



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: Tropiciana Building II, LLC
- Contact Person: R.L. "Bobby" Bowling IV
- Applicant Address: 2505 E. Missouri, Suite 300, El Paso TX 79903
Phone: 915-474-5250 E-Mail: bbowing4@tropicianahomes.com
- Name of Proposed Development: Artcraft Palms
- Proposed Development Address/Location: Artcraft road next to Rio Grande
- 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.): New Construction
- 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): \$ 20,022,000
- Cost per square foot: \$ 1.08
- 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	8	4		4		
2 Bedroom	48	12		32	4	
3 Bedroom	60	8		34	11	7
4 Bedroom	8				5	3
Totals	124	24		70	20	10

7. Is the proposed development site properly zoned for proposed development? Yes No
 a. Current Zoning: PR1
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 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: \$ \$50,000
 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: | <u>\$ 1,605,000</u> |
| Design/Soft Costs: | <u>\$ 4,541,000</u> |
| New Construction of Housing Units: | <u>\$ 13,876,000</u> |
| Rehabilitation/Conversion of Housing Units: | <u>\$ 0</u> |
| Funds from other sources: | <u>\$ 8,557,472</u> |
| Total Project Cost: | <u>\$ 20,022,000</u> |

3. Relocation of Tenants (for rehabilitation and/or reconstruction developments):
 How many of the existing dwelling units are occupied? NA Vacant? New Con
 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):
- a. Applicant's financial statement or most recent audit. Submit as Attachment C-5.a.
 - b. 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): R.L. Bowling IV Digitally signed by R.L. Bowling IV
 Date: 2020.01.03 09:08:49 -07'00'

Printed Name/Title: President, Tropicana Building II, LLC

Date: 1/3/2020

FOR STAFF USE ONLY: Received by: _____ Date: _____

Review for Completeness by: _____

2020 LOW INCOME
HOUSING TAX
CREDITS

Request for City of El Paso Support

ARTCRAFT PALMS
124 UNITS



R.L. "BOBBY" BOWLING
President – Tropicana Building II
2505 E. Missouri Ave., Ste. 300
El Paso, Texas 79903
PH: 915-821-3550
Bbowling4@tropicannahomes.com

Tropicana Building II is proposing to build 124 multifamily units in the Westside of El Paso, South Artcraft Road and bordered by the Rio Grande River on the West and the Montoya Drain to the East in the Green Acres Subdivision. This would be an infill and mixed-use development which would also contemplate a 74 single family home subdivision developed separately from the tax credit development. The site is flat terrain and is not in the flood plain. The census tract is considered a High Opportunity Area by the Texas Department of Housing and Community Affairs (TDHCA) which means that it has a poverty rate of less than 20% and a median household income rate in the two highest quartiles within the region. The site is within the first quartile which has a median income of \$72,000 and a poverty level of 11.3%. These characteristics are exactly what is needed to deconcentrate low income areas and provide opportunities for upward mobility to low income residents who normally would not have an opportunity to live in these high opportunity areas.

Freddie Mac estimates that 56 million people live in communities that are classified as high opportunity areas. These neighborhoods often provide access to certain amenities or community attributes that are believed to increase economic mobility for their residents. However, they are also often encumbered by high costs of living and dense populations. As a result, the supply of affordable housing is unable to support the demand. To combat this, there has been an increased focus from research and policy by TDHCA in deconcentrating poverty and promoting affordable housing in high opportunity areas. After being sued for concentrating housing in low income areas the state is incentivizing the development of affordable housing in areas they define as high opportunity such as this census tract. TDHCA uses five primary indicators of opportunity: access to quality education, economic growth/jobs, higher income levels, access to health care and access to basic amenities such as grocery stores. Addressing these factors can foster greater economic mobility and achieve positive life outcomes, regardless of the socioeconomic background of the persons living in these high opportunity areas.

1. MAXIMIZE AFFORDABLE HOUSING UNITS WITHIN THE CITY OF EL PASO

Tropicana Building II plans to build 124 units using the 9% Housing Tax Credit to house low and very low-income families. Tropicana anticipates requesting \$1,500,000 in Housing Tax Credits from TDHCA. The total construction costs are anticipated to be approximately \$20 million. The goal of the Housing Tax Credit Program is to bring private investment dollars in exchange for the tax credits to build low- and moderate-income housing. This development will bring over \$13 million in private equity and debt from investors and lenders to build 100 low income units and 24 market rate units making it a mixed-income working community, which is another primary goal of TDHCA and the city of El Paso. The recent 10-20% drop in equity investment in the national tax credit market has forced a smaller proportion of market units from the typical Tropicana community for 2020. The development should score very high in TDHCA's scoring system as it is to be located in a "High Opportunity Area" as defined by the QAP, meaning it is well-served with amenities and features (including ample public transit opportunities) for the low and moderate income tenants.

Tropicana plans to build a mixed income community serving 100 low income families and 24 moderate income families all living in the same 124-unit development. The target is working families making up to as high as \$35,000 per year (depending on family size); however, the Tax Credit program mandates that we accept Section 8 HACEP voucher holders—most of whom are not employed. Of the low-income units, 10% of the units will target 30% AMFI (10 units), 20% of the units will target 50% AMFI (20 units), 70% of the units will target 60% AMFI (70 units). The breakdown is as follows: (a) 124 units; (b) 10 units at or below 30% AMFI; (c) 90 units between 31% and 60% AMFI; and (d) 24 units for market rate.

Many families that live in Tropicana’s Housing Tax Credit program are working families. Over half our current tenants are single moms with two or three children. The next largest demographic currently served in our portfolio are young couples (21-35 years old) with three children. Elderly tenants are the third largest demographic.

2. SUPPORT BREAKING THE CYCLE OF POVERTY AND SUPPORTING UPWARD MOBILITY BY EITHER DIRECTLY PROVIDING OR FACILITATING AVAILABILITY OF SOCIAL SERVICES

Tropicana is actively supporting residents through several programs which are listed below. Tropicana has a fulltime employee, Tammy Harvey, whose mission is to bring a plethora of services to each apartment development in Tropicana’s portfolio, including this proposed development.

a.) Education - Tropicana was awarded as an Employer of Excellence by the Texas Workforce Commission (TWC), as the private-sector employer the El Paso local workforce development area who was actively involved with Texas Workforce Solutions collaborator with the El Paso Workforce Development Board, which created and used innovative mentoring approaches that have benefited the local economy and workforce significantly.

Tropicana has made a tremendous impact on the Workforce Solutions Borderplex (Borderplex) – YouthBuild program by providing local youth with valuable mentorship, work experience, and hands-on employment opportunities at many of Tropicana’s apartment sites. The YouthBuild participants fully employ the skills they are taught in their training courses in a real-world setting. Without the dedicated partnership and commitment to the youth of this program, WSB’s YouthBuild initiative would not be the program it has evolved into since its inception.

Tropicana continues to partner with Workforce Solutions Borderplex to offer **workforce** classes and **entrepreneurial development programs** offered at the many of Tropicana’s apartment properties. Borderplex and Tropicana have recently partnered in a Youth Build Program for the disabled community to help at risk youth develop basic construction skills at Alameda Palms a 124-unit complex built and owned by Tropicana Building II, LLC which if awarded would also be applied to Artcraft Palms. (See Workforce Solutions Borderplex, Local Businesses Lauded at TWC Conference.” El Paso Herald-Post. December 6, 2018.

<https://elpasoheraldpost.com/tag/tropicana-homes/>)

In addition, Tropicana has also partnered with the Socorro Independent School District's Adult Workforce To provide training and education for graduating seniors and or those already graduated from high school looking for a career in the apartment industry. Attached is a letter of intent.

Equal to that and just as important is **homeowner education**. Tropicana Properties, the management arm of all Tropicana properties, prides itself in pushing and offering homeownership opportunities. Our motto is "Let Tropicana Properties put you in a Tropicana Home". Through this program, and others, Tropicana offers a plethora of educational services to its residents, including credit counseling, credit repair assistance, one-on-one guidance through the homebuying process, and others. There is probably no better example of apartment communities in El Paso breaking the cycle of poverty and supporting upward mobility by directly providing and facilitating social services than this program.

b.) Homeownership/Economic Development - Tropicana offers a large menu of support services to its Tenants every month **FREE of charge to the tenants**. Tropicana takes very seriously the goal of not only providing affordable housing for its tenants but also views our apartments as a "incubation" centers for families to grow into true financial independence, which includes home ownership. The Tropicana Properties motto "Let Tropicana Properties put you in a Tropicana Home" is an ongoing program that is provided to all of our tenants. Through this program, residents work hand-in-hand with our Property Managers, along with mortgage representatives, as well as sales agents from Tropicana Homes and credit repair specialists, to best serve and assist them in the Homebuyer process. In addition to guidance throughout the homebuyer process, this program offers assistance with costs, such as early lease release penalty waivers, federal grant programs (including TSHAC, FHA and USDA), covered closing costs and credit repair fees, as well as additional assistance in some cases to place towards upgrades or landscaping. Given a large portion of Tropicana Properties are on tight incomes with limited resources, this free one-on-one individual program allows them the freedom to ask questions and get long-term guidance without the pressures most experience at larger financial institutions.

Tropicana Properties has assisted 50 residents in the past two years, to become homeowners. Several of these residents were former tenants at Canutillo Palms. We are currently working with dozens more to purchase homes in the coming months.

"Let Tropicana Properties put you in a Tropicana Home" has become the benchmark initiative across all Tropicana companies assisting families to fulfill what otherwise may have felt overwhelming or unimaginable to achieve their dreams of homeownership. See the following link for a video from KDBC: https://youtu.be/AbZ4_2rbJNl.

c.) Supportive Social Services

Tropicana employs its own Social Services Director, Tammy Harvey, whose mission is to bring a plethora of social services to our tenants free of charge to all 33 apartment communities we currently manage. Among the partnerships she has developed to address poverty-related issues

in our community, one addresses the most basic and important: hunger. To help address this, we have partnered with El Pasoans Fighting Hunger, a non-profit organization that serves as a distribution center for over 132 partner pantries across the borderland region and collaborative hub for hunger initiatives that assists in SNAP applications and nutrition education.

Together, both Tropicana Properties and El Pasoans Fighting Hunger provide monthly food drives which rotate across all the properties, providing a free dinner for an entire family. We invite the entire community, including our tenants, to these events and typically feed 200 people. We have received overwhelming responses from our community and are looking for ways to continue to expand it.

Tropicana also holds blood drives with United Blood Services. Blood drives are incredibly crucial for our community and we realize how much of an impact they make, especially after the tragic event that took place at a Wal-Mart in our hometown on August 3, when so many people needed blood transfusions that day. Since then, we have seen a significant increase in the amount of people who show up to give blood. We feel that this empowers our residents and provides them an opportunity to give back as well. We host a blood drive twice a month and rotate locations throughout our properties, in order to give everyone around the city an opportunity to donate.

Many of our tenants and community members take advantage of the social services classes that we offer. This includes English as a Second Language or ESL classes, nutrition classes, financial literacy classes, homebuying classes and Zumba, to name a few. For those who wish to obtain their GED, we offer classes that can assist them to do so as well. All our social services are provided free of charge and are open to our tenants and members of the community.

SUPPORTIVE SERVICES - Other supportive services include but are not limited to:

- Annual health fair provided by a health care professional
- Quarterly health and nutritional courses
- Organized youth programs Scholastic tutoring homework help or other focus on academics
- Notary services during regular business hours
- Weekly exercise classes (offered at times when most residents would be likely to attend)
- Twice monthly arts, crafts, and other recreational activities (e.g. Book Clubs and creative writing classes)

Artcraft Palms will also promote Energy Conservation as the project will be built to the 2015 International Energy Conservation Code. Which could save the tenants as much as 20% on their energy bills in relation to existing projects.

In addition, in proximity to Artcraft Palms are the following schools, libraries, and educational opportunities: (a) Canutillo High School; (b) Jose H. Damian Elementary School; (c) Jenna Welch & Laura Bush Community Library at EPCC; (d) El Paso Community College Transmountain Campus Las Palmas Del Sol West; (e) University Medical Center of El Paso – West; (f) Borderland Park.

Based upon the foregoing, Artcraft Palms will support breaking the cycle of poverty and supporting upward mobility by directly providing and facilitating social services to its residents by actively supporting such residents through provision of staffing, investments in programs and services, and in house staff providing services for educational purposes, economic and workforce development, and supportive and social services, among others.

3. RESIDENTS GIVEN AN OPPORTUNITY FOR INCLUSIVENESS AND AFFORDED AN OPPORTUNITY TO ACCESS PUBLIC SERVICES

Artcraft Palms certainly falls in the above category of infill development that increases the variety of housing options including our unique townhomes. This is a long since passed over vacant lot within a neighborhood that began development over 30 years ago. The development site provides the neighborhood shopping with abundant commercial and retail within a short distance and allows for great opportunities for inclusiveness with nearby employment. Artcraft Palms will be approximately 8 acres within a 21 acre site that is a mixed use community with 74 single-family lots, situated near the Upper Valley of El Paso, south of Artcraft Road, west of an existing irrigation canal, east of the Rio Grande, and north of Montoya Drive, and is a truly infill site, surrounded by fully developed infrastructure, commercial and residential components which include: a Walmart Super Center, Walgreens Pharmacy, Texas Kids Dental, Grammys Daycare, and several retail, civic centers, and food retail. (See Location Map with Amenities). All within a ½ mile of the site which is easily walkable if not easy to bicycle. The site is adjacent to the Rio Grande Riverpark Trail System a 10 mile stretch of bike trails along the Rio Grande River. The development will help promote bicycling by having bicycle racks on site and will help promote using the mass transit system - Sun Metro which has a bus stop (#60) adjacent to the site off of Artcraft (See Location Map). Aside from the rock walls we will be required to construct by the City of El Paso, there will be no physical barriers separating Artcraft Palms from the surrounding neighborhood and commercial and public services.

Gathering points/areas that bring together residents of the project and residents of the neighborhood at large. Artcraft Palms will incorporate the following amenities that will bring together of the project and residents from the neighborhood at large: (a) Gazebo or covered pavilion w/sitting area; (b) Barbecue grill and picnic table with at least one of each for every 50 Units; and (c) Park to include Two Children's Playscapes Equipped for 5 to 12-year olds, two Tot Lots, which will be covered shade canopy intended to keep the neighborhood children cool, provide shade, and ultraviolet protection. The development will also have an outdoor athletic circuit that will promote exercise available to all the residents. The single-family subdivision will also have a park/pond which will encourage a walkable neighborhood.

Quality of Life Amenities/Walkability. Again, the development will help encourage a sustainable lifestyle such as walking and cycling along the Rio Grande Riverpark Trail System which has walking paths and bicycle trails along the Rio Grande that stretches for 10 miles and is located next to the development.

The use of public transit and reduce dependence upon automobile. The development through its social service provider, will promote Citywide carpooling programs onsite putting families that work in close proximate areas in a carpool program. The development will also promote bicycling by having bicycle racks on site and will help promote using the mass transit system - Sun Metro which has a bus stop (#16) adjacent to the site off of Artcraft (See Location Map).

Artcraft Palms will have 124 units which include a mixture of units at various income levels specifically 10 units at or below 30% AMFI, 90 units between 31% and 60% AMFI, and 24 units at market rate.

4. LOCAL PRESENCE AND LONG-TERM ACCOUNTABILITY IN EL PASO

a.) The Bowling brothers (Bobby Bowling IV and Randy Bowling) who own Tropicana Building are third generation homebuilders in El Paso. The family has built more than 20,000 homes in their community since 1950. The Bowling family directly employs over 100 people and indirectly employs another 500 people through various subcontractor and supplier relationships with enterprises primarily involved in the real estate and building industries, including Patriot Mortgage, Tropicana Homes, Tropicana Development, Tropicana Properties, and Tropicana Realty. The Bowlings have been recognized by the Texas State Legislature, the Texas Department of Housing and Community Affairs, the City of El Paso, the Texas Association of Builders, El Paso Association of Builders and numerous other non-profit organizations and foundations for their participation in hundreds of community development projects. Tropicana Building currently owns and manages 36 townhome Low Income Housing Tax Credit (LIHTC) developments throughout the City of El Paso of which three developments are under contract and or construction: Nevarez Palms, Jaime O Perez Memorial Apartments, and Anthony Palms.

Tropicana Properties is the management company that manages all 3,000 plus units. It is a partnership of the two brothers Bobby Bowling IV and Randy Bowling, and Demetrio Jimenez.

b.) Tropicana Properties is also the compliance arm of the management company and unlike other management companies does not use out-of-town compliance companies. It has a stellar reputation in compliance with zero issues and has the highest record in the state for a company its size in keeping the units compliant physically under HUD's Uniform Physical Condition Standards with an average of 96 points out of a possible 100 in the last five years. Tropicana Properties alone employs 88 full time managers and maintenance personnel.

c.) Tropicana's initial Low Income Housing Tax Credit award was in 2001 building 72 low income housing units in three developments: Sunset Palms in partnership with a non-profit, North Cooperstown and South Cooperstown. Since then Tropicana has been awarded a LIHTC project every year for a total of over 3000 townhome units in and around El Paso, Texas. TROPICANA AND THE BOWLINGS **ONLY** DEVELOP AND BUILD IN EL PASO COUNTY AND ALL LIVE HERE, RAISE THEIR FAMILIES HERE, AND RECIRCULATE THEIR EARNINGS WITHIN THE LOCAL COMMUNITY.

d.) Each LIHTC Development currently has an extended affordability commitment of more than 30 years. Tropicana intends to extend its affordability period in its Land Use Restriction Agreement to 45 years.

Tropicana will continue building its single-family homes and multifamily developments. The various related Tropicana entities have the capacity to build up to 400 single-family units in one year (as they did in 2005) and up to 400 multi-family units in one year (as they did in 2014).

Income Mix of the 3,120 units owned by Tropicana and its Limited Partners. 86% of the units target 60% and below of the Area Median Family income

Based upon the foregoing, Tropicana has local presence and long-term accountability in the City of El Paso because of (i) the past experience of its team in development, construction, operation, compliance, and the provision of affordable housing for residents who fit the demographic profile to be served in El Paso, (ii) its staff presence in El Paso of more than 100 employees, (iii) its more than 5 years of experience as part of a development team financing, building, operating and managing affordable housing in El Paso, and (iv) its commitment to extended affordability beyond 30 years to 45 years.

5. MEETS CITY SMART GROWTH INITIATIVE AS SET OUT IN PLAN EL PASO

Artcraft Palms falls in neither Tier 1 or Tier 2 but meets the following goals:

Goal 1.3—Alameda Palms is considered a G-4 “Suburban” Future Land Use Area. Without addressing each individual component (application space requirement does not permit, but we would be glad to address each item verbally through an interview) we draw specific attention to a few items:

Goals 1.2, 1.3, 2.1 and 4.1—this is a vacant and underutilized parcel passed over for decades.

Policy 1.3.1—Artcraft Palms will provide on-site a park which includes: (i) Gazebo or covered pavilion w/sitting area, (ii) Barbecue grill and picnic table with at least one of each for every 50 Units, and (iii) Park to include Two Children's Playscapes Equipped for 5 to 12 year olds, two Tot Lots, which will be covered shade canopy intended to keep the neighborhood children cool, provide shade, and ultraviolet protection. In addition the park will include a Sport Court for Basketball Rio Grande Riverwalk Trail Park an existing park/trail is adjacent to the site and stretches for 10 miles. Artcraft Palms is also within 3/4 mile walking distance from an existing elementary school, Jose H. Damian Elementary School, and 1 of a mile from Canutillo High School which are both serviced by sidewalks.

Policy 1.3.2—Artcraft Palms is adjacent to an existing Sun Metro bus stop along Doniphan Dr.

Policy 2.1.4, Goals 4.11, 6.2, 6.3, 7.3, 7.11, 9.6—Artcraft Palms will have a business center (TDHCA point item) available on site for tenants and or prospective employers to use in their presentations to our tenants. That business center includes:

Equipped and functioning business center or equipped computer learning center. Will be equipped with 4 computers with basic Word programs, 1 laser printer per computer lab and at least one scanner which may be integrated with printer.

Policy 2.1.6—The development will be outfitted with bicycle racks and each unit has a 9 sq. ft. lockable outdoor storage which is plenty of space to put a bicycle.

Policy 6.1.1 – The units are townhome designed and individually metered.

Goal 9.4—The development will utilize an internal thoroughfare with pedestrian-friendly design elements, including design speeds of 20 miles an hour with the use of speed bumps, some sidewalks greater than 5 feet, and the use of xeriscape sidewalk trees.

Policy 10.5.9 The site is situated out of the 500-year flood plain and will utilized an on-site pond. We have always supported the development of park-ponds but due to the requirements of the PSB the ponds are overdesigned making them extremely deep and therefore impractical for ADA compliance as a park pond. However, if our design is not as deep, we will provide a park pond.

Goals 9.4, 9.5, 10.6, 10.7, 10.8, 10.10 and 10.14-- the development will comply with policy 10.7.6 in that it will be another “green built” apartment complex built with the same construction techniques that allowed Tropicana to achieve a “GOLD LEED” certificate on its Verde Palms development.

Despite this site not existing within the locations identified by the City of El Paso as priorities for new low-income housing, we request twenty (20) points nonetheless. We expect to receive these points, primarily because Artcraft Palms will meet or exceed a majority of the goals and policies of the City of El Paso that give rise to this point item. Indeed, it is perhaps an error in this scoring matrix that it may cause a refusal of support for a project that meets more goals and policies of the City of El Paso than another project under this smart growth initiative but the other project receives support simply because of its location and despite its failure to meet these smart growth goals and policies.

Finally, as we have expressed on multiple occasions, this tier-based system for allocating points to specific zones within El Paso appears to run contrary to TDHCA’s and HUD’s longstanding initiatives to break up concentrations of poverty and discourage segregation. Indeed, we believe that it has been the consensus view among affordable housing experts for decades that moving low-income families to less-segregated, wealthier, or suburban locations (as opposed to areas that are economically depressed such as Tier 1 and Tier 2) often leads to employment gains for adults and large increases in youth educational attainment and labor-market outcomes.

EXTERIOR AMENITIES

- ✦ Full perimeter fencing
- ✦ Gazebo w/sitting area
- ✦ Accessible walking/jogging path separate from sidewalk
- ✦ Barbecue grill and picnic tables
- ✦ Covered pavilion that includes barbecue grills and tables
- ✦ Equipped and functioning business center or equipped computer learning center
- ✦ Furnished community room
- ✦ Library with an accessible sitting area (separate from the community room)
- ✦ Enclosed community sun porch or covered community porch/patio
- ✦ Community dining room with full or warming kitchen furnished
- ✦ Two children's playscapes equipped for 5 to 12 year olds
- ✦ Sport courts
- ✦ Common area Wi-Fi
- ✦ Secured bicycle parking
- ✦ Green building amenities

INTERIOR AMENITIES

- ✦ Covered Entries
- ✦ Microwave Ovens
- ✦ Self-Cleaning Ovens
- ✦ Washer and Dryers in each unit
- ✦ Energy Star Appliances including Refrigerator, Dishwasher, Garbage Disposal
- ✦ Tile Floors in every room
- ✦ Outdoor Storage Unit 9X9
- ✦ Ceiling Fans in every room
- ✦ Evaporative Cooling
- ✦ Solid wood Cabinets throughout
- ✦ Cable/Computer connections in Each Room
- ✦ Mini Blinds in all windows
- ✦ Closet in Each Bedroom
- ✦ Low Flow Faucets and Toilets
- ✦ Instant Hot Water saving in heating bills



Artcraft Palms will be all **NEW CONSTRUCTION** using the latest technology in building materials including energy saving appliances. All of Tropicana's developments are built with conservation in mind from the materials it uses to the drought resistance landscaping.

These energy saving features are transferred to the tenant. Tropicana builds with features such as readily available hot water and high efficiency water heaters all save the tenant in utility costs. In addition, every unit not only has washer and dryer hook ups we include the washers and dryers in the units.

Every Tropicana development has Smart Growth principals in mind, from walkable communities to green built amenities. In choosing sites, Tropicana targets sites that have schools, grocery stores, banking institutions, and entertainment within walking or biking distance.

Comprehensive Plan Goals:

Building & Site Design Principles

Housing Supply

Goal 6.1: Maintain a sustainable and efficient housing supply for all residents of El Paso.



Policy 6.1.1: Strive to distribute a variety of housing types throughout the City to expand choices available to meet the financial, lifestyle, and cultural needs of El Paso's diverse population. Strongly encourage housing types that take into account non-traditional households and multigenerational families.

Artcraft Palms' goals are to target a mix of incomes from the very poor to the moderate income tenant.

Policy 6.1.3: Adopt a permanent supportive housing program that focuses on a mix of target populations including the chronically homeless, veterans, people who were recently institutionalized, and youth who are aging out of foster care.

While transient families cannot live in a low-income tax credit program, veterans, people who were recently institutionalized, and youth who are aging out of foster care may qualify for Artcraft Palms through a state program called the 811 program. This program in conjunction with the Housing Tax Credit program will subsidize those families who have just been released from institutions and youth who are aging out of foster care.

Housing Affordability

Goal 6.4: Expand opportunities for affordable housing through new tools, technologies, and partnerships.

Artcraft Palms Creates a Range of Housing Opportunities and Choices. Providing quality housing for people of all income levels is an integral component of Tropicana

Creates Walkable Neighborhoods. Walkable communities are desirable places to live, work, learn, worship and play, and therefore a key component Artcraft Palms with on-site walkable neighborhood park.

Preserves Open Space, Natural Beauty, and Critical Environmental Areas. The 8 walkable parks have open space preservation which supports smart growth goals by preserving critical environmental areas, improving our communities' quality of life, and guiding new growth into existing communities



**T-3 SUB-URBAN
General Character:**

Building Placement:
Frontage Types:
Typical Building Height:
Type of Civic Space:

Lawns, and landscaped yards surrounding detached single-family houses; pedestrians occasionally
Large and variable front and side yard Setbacks
Porches, fences, naturalistic tree planting
1- to 2-Story
Parks, Greenways

Item 2: Letters of Interest (MOUs) and Awards for partnership with Workforce Borderplex Solutions and the Texas Workforce Commission.

Homeownership Testimonial



January 3, 2020

Mr. Demitrio Jimenez

Tropicana Properties

Dear Mr. Jiminez,

This letter is to state the support from PRIDE Industries/dba PRIDE Ascend ("PRIDE"), for Tropicana Properties. PRIDE creates jobs for people with disabilities and other barriers to employment through its own enterprises and by partnering with others in the community. We are unique in the region and truly understand the needs of the population identified. Our work history also includes interaction with Dynamic Workforce Solutions, Texas Workforce Commission as well as Tropicana Properties and Homes.

Tropicana has been a great partnership in employing graduates of our building trades program. Attached is a list of programs that we have worked on with Tropicana Properties. PRIDE Ascend, as a Career School and College, and Employment services Provider with the Texas Workforce Commission, has the capabilities of supporting all of your training and employment service needs.

PRIDE's model has demonstrated innovation in working with individuals who possess myriad disabilities and other barriers to employment to ensure success, highly marketable skills to make them successful in the 21st century workforce, and a robust earning potential. PRIDE is proud to work in collaboration with the WSB and the El Paso Community and Tropicana Properties. Listed you will find a list of the programs that have been approved by the Local Workforce Commission Board.

COMPTIA Certification

IT Fundamentals

Core 1 A+

Core 2 A+

Heavy Equipment Operations

Orientation to the Trade

Heavy Equipment Safety

Identification of Heavy Equipment
Basic Operational Techniques
Rough Terrain Forklift
Excavators
Skid Steer
Backhoes
Utility Tractor

Carpentry

Floor Systems
Wall Systems
Ceiling Joist and Roof Framing
Basic Stair Layout
Introduction to the Building Envelope Systems
Roofing Applications
Thermal and Moisture Protection
Drywall Installation
Doors and Door Hardware
Window, Door, Floor and Ceiling Trim
Cabinet Installation

Building Maintenance Program

Basic Safety (OSHA 10 and 30)
Customer Service Skills
Methods of Organizing, Trouble Shooting- and Problem Solving
Fasteners, Tools, and Equipment
Practical Electrical Theory
Electrical Facilities Maintenance
Carpentry
Surface Treatments
Plumbing, HVAC, and EPA Certification
Appliance Repair and Replacement
Pest Control, Landscaping and Grounds Keeping
Weatherization, Installation Maintenance and Repair.

Core Program

Basic Safety (OSHA 10 and 30)
Intro Construction Math
Basic Construction Drawing
Intro to Hand Tools
Intro to Power Tools
Intro to Materials Handling
Basic Communication Skills
Employability Skills

If you have any questions, please contact, Brian Hebblethwaite,
at Brian.hebblethwaite@prideindustries.com, 915-470-9775.

 01/03/2020

Dr. Lonny Wright
PRIDE Ascend and Academic Affairs Director
PRIDE Industries
10737 Gateway West, Suite 340
El Paso, TX 79935
P: (915) 500-4725
C: (915) 443-6365



January 3rd, 2020

Dear Tropicana Properties,

First most, thank you for your interest in partnering with Socorro ISD Community Education. We hope that our common goal in empowering our adult learners to meet their career and educational needs leads in student achievement and performance both inside and outside the workplace. By providing a continuum of services that promote the workforce we can also stimulate the economic development of our region.

Our department is excited to provide customized services for your employees. As discussed during our planning meetings, our partnership will initiate with instruction to incumbent workers that includes customer service, workplace communication and basic Excel skills. Our target date to serve the first cohort of 10-15 employees is tentatively set for February 3, 2020.

Additional services that will be provided after the initial pilot class include Microsoft Excel certification classes for administrative staff, OSHA 10 training for maintenance employees, and the creation of a specialized training class for potential employees in the maintenance field. Not only will these services provide for internal advancement of your existing workforce, it will also create a referral system to vacancies within your organization to meet the employment demand.

Socorro ISD Community Education would also like to thank you for your commitment to serving our students through presentations of employability skills, mock interviews, and job placement of qualified individuals within your company. We look forward to the potentials of this partnership and its positive impact to the El Paso community.

Thank you,

Mary Jo Ochoa Hernandez
Career Pathway Coordinator

TAG ARCHIVES: TROPICANA HOMES**Workforce Solutions Borderplex, Local Businesses Lauded at TWC Conference**

🕒 December 6, 2018 📰 News

Workforce Solutions Borderplex and its partners, Prudential Financial, Inc. and Tropicana Homes, were recognized and awarded at the 22nd Annual Texas Workforce Commission (TWC) Conference in Houston, Texas.

In recognition for its outstanding workforce programs, Workforce Solutions Borderplex was awarded the Texas HireAbility Award for their dynamic “Unlocking Opportunities” outreach campaign, along with a check for \$30,000 to use to support its programs and services.

The Texas HireAbility Award honors a Local Workforce Development Board that has successfully promoted employment opportunities for talented and dedicated Texans with disabilities. WSB launched an uplifting outreach campaign that promoted the hiring of individuals with disabilities entitled “DisAbility Friendly Employer”, by using the statement – “A job seeker with disabilities has potential; consider unlocking the opportunities” as the mantra and cornerstone of this effort.

WSB’s goal was to create a different frame of mind when connecting employers with job seekers with disabilities. The campaign served to educate employers on inclusion and diversity in the workplace; with 1,274 individuals with disabilities, 370 veterans with disabilities, and 100 youth with disabilities all securing employment.

TWC Chair, Ruth R. Hughes, honored the Employer of the Year award winners.

“I am proud to recognize these Texas employers through this year’s nomination for Employer of the Year Award for the value they place in their communities by promoting strong economic growth, and for their commitment to hiring our veterans,” stated Hughes. “These exemplary private-sector finalists demonstrate excellence and contribute to our thriving economy and job growth, as well as setting new standards for Texas employers. TWC is honored to recognize their outstanding efforts and achievements.”

The El Paso branch of Prudential Financial, Inc. received the highly-coveted Veteran-Friendly Employer of the Year award in recognition of their outstanding efforts to recruit and hire veterans, significantly impacting the Borderplex region and the state.

Prudential Financial Inc. has a long-standing commitment to and history of supporting the US military and its veterans. Since opening its office in El Paso in 2014, Prudential has built a workforce made up of 49%

veterans and military spouses, and has made notable achievements to impact veterans' employment, to give back to the community, and to share best practices through strategic partnerships.

Prudential is proud to be part of the diverse El Paso community, providing career opportunities for veterans and military spouses in Texas and around the world. Prudential recognizes that military talent brings unique qualities and experiences to their organization that strengthens the overall organizational collaboration and innovation.

Tropicana Homes was awarded as an Employer of Excellence, as TWC honors one private-sector employer in each local workforce development area that is actively involved with Texas Workforce Solutions and recognizes that said employer has, as a customer and collaborator with the Local Workforce Development Board, created and used innovative approaches that have benefited the local economy and workforce significantly.

Four-time winner of the Builder of the Year Award by the El Paso Association of Builders, Tropicana Homes has made a tremendous impact on the Workforce Solutions Borderplex (Borderplex) – YouthBuild program. Tropicana Homes provides youth with valuable mentorship, work experience, and hands-on employment opportunities.

At Tropicana Homes' construction sites, YouthBuild participants fully employ the skills they are taught in their training courses in a real-world setting. Without the dedicated partnership and commitment to the youth of this program, WSB's YouthBuild initiative would not be the program it has evolved into since its inception.

TWC Commissioner Representing the Public Robert D. Thomas said "Tropicana Homes deserves applause this year for its efforts in partnering with Workforce Solutions Borderplex to create amazing opportunities for Texas workers and communities."

"Congratulations to our finalists, who show great commitment for supporting local communities and to their employees while providing growth in a constructive work setting," said TWC Commissioner Representing Labor Julian Alvarez.

"These companies embody the dedication to the Texas workforce with the ongoing commitment to training efforts and workforce advancements. These employers exemplify TWC's mission to promote and support a workforce system that creates value and offers employers, individuals and communities the opportunity to achieve and sustain economic prosperity."

The Texas Workforce Commission is a state agency dedicated to helping Texas employers, workers and communities prosper economically. Workforce Solutions Borderplex,

Workforce Boards throughout the state of Texas, the Texas Workforce Commission and workforce system partners work together to respond to the needs of employers and workers through skills training, job search assistance, and other workforce support services.

The TWC Conference was held on November 28 and 29, 2018.



“Randy Bowling, President of Tropicana Homes, and Workforce Solutions Borderplex partner, receives the Local Employer of Excellence award.”

Testimonials



Mr. Garcia

My name is Mr. Garcia, I was living in Presidio Palms for some time when I got a notice about a first time buyers seminar from the Property Manager, Maria, and how I can go about purchasing a home. I decided to attend, I spoke with a few people from Tropicana and that's how it all happened. Within a few months I was in my home. It was just a terrific awesome experience, I would recommend Tropicana both for the experience of living at the apartments and the programs they provide to residents.

- Mr. Garcia
Presidio Palms

Pasamos una experiencia unica en el proceso de comprar nuestra primer casa. Michelle Mata, Tropicana, muchisimas gracias por su dedicacion, paciencia y buen trato durante todo el proceso!

- Evelyn Gonzalez
Presidio Palms II



The Mendoza Family

We had been living for about a year and a half at the Tropicana Properties apartments, however, we had always wanted to have a home of our own. The manager of the apartments urged us to attend a first time homebuyers seminar and to learn about the programs they provide to assist tenants in the homebuying process. When we attended, Tropicana helped us along the way – and honestly, they helped us greatly throughout the process to acquire our home after years of us not being able to do it. We are now 5 months in our homes and could not be happier, and have had our dreams a reality.

- Mendoza Family
Burgundy Palms

Wonderful experience!!! We worked with Tropicana and Michelle Mata, she worked with us every step of the way. She was very inspiring and kept us going. If you're looking for a realtor who get it done and gets you in a home, she's the one !

- Lena Humphrey
Montana Vista Palms

Fantastic everybody is so nice helpful and friendly great experience. I want to thank Michelle Mata and Patti for helping us in this fantastic journey of buying a home. They are awesome and I truly recommend Tropicana homes.

- Alicia Flores



LOCATION MAP SCALE: 1"=600'

EXHIBIT B-10
Location Map and Subdivision Layout



GRAPHIC SCALE
0 100 200

OVERALL SITE DEVELOPMENT PLAN

PORTION OF BLOCKS 2, 3, 4, 7, 9, AND 10,
ALL OF BLOCKS 5 AND 6,
GREEN ACRES SUBDIVISION
AS RECORDED IN VOLUME 27, PAGE 46,
PLAT RECORDS OF EL PASO COUNTY, TEXAS

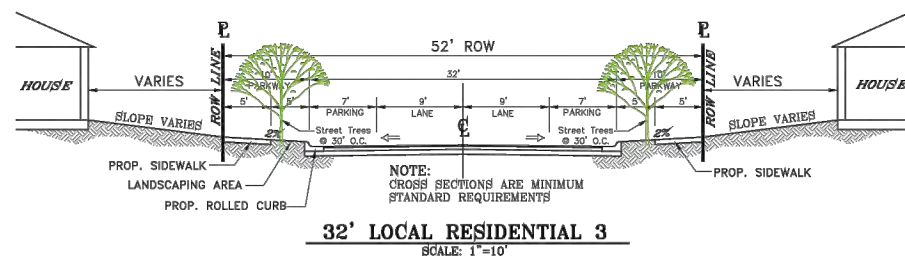
AREA = 27.102± ACRES



ZONING REQUIREMENTS		
TYPE	EXISTING PR-1 ZONING	PROPOSED MODIFICATIONS
FRONT YARD	10 FT.	10 FT.
REAR YARD	10 FT.	15 FT.
SIDE YARD	10 FT.	10 FT.
SIDE, ABUTTING STREET	10 FT.	10 FT.
MIN. LOT SIZE	4,000 S.F.	5,000 S.F.
MIN. LOT WIDTH	40' MIN.	50' MIN.
MIN. LOT DEPTH	100' MIN.	105' MIN.
UNITS / ACRE	7 MAX.	5 MAX.

TOTAL RESIDENTIAL LOTS = 74

TOTAL APARTMENT UNITS = 124





GRAPHIC SCALE

0 35 70

EXHIBIT B-11
Site Plan

ARTCRAFT ROAD

ACCESS ROAD

DUMPSTERS




RIO GRANDE
RIVER BANK

MONTOYA DRAIN





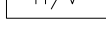
124 APARTMENT UNITS
PORTION OF GREEN ACRES SUBDIVISION
AS RECORDED IN VOLUME 27, PAGE 46,
PLAT RECORDS OF EL PASO COUNTY, TEXAS

AREA = 8.00 ACRES±

GATHERING POINTS

-  PROPOSED COMMUNITY CENTER
-  PROPOSED PLAYGROUND
-  FAMILY ACTIVITIES LOCATIONS (GAZEBOS, PICNIC TABLES, BBQ PITS, GAMES)

LEGEND

-  PROPOSED ASPHALT PAVEMENT
-  PROPOSED LANDSCAPING
-  PROPOSED SIDEWALK/CONCRETE
-  ADA ACCESSIBLE MOBILITY UNITS
-  H/V ACCESSIBLE HEARING/VISUAL



BUILDINGS		
TYPE	UNITS	NO. OF BLDGS.
BLDG. "A"	8 UNITS 1 BEDROOM	1
BLDG. "B"	48 UNITS 2 BEDROOMS	8
BLDG. "C"	60 UNITS 3 BEDROOMS	15
BLDG. "D"	8 UNITS 4 BEDROOM	2
COMMUNITY CENTER	1 UNIT	1
TOTAL	125 UNITS	27

SINGLE FAMILY
RESIDENTIAL
HOUSING

PARK / POND

RESIDENTIAL STREET

ARTCRAFT PALMS
MIXED-USE DEVELOPMENT



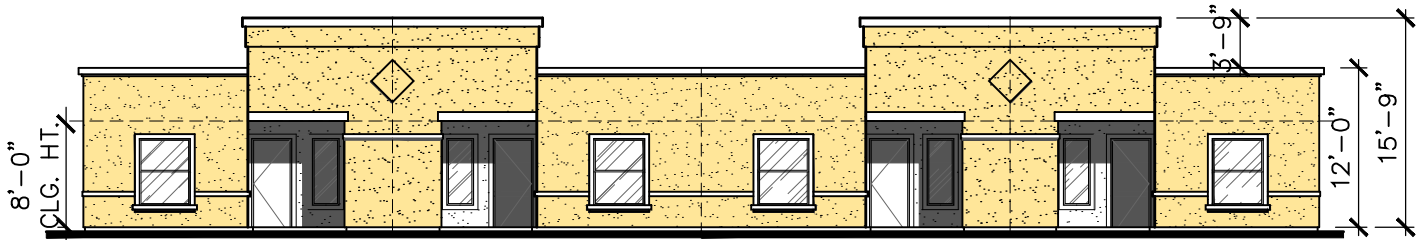
Prepared By: **Moreno**
MCI Cardenas Inc.
PLANNING ENGINEERING-PROJECT MANAGEMENT
SAN ANTONIO
2506 E. Missouri Ave. El Paso, TX 79903 (915) 552-2091
9602 McMillan Freeway #207, San Antonio, TX 78216 (210) 344-3353
Texas Board of Professional Engineers Registration No. 74060574

ARTCRAFT PALMS

124 Multifamily Units

EXHIBIT B-11a
Location of Bus Stop and River Trail





EXTERIOR ELEVATION

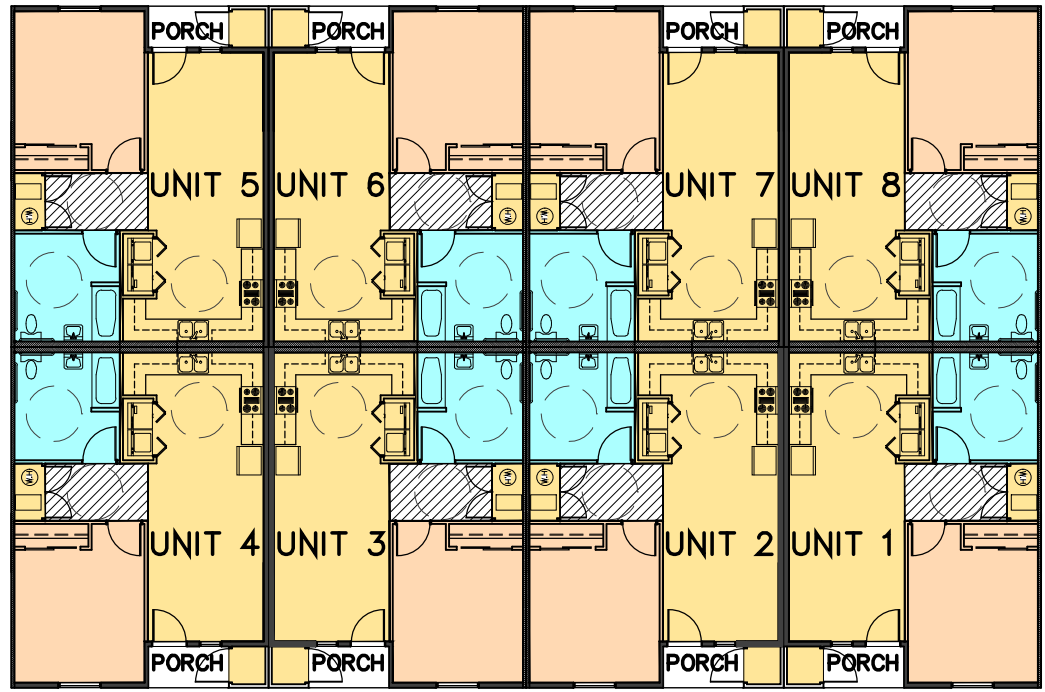
EXTERIOR MATERIAL: EXTERIOR SIDES
 100% STUCCO
 100% CEMENTATIIOUS BRD. SOFFIT
 30 YR. DIMENSIONAL SHINGLES

TOTAL BUILDING SQ. FT.
 5336.00 SQ. FT.

*Porch and balcony sq. ft. area is not in the net rentable area calculation (NRA) and is NOT considered part of a common area

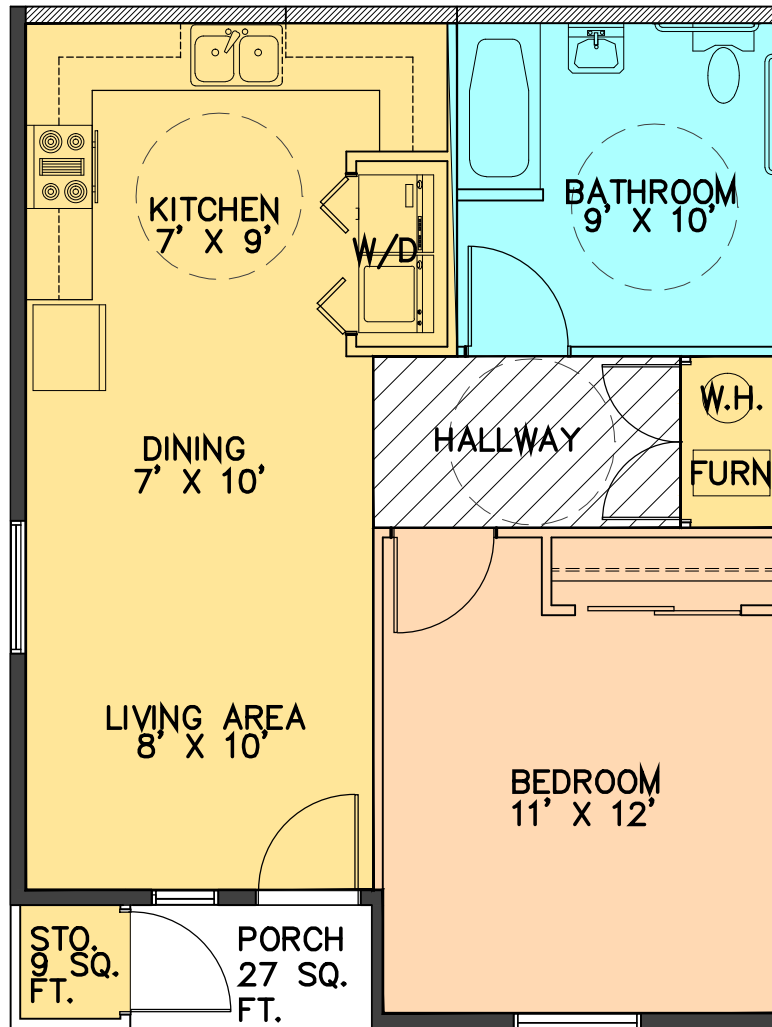
*STORAGE (Unconditioned) 9 SQ. FT. Accessible to tenants

- BREEZEWAY= 0 SQ. FT.
- HALLWAYS = 0 SQ. FT.
- UTILITY CLOSET= 0 SQ. FT.
- *PORCH = 27 SQ. FT.
- *BALCONY = 0 SQ. FT.



ONE BEDROOM UNITS, TYPE "A"
 DOUBLE QUAD- UNIT SIZE 667 SQ. FT. (N.R.S.F.)
 TOTAL / BLDG. = 5336 SQ. FT.

CONCEPTUAL UNIT FLOOR PLAN



ONE BEDROOM FLOOR PLAN LAYOUT TYPE "A"

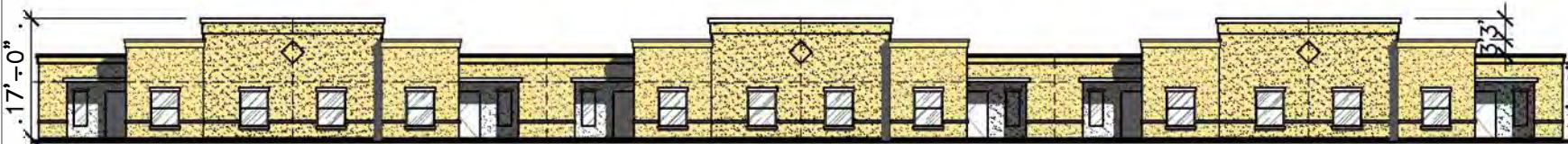
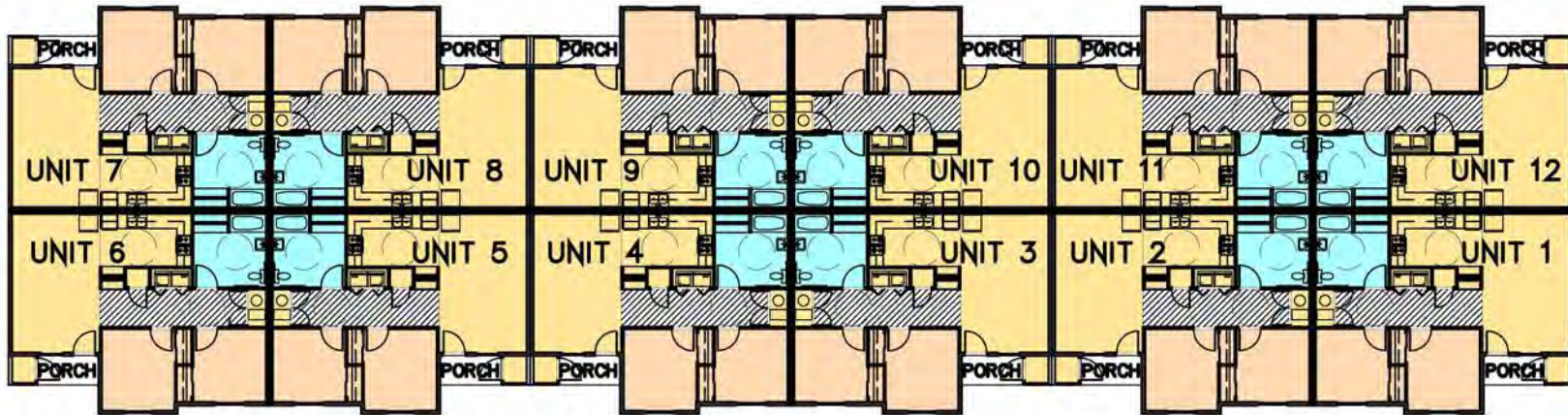
667 SQ. FT. (Rentable SQ. FT.)

STORAGE (Unconditioned) 9 SQ. FT.
Accessible to tenants

HALLWAY= 48 SQ. FT.

TOTAL/UNIT=667 SQ. FT.

CONCEPTUAL UNIT FLOOR PLAN



TWO BEDROOM (SINGLE LEVEL)
FLOOR PLAN (OPTION 1 LAYOUT)
 TRI-QUAD- UNIT SIZE 892 SQ. FT. (N.R.S.F.)
 TRI-QUAD- TOTAL / BLDG. = 10,704 SQ. FT.

EXTERIOR ELEVATION

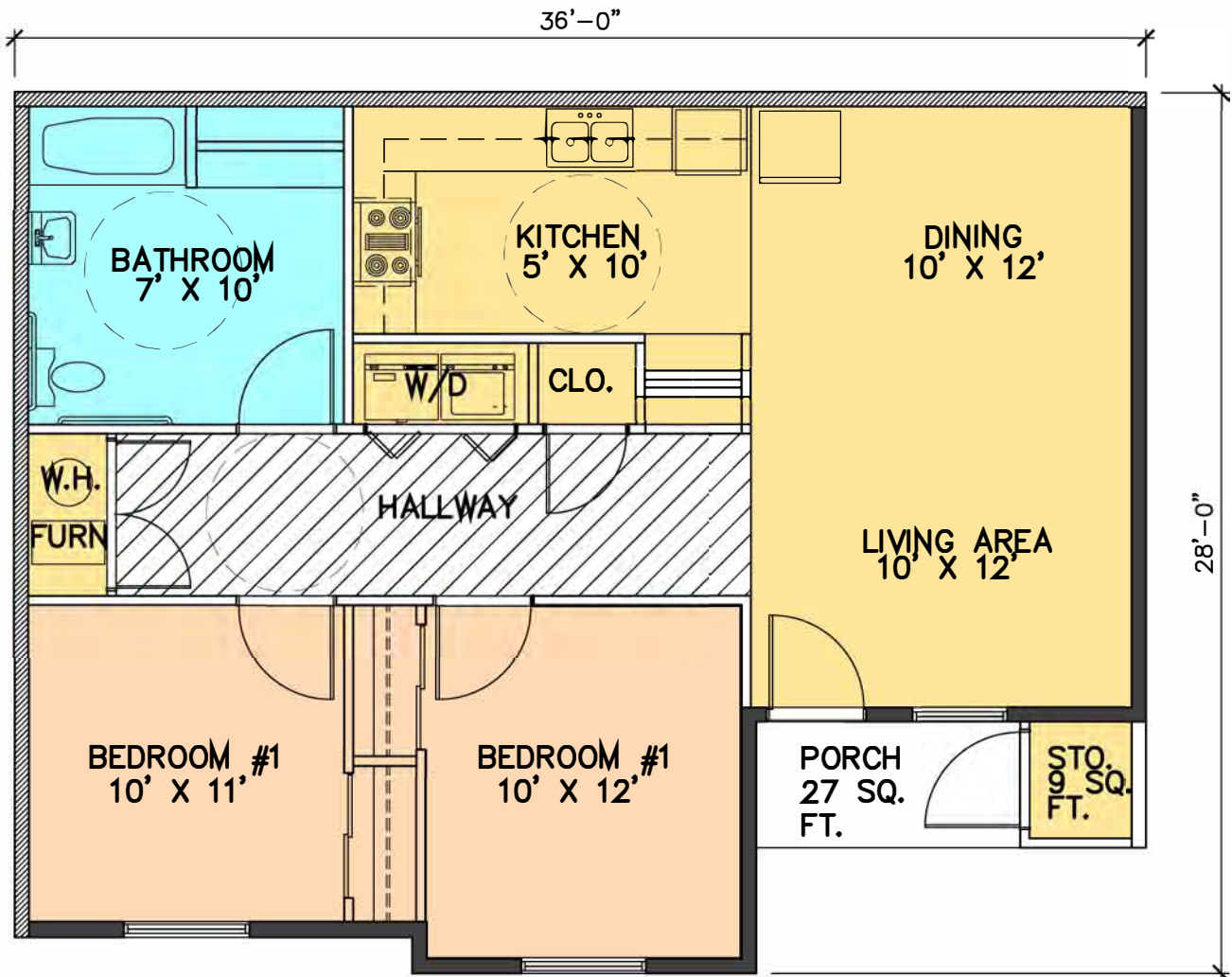
EXTERIOR MATERIAL: EXTERIOR SIDES
 100% STUCCO
 100% CEMENTATIIOUS BRD. SOFFIT
 30 YR. DIMENSIONAL SHINGLES

BREEZEWAY= 0 SQ. FT. * STORAGE
 HALLWAYS= 104 SQ. FT. (Unconditioned) 9 SQ. FT.
 UTILITY CLOSET=12 SQ. FT. Accessible to tenants
 = 33 SQ. FT.
 *PORCH - 0 SQ. FT.
 *BALCONY -

*Porch and balcony sq. ft. area is
 not in the net rentable area
 calculation (NRA) and is NOT
 considered part of a common area



CONCEPTUAL UNIT FLOOR PLAN



TWO BEDROOM (SINGLE LEVEL) FLOOR PLAN LAYOUT

892 SQ. FT. (Ren table SQ. FT.)

STORAGE (Unconditioned) 9 SQ. FT.

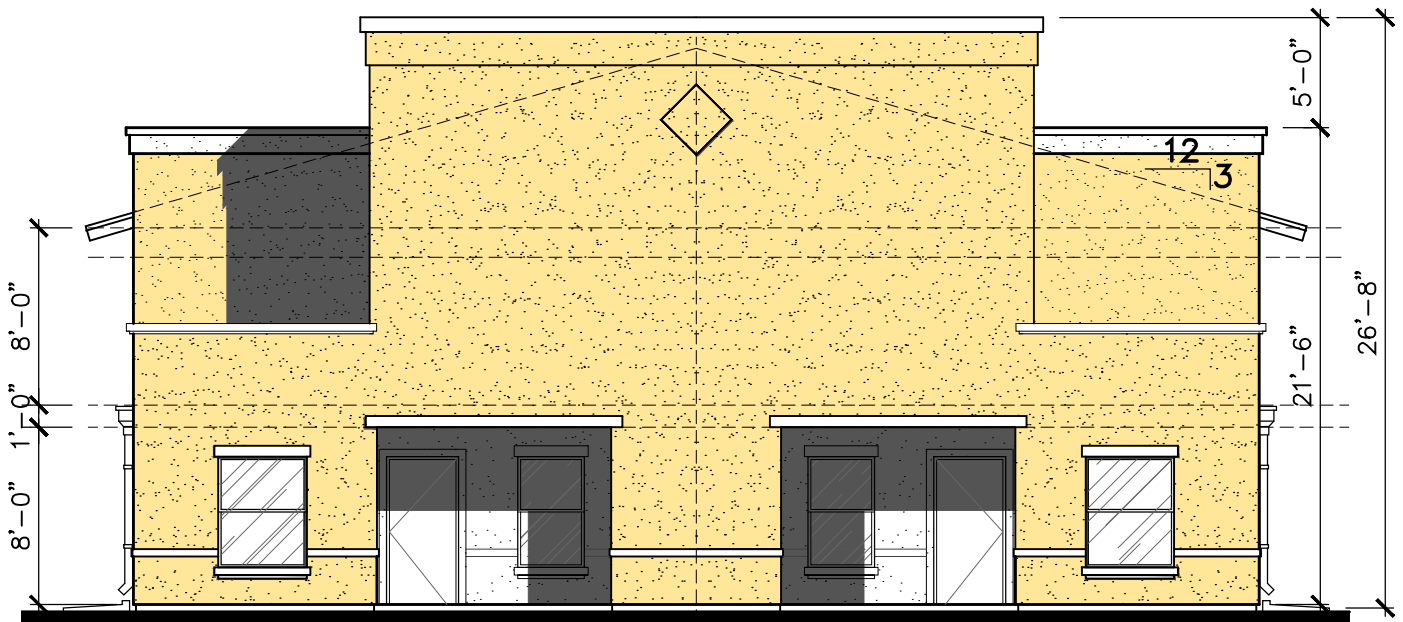
Accessible to tenants

HALLWAY= 104 SQ. FT.

TOTAL/UNIT=892 SQ. FT.



CONCEPTUAL UNIT FLOOR PLAN



EXTERIOR ELEVATION

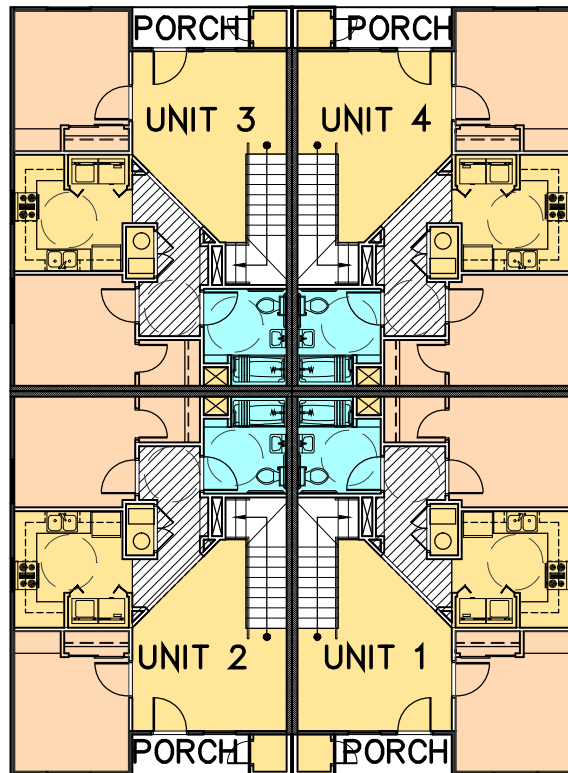
EXTERIOR MATERIAL: EXTERIOR SIDES
 100% STUCCO
 100% CEMENTATIIOUS BRD. SOFFIT
 30 YR. DIMENSIONAL SHINGLES

TOTAL BUILDING SQ. FT.
 4208.00 SQ. FT.

BREEZEWAY = 0 SQ. FT.
 HALLWAYS = 140 SQ. FT.
 UTILITY CLOSET = 0 SQ. FT.
 * PORCH = 37 SQ. FT.
 * BALCONY = 63 SQ. FT.
 * STORAGE (Unconditioned) = 9 SQ. FT.
 Accessible to tenants

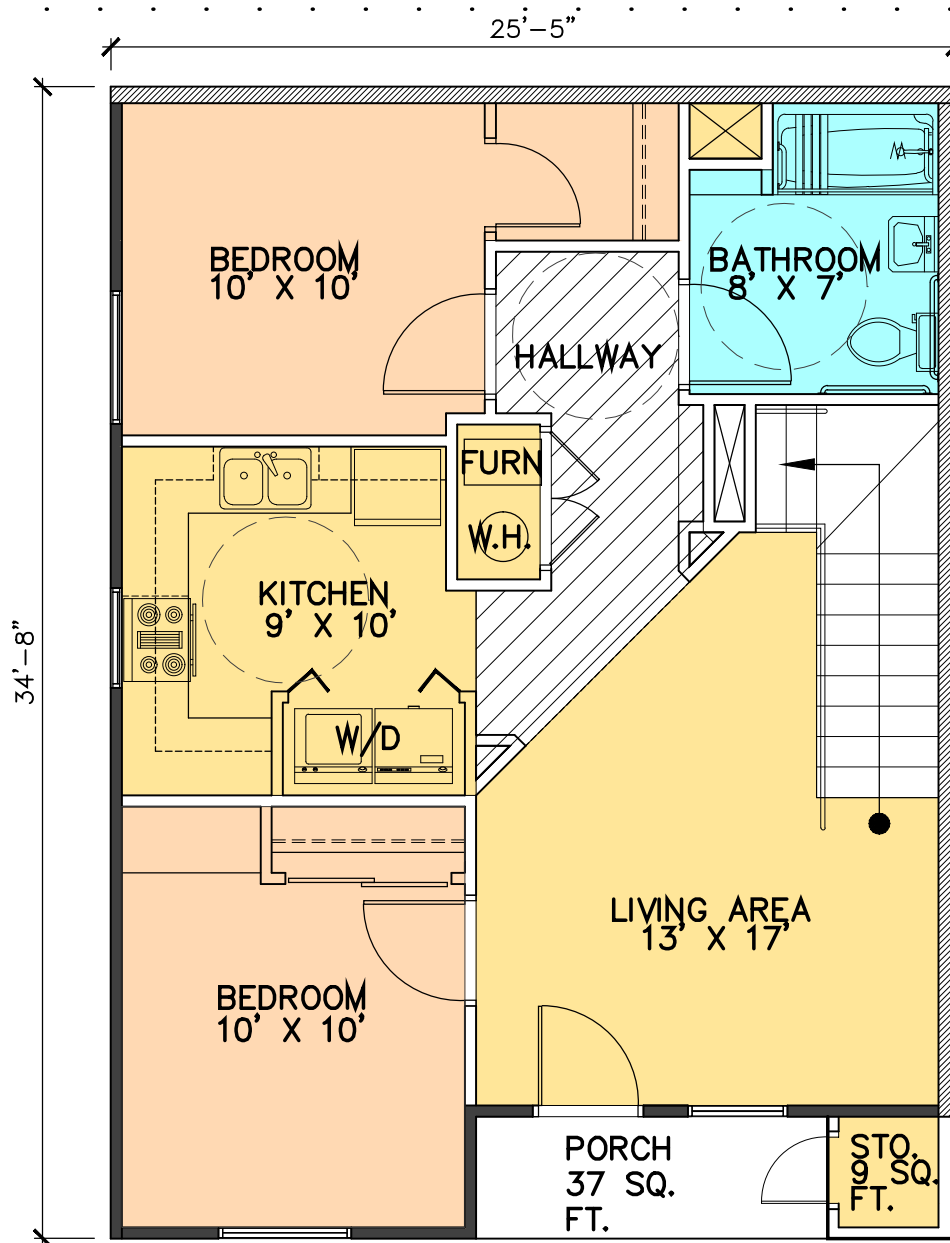


*Porch and balcony sq. ft. area is not in the net rentable area calculation (NRA) and is NOT considered part of a common area



THREE BEDROOM UNITS, 2 STORY
 FOUR PLEX - UNIT SIZE 1052 SQ. FT. (N.R.S.F.)
 TOTAL / BLDG. = 4208 SQ. FT.

CONCEPTUAL UNIT FLOOR PLAN



THREE BEDROOM (TWO STORY) 1ST FLOOR PLAN LAYOUT TYPE "C"

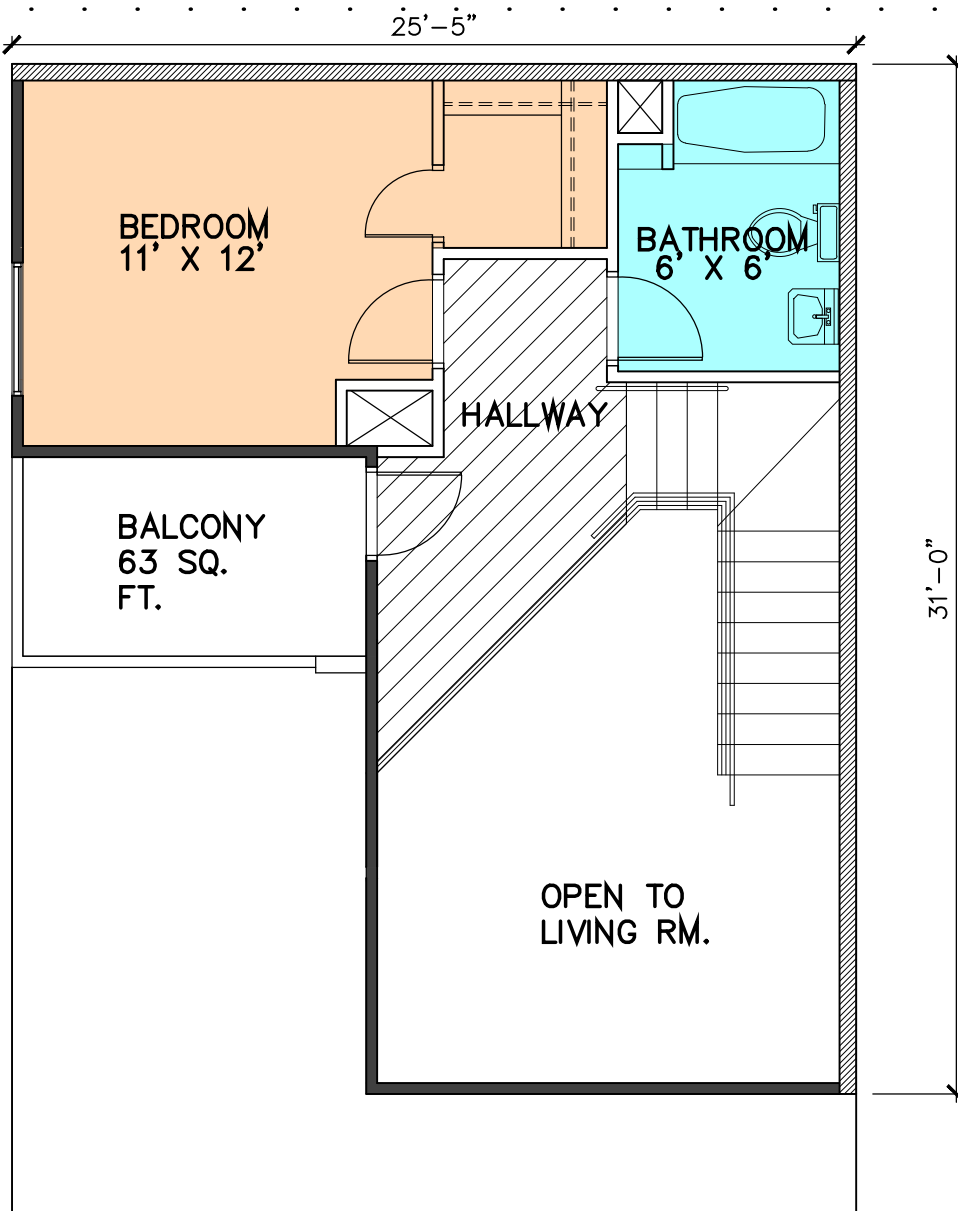
1ST FLOOR 828 SQ. FT. (Rentable SQ. FT.)

1ST FLOOR HALLWAY = 67 SQ. FT.

TOTAL/UNIT 2ND FLOOR=828 SQ. FT.



CONCEPTUAL UNIT FLOOR PLAN



THREE BEDROOM (TWO STORY) 2ND FLOOR PLAN LAYOUT TYPE "C"

2ND FLOOR 225 SQ. FT. (Rentable SQ. FT.)

2ND FLOOR HALLWAY = 73 SQ. FT.

TOTAL/UNIT 1ST FLOOR=225 SQ. FT.



CONCEPTUAL UNIT FLOOR PLAN