

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

DEPARTMENT: Community + Human Development

AGENDA DATE: February 3, 2020

CONTACT PERSON: Nicole M. Ferrini, Director

DISTRICT: All Districts

SUBJECT:

Discussion and action that the Mayor of the City of El Paso, Texas be authorized to sign Resolutions of Support, including waiver of permit fees in the amount of \$500 each, for Nuestra Senora, located at 405 Montana Ave., El Paso, Texas 79902, and Cortez Plaza, located at 201 Cortez Dr., El Paso, Texas 79905, for 2020 9% Regional Competitive Low Income Housing Tax Credit (LIHTC) applications.

BACKGROUND / DISCUSSION:

The following complete requests for resolutions of support were evaluated for support resolutions:

Applicant	Development Name	Affordable Units/Total Units	Location
Tropicana	Artcraft Palms	100/124	SEC Artcraft Rd. and Rio Grande, 79932
IBI	Vista Del Sol Estates	90/92	NWC Vista Del Sol Dr. and Joe Battle Blvd., 79936
IBI	Sunset Vista Seniors	42/44	1333 Pullman Dr., 79936
IBI	Ridgestone Seniors	47/49	11040 Montana Ave., 79936
IBI	Mountainview Estates	90/92	SEC of Justice and Garment Rd, 79938
HACEP	Nuestra Senora	110/136	405 Montana Ave., 79902
HACEP	Cortez Plaza	123/123	201 Cortez Dr., 79905
HACEP	Zaragoza Place	128/128	N Zaragoza Rd, S of Sun Fire Blvd, 79938

9% LIHTC REVIEW PROCESS

On October 15, 2019, Council approved the amended Evaluation Criteria for Requests for Local Government Support of LIHTC Proposals, in part to encourage developers to locate LIHTC developments within high priority areas of El Paso. That action formalized the Tier 1 and Tier 2 priority locations for LIHTC consideration. The MCA Area and Uptown Tier 1 sites align with the Priority Housing Areas adopted by Council on November 12, 2019.

Staff from Community & Human Development, Capital Improvements Department, and Planning & Inspections applied the evaluation criteria to all submitted requests for support of 2020 9% Regional Competitive tax credits. Following are the compiled scores of all staff reviewers:

Applicant	Development Name	Evaluation Score
HACEP	Nuestra Senora	89.6
HACEP	Cortez Plaza	85.6
HACEP	Zaragoza Place	69.6
Tropicana	Artcraft Palms	63.4
IBI	Mountainview Estates	58.5
IBI	Vista Del Sol Estates	51.2
IBI	Ridgestone Seniors	43.1
IBI	Sunset Vista Seniors	41.5

TDHCA Region 13, which includes El Paso, is typically allotted enough tax credits to produce 2 LIHTC developments. Based on the above evaluation scores, staff recommends approval of support resolutions for the Nuestra Senora and Cortez Plaza developments.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

N/A

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:



 Nicole M. Ferrini, Director