El Paso continues to strategically guide the City's physical and economic development. As the City's economy continues to diversify and infill development brings new life to many of the City's traditional neighborhoods, affordable housing in Central El Paso remains a key tenant to ensuring that all

El Pasoan’s can live, work, and thrive in this growing and evolving environment. **This project aligns with the following smart growth goals⁹:**



- ✓ Goal 1.2 – Traditional Neighborhoods
- ✓ Goal 1.10 – Growth Areas and Overlays
- ✓ Goal 2.1 – Smart Location Principles
- ✓ Goal 4.1 – Compact Urban Areas
- ✓ Goal 4.7 – Air Quality
- ✓ Goal 4.11 – Public Transportation
- ✓ Goal 6.1 – Housing Supply
- ✓ Goal 6.3 – Walkable Neighborhoods
- ✓ Goal 7.3 – Dynamic Walkable Neighborhoods
- ✓ Goal 9.4 – Exposure to Environmental Risk
- ✓ Goal 9.5 – Encourage Physical Activity through Design
- ✓ Goal 9.6 – Encourage Well-Being
- ✓ Goal 10.5 – Stormwater
- ✓ Goal 10.14 – Improve Public Safety

✓ *Indicates alignment of project with Smart Growth Goals*

The Cortez Plaza location naturally aligns itself with several important spatial Smart Growth goals. First and foremost, Cortez Plaza furthers the City’s goals around making El Paso a city of neighborhoods that are walkable and self-sustaining (Goal 7.3). The site is located in a G-2 Traditional neighborhood (Goal 1.2), which is also considered one the City’s nine growth sector areas (Goal 1.10), according to Plan El Paso.

A G-2 Traditional neighborhood is known for its small blocks, buildings that directly face streets, and the integration of schools, parks and small shops with residential areas. These attributes help facilitate a highly walkable environment that can greatly increase the health and well-being of residents (Goal 6.3). Cortez Plaza is located within a half mile, or ten-minute walk, of many existing retail establishments, offices, and educational employment centers, and the paths to employment centers are served by sidewalks (Goal 2.1). As a compact urban area (Goal 4.1), the MCA neighborhood offers significant opportunity to future Cortez Plaza residents who will benefit from the site’s proximity to a wide range of services and amenities all accessible by foot or public transit.

Beyond the site’s location-based alignment with the Smart Growth Goals outlined above, HACEP intends to take proactive steps in ensuring that the rehabilitation of Cortez Plaza meets a wide range of the City’s Smart Growth Goals. For example, HACEP will help the City reduce single occupancy vehicle trips by promoting transit use for residents, which is aligned with Goal 4.7 – Air Quality. HACEP will furthermore install a bicycle rack on Cortez Dr. next to the existing

⁹ See Page 14-15 in Slide Deck (Attachment B-12) for details on Smart Growth Goals.

bus stop to facilitate multi-modal commuting for neighborhood residents and to help the City further Goal 4.11 – Public Transportation.

In addition, HACEP is highly committed to bolstering the City's supply of quality affordable housing that meets ADA standards, especially in redevelopment areas within existing neighborhoods (Goal 6.1). As an elevator building, Cortez Plaza provides a good opportunity to provide accessible units. This also aligns with the City's interest in integrating walkable design with transit stations, especially given the site's proximity to a SunMetro bus stop (Goal 9.5). HACEP will ensure that safe, pedestrian-oriented access from the building's main entrance will allow residents to safely use public transit. In addition to prioritizing a safe and pedestrian-oriented environment, HACEP is committed to promoting resident well-being by incorporating a community gathering space to provide residents and community members with shaded, outdoor space to socialize (Goal 9.6).

HACEP furthermore intends to meet Goal 10.6 by making a commitment to specify white roof top materials surfaces to reduce the heat load on the structure. To promote the City's energy-related objectives, HACEP will construct sustainable, quality and energy efficient units including installation of energy-star rated appliances (Goal 10.7). Lastly, to improve safety for Cortez Plaza and neighborhood residents, HACEP will include street and parking lot lighting with the building rehab (10.14).



Housing Authority of the City of El Paso

Application 2 of 3

01/06/2020

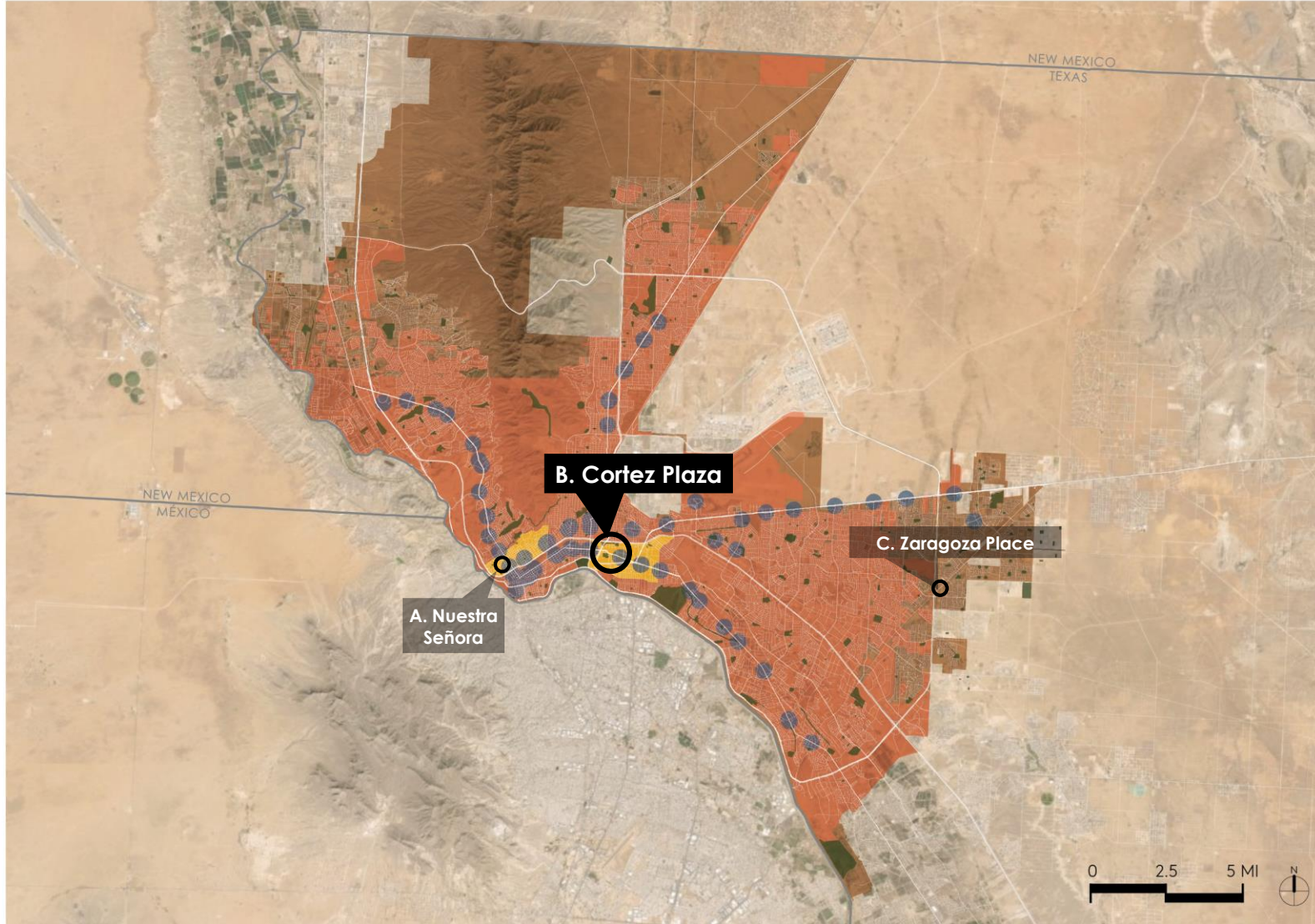
9% LIHTC Proposal: Cortez Plaza – Attachment B-12

PRESENTATION OVERVIEW

	Page #
• Cortez Plaza Site Overview	03-08
• Value Statement 1: Maximize Affordable Housing	09
• Value Statement 2: Social Services	10
• Value Statement 3: Access to Commercial/Public Services	11-12
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CITYWIDE CONTEXT

2020 Proposed HACEP LIHTC Sites: City of El Paso



Tier 1

- A. Nuestra Señora
- B. Cortez Plaza

Additional

- C. Zaragoza Place

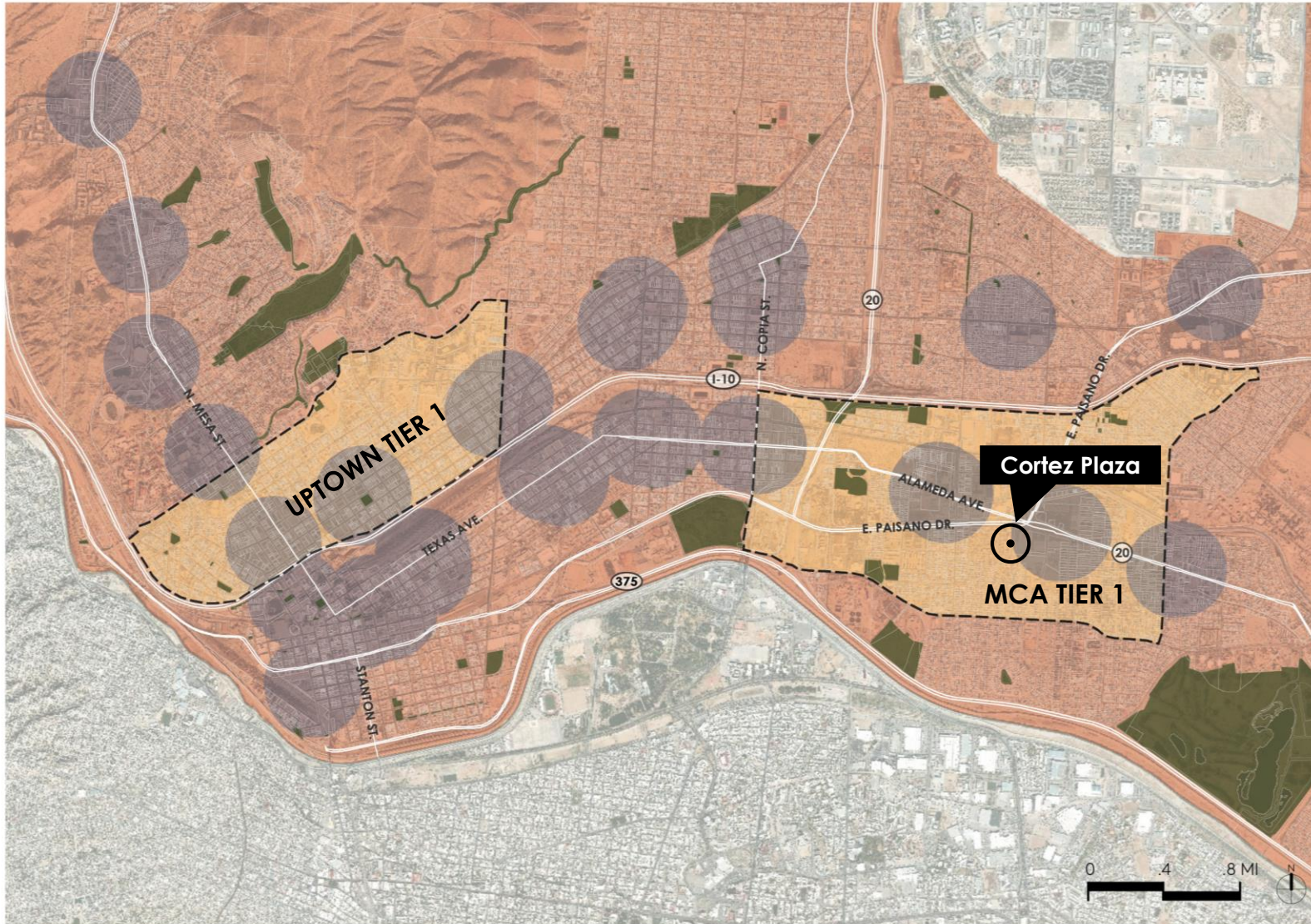
LEGEND

	EL PASO BOUNDARY
	INFILL AREA
	CITY TIER 1 AREA
	CITY TIER 2 AREA
	PARKS

Data Source: City of El Paso

SITE OVERVIEW

Cortez Plaza in Context – Location Map B-10 (Page 1 of 2)







Data Source: City of El Paso

Highlights

- Cortez Plaza is a **City Tier 1 site** located just 10 minutes from downtown in the growing Medical Center of America (MCA) neighborhood, and the site is located along the Alameda / Paisano transportation corridor.

LEGEND

	INFILL AREA
	CITY TIER 1 AREA
	CITY TIER 2 AREA
	PARKS

SITE OVERVIEW

Cortez Plaza in Context – Location Map B-10 (Page 2 of 2)



Existing Conditions at Cortez Plaza, 201 Cortez Dr.

Highlights

- The **MCA campus** is .8 miles or five minutes by car/bus from Cortez Plaza and is home to leading healthcare providers, physicians, and practitioners.
- Most of these healthcare institutions in the district accept **Medicare** and **Medicaid**, which is important for the predominantly **elderly and low-income population expected to live at Cortez Plaza**.
- Cortez Plaza is also conveniently located two blocks **from two supermarkets, Food City and Food King**, along with additional **retail at Fox Plaza**. Food City encourages residents to use their shopping carts to transport groceries back to Cortez Plaza.

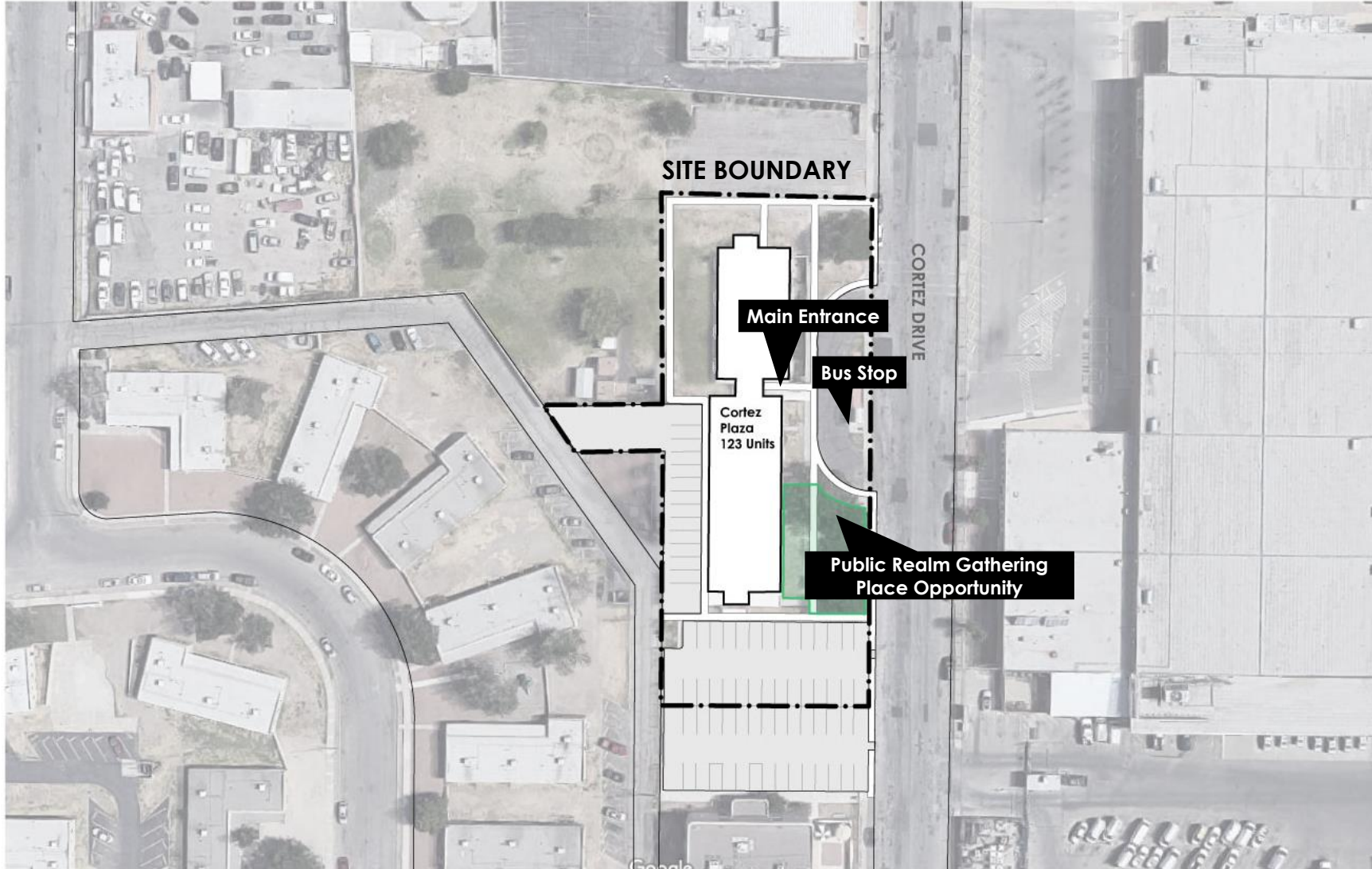
LEGEND

—	CORTEZ PLAZA PROPERTY
■	CORTEZ PLAZA
□	CENSUS TRACT 31
■	TIER 1 AREA
■	PARKS

Data Source: City of El Paso

SITE OVERVIEW

Cortez Plaza Site Plan – Attachment B-11



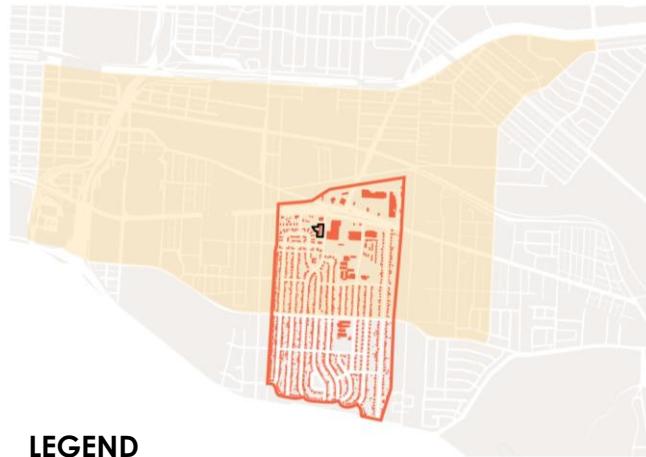
Highlights

- The proposed redevelopment will house a predominantly vulnerable elderly resident population, with approximately 1/3 non-ambulatory persons, very well.
- The seven-story structure is elevator served, bringing easy access to all. Above grade units are inaccessible from exterior intrusion.
- The high rise offers best living in comparison to a garden style apartment building with greater distances to traverse.
- The Housing Authority will improve the safety of the tower with the installation of controlled access, additional security cameras, and license plate readers.

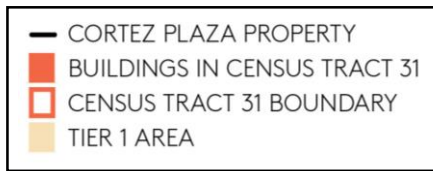
DEMOGRAPHIC OVERVIEW

Proposed Site and Citywide Demographics (Page 1 of 2)

Cortez Plaza Census Tract 31

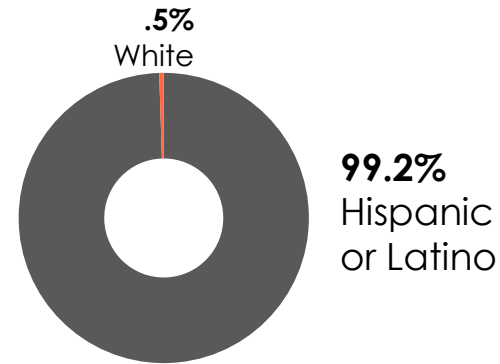


LEGEND

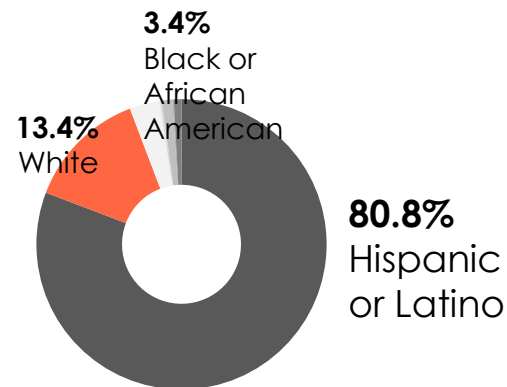


Cortez Plaza
Census Tract:
Pop: 3,193

Race & Ethnicity

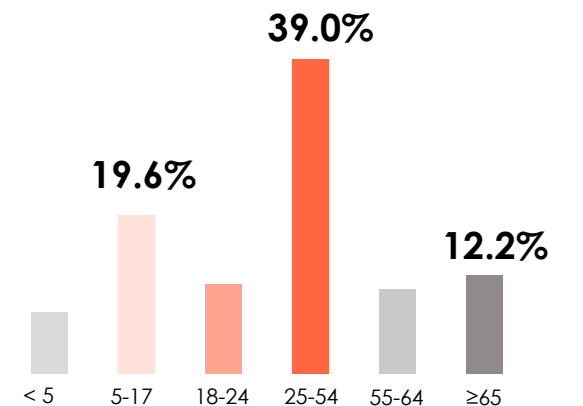
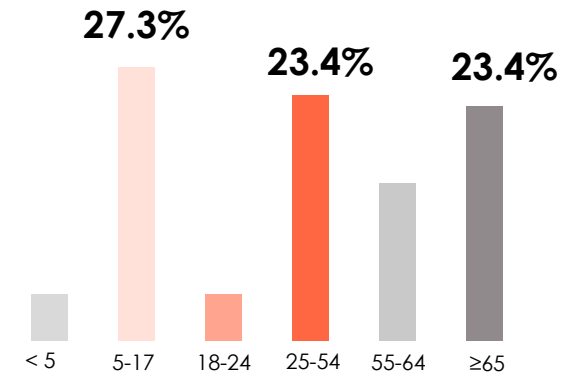


City of El Paso
Comparison:
Pop: 683,577



Note: Cortez Plaza's unit mix will primarily serve the census tract's high percentage of primarily elderly residents.

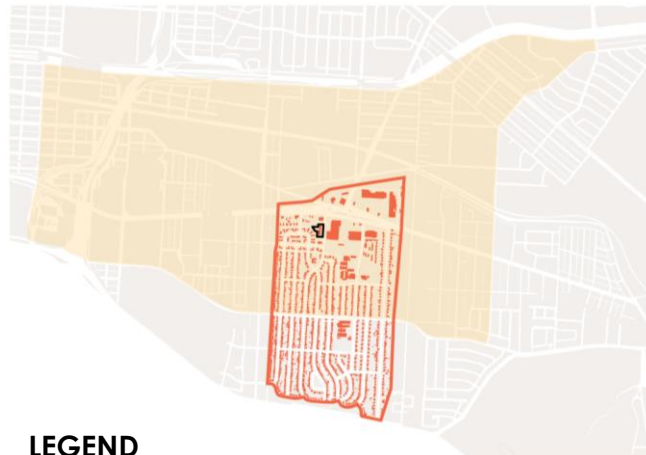
Age



DEMOGRAPHIC OVERVIEW

Proposed Site and Citywide Demographics (Page 2 of 2)

Cortez Plaza Census Tract 31

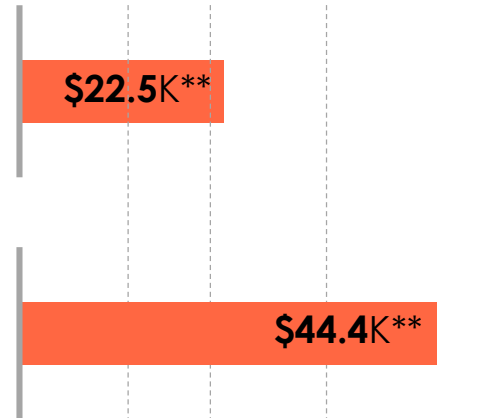


LEGEND

- CORTEZ PLAZA PROPERTY
- BUILDINGS IN CENSUS TRACT 31
- CENSUS TRACT 31 BOUNDARY
- TIER 1 AREA

Median Household Income

Cortez Plaza
Census Tract:
Pop: 3,193



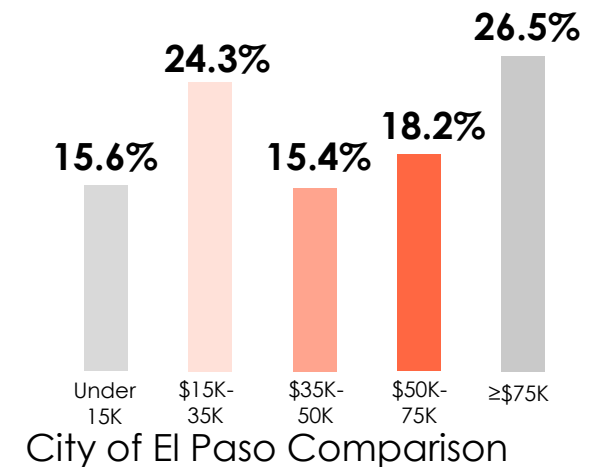
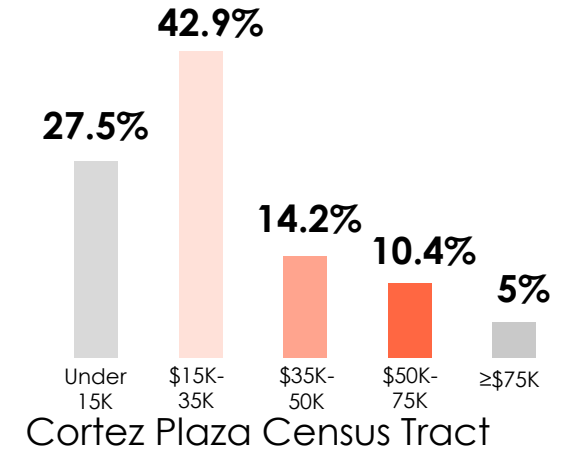
City of El Paso
Comparison:
Pop: 683,577

TDHCA El Paso AMI*
2019, Household of 1

30%* \$12.3K 50%* \$20.5K 80%* \$32.9K 100%AMI* \$50.3K

Note: Cortez Plaza will purposely serve those households in the 30-50% AMI (\$13,320 - \$22,200) range.

Household Income



Data Source Unless Noted: 2017 American Community Survey (ACS) 5-Year Estimates; *2019 TDHCA AMI data per El Paso Texas HUD FMR Area for household of 1; **2017 ACS Median Household Income data, not for household of 1

VS 1: MAXIMIZE AFFORDABLE HOUSING (TBD/35 pts)

Program Summary

	TOT UNITS	30% AMI	50% AMI	60% AMI	80% AMI	TOT TAX CREDIT:
STUDIO	4			4		\$1.5 Million
1 BR	118	25	25	67	1	
2 BR	1			1		
% AMI		20%	20%	59%	1%	
TOTAL UNITS	123	25	25	72	1	10 YR (123 Units/ \$15 Mil.) = .0000082 Units / Tax Credit
POSSIBLE POINTS	1a: 15	1b: 8	1c: 7		1d: 5	

Project Type: Rehab

of Units: 123

Mix: Studio, 1-BR, 2-BR

Affordability: 30-80% AMI

Note: The last row in the above table indicates the possible points available for each category in VS1. 15 is the total number of points for 1a. 8 is the total number of points for 1b, 7 is the total number of points available for 1c, and 5 is the total number of points available for 1d.

VS 2: SOCIAL SERVICES (20/20 pts)

Social Services: On-Site Programs & Partnerships

DIVERSE PROGRAMS



EDUCATIONAL OPPORTUNITIES (5 pts)

STRONG PARTNERSHIPS



ECONOMIC DEVELOPMENT/ WORKFORCE ENTREPRENEURIAL DEVELOPMENT (10 pts)



SUPPORTIVE/ SOCIAL SERVICES (5 pts)

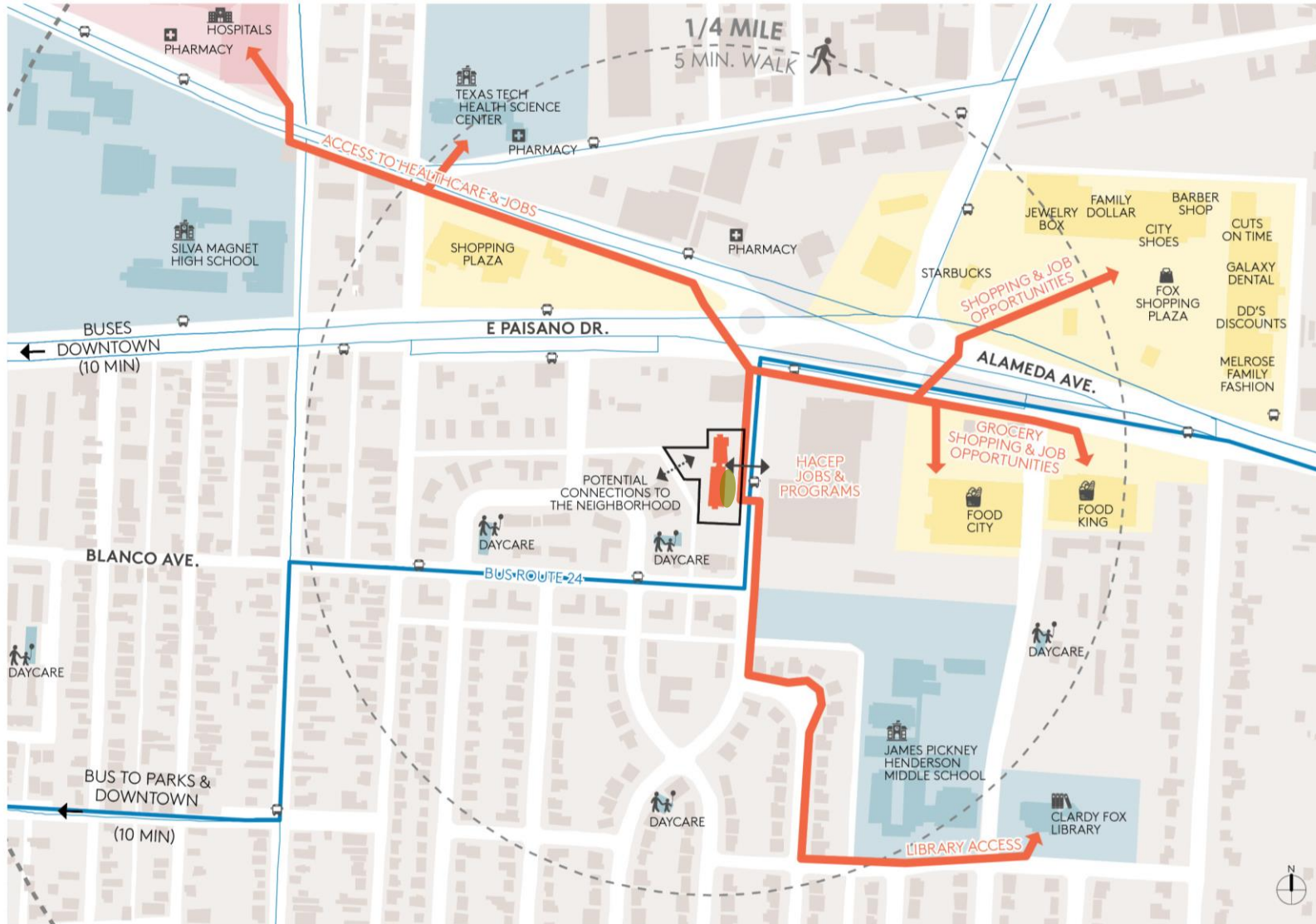


Highlights

- Long-standing partnerships with educational institutions, such as A&M Healthcare and El Paso Community College, strengthen HACEP's ability to deliver a variety of **educational programs**, such as health and nutrition workshops and personal enrichment classes for seniors 55 and over.
- HACEP partners with community organizations, such as GECU and Project Bravo, to deliver **economic development and workforce entrepreneurial development programs**, including financial literacy aimed at fraud prevention and credit repair for elderly residents.
- HACEP has an extensive network of community partners who provide residents with **supportive/social services** both on and off site. These programs range from social events to annual health fairs and monthly food distribution. HACEP has a partnership with Centro de Salud Familiar La Fe Senior Companion Project. La Fe volunteers provide companionship to elderly residents for a period of 20 hours per week.
- **Note:** HACEP also has an interest in working with the City of El Paso's **Foster Grandparent Program** as well.

VS 3: ACCESS TO COMMERCIAL/PUBLIC SERVICES (10/10 pts)

Neighborhood Walkable Access (Page 1 of 2)



Highlights

- Immediate access to MCA campus where, hundreds of millions have been invested by City, State and Federal entities to increase health services to the area.
- Grocery stores, restaurants, pharmacies and shopping plazas all in **walking distance with no physical barriers for residents (4 pts)**
- **Nearby access** to schools, healthcare facilities, and daycare centers; Plus an opportunity for an **on-site gathering space (3 pts)**
- **10 minutes downtown** by bus, served by SunMetro **Route 24** and along the Alameda BRIO transit route.
- Development has a mix of income levels, including an **80% AMI unit (3 pts)**

LEGEND

—	CORTEZ PLAZA PROPERTY
■	CORTEZ PLAZA
■	PARKS
■	EDUCATION & LEARNING
■	COMMERCIAL DISTRICTS
■	HOSPITAL DISTRICTS
⊙	BUS STOPS
—	BUS ROUTE 24
—	BUS ROUTES
—	WALKING ROUTES

VS 3: ACCESS TO COMMERCIAL/PUBLIC SERVICES (10/10 pts)

Broader Neighborhood Access (Page 2 of 2)



Data Source: City of El Paso & Google Maps

Highlights

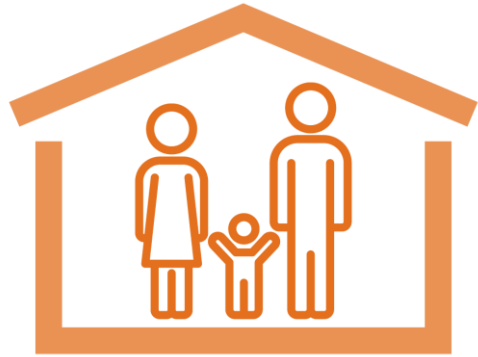
- A wide range of **commercial developments and social services** are located within one mile of Cortez Plaza, including:
 - University Medical Center – ½ Mi
 - Paul Foster School of Medicine – ½ Mi
 - Texas Tech School of Dentistry – ½ Mi
 - Costco – 1 Mi.
 - Target – 1 Mi.
 - Albertsons – 1 Mi.
 - Bank of America – 1 Mi.
 - Walgreens – 1 Mi.
 - El Paso Zoo – 1 Mi.
 - Boys and Girls Club – 1 Mi.
 - Texas A&M Extension – 1 Mi.
- Texas Tech University – ½ Mi
- El Paso Health & Human Services – ½ Mi.
- USPS – ½ Mi.
- Alameda Thrifty Pharmacy – ½ Mi.
- Subway – ½ Mi.
- Family Dollar – ½ Mi.
- Hospital District – ½ Mi.
- Restaurants – less than ¼ Mi.
- Food City – less than ¼ Mi.
- Food King – less than ¼ Mi.
- Starbucks – less than ¼ Mi.
- Retail (Melrose, DD's Discounts, etc.) – less than ¼ Mi.
- El Paso Public Library – less than ¼ Mi.

LEGEND

- CORTEZ PLAZA PROPERTY
- CORTEZ PLAZA
- PARKS

VS 4: LOCAL PRESENCE (15/15 pts)

HACEP - 80 Years in El Paso



40,000

El Pasoans Served

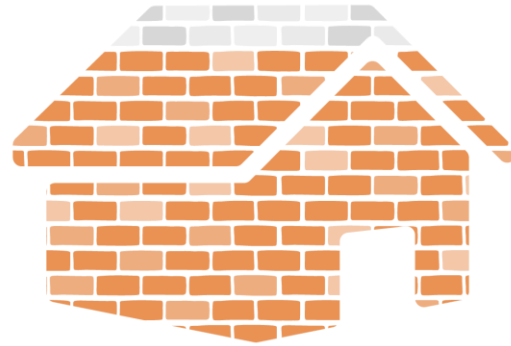
48

Properties that serve families,
elderly, and disabled residents

70+

Communities with LIHTC

5,338 Rehab & New
Construction Units to Date



Portfolio:

6,102 RAD units

5,600 Housing Choice
Vouchers plus

1,300 Tax Credit &

Non-Subsidized Units

Housing for Chronically
Homeless (Shelter Plus Care)
Housing for Veterans (VASH
Program)

A Strong Commitment to El Pasoans

- HACEP has significant experience with development, construction, and managing units for **families, elderly and disabled residents (3 pts)**
- HACEP **employs locally**, nearly **80 staff** and has been operating in El Paso for over **80 years (8 pts)**
- **HACEP will commit to 45 year affordability period (4 pts)**



VS 5: SMART GROWTH (TBD/20 pts)

Smart Growth Compliance (Page 1 of 2)

GOAL #	CITY OF EL PASO SMART GROWTH GOALS	CORTEZ PLAZA	DETAILS
Goal 1.1	Downtown (If proposed project is located downtown)	N/A	
Goal 1.2	Traditional Neighborhoods (Policy 1.2.3)	✓	Cortez Plaza is located in a G-2 Traditional Neighborhood.
Goal 1.3	Neighborhood Retrofits; bus routes and RTS stops (Policies 1.3.1 & 1.3.2) - Specific to G-3 or G-4 Development	N/A	
Goal 1.4	New Neighborhoods	N/A	
Goal 1.5	Outward Expansion	N/A	
Goal 1.9	Industrial Lands (Policy 1.9.4)	N/A	
Goal 1.10	Growth Areas and Overlays (Policies 1.10.3 -1.10.5)	✓	Cortez Plaza is located in a G-2 Traditional Neighborhood, which is considered a Growth Area, according to Plan El Paso.
Goal 2.1	Smart Location Principles	✓	The property is located within 1/2 mile of existing retail, office and educational employment centers. The paths to the employment centers are served by sidewalks.
Goal 4.1	Compact Urban Areas (Policy 4.1.2)	✓	Cortez Plaza is located in an existing walkable, G-2 Traditional Neighborhood.
Goal 4.7	Air Quality (Policies 4.7.1 & 4.7.3)	✓	HACEP will promote active and public transportation.
Goal 4.11	Public Transportation (Policies 4.11.2, 4.11.3 & 4.11.6)	✓	HACEP will install a bicycle rack on Cortez Dr. next to bus stop.
Goal 6.1	Housing Supply (Policies 6.1.1 - 6.1.3, 6.1.7)	✓	Cortez Plaza meets ADA standards and furthers the City's goal to develop in existing neighborhoods to promote and establish accessible urban villages.
Goal 6.2	Existing Neighborhoods (Policy 6.2.1)	N/A	
Goal 6.3	Walkable Neighborhoods (Policies 6.3.1 - 6.3.3)	✓	Cortez Plaza's proximity to commercial and social services promotes healthy living through a walkable environment.
Goal 6.4	Housing Affordability (-2 points for H+T greater than 50%)	N/A	

LEGEND

 Included
 Not Applicable

VS 5: SMART GROWTH (TBD/20 pts)

Smart Growth Compliance (Page 2 of 2)

GOAL #	CITY OF EL PASO SMART GROWTH GOALS	CORTEZ PLAZA	DETAILS
Goal 7.3	Dynamic Walkable Neighborhoods (Policy 7.3.3)	✓	Cortez Plaza furthers the City's goals around making El Paso a city of neighborhoods that are walkable and self sustaining.
Goal 7.11	Complete Streets	N/A	
Goal 9.4	Exposure to Environmental Risk (Policies 9.4.1a, 9.4.1c, 9.4.1e)	✓	HACEP will ensure that sidewalks are greater than 5 feet in width.
Goal 9.5	Encourage Physical Activity Through Design (Policies 9.5.4 & 9.5.6)	✓	Cortez Plaza supports the City's policy to integrate walkable design with transit stations. A bus stop is located on Cortez Dr. and safe, pedestrian-oriented access from the building's main entrance will allow residents to safely use public transit.
Goal 9.6	Encourage Well-Being (Policy 9.6.6)	✓	A gathering space will be built in front of Cortez Plaza to provide residents and community members with space to socialize.
Goal 10.5	Stormwater; (Policy 10.5.2, Policy 10.5.7, Policy 10.5.9)	✓	Cortez Plaza is not located in a flood zone.
Goal 10.6	Atmosphere; promote both roof and non-roof strategies to mitigate the urban heat island effect (Policy 10.6.9)	N/A	
Goal 10.7	Energy/Public transit (Policy 10.7.2)	N/A	
Goal 10.8	Protect and enhance ecologically sensitive areas such as aquifer recharge zones, hillsides, bosques, arroyos, wetlands, and plants and wildlife resources.	N/A	
Goal 10.9	Preserve the valuable natural resources of the mountain and hillside areas and minimize the exposure of potential environmental hazards associated with their development.	N/A	
Goal 10.10	Protect the community from risks associated with geologic conditions	N/A	
Goal 10.13	Protect City residents from the effects of excessive noise or vibration.	N/A	
Goal 10.14	Improve public safety by developing appropriate lighting and control standards.	✓	HACEP will include street and parking lot lighting with building rehab.

LEGEND

	Included
	Not Applicable

CITY OF EL PASO LIHTC CRITERIA

Preliminary Scorecard

#	Value Statement	Total Points	Available Points	Evaluation Criteria	Cortez Plaza (Possible Points)
1	Maximize affordable housing units within the City of El Paso with whatever combination of projects produces the most affordable housing units given allocation of funds for the region	35	15	a) 15 points for the proposal with the greatest number of units. All other proposals receive a point value equal to 20 multiplied by the percentage of units proposed as compared to the development with the greatest number of units. (ex. Development X proposes 50% of the total units that the development with the greatest number of units proposes. Points for Development X = 20 points x 50% = 10 points).	TBD
			8	b) 8 points for the development with the most units for households at or below 30% AMI. All other proposals receive a point total equal to 8 multiplied by the percentage of 30% AMI units compared to the development with the greatest number of 30% AMI units.	TBD
			7	c) 7 points for the development with the most units for households between 31% and 60% AMI. All other proposals receive a point total equal to 7 multiplied by the percentage of 31%-60% AMI units compared to the development with the greatest number of 31%-60% AMI units.	TBD
			5	d) 5 points for the development with the greatest number of units produced per amount of tax credit.	TBD
2	Support breaking the cycle of poverty and supporting upward mobility by either directly providing or facilitating availability of social services	20	5	Actively supporting residents of the project through provision of staffing, investments in programs/services, MOUs with other providers, and/or in house staff providing services. Categories of Services: a) Education (5 pts)	✓
			10	b) Economic development/workforce and entrepreneurial development (including homeownership programs) (10 pts)	✓
			5	c) Supportive/social services (5 pts)	✓
3	Residents given an opportunity for inclusiveness and afforded an opportunity to access public services	10	4	a) No physical barriers separating the development from the neighborhood and commercial/public services (4 pts)	✓
			3	b) Gathering points/areas that bring together residents of the project and residents of the neighborhood at large (3 pts)	✓
			3	c) Development has a mix of units at various income levels to include 80% AMI and/or market rate. (3 pts)	✓
4	Local presence and long-term accountability in El Paso	15	4	Applicant has: a) Past experience involved in a development team constructing, operating and/or providing affordable housing for residents who fit the demographic profile to be served in El Paso (4 pts)	✓
			4	b) A staff presence in El Paso of at least 5 employees (4 pts)	✓
			4	c) 5 or more years experience as part of a development team financing, building, operating or managing affordable housing in El Paso (4 pts)	✓
			3	d) Commitment to extended affordability beyond 30 years. (1 point for every 5 years of extended affordability beyond 30 years) (up to 3 pts)	✓
5	Meets City smart growth initiative as set out in Plan El Paso	20	20	Each project will be evaluated and scored by City of El Paso staff. Tier 1 projects can score up to 20 points under this category. Tier 2 projects can score up to 10 points under this category. (This is intended to prioritize Tier 1 projects while not ruling out creative, impactful projects in Tier 2.)	✓

Highlights

- HACEP looks forward to delivering an **outstanding and high quality 9% development**, primarily for El Paso elderly and disabled residents.



**Housing Authority
of the City of El Paso**

APPENDIX

HEALTHY COMMUNITIES

Report Card

	INDICATOR	CITY BASELINE	CORTEZ PLAZA	SOURCE	YEAR
EDUCATION & OPPORTUNITY	Children living in households ≤100% of the federal poverty level (%)	28.50%	51.80%	ACS 5-year estimate accessed via City Health Dashboard	2017
	Households where ≥30% of household income is spent on housing costs (%)	28.81%	23.10%	ACS 5-year estimate accessed via Social Explorer	2017
	Population aged ≥16 years that is unemployed but seeking work (%)	6.90%	15.00%	ACS 5-year estimate accessed via City Health Dashboard	2017
	Population aged ≥ 25 with less than a high school education (%)	21.00%	58.70%	ACS 5-year estimates	2017
ACTIVE LIFESTYLES	Population living more than ½ mile from the nearest supermarket, supercenter, or large grocery store (%)	66.90%	52.80%	Food Access Research Atlas, Economic Research Service, United States Department of Agriculture accessed via City Health Dashboard	2015
	Average daily concentration of air pollution (fine particulate matter per cubic meter)	7.80	8.2	Community Multiscale Air Quality model, US Environmental Protection Agency accessed via City Health Dashboard	2015
	Population aged ≥18 years who answered "no" to engaging in physical activity, other than as part of a regular job, in the past month (%)	29.40%	40.80%	Behavioral Risk Factor Surveillance System accessed via 500 Cities	2016
	Obesity among resident adults aged ≥18 years (%)	34.50%	37.80%	Behavioral Risk Factor Surveillance System accessed via 500 Cities	2016
HEALTH CARE	Visits to doctor for routine checkup within the past year among adults aged ≥18 years (%)	67.70%	70.80%	Behavioral Risk Factor Surveillance System accessed via 500 Cities	2016
	Current asthma prevalence among adults aged ≥18 years (%)	8.10%	8.60%	Behavioral Risk Factor Surveillance System accessed via 500 Cities	2016
HEALTHY MIND	Population aged ≥18 years who report 14 or more days during the past 30 days during which their mental health was not good (%)	12.50%	13.60%	Behavioral Risk Factor Surveillance System accessed via 500 Cities	2016
	Park access, which is based on a 10-minute walk from home to a park (The Trust for Public Land ranked the Pooley neighborhood block group as a high need (low access) area)	N/A	LOW	Park Serve Map via The Trust for Public Land	2016
NEIGHBORHOOD	Diversity Index, which is the distribution of the population by race/ethnic group within a city or census tract (index is out of 100 where higher value equals greater diversity)	41.6	3.1	ACS 5-year estimate accessed via City Health Dashboard	2017
	Average commute time (minutes)	23 Min.	16 Min.	ACS 5-year estimates	2017

Note 1: The Cortez Plaza neighborhood includes data from Census Tract 31.

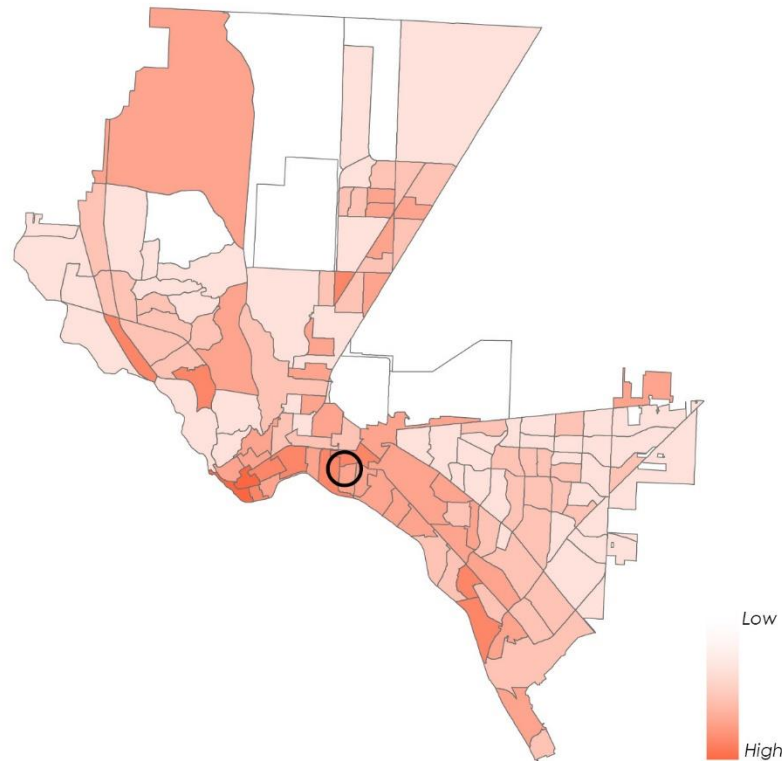
Note 2: Cortez Plaza will be additive to a healthy El Paso report card.

Education & Economic Opportunity – Related to VS 1

Highlights:

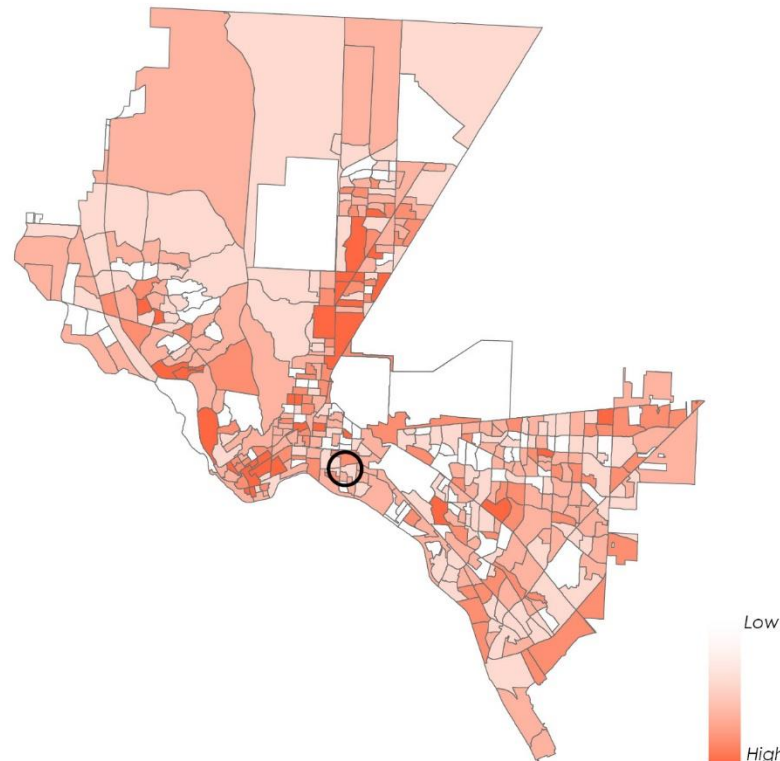
- Both maps indicate the need for the **deeply affordable housing** that Cortez Plaza will provide (VS 1).
- **Over 50% of Cortez Plaza neighborhood children live in poverty**, compared to 28% citywide.
- **23% Cortez Plaza neighborhood residents spend $\geq 30\%$ of their income on housing.**

Children living in
Poverty



Red = Higher Rate of
Children in Poverty

Housing Cost-Burdened
Residents



Red = More Cost-
Burdened Residents

Note 1: Cortez Plaza neighborhood refers to Census Tract 31

Note 2: As in the Regim Housing study, Cortez Plaza will supply housing to those in greatest need in El Paso

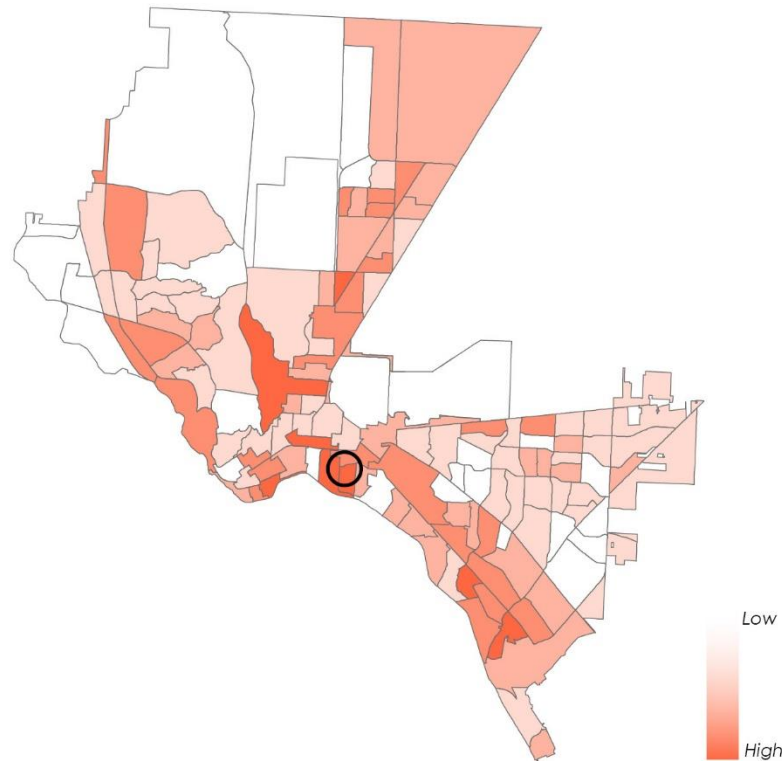
HEALTHY COMMUNITIES

Education & Economic Opportunity – Related to VS 2 & 3

Highlights:

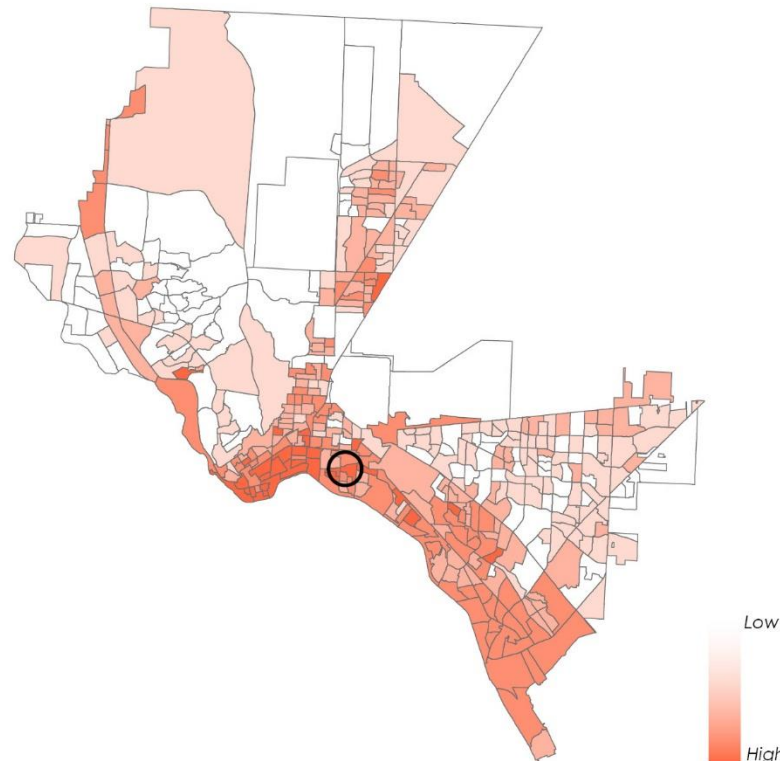
- Residents will benefit from both the on- and off-site social services HACEP provides along with the site's **excellent proximity to jobs and other social services** in the area (VS 2 & 3). The **Cortez Plaza neighborhood unemployment rate (15%)** is higher than the citywide rate of 7%.
- The **on and off-site social services** HACEP provides will greatly benefit the existing neighborhood population (VS 2). **58.7% of Cortez Plaza neighborhood residents have less than a high school education**, compared to 21% citywide.

Unemployment
Rate



Red = Higher
Unemployment

% of Adults with less
than HS Education



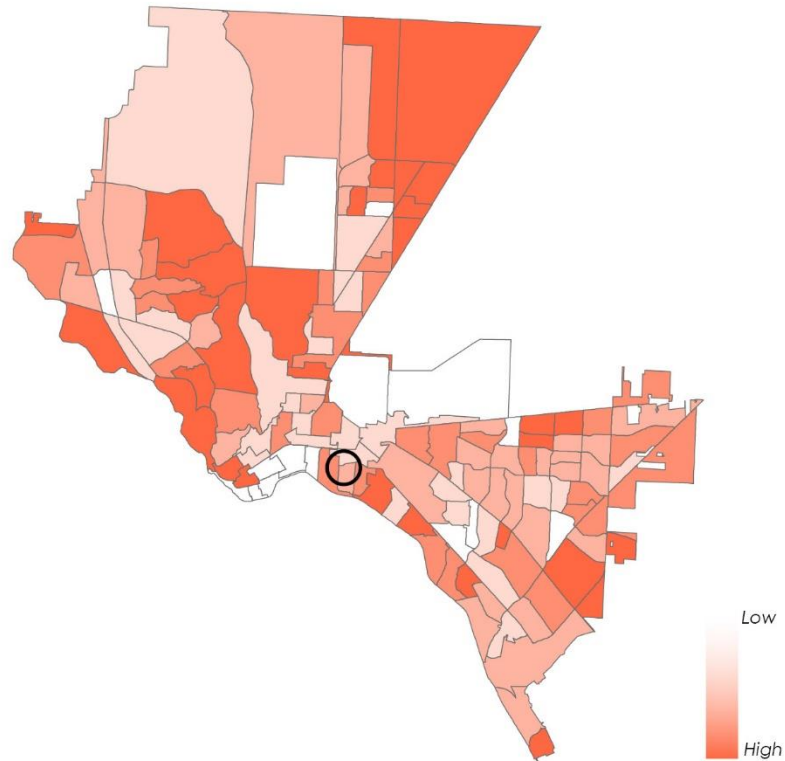
Red = Lower
Education Level

Note: Cortez Plaza neighborhood refers to Census Tract 31

Active lifestyles – Related to VS 3 & 5

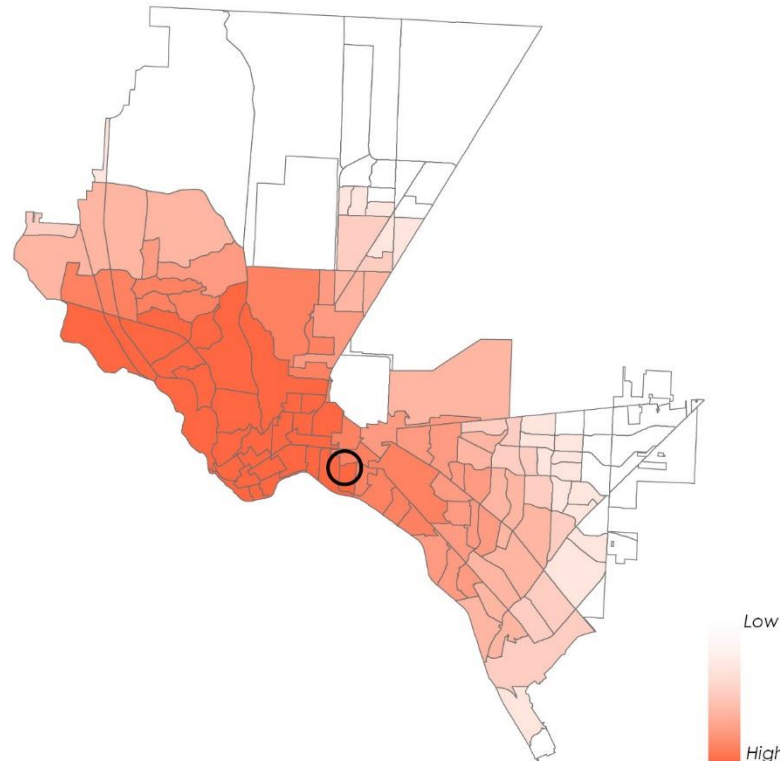
Lack of Access to Healthy Food (more than 1/2 mile from store)

Note: Food City and Food King are
800 ft. from Cortez Plaza.



Red = Lack of Healthy
Food Access

Air Pollution



Red = More
Pollution

Highlights:

- Residents will greatly benefit from the site's **proximity to commercial areas, including two healthy food stores** (VS 3). While two large grocery stores are close to Cortez Plaza, **52% of neighborhood residents are more than a 1/2 mile from healthy food stores.**
- HACEP will support the City's Smart Growth goals around **decreasing air pollution by promoting active and public transportation** (VS 5). The average daily concentration of air pollution (fine particulate matter per cubic meter) in the Cortez Plaza neighborhood is 8.2, compared to 7.8 citywide.

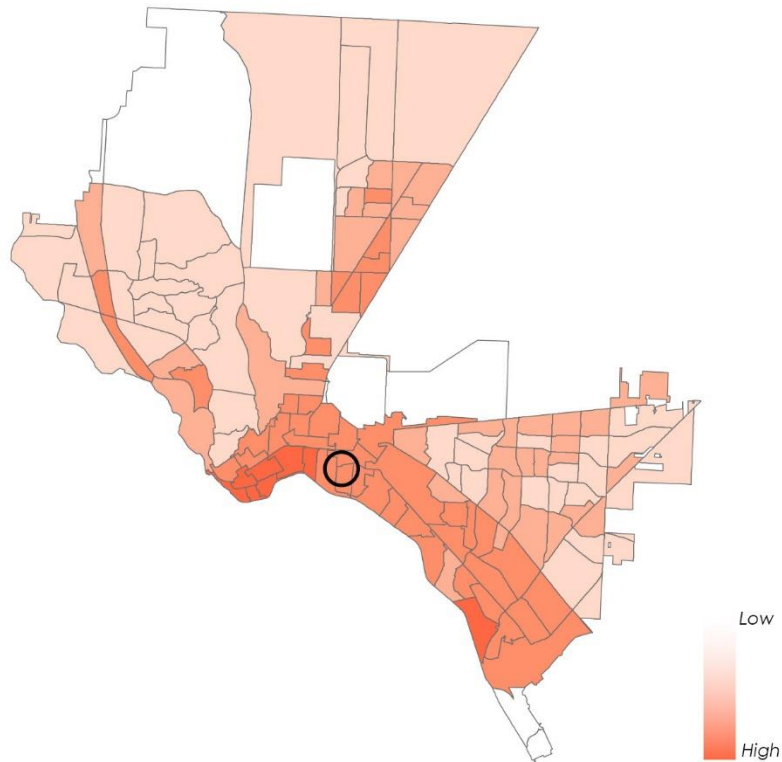
HEALTHY COMMUNITIES

Active lifestyles – Related to VS 3

Highlights:

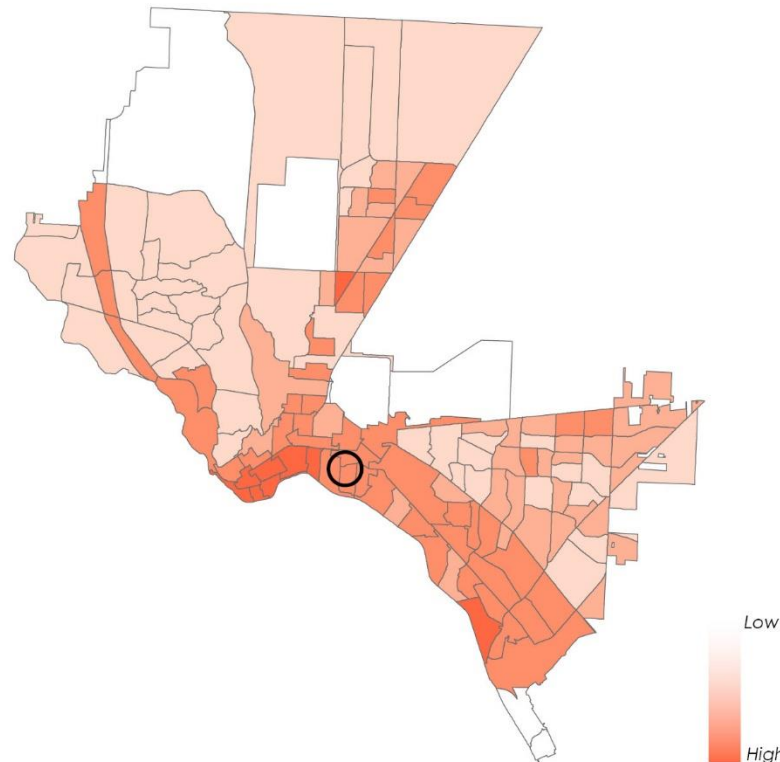
- HACEP intends to **promote healthy lifestyles by getting residents outside to spend time in a planned community gathering space** in the front of the building (VS 3).
- In 2016, **40% of Cortez Plaza neighborhood residents did not participate in leisure physical activity.**
- **Slightly higher rates of obesity** are found in the Cortez Plaza neighborhood compared to the City of El Paso.
- Residents to enjoy access to future linear canal park funded by City, Del Norte Health Foundation and MCA.

No Physical
Activity in Past Month



Red = Less
Physical Activity

Rate of
Obesity



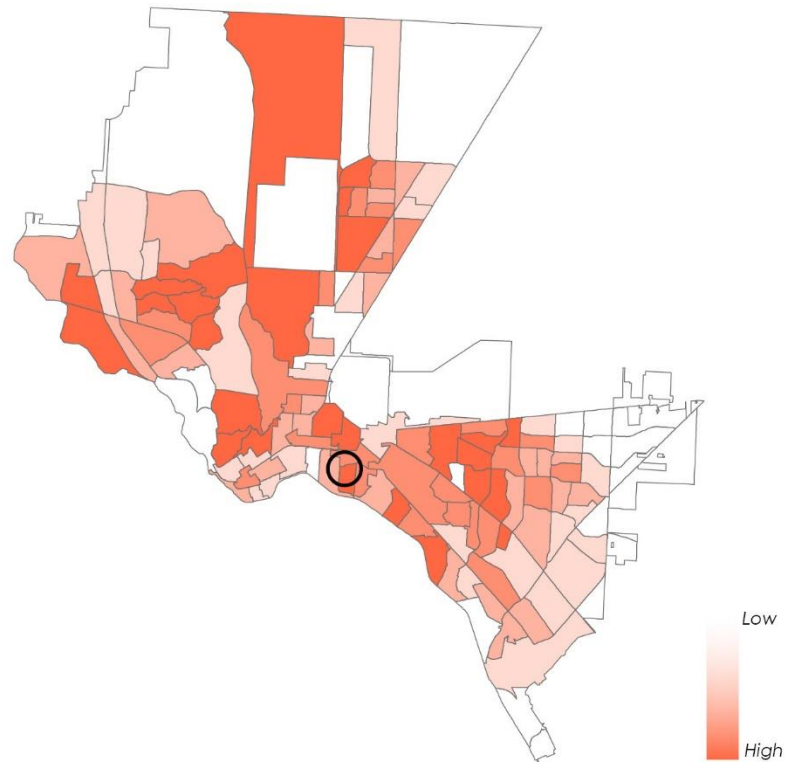
Red = Higher
rate of Obesity

Note: Cortez Plaza neighborhood refers to Census Tract 31

HEALTHY COMMUNITIES

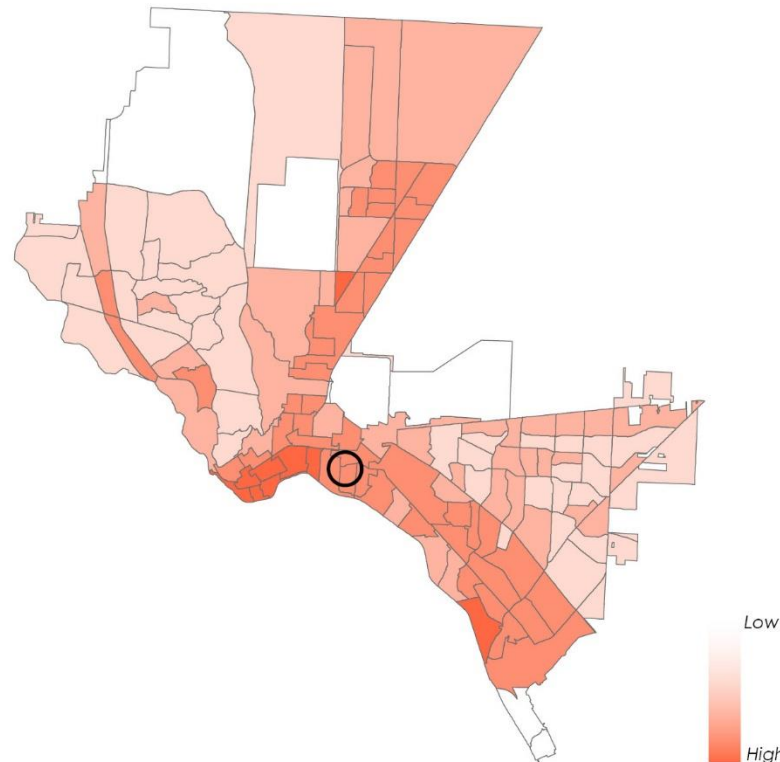
Health Care – Related to VS 3

% of Adults who had Routine
Check up in Last Year



Red = Higher rates of
Annual Checkups

Current Asthma
Prevalence



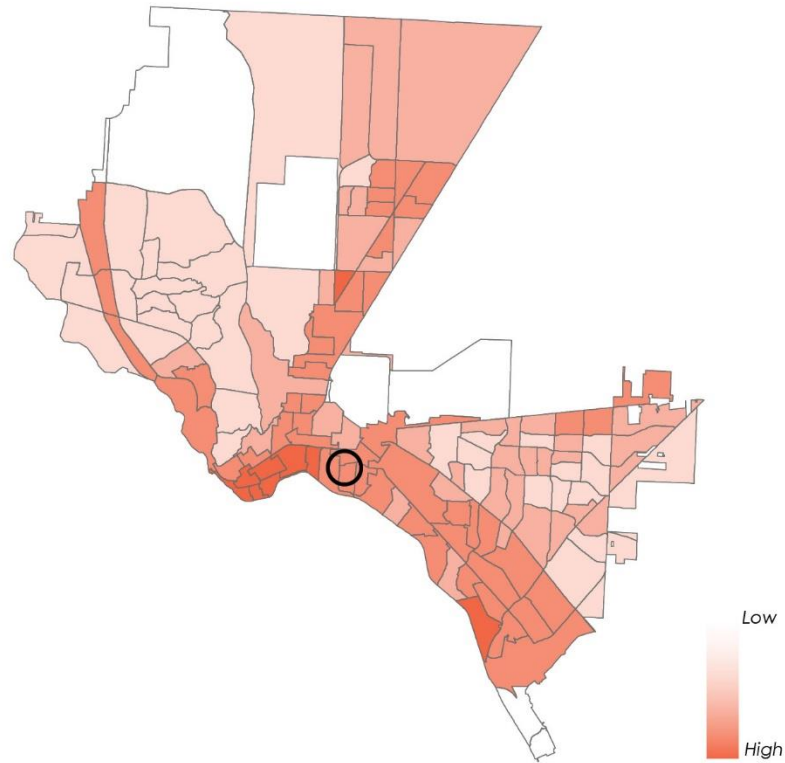
Red = Higher
rates of Asthma

Highlights:

- The **neighborhood has great access to health care providers (VS 3)**. Nearly **70%** of residents **have routine doctor check ups**, which is just above the citywide percentage.
- Access to health care providers will greatly support all residents, whether they suffer from Asthma or other chronic conditions (VS 3). **Asthma impacts about 8% of neighborhood residents**, which mirrors the citywide rate.

Healthy Mind – Related to VS 3

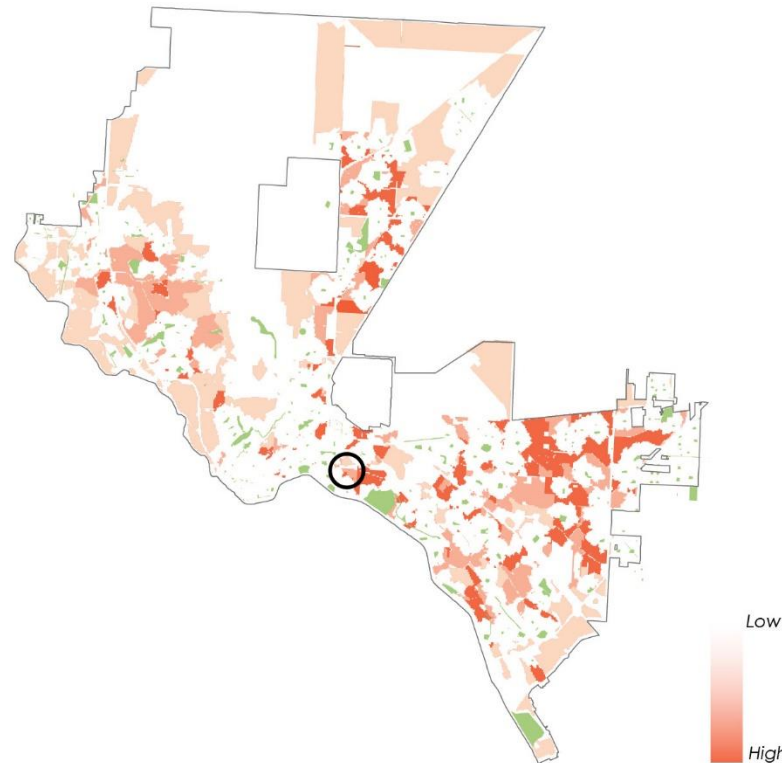
% of Residents whose Mental Health was “not good” for more than 14 days



Red = Poor
Mental Health

Note: Cortez Plaza neighborhood refers to Census Tract 31

The Trust for Public Land’s
Park Needs Analysis



Red = Higher
Need for Park

Highlights:

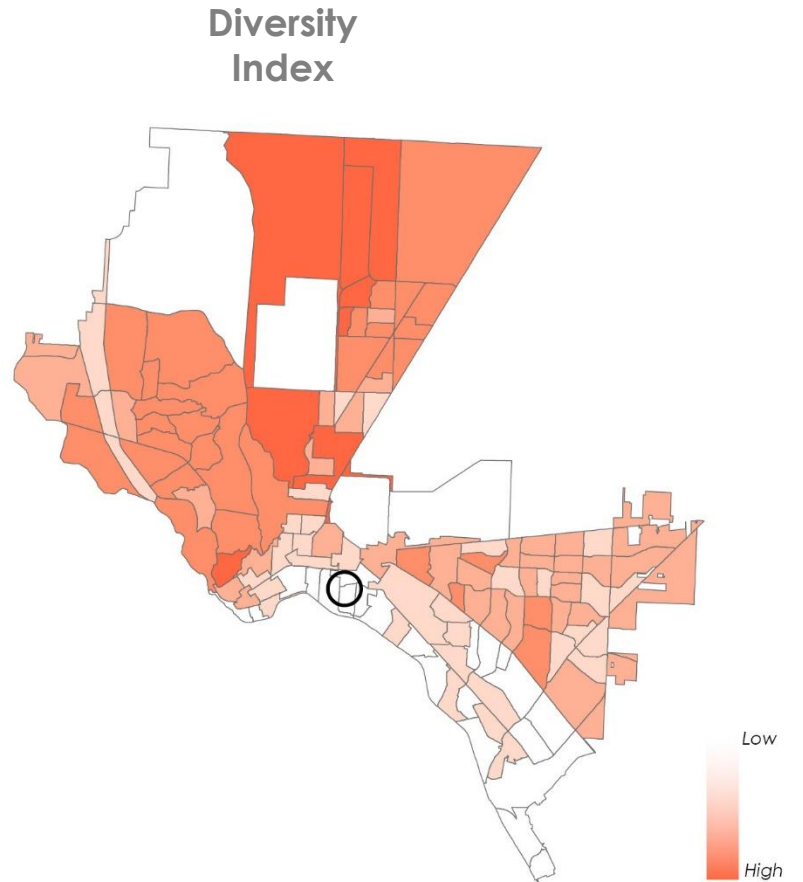
- **HACEP intends to build a outdoor community gathering space** to help fill a park gap and to promote mental and physical well being among residents and neighbors (VS 3).
- **13.6%** of the Cortez neighborhood residents experience **poor mental health**.
- The Cortez Plaza neighborhood sits at **edge of park service area**.
- The Trust for Public Land identifies the neighborhood as a **high park need area**.

HEALTHY COMMUNITIES

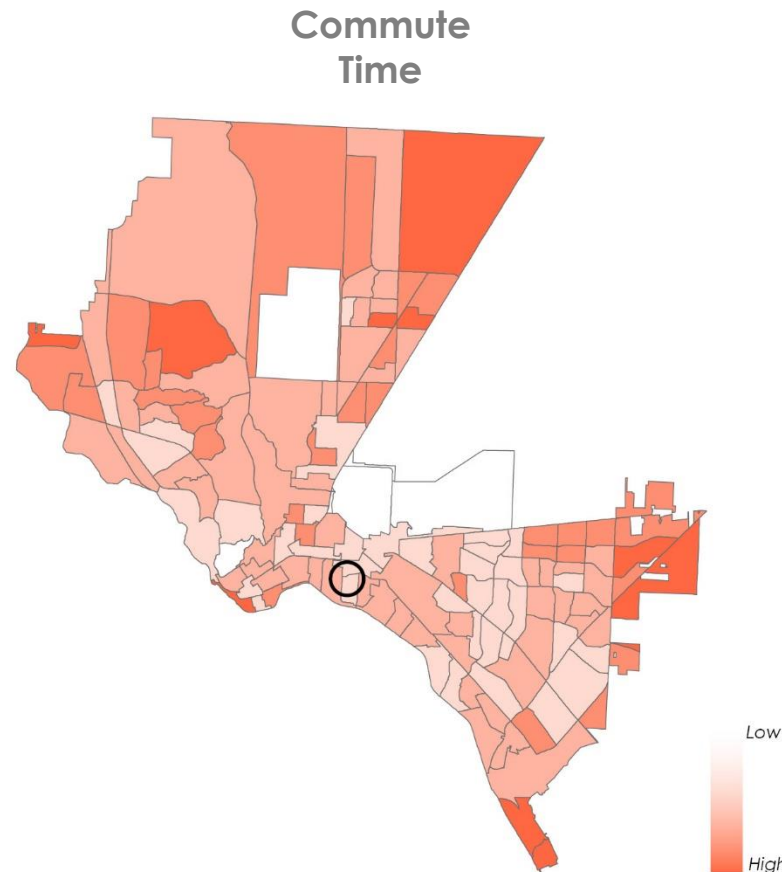
Neighborhood – Related to VS 3 & 5

Highlights:

- HACEP intends to **promote active and public transport** to help further the City's Smart Growth goals (VS 5).
- Average commute time is **16 minutes**, which is 7 minutes less than citywide average -- due to the neighborhood's high access to **commercial/social services** (VS 3), and the site's excellence public transit access along the Alameda BRIO route.
- **99.2% Hispanic/Latino** population (For Reference; Not related to Value Statements).



Red = More Diversity



Red = Longer Commute

RENDERING

Cortez Plaza Site Rendering



Public Realm Gathering
Space Opportunity

Attractively landscaped and shaded gathering space will compliment redesigned Cortez Drive.

Disclaimer Note: Conceptual Development Renderings only; Developer may or may not include, in full or in part or at all, the elements presented herein.