

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

CITY CLERK DEPT.

2017 AUG -1 AM 8:59

DEPARTMENT: Community and Human Development

AGENDA DATE: August 8, 2017 (Consent)

CONTACT PERSON: Nicole M. Ferrini, Interim Director, 212-1659,
ferrininm@elpasotexas.gov
Hector Treviño, Housing Programs Specialist, 212-1670,
trevinohm@elpasotexas.gov

DISTRICT: 3

SUBJECT:

That the Mayor of the City of El Paso, Texas be authorized to sign a resolution of no objection for a 2017 4% Non-Competitive, Low Income Housing Tax Credit application submitted by the Housing Authority for the City of El Paso to the Texas Department of Housing and Community Affairs (TDHCA).

BACKGROUND / DISCUSSION:

On December 8th, 2015, Council adopted a process whereby requests for resolutions of no objection for 4% Low Income Housing Tax Credits (LIHTC) are to be approved. 4% LIHTCs are non-competitive in nature and allow for the rehabilitation, reconstruction or new construction of affordable housing units.

The Housing Authority for the City of El Paso (HACEP) submitted a request for a resolution of no objection for the proposed new construction development at Commissioners' Corner II, 10700 Montana Ave., El Paso, Texas 79935. For the project, HACEP is requesting \$538,417 in 4%, non-competitive, housing tax credits from TDHCA to support the construction of 92 affordable rental units.

PRIOR COUNCIL ACTION:

Dec. 8, 2015 – Council approved a process to issue resolutions of no objection for all 4% Low Income Housing Tax Credit applications.

AMOUNT AND SOURCE OF FUNDING:


NA


BOARD / COMMISSION ACTION:

NA

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

DEPARTMENT HEAD:


for Nicole M. Ferrini, Interim Director


Interim
Deputy
Director

Information copy to appropriate Deputy City Manager

CITY CLERK DEPT.

RESOLUTION

2017 AUG -1 AM 8:53

WHEREAS, Housing Authority for the City of El Paso (HACEP) has proposed a development for affordable rental housing of 92 units that will be located at 10700 Montana, El Paso, Texas 79935, in the City of El Paso; and

WHEREAS, HACEP has submitted an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2017 4% Tax-Exempt Bond Housing Tax Credits for Commissioners' Corner II.

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

1. That in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), it is hereby found that:
 - i. Notice has been provided to the Governing Body in accordance with Texas Government Code, §2306.67071(a); and
 - ii. The Governing Body has had sufficient opportunity to obtain a response from HACEP regarding any questions or concerns about the proposed Development; and
 - iii. The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
 - iv. After due consideration of the information provided by HACEP and public comment, the Governing Body **does not object** to the proposed Application.
2. That for and on behalf of the Governing Body, Laura D. Prine, Interim City Clerk, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

APPROVED this _____ day of _____, 2017.

(Signatures Continue on Following Page)

CITY CLERK DEPT.
2017 AUG -1 AM 8: 53

THE CITY OF EL PASO

Dee Margo
Mayor

ATTEST:


Laura D. Prine
Interim City Clerk

APPROVED AS TO FORM:



Juan S. Gonzalez
Assistant City Attorney

APPROVED AS TO CONTENT:



for Nicole M. Ferrini
Interim Director,
Community and Human Development



Housing Authority of the City of El Paso

June 16, 2017

Oscar Leaser
City of El Paso
300 N. Campbell
El Paso, TX 79901

Dear Mayor Leaser:

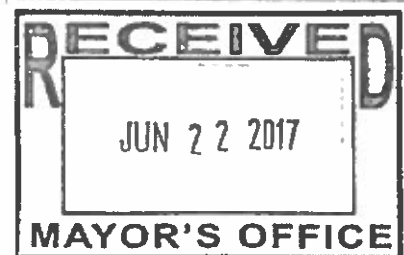
EP Commissioners' Corner II, LP, will be making an application for the Housing Tax Credit Program with the Texas Department of Housing and Community Affairs for Commissioners' Corner II to be located at the S side of Montana Ave, E of N Yarbrough Dr, El Paso TX 79935, El Paso County. This proposed development involves the new construction of units in an apartment community comprised of approximately 92 units of which 100% of the units will be reserved for residents at 60% of Area Median Income or below.

For more information on the 4% Housing Tax Credit Program or to provide comment, visit <http://www.tdhca.state.tx.us/multifamily/housing-tax-credits-4pct/index.htm>. There will also be a public hearing to receive comment on this development, and that date and time will be posted in the El Paso Times newspaper. Questions or requests for additional information may be directed to Mr. William T. Avila, Bracewell & Giuliani LLP, 300 Convent Street, Suite 1500, San Antonio, TX 78205, phone number 210-299-3415. This application will also be receiving funds through the Alamito Public Facilities Corp.

Additionally, as required by TDHCA, an applicant for funding must disclose that in accordance with TDHCA's rules, aspects of the Development may not yet have been determined or selected or may be subject to change, such as changes in the amenities ultimately selected and provided.

Sincerely,

Gerald W. Cichon
Chief Executive Officer, Housing Authority of the City of El Paso
Representative for EP Commissioners' Corner II, LP
5300 E. Paisano Dr.
El Paso, TX 79905
Phone: (915) 849-3711
Email: gcichon@hacep.org





Housing Authority of the City of El Paso

To: **Mark Weber**
Neighborhood Services Coordinator
Community and Human Development
801 Texas Avenue
Third Floor
El Paso, TX 79901

From: **Martha E. Gomez**
Due Diligence Analyst
Housing Authority of the City of El Paso

Included: 2017 Low Income Housing Tax Credits
Request for Resolution of No Objection
• Commissioners' Corner II

Received by: _____

Date & Time: _____





2017 LOW INCOME HOUSING TAX CREDITS REQUEST FOR MUNICIPAL RESOLUTION

The City of El Paso requires the following information in order to process a request for submittal to the Texas Dept. of Housing and Community Affairs as part of the Low Income Housing Tax Credit request for 2017.

All 9% HTC applicants must fill out Sections A, B, and D. Section C is for 9% HTC applicants seeking City financial support. 4% HTC applicants must fill out sections A, B and D.

- **Deadline for consideration of 9% Housing Tax Credit Requests for Municipal Resolution: January 9, 2017 by 5:00 p.m.**

SECTION A. PROPERTY AND CONTACT INFORMATION

1. Applicant/Developer: Housing Authority of the City of El Paso/Paisano Housing Redevelopment Corporation
2. Contact Person: Tom Deloye
3. Applicant Address: 5300 E. Paisano Drive, El Paso, TX 79905
Phone: (915) 849-3813 Cell Phone: (915) 319-1514 Fax: N/A
E-Mail: tdeloye@hacep.org
4. Name of Proposed Development: Commissioners' Corner II
5. Proposed Development Address (or location if no address exists): 10700 Montana, El Paso, TX 79935
6. Type of Tax Credit requested of TDHCA (4% Non-Competitive, 9% Statewide At-Risk or 9% Regional Competitive):
4% Non-Competitive

SECTION B. PROJECT INFORMATION

1. Project Type (rehabilitation, new construction, adaptive reuse, etc.): New Construction
2. Development type (single family, duplex, high-rise, etc.): Mixed
3. 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 5 pages, single-spaced, 12 pt. Times New Roman font, 1" margins. Submit as Attachment B-3.
4. Total Cost of Project (as prepared by an Architect, Engineer or Contractor): \$ 17,992,664
5. Cost per square foot: \$ 74.53
6. Amount of Tax Credits being Requested of TDHCA: \$ 538,417
7. Number of Units & Housing mix for proposed development (1, 2 or 3 bedroom) and Number of Affordable Units

Units/bedroom size:	Total Quantity	60% AMI	50% AMI	30%AMI
Efficiency				
1 Bedroom				
2 Bedroom	12	8	3	1
3 Bedroom	36	24	8	4
4 Bedroom	36/8	25/5	7/2	4/1
Totals:	92	62	20	10

8. Is the proposed development site properly zoned for proposed development? Yes ☒ No ☐
a. Current Zoning: C-4/C-1
9. Is the Proposed Development site within a City Recognized Neighborhood Association? Yes ☒ No ☐
a. Name of Neighborhood Association(s): Eastside Civic Association
10. Are the property taxes current for the site? Yes ☒ No ☐
If yes, provide a copy of current property tax receipt, or print-out from the Internet Tax Site. Submit as Attachment B-10.
11. Is the property located in a flood zone? Yes ☐ No ☒
12. Submit location map showing the project site. Submit as Attachment B-12.

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

1. Total Amount of Funds Requested from City HOME/CDBG funds: \$ N/A
2. Indicate Use of All Funds By Category and Amount:
- | | |
|---|----------------------|
| Acquisition: | \$ <u>895,283</u> |
| Design/Soft Costs: | \$ <u>5,406,712</u> |
| New Construction of Housing Units: | \$ <u>11,690,669</u> |
| Rehabilitation/Conversion of Housing Units: | \$ _____ |
| Funds from other sources: | \$ _____ |
| Total Project Cost: | \$ <u>17,992,664</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? N/A
Will Temporary or permanent relocation be required? N/A
4. Section 3 Agreement: If the project construction amount totals more than \$200,000, the owner/contractor agrees to exceed the 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 exceed the Section 3 requirements noted above? Yes ☒ No ☐
5. Submit the following financial documents
- 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 project Site Plan with application. Submit as Attachment C-6.

7. Submit the following Relocation documents (when applicable):

- a. Copy of Relocation Plan. Submit as Attachment C-7 a.
- b. Proof of approval of Relocation Plan by HUD. Submit as Attachment C-7 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-7 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% HTC REQUESTS FOR MUNICIPAL RESOLUTION WITH ALL ATTACHMENTS NO LATER THAN MONDAY, JANUARY 9, 2017 BY 5:00 PM

**TO: Mark Weber, Neighborhood Services Coordinator
Community and Human Development Department
801 Texas Avenue – Third Floor
El Paso, Texas 79901
(915) 212-0138 or (915) 212-1682**

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: Gerald W. Cichon, Chief Executive Officer

Date: _____

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

Review for Completeness by: _____

COMMISSIONERS' CORNER II ATTACHMENT B-3

Introduction

The Housing Authority of the City of El Paso ("**HACEP**"), in conjunction with its affiliated entities including Paisano Housing Redevelopment Corporation ("**PHRC**") are submitting this application to construct the Commissioners' Corner II apartments ("**CCorner II**") using 4% low income housing tax credits funding pool administered by the Texas Department of Housing and Community Affairs ("**TDHCA**"). As HACEP is not competing during the 2017 tax credit cycle against private or other developers.

CCorner II is part of a larger mixed apartment development that will house a diverse group of residents. Due to changes in the market, HACEP is proposing to utilize 4% tax credits and other financing sources to redevelop old housing units and relocate residences to CCorner II. This project, if approved to proceed, would be part of HACEP's conversion of its public housing units as part of the federal Rental Assistance Demonstration project ("**RAD**"). As the City of El Paso is aware, HACEP is in the midst of a portfolio-wide RAD conversion of virtually all of its public housing units. The RAD program allows HACEP to utilize private and public financing, at no cost to local taxpayers, to renovate, rehabilitation and/or re-construct public housing apartments. After a property undergoes a "RAD conversion," the residents transition from one federally-subsidized housing program (public housing) to a more streamlined and efficient program (project based rental assistance), which is a seamless transition from the resident's perspective but which benefits HACEP and the community. After a RAD conversion is complete, the residents enjoy a more modern, more energy-efficient, more secure, and more aesthetically-pleasing residential property. HACEP benefits as well, not only from a cash flow perspective, but HACEP obtains a newer apartment that is easier to maintain and lease. The community benefits as well, as the newly-renovated property adds to and enhances the surrounding neighborhood.

Value Statement 2

CCorner II supports breaking the cycle of poverty and supporting upward mobility by either directly providing or facilitating availability of social services. It provides a basis and guide to aid all involved parties, and provides residents with affordable housing opportunities. With the help of various parties, El Paso will connect neighborhoods and develop a foundation which will help it move towards an exciting future. With Paisano Housing Redevelopment Corporation, a non-profit public facility corporation under HACEP ("**PHRC**"), as part of the development team, CCorner II addresses the plan's endeavors, which emphasizes housing in El Paso.

CCorner II complies with the overall goals to maintain sustainable and an efficient housing supply, preserve and revitalize El Paso's neighborhoods, transformation of neighborhoods into walkable and connected communities. Expand affordable housing opportunities by utilizing new tools, technologies, and partnerships.

CCorner II is located in an area in which the development will be considered infill. This will grant opportunities to residents to access museums, cultural affairs, civic buildings, and educational experiences.

The development welcomes non-traditional households, promoting mixed populations and embracing diversity. As traditional households evolve, so will the financial capacities. These factors are playing an unprecedented role in determining housing needs, and availability to a wide array of choices is essential. CCorner II provides the neighborhood quality and affordable housing. It will serve different populations without making any social economic distinctions. As part of this effort, special needs populations, in particular veterans and homeless, are served and ADA units are built.

It encourages green practices and conserves environmental resources, reducing the cost of infrastructure. As part of the design, it will incorporate the applicable criteria necessary to obtain LEED Certification. It also promotes infill developments, preserving existing neighborhoods. By utilizing available land, incorporation of neighborhoods is endorsed, deterring the need to move to the outskirts of town.

The development also has "front door" access to public transportation. Residents will have availability to all major travel corridors and the newly added Rapid Transportation System. Another component of making transit more accessible is the incorporation of bicycle parking that will be separate from regular automobile parking. Through this amenity, residents will be able to capitalize on the network of streets. Making this alternative form of transportation more attractive, and dependency on automobiles unwarranted. Neighborhood amenities are also accessible. Overall the development promotes the concept of live and work closer together, and this is especially valuable for family members who are care providers.

CCorner II also aids in the effort to stimulate and enhance economic development in the surrounding area. The construction of this development will not only revitalize an historic neighborhood, but protect them as well. Additionally, through collaboration between the City of El Paso, Workforce Solutions Borderplex, and HACEP, a diverse workforce is incorporated into the process. As a result of this, a number of programs, including Section 3, will be utilize to help this development come to life. Through the Family Self-Sufficiency (FSS) Program administered by HACEP, home ownership is also encouraged. FSS utilizes resources to assist head of households set goals and develop an action plan. Over a period of time, residents achieve economic security, saving a significant amount to buy and sustain a house. HACEP's FSS Program is the leading home ownership placement program in the El Paso area, with significant history over several years of transitioning low-income residents from subsidized affordable housing to the American dream of home ownership.

Value Statement 3

CCorner II is a housing development which will apply for tax credit financing under the At-Risk Set-Aside, and the development is part the RAD initiative. Due to the redevelopment and relocation of CCorner II, TDHCA will consider the development New Construction. This effort will move residents from a high density census tract to a high opportunity area providing schools with educational excellence and economic growth.

This type of development meets the TDHCA criteria of promoting the edification of high quality housing. Unit sized and features have been enhanced with no additional charge to the residents.

These amenities will enhance the overall quality of life for the residents, and incorporate Green Building elements. Over 20% of the low income units are 50% or less of the AMGI, and at least 10% of the rents are at 30% or less of the AMGI.

CCorner II is committed to serve and support Texans most in need. It will provide a combination of supportive services along with adequate space for these. These services may include, but not limited to GED preparation classes, annual health fair, Notary services, and/or providing a full-time residents service coordinator. These services may be modified as resident needs change. In conjunction to these services, the development is including a set of units specifically with residents with special needs. These units are over and above the mandated handicap and visually and hearing impaired units.

Residents are given an opportunity for inclusiveness and afforded an opportunity to access public services because although the development is with-in ½ a mile from public transportation, it is also conveniently located near various community assets. Exceptional schools, medical facility, outdoor public recreation, religious institution, post office, convenience store, and restaurants to name of few.

The community is engaged and has provided vital support to CCorner II. The City of El Paso, agreed to pass a resolution of local support and commitment. Backing for this development continues with the support of various community organizations such as Project Bravo and the YWCA.

CCorner II was been awarded top scores for efficiently using the limited resources available, and abiding to all previous responsibilities. The development meets the goals, objectives, and the overall criteria set forth by TDHCA.

Value Statement 4

HACEP has a statutory mandate to serve low-income families in El Paso. This means that HACEP has been, and will remain, the leading provider of affordable housing in El Paso. HACEP has a longstanding commitment to and partnership with the City of El Paso. It's local presence and long-term accountability dates to almost 80 years of continuous service.

Prior to the initiation of the RAD conversion, HACEP received about \$10 million a year in Capital Funds from the US Department of Housing and Urban Development (HUD) for the Rehabilitation/Modernization of approximately 6,000 public housing units. Once RAD is completed, although Capital Funds will cease to be provided under that name, the concept of funding long-term care and maintenance of HACEP's housing will remain as part of the cash-flow structure of HACEP's properties.

In 2005, HACEP was awarded from HUD a HOPE VI Revitalization grant in the amount of \$20 million for the revitalization of Alamito Apartments, a development comprised 349 public housing units. HACEP obtained 4% tax credits for the 76 elderly units of the Alamito Terrace complex (General Partner – Alamito Terrace GP, LLC) and received \$3,358,396 in tax credit equity

contributions, and for 142 multi-family units of the Alamito Gardens complex (General Partner – Alamito Gardens GP, LLC) receiving \$7,129,987 in tax credit equity contributions.

As a result of President Obama's American Recovery and Reinvestment Act (ARRA) HACEP was awarded \$12.7 million in Capital Funds from HUD for the rehabilitation of public housing properties. HACEP successfully met the shortened obligation and expenses deadlines of this grant. HACEP replaced the roofs of over 50% of the total public housing units. Additionally, HACEP applied for a competitive ARRA grant for the development of a Green Community and was successful in receiving a grant for \$8.3 million. The Paisano Green Community was completed in June 2012.

Recently, HACEP partnered with a third-party developer to obtain housing tax credits. HACEP, the Hunt Companies, and Investment Builders, Inc. (IBI), broke ground on 'Eastside Crossings,' a mixed-income, mixed-finance apartment community. The property features 188 units of conventional public housing, affordable housing, and market rate units. The development features units built to LEED Silver energy efficiency standards. Construction of the \$22 million community was completed in fall 2014.

In 2014, the Texas Department of Housing and Community Affairs awarded HACEP \$2.2 million in housing tax credits for the Haymon Krupp and Tays development. Construction begun in 2015, and completion is expected at the end of 2016. Additionally, in July 2015 HACEP was awarded approximately \$2.5 million in housing tax credits for the reconstruction of Thomas Westfall Memorial Apartments, which was to top application in the At-Risk set aside, and Sherman Plaza. Closing and construction is scheduled for the later part of 2016. This past July 2016 HACEP was awarded \$3 million in housing tax credits for the reconstruction of two new developments, which will be named Commissioners Corner and Gonzalez Apartments totaling 338 units. These development receive full support from the City of El Paso.

Value Statement 5

Since the adoption of the first City Plan of El Paso in 1925, this document has become the cornerstone in making El Paso the city it is today. It has stayed true to its purpose of promoting the convenience of its population, improve health, provide different recreational options, and beautify El Paso as a whole. El Paso may be the 19th largest city in the nation, but more importantly, it ranks as the safest city in the nation. It's not only the home to Fort Bliss, but it also has become the retirement place of choice for many troops. These factors, along with historic advantages and economic diversity, play a factor to the City's success.

CCorner II meets the City's smart growth initiative as set out in Plan El Paso and established sound business practices to ensure the Mission, Vision, and Values of the City of El Paso are preserved. CCorner II conserves environmental resources, spurs economic investment, and reduces the need for infrastructure and services. Although the development is a relocation and redevelopment, it is considered an infill. Its strategic location provides a housing option, which has activities within walking distance, proximity to neighborhood services, and public transportation alleviating the dependency on automobiles.

CCorner II will bring stability to its neighborhood not only by building affordable housing, which include ADA and VHI units, but through different resident programs. The development encourages the participation of community associations, JWRC Resident Council plays a vital role in addressing the needs of the residents. Supportive Services, which are tailored to the community, will be available to the residents as well. Residents are encouraged to participate in the Annual Art Contest and the "HOT" Summer Program, which is a day proclaimed by the Mayor. The developer also sponsors the Family Self Sufficiency program, to promote home ownership.

The project will promote a healthy, productive, and safe community. It will partake in various health fairs. Additionally, the developer, in collaboration with the US VA has hosted the Community Health Summit and has been recognized by Paso Del Norte for being Smoke Free. The development will promote and provide a safe and healthy environment to our four legged residents. As an outreach to Vets and other special needs residents is made, service animals are welcomed. Enterprise Green Communities or LEED initiatives will be incorporated into the design of this development, thus reducing operational costs and energy consumption.

CCorner II will compliance with environmental regulatory requirements are met. With the help of various local, state, and federal agencies, the rehabilitation of these units will ensure the development meets all necessary codes. Disposing of solid waste is a City wide challenge. Contributing to the solutions community gardens are incorporated. Through a key-hole system, not only compost will be provide to the garden, but it will require very low maintenance as well. Through pest control, CCorner II will be treated for "unwelcomed" guests assisting in hosting a healthy community and surrounding areas.

Recovering from an extreme weather event can be achieved through many ways, but our strongest ally is education. Though the help of the resident councils and by hosting health fairs, thus instructing the residents will help minimize the damage families will endure. Achieving individual resiliency for El Paso residents.

The City of El Paso is much more than brick and mortar, its foundation is its people, and with the help of various parties, CCorner II will help the City of El Paso connect neighborhoods and develop a society which will help it move towards an exciting future.

2016 TAX STATEMENT

Attachment B-10



MARIA O. PASILLAS, RTA
CITY OF EL PASO TAX ASSESSOR COLLECTOR
221 N. KANSAS, STE 300
EL PASO, TX 79901

PH: (915) 212-0106 FAX: (915) 212-0107 www.elpasotexas.gov/tax-office

Certified Owner:

CIELO VISTA CHURCH
3585 N LEE TREVINO DR
EL PASO, TX 79936-1011

Legal Description:

1 PEBBLE BROOK #1 REPLAT A 1 (EXC ELY
PTS) (26.7109 AC)

Legal Acres: 26.7109

Parcel Address: MONTANA AVE

Print Date: 07/19/2017

Account No: P653-999-001A-0100

Prop. ID. No.: 382221

As of Date: 07/19/2017

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$2,792,464	\$218,912	\$3,011,376	\$3,011,376	\$0	\$0	\$0	\$3,011,376
Taxing Unit		Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
			Code	Amount			
CITY OF EL PASO		\$3,011,376	EXXV	\$3,011,376.00	\$0	0.7596560	\$0.00
YSLETA ISD		\$3,011,376	EXXV	\$3,011,376.00	\$0	1.4750000	\$0.00
COUNTY OF EL PASO		\$3,011,376	EXXV	\$3,011,376.00	\$0	0.4526940	\$0.00
Amount saved by additional sales tax revenue \$.00							
EL PASO COMMUNITY COLLEGE		\$3,011,376	EXXV	\$3,011,376.00	\$0	0.1349090	\$0.00
UNIVERSITY MEDICAL CENTER		\$3,011,376	EXXV	\$3,011,376.00	\$0	0.2344560	\$0.00

Total Tax: \$0.00

Total Tax Paid to date: \$0.00

Total Tax Remaining: \$0.00

Exemptions:

EXXV PRORATED-EXXV

AMOUNT DUE IF PAID BY:

07/31/2017 18%	08/31/2017 19%	10/02/2017 20%	10/31/2017 21%	11/30/2017 22%	01/01/2018 23%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

FOR CHANGES IN MAILING ADDRESS/OWNERSHIP OR ISSUES CONCERNING VALUE/EXEMPTIONS OR RENDITIONS, PLEASE CONTACT THE CENTRAL APPRAISAL DISTRICT AT 915 780-2131. PLEASE VISIT OUR WEBSITE TO PAY ONLINE AT www.elpasotexas.gov/tax-office OR PAY BY PHONE AT (915) 212-0106. MONTHLY PAYOFF AMOUNTS MAY CHANGE DUE TO APPLICABLE FEES ALLOWED PER PROPERTY TAX CODE. BALANCE MENSUAL SUJETO A CAMBIO DEBIDO A LOS RECARGOS PERMITIDOS BAJO EL CODIGO DE IMPUESTOS DEL ESTADO.

School Information:

YSLETA ISD 2016 M&O 1.1700000 I&S .30500000 Total 1.4750000 2015 M&O 1.1700000 I&S .19000000 Total 1.3600000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.65

Print Date: 07/19/2017

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

TAX ASSESSOR-COLLECTOR
PO BOX 2992
EL PASO, TEXAS 79999-2992
915 212-0106



* P 6 5 3 9 9 9 0 0 1 A 0 1 0 0 *

P653-999-001A-0100
CIELO VISTA CHURCH
3585 N LEE TREVINO DR
EL PASO, TX 79936-1011

AMOUNT PAID:

\$ _____

201600382221

000

0000000000 3

Commissioners' Corner II Street Map



Source: Google Maps

