

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

DEPARTMENT: Community and Human Development

AGENDA DATE: August 26, 2008

CONTACT PERSON/PHONE: William Lilly/541-4643

DISTRICT(S) AFFECTED: Districts 2, 3 and 8

SUBJECT:

APPROVE a resolution / ordinance / lease to do what? OR AUTHORIZE the City Manager to do what? Be descriptive of what we want Council to approve. Include \$ amount if applicable.

Discussion and action on a Resolution amending the 2005-2010 Consolidated Plan to add a Neighborhood Revitalization Strategy Area (NRSA) component, attached hereto as Attachment A, Appendix 7A, Appendix 7B and Attachments 1-4, and authorizing the City Manager to take any actions necessary to accomplish the intent of this resolution upon approval by the City Attorney's Office and Director of Community and Human Development Department.

BACKGROUND / DISCUSSION:

Discussion of the what, why, where, when, and how to enable Council to have reasonably complete description of the contemplated action. This should include attachment of bid tabulation, or ordinance or resolution if appropriate. What are the benefits to the City of this action? What are the citizen concerns?

One of City Council's strategic goals is to develop and implement a comprehensive neighborhood revitalization program. As a result, the City of El Paso and the Department of Community and Human Development (DCHD) committed to undertaking revitalization efforts for the City's more distressed neighborhoods. These efforts entail a holistic and comprehensive approach to promote the long-term and sustainable physical, economic and social revitalization of the neighborhoods. This will be accomplished by focusing local resources, public and private funds, resources and programs, and targeting them in these revitalization areas. The first two neighborhoods that will be designated as NRSA's are the: (1) Lower Dyer NRSA, located in District 2; and (2) Chamizal NRSA, located in Districts 3 and 8. The Lower Dyer NRSA is bounded to the north by Hayes Avenue, the east by Gateway South Boulevard, the south by Polk and Van Buren Avenues, and to the west by Justus Street. The Chamizal NRSA is bounded to the north by Alameda Avenue, the east by Gateway South Boulevard, the south by Paisano Drive and Caesar Chavez Memorial Highway, and to the west by Laurel Street and the railroad tracks.

PRIOR COUNCIL ACTION:

Has the Council previously considered this item or a closely related one?

City Council approved the Lower Dyer and Chamizal Neighborhood Revitalization Strategies on January 15, 2008, allowing DCHD to request official designation of the areas as NRSA's by the Department of Housing and Urban Development (HUD) after receiving public comment.

AMOUNT AND SOURCE OF FUNDING:

How will this item be funded? Has the item been budgeted? If so, identify funding source by account numbers and description of account. Does it require a budget transfer?

Activities in the NRSA's for 2008-2009 will be funded using Community Development Block Grant (CDBG) funds. The specific activities, including public (social) services funding (\$300,000) and code enforcement services funding (\$150,000) in the NRSA's, were approved by City Council as part of the City of El Paso's 2008-2009 Annual Action Plan that has been submitted to HUD. Similar allocations are expected in 2009-2010.

BOARD / COMMISSION ACTION:

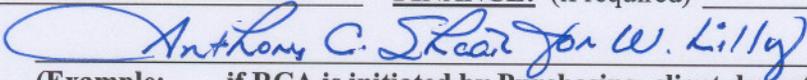
Enter appropriate comments or N/A

The Development Coordinating Committee recommended approval of the NRSA Strategies on November 13, 2007. The Quality of Life LRC recommended approval of the NRSA Strategies on December 3, 2007.

The City Plan Commission recommended approval of the NRSA Strategies on December 6, 2007.
The El Paso City Council approved the NRSA Strategies on January 15, 2008.
The Community Development Steering Committee recommended funding for 2008-2009 activities in the NRSA's to
City Council in the Annual Action Plan approved by City Council on June 24, 2008.

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

LEGAL: (if required) _____ **FINANCE:** (if required) _____

DEPARTMENT HEAD:  _____
(Example: if RCA is initiated by Purchasing, client department should sign also)
Information copy to appropriate Deputy City Manager

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

RESOLUTION

WHEREAS, on July 19, 2005, the City Council for the City of El Paso adopted a five-year (2005-2010) Consolidated Plan that serves as a comprehensive housing affordability strategy, community development plan, and submission for funding under the Community Development Block Grant (CDBG) Program, which was submitted to the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, on June 26, 2007, the City Council for the City of El Paso first amended the 2005-2010 Consolidated Plan to comply with new HUD regulations that became effective March 13, 2006; and

WHEREAS, the City Council, based on the recommendation of the Director of the Community and Human Development Department and Department staff, now desires to again amend the 2005-2010 Consolidated Plan by adding a Neighborhood Revitalization Strategy Areas (NRSA) component to the CDBG Program; and

WHEREAS, on July 8, 2008, the City of El Paso published in the El Paso Times public notice and allowed a 30-day public comment period regarding the proposed amendment to the 2005-2010 Consolidated Plan and City Council has duly considered public comment, if any; and

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

1. That the 2005-2010 Consolidated Plan is hereby amended as follows:

Adding a Neighborhood Revitalization Strategy Area (NRSA) component, attached hereto as Attachment A, Appendix 7A, Appendix 7B and Attachments 1-4, which allows the City of El Paso to give priority consideration and the ability to focus CDBG funds toward the comprehensive revitalization of specific El Paso neighborhoods designated as NRSAs by HUD. For the purposes of this Amendment, the first two neighborhoods that would receive this designation from HUD are the Lower Dyer NRSA (**District 2**) and the Chamizal NRSA (**Districts 3 and 8**); and

2. That the City Manager be authorized to take any actions necessary to accomplish the intent of this resolution upon approval by the City Attorney's Office and Director of Community and Human Development Department.

ADOPTED this _____ day of _____, 2008.

CITY OF EL PASO

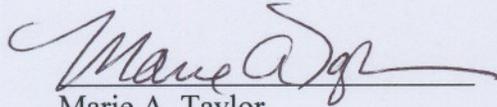
John F. Cook
Mayor

(Signatures Continue on Following Page)

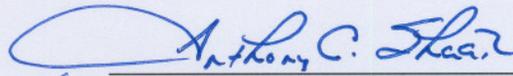
ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:


Marie A. Taylor
Assistant City Attorney

APPROVED AS TO CONTENT:


for William L. Lilly, Director
Community and Human Development

**CITY OF EL PASO, TEXAS
2005-2010 CONSOLIDATED PLAN AMENDMENT**

**LOWER DYER AND CHAMIZAL
NEIGHBORHOOD REVITALIZATION STRATEGY AREAS**



**PREPARED BY THE
DEPARTMENT OF COMMUNITY AND HUMAN DEVELOPMENT
August 26, 2008**

**EXECUTIVE SUMMARY
CITY OF EL PASO, TEXAS
2005-2010 CONSOLIDATED PLAN**

The “Executive Summary” section of the June 26, 2007 Consolidated Plan Amendment on page 4 is expanded to add this Executive Summary.

The Consolidated Plan is the document submitted to the U.S. Department of Housing and Urban Development (HUD) that serves as a comprehensive housing affordability strategy, community development plan, and submission for funding under the Community Development Block Grant (CDBG) Program. On July 19, 2005, the City Council of the City of El Paso adopted its five-year (2005-2010) Consolidated Plan. On June 26, 2007, the City Council first amended the 2005-2010 Consolidated Plan to comply with the new HUD regulations that became effective March 13, 2006.

The City of El Paso is currently amending its adopted Consolidated Plan for the period of September 1, 2008 to August 31, 2010 in order to add a Neighborhood Revitalization Strategy Areas (NRSAs) component that will allow the City of El Paso to give priority consideration, and the ability to focus CDBG funds, towards the comprehensive revitalization of specific El Paso neighborhoods designated as NRSAs by HUD. Strategies for the Lower Dyer and Chamizal Revitalization Areas were adopted by the El Paso City Council on January 15, 2008. For the purposes of this Amendment, the first two neighborhoods that would receive this designation from HUD are the Lower Dyer NRSA, located in District 2, and the Chamizal NRSA, located in Districts 3 and 8. The process of adopting this amendment is in compliance with HUD regulations governing amendments to the Consolidated Plan revised as of April 1, 2003, as follows:

Title 24 CFR PART 91 – CONSOLIDATED SUBMISSIONS FOR COMMUNITY PLANNING AND DEVELOPMENT PROGRAMS, Subpart F – Other General Requirements, Section 91.505, Amendments to the Consolidated Plan.

- (a) Amendments to the plan. The jurisdiction shall amend its approved plan whenever it makes one of the following decisions:
 - (1) To make a change in its allocation priorities or a change in the method of distribution of funds;
 - (2) To carry out an activity, using funds from any program covered by the consolidated plan (including program income), not previously described in the action plan; or
 - (3) To change the purpose, scope, location, or beneficiaries of an activity.

- (b) Criteria for substantial amendment. The jurisdiction shall identify in its citizen participation plan the criteria it will use for determining what constitutes a substantial amendment. It is these substantial amendments that are subject to a citizen participation process, in accordance with the jurisdiction’s citizen participation plan.

- (c) Submission to HUD. (1) Upon completion, the jurisdiction must make the amendment public and must notify HUD that an amendment has been made. The jurisdiction may submit a copy of each amendment to HUD as it occurs, or at the end of the program year. Letters transmitting copies of amendments must be signed by the official representative of the jurisdiction authorized to take such action.

Summary of Changes to the 2005-2010 Consolidated Plan

One of El Paso City Council's strategic goals is to develop and implement a comprehensive neighborhood revitalization program. As a result, in early 2006, the City of El Paso's Department of Community and Human Development (DCHD) committed to undertaking revitalization efforts for two of the City's most distressed neighborhoods: Lower Dyer and Chamizal. These efforts entail a holistic, comprehensive strategy to promote the long-term physical, economic and social revitalization of the neighborhoods. This will be accomplished by focusing local resources and concentrating them in these revitalization areas, along with other public and private grants, resources and programs.

This Consolidated Plan Amendment resulted from efforts to engage and proactively respond to the needs of the community at the neighborhood level and achieve one of the premier strategic goals of the El Paso City Council, to develop and implement a comprehensive neighborhood revitalization program. Since the inception of the Community Development Block Grant (CDBG) program over thirty years ago, the City of El Paso has received over 300 million dollars in federal grants that have funded countless worthwhile programs and projects to improve the quality-of-life for the community development-eligible neighborhoods and residents. In most cases, CDBG funds have been administered independently of efforts by other community agencies to improve El Paso. Through this Amendment, the CDBG program can truly be a catalyst and partner in the El Paso community by nurturing and focusing comprehensive sustainable neighborhood revitalization in a manner that also furthers some of the primary statutory goals of HUD: to provide decent housing, provide a suitable living environment, and facilitate expanding economic opportunity. Moreover, official HUD NRSA designation allows more flexibility in using CDBG funds to achieve these goals.

This Amendment enables the City of El Paso and DCHD to deliberately and proactively focus a comprehensive neighborhood revitalization effort in the Lower Dyer and Chamizal neighborhoods. An example of focused revitalization efforts is that FY 2006-2007 HOME Entitlement Grant Community Housing Development Organizations (CHDOs) set aside funding in the amount of \$600,000 will be utilized in the Lower Dyer NRSA for acquisition, new construction, or rehabilitation/conversion to create 10 homeownership opportunities in 2008-2009. Although a funding proposal was also issued to fund 10 CHDO homeownership opportunities in the Chamizal NRSA, DCHD received no proposals and it was, therefore, not possible to create similar homeownership opportunities in the that NRSA in 2008-2009.

Coincidentally, the Chamizal NRSA boundaries are inside the previously HUD-approved Round II Empowerment Zone (EZ) and are adjacent to downtown El Paso, the heart of the Empowerment Zone. Unfortunately, with unforeseen funding cuts in the Round II EZ awarded in 1999, the comprehensive EZ strategy could not be sustained because EZ activities were limited to economic development. Thus, the Chamizal NRSA partnership may be able to do much of the work that the EZ was intended to perform, and beyond.

CDBG-eligible areas outside of these two NRSA's in the City of El Paso, as well as their respective programs and projects that seek CDBG funding through DCHD, will continue to receive consideration in future program years.

The five-year Consolidated Plan is designed to document and address identified housing and non-housing community needs and solutions for programs and services for low- and moderate-income and special populations in designated community development areas of the City of El Paso. The NRSA Strategic Plans adhere to the guiding principles of the Consolidated Plan and distill the desires expressed by the residents of the Lower Dyer and Chamizal neighborhoods.

This Amendment incorporates the following changes into the City of El Paso's adopted 2005-2010 Consolidated Plan in accordance with HUD requirements:

Neighborhood Revitalization Strategy Planning Process Summary

Neighborhood Revitalization Strategies: The unabridged Lower Dyer and Chamizal Neighborhood Revitalization Strategies are added to the 2005-2010 Consolidated Plan as **Appendix 7A (Lower Dyer)** and **Appendix 7B (Chamizal)**.

The section subheaded, "Neighborhood Revitalization Strategies" on page 32 of the 2005-2010 Consolidated Plan is expanded to add the following Chamizal and Lower Dyer NRSA summaries to the end of the first paragraph:

Lower Dyer Neighborhood Revitalization Strategy - Summary

The City identified the Lower Dyer Neighborhood as distressed in the summer of 2006. Public meetings and preliminary work commenced on this revitalization plan in September of that year. A map depicting the resulting Lower Dyer NRSA boundaries is attached as Attachment 1. The Lower Dyer Appendix 7A also contains additional maps and demographics, including that fact that 41.1% of the neighborhood's population is below the poverty level, compared to 12.4% nationwide (see page 13).

Through partnerships between residents, property owners, business owners, community organizations, educational institutions and other key stakeholders, the strategy will empower the residents of the neighborhood, thus ensuring its sustainability. Agencies and organizations are identified as responsible parties for implementing specific elements. Each element in the strategy has an identified funding source and a

completion timeframe. The strategy utilizes benchmarks to measure the success of its elements, and full implementation is expected to take five years.

Lower Dyer is a residential neighborhood that is identified by the Dyer Street commercial corridor that passes through it. Homeowners take pride in the neighborhood, as do some renters, though most residents concede that the area is distressed and in need of significant improvement.

The neighborhood is located directly outside of Fort Bliss' Cassidy Gate. Troop levels on Post are scheduled to increase substantially in the next five years. This increase in population presents a unique opportunity for revitalization of the neighborhood. By working in tandem with neighborhood residents and stakeholders, the following strategy has combined goals that will have a positive and long-lasting impact on the quality of life of the residents and the community.

Issues in the neighborhood were introduced by residents, property owners, and stakeholders through public meetings and a survey conducted by the University of Texas El Paso's Center for Civic Engagement. Business owners and operators also met to establish the needs of local businesses. The issues that are addressed in the strategy, and their corresponding goals, were derived from this input and are sorted into the following categories:

<ul style="list-style-type: none">• Safety and Security• Neighborhood Conditions• Housing• Community Services	<ul style="list-style-type: none">• Economic/Workforce Development• Neighborhood Facilities• Education• Infrastructure
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A prevalence of drug and gang activity, and other illegal activities, are the main **safety and security** issues raised by residents in the neighborhood. Local law enforcement agencies confirm the prevalence of these activities in the neighborhood, and indicate that these are the root causes of other crimes.

A lack of code enforcement leading to poor **neighborhood conditions** is a constant complaint of Lower Dyer residents. Intensive, proactive code enforcement will be necessary to alleviate this stress on the neighborhood.

Homeownership has been proven to be a stabilizing factor in neighborhoods, and homeownership is extremely low in the neighborhood. Affordable homeownership programs can be targeted in the neighborhood, along with other programs to improve **housing** conditions.

Community services are sparse in the Lower Dyer Neighborhood. No community service organizations have been identified that are located within the neighborhood boundaries. In particular, youth services and programs appear to be significantly

lacking. Many service providers have been involved in the creation of strategies to bring services to residents of the neighborhood, including the establishment of a Community Based Development Organization (CBDO).

Businesses and commercial property owners have indicated a desire for **economic development** programs to assist in improving the economic environment along the Lower Dyer commercial corridor. Additionally, a high unemployment rate and a large portion of the working-aged population being removed from the workforce create a need for opportunities through **workforce development** programs.

There are limited **neighborhood facilities** within the neighborhood to serve residents. The most prominent facilities are Travis Elementary School and Our Lady of Assumption Church. Coordination with owners of existing facilities will be necessary to provide much-needed services to neighborhood residents. Additionally, coordination with the school district will be vital to increase educational attainment. Enhanced employment opportunities will be available to residents who achieve higher levels of **education**.

Often unnoticed until problems arise, adequate **infrastructure** in a neighborhood is key to the health and safety of its residents. Existing infrastructure was evaluated in Lower Dyer to determine necessary improvements. Some of those improvements will require significant public investment.

This revitalization strategy will inevitably encounter resistance and obstacles. Whether these are in the form of simple skepticism, logistical difficulties, or financial barriers, these challenges must be anticipated and addressed to ensure the success of the strategy.

Possible barriers to successful implementation of this strategy include:

Resistance to change. The most important precaution that can be taken to ease the fear of change is to make all information about the strategy available to residents and stakeholders. The intent and desired results of the strategy must be clearly stated. Input from those affected by the strategy must be thoroughly considered. Constant updates on progress should be distributed in the community. Taking these steps, and ensuring that stakeholders are aware of various components of the strategy, will minimize resistance.

Distrust of local government. This is a common issue that planning efforts encounter. Including all stakeholders from the beginning of plan development through its adoption and implementation, establishes trust.

Opposition to resources being focused into the Lower Dyer Neighborhood. In anticipation of this occurrence, the City has established multiple programs through which neighborhoods can be preserved and improved, without diminishing the capacity of the City to implement this strategy.

Financial Commitment. Due to limited resources, funds will have to be targeted into this neighborhood in order to have the greatest impact possible.

Partnerships formed throughout the creation of this strategy will be maintained during implementation. Non-profits, private foundations, educational institutions, public entities, community organizations, faith-based organizations, financial institutions, businesses, residents (i.e. the community at large), and the resources that each provides, will be crucial to the success of this revitalization effort. By concentrating these resources over the next five years, issues can be addressed holistically, resulting in the successful, comprehensive, and sustainable revitalization of the Lower Dyer neighborhood.

Chamizal Neighborhood Revitalization Strategy - Summary

The City also identified the Chamizal Neighborhood as a prime candidate for revitalization in the summer of 2006. Public meetings and preliminary work commenced on the revitalization plan in September of that year. A map depicting the resulting Chamizal NRSA boundaries is attached as **Attachment 2**. The Chamizal Appendix 7B also contains additional maps and demographics, including that fact that 58.1% of the neighborhood's population is below the poverty level, compared to 12.4% nationwide (see page 14).

Through partnerships between residents, property owners, businesses, community organizations, educational institutions and other key stakeholders, the strategies within this plan will empower the residents of the neighborhood, thus ensuring sustainability. Agencies and organizations are identified as responsible parties for implementing specific elements. Each element in the strategy has an identified funding source and a completion timeframe. These strategies utilize benchmarks to measure the success of elements within the plan, and full implementation is expected to take five years.

The Chamizal Neighborhood is one of the oldest and poorest neighborhoods in the city. Located in south central El Paso, the Chamizal Neighborhood is predominantly a residential neighborhood, with a mix of light-to-heavy commercial businesses. Business deliveries and customers enter the neighborhood at Alameda Avenue and Paisano Drive, major arterials that run along the neighborhood's southern and northern boundaries. The International Bridge of the Americas, adjacent to the Chamizal Neighborhood, is one of the busiest international border crossings along the U.S.-Mexico border, adding to the traffic in and around the neighborhood. Unfortunately, the traffic is not limited to automobiles; residents move in and out of the neighborhood, making it difficult to commit to the stability and improvement of the neighborhood.

While the city's land use shows that the majority of the housing stock is single family residential (60%), census figures report that the vast majority of the Chamizal Neighborhood is made up of rental housing. Homeownership, while sometimes a risky proposition for low-income households, can be a significant, and sometimes the only, vehicle for wealth creation. Homeownership brings with it increased social benefits.

Those receiving the largest portion of those benefits are the youth, with improved conditions for their childhood development.

A lack of youth activities, dilapidated housing conditions, and criminal activity were some of the issues raised by residents, property owners, and stakeholders through public meetings and a survey conducted by the University of Texas El Paso's Center for Civic Engagement. Business owners and operators also met to establish the needs of local businesses. The issues that are addressed in this strategy, and their corresponding goals, were derived from this input and are sorted into the following categories:

<ul style="list-style-type: none">• Safety and Security• Neighborhood Condition• Housing• Community Services	<ul style="list-style-type: none">• Economic/Workforce Development• Neighborhood Facilities• Education• Infrastructure
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A prevalence of substance abuse and gang activity are the main **safety and security** issues raised by residents in the neighborhood. Local law enforcement agencies confirm the frequency of these activities in the neighborhood, and indicate that these are the root causes of other crimes.

The age of the housing as well as a lack of residential and commercial code enforcement have lead to poor **neighborhood conditions**. Chamizal residents expressed a desire to improve the condition of housing in their neighborhood. Intensive, proactive code enforcement will be necessary to alleviate this stress on the neighborhood.

Owner-occupied **housing** is extremely low in the neighborhood and evidence has shown that homeownership can go far to stabilize a neighborhood. Increased homeownership programs can be targeted in the neighborhood, along with other programs to improve the quality of housing.

Because of the high levels of poverty in the Chamizal Neighborhood, various **community services** are offered by not-for-profit organizations and government agencies. A lack of coordination among these service providers could lead to duplication of efforts or persistent gaps. Because residents are often unaware of available resources, valuable sources of support are unutilized.

Neighborhood businesses and property owners have indicated a desire for **economic development** programs to assist in improving the economic environment along the Texas-Alameda Corridor. Additionally, a high unemployment rate and a large portion of the working-aged population being removed from the workforce create a need for opportunities through **workforce development** programs.

Neighborhood facilities exist throughout the neighborhood, including three elementary schools, a high school, churches, and not-for-profit buildings. The holistic approach required to undertake the revitalization of this neighborhood will utilize these facilities and their resources. Coordination with these agencies and other stakeholders will enhance opportunities for **education**, the key to sustaining the positive changes in the neighborhood.

Often unnoticed until problems arise, **infrastructure** of a neighborhood is vital to the health and safety of its residents. An evaluation of Chamizal's infrastructure determined necessary improvements. Some of those improvements will require significant public investment.

This revitalization plan will inevitably encounter resistance and obstacles. Whether these are in the form of simple skepticism, logistical difficulties, or financial barriers, these challenges must be anticipated and addressed to ensure the success of the strategy. Possible barriers to successful implementation of this strategy include:

Resistance to change. The most important precaution that can be taken to ease the fear of change is to make all information about the plan, and the progress of its implementation, easily accessible to all residents and stakeholders. The intent, and desired results, of the strategy must be clearly stated. Input from those affected by the strategy must be thoroughly considered. Constant updates on progress should be distributed in the community. Taking these steps, and ensuring that stakeholders are aware of the various components of the strategy, will minimize resistance.

Distrust of local government. This is a common issue that planning efforts encounter. Including all stakeholders from the beginning of plan development through its adoption and implementation, establishes trust.

Opposition to resources focused in revitalization area. In anticipation of this occurrence, the City has established multiple programs through which neighborhoods can be preserved and improved without diminishing the capacity of the City to implement this strategy.

Financial commitment. This plan contains strategies designed to bring sustainable change to the Chamizal Neighborhood. Implementing these strategies will require a financial commitment from local, public and private partners. At times, when limited resources are pulled in different directions, it is important to stick to the commitment that a targeted effort will deliver and realize the greatest impact.

Partnerships formed throughout the creation of this strategy will be maintained during implementation. Non-profits, private foundations, educational institutions, public entities, community organizations, faith-based organizations, financial institutions, businesses, residents (i.e. the community at large), and the resources that each provides, will be crucial to the success of this revitalization effort. By concentrating these resources over

the next five years, issues can be addressed holistically, resulting in the successful, comprehensive, and sustainable revitalization of the Chamizal Neighborhood.

Consultation and Citizen Participation Process for Developing the Neighborhood Revitalization Strategies and for the Consolidated Plan Amendment

The “Citizen Participation (91.200 (b))” section of the 2005-2010 Consolidated Plan, beginning on page 4, is expanded to include the following description of the community participation process for both the Chamizal and Lower Dyer NRSAs.

It was only after a lengthy citizen participation and strategy planning process that the El Paso City Council approved the two NRSAs and their respective plans on January 15, 2008.

Public Meetings/Consultation and Citizen Participation for the Lower Dyer NRSA

Community meetings were held in the neighborhood to gauge support for a revitalization plan and to begin to take input from area residents, property owners, and business owners. Neighborhood residents, business owners and representatives from agencies, non-profits, and other organizations were in attendance at the first meeting on September 14, 2006 at Our Lady of Assumption Church. A follow-up meeting was held at Travis Elementary School on October 4, 2006 to give persons not able to attend the first meeting an opportunity to voice their opinions about their neighborhood and the possibility of revitalization. Four additional meetings were later conducted at Travis Elementary School to voice and prioritize issues and concerns in the neighborhood. Also, two meetings were conducted with business owners and commercial property owners.

The City attempted to notify all residents and property owners in the neighborhood about these public meetings. Each address in the neighborhood was sent a bilingual (English/Spanish) flier, as were all property owners that do not reside in the neighborhood. Posters were also placed in businesses around the neighborhood and the meetings were advertised in the local newspaper.

At these meetings, the attendees were given a presentation (including Spanish translation) about the concept of revitalization and what they should and should not expect from it. They were then given an opportunity to list and prioritize the strengths and weaknesses, as they saw them, in their neighborhood. Some of the comments and issues raised were used to formulate certain questions within a neighborhood resident survey.

Specific Lower Dyer Public Meetings Held for Consultation and Citizen Participation:

Lower Dyer Revitalization Public Meetings: Lower Dyer Business Owners Meetings:

September 14, 2006
October 4, 2006
March 20, 2007
March 28, 2007
April 3, 2007
October 30, 2007

May 17, 2007
June 21, 2007

Attendee sign-in sheets for all of these meetings are available for review in the unabridged Lower Dyer Neighborhood Revitalization Strategy in Appendix 7A on pages 80-98.

Survey

The University of Texas El Paso's (UTEP) Center for Civic Engagement (CCE) conducted a written survey throughout the neighborhood in order to give as many people as possible an opportunity to provide input regarding neighborhood needs. Surveys were mailed to residents with prepaid return envelopes and students followed up on unreturned surveys by visiting resident's homes. Students also attended church, school and other neighborhood functions, attempting to increase participation in the survey. 85 surveys were returned. The survey is available for review in Appendix 7A, the unabridged Lower Dyer Neighborhood Revitalization Strategy, on pages 70-79, both in English and in Spanish.

The top 5 issues, "if funds were available", that residents indicated they would like to see addressed were street lighting, code enforcement, home/property improvement, repairing and/or cleaning streets, and recreational activities and facilities. Other issues commonly raised in the surveys were crime, neighborhood appearance/image, and a lack of youth activities.

The goals and strategies contained in the Lower Dyer Neighborhood Revitalization Strategy are the result of input gathered through public meetings and the survey, as well as demographic analysis.

Public Meetings/Consultation and Citizen Participation for the Chamizal NRSA

Community meetings were held in the neighborhood to gauge support for a revitalization plan and to begin to take input from area residents, property owners and business owners. 41 neighborhood residents and 13 representatives from agencies, non-profits organizations, and other organizations were in attendance at the first meeting on September 7, 2006 at Bowie High School (including 6 additional DCHD staff members). A follow-up meeting was held on September 28, 2006 to give persons not able to attend the first meeting an opportunity to voice their opinions about their

neighborhood and the possibility of revitalization. 47 individuals attended this second meeting, which was held at Beall Elementary School.

The City attempted to notify all residents and property owners in the neighborhood about these public meetings. Each address in the neighborhood was sent a bilingual (English/Spanish) flier, as were all property owners that do not reside in the neighborhood. Posters were also placed in businesses around the neighborhood.

At these meetings, the attendees were given a presentation (including Spanish translation) about the concept of revitalization and what they should and should not expect from it. They were then given an opportunity to list and prioritize the strengths and weaknesses, as they saw them, in their neighborhood. Some of the comments and issues raised were used to formulate certain questions within a neighborhood resident survey.

Specific Chamizal Public Meetings Held for Consultation and Citizen Participation:

Chamizal Revitalization Public Meetings: *Chamizal Business Owners Meetings:*

September 7, 2006
September 28, 2006
March 19, 2007
March 26, 2007
April 4, 2007

May 21, 2007
June 20, 2007

Attendee sign-in sheets for the general public meetings listed are available for review in the unabridged Chamizal Neighborhood Revitalization Strategy in Appendix 7B on pages 84-100. The meeting notice and sign-in sheet for the Business Owners Meeting held on May 21, 2007 are available for review as **Attachment 3**, and for the June 20, 2007 Business Owners Meeting, as **Attachment 4**. These documents are attached separately because they were inadvertently omitted from the unabridged Chamizal Neighborhood Revitalization Strategy, Appendix 7B.

Survey

The University of Texas – El Paso’s (UTEP) Center for Civic Engagement (CCE) conducted a written survey throughout the neighborhood in order to give as many people as possible an opportunity to provide input regarding neighborhood needs. Surveys were mailed to residents with prepaid return envelopes and students followed up on unreturned surveys by visiting resident’s homes. Students also attended church, school, and other neighborhood functions attempting to increase participation in the survey. 138 surveys were completed. The survey is available for review in Appendix 7B, the unabridged Chamizal Neighborhood Revitalization Strategy, on pages 76-83, both in English and in Spanish.

The top 3 issues, “if funds were available”, that residents indicated they would like to see addressed were home/property improvement, street lighting, and parks/recreation and senior centers/libraries. Other issues commonly raised in the surveys were crime, neighborhood appearance/image, and a lack of recreational activities. The goals and strategies contained in the Chamizal Neighborhood Revitalization Strategy are a result of the input gathered through the survey and public meetings.

Advertised 30-Day Public Comment Period and Public Hearing to Receive Public Comment Regarding the Draft 2005-2010 Consolidated Plan Amendment

Finally, a Draft of the current 2005-2010 Consolidated Plan Amendment to add an NRSA component was made available to the general public in the Department of Community and Human Development on the 8th Floor of City Hall in El Paso, Texas, and at the main public library and at all public library branches, as well as at the El Paso Community College and the University of Texas at El Paso libraries for a 30-day period beginning on July 8, 2008 as advertised in English and Spanish in the El Paso Times newspaper on July 8, 2008. No written comments were received. A public hearing was also held on August 26, 2008 during a regular meeting of the El Paso City Council and any comments received, if applicable, were duly considered by the City Council prior to approval of the resolution adding the NRSAs component to the 2005-2010 Consolidated Plan.

The Community Development Needs table on pages 131 to 133 of the 2005-2010 Plan is expanded to add the following revised Community Development Needs table with changes to the “15 Code Enforcement 570.202(c)” line item highlighted on page 14. The “Needs”, “Current”, “Gap”, “Year 4”, “Year 5” and “Cumulative” columns for Code Enforcement were updated based on needs assessment derived from public meetings discussed in Exhibits 7A and 7B, and based on current Code Enforcement activities in the NRSAs. The Priority Need column was also changed from “L” (low) to “M” (medium) for Code Enforcement, and a funding source was added.

It should be noted that the “Priority Needs Analysis and Strategies (91.215(a))” section on pages 10 and 11 of the 2005-2010 Consolidated Plan adequately addresses the process that was used to determine that changes to the Code Enforcement community need were necessary, and to identify the changes that were needed.

Jurisdiction

CPMPVersion 1.3

Community Development Needs	Needs	Current	Gap	5-Year Quantities												% of Goal	Priority Need: H, M, L	Dollars to Address	Plan to Fund? Y/N	Fund Source
				Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative						
				Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual					
01 Acquisition of Real Property 570.201(a)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	L		N		
02 Disposition 570.201(b)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	L		N		
Public Facilities and Improvements																				
03 Public Facilities and Improvements (General) 570.201(c)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	L		N		
03A Senior Centers 570.201(c)	10	8	2	1	0	0	0	1	1	3						H		Y	C	
03B Handicapped Centers 570.201(c)	5	1	4	1	0	1	0	0	0	2						H		Y	C	
03C Homeless Facilities (not operating costs) 570.201(c)	36	31	5	1	0	0	0	0	0	1						H		Y	C	
03D Youth Centers 570.201(c)	10	6	4	0	0	0	0	1	0	1						H		Y	C	
03E Neighborhood Facilities 570.201(c)	25	7	18	1	0	1	0	0	0	2						H		Y	C	
03F Parks, Recreational Facilities 570.201(c)	250	194	66	4	1	1	2	1	9							H		Y	C	
03G Parking Facilities 570.201©	12	9	3	0	0	0	0	0	0	0						L		N		
03H Solid Waste Disposal Improvements 570.201(c)	3	1	2	0	0	0	0	0	0	0						L		N		
03I Flood Drain Improvements 570.201(c)	4	2	2	0	0	0	0	0	0	0						L		N		
03J Water/Sewer Improvements 570.201(c)	0	0	0	0	0	0	0	0	0	0						L		N		
03K Street Improvements 570.201(c)	484	242	242	7	2	2	2	2	2	15						H		Y	C	
03L Sidewalks 570.201(c)	32	16	16	0	0	1	0	0	0	1						H		Y	C	
03M Child Care Centers 570.201(c)	710	700	10	0	0	0	0	0	0	0						M		N		
03N Tree Planting 570.201(c)	4	2	2	0	0	0	0	0	0	0						M		N		
03O Fire Stations/Equipment 570.201(c)	34	26	8	1	0	0	0	0	0	1						H		Y	C	
03P Health Facilities 570.201(c)	100	65	45	1	0	0	1	0	2							H		Y	C	
03Q Abused and Neglected Children Facilities 570.201(c)	4	2	2	0	0	0	0	0	0	0						L		N		
03R Asbestos Removal 570.201(c)	10	15	5	0	0	0	0	0	0	0						L		N		
03S Facilities for AIDS Patients (not operating costs) 570.201(c)	2	1	1	1	0	0	0	0	0	1						H		Y	C	
03T Operating Costs of Homeless/AIDS Patients Programs	2	1	1	10	10	10	10	10	10	50						H		Y	C	
04 Clearance and Demolition 570.201(d)	0	0	0	0	0	0	0	0	0	0						L		N		
04A Clean-up of Contaminated Sites 570.201(d)	0	0	0	0	0	0	0	0	0	0						L		N		
Public Services																				
05 Public Services (General) 570.201(e)	0	0	0	1	1	1	1	1	1	5						H		Y	C	
05A Senior Services 570.201(e)	8	6	2	4	4	4	4	4	4	20						H		Y	C	
05B Handicapped Services 570.201(e)	7	6	1	6	6	6	6	6	6	30						H		Y	C	
05C Legal Services 570.201(E)	2	1	1	0	0	0	0	0	0	0						L		N		
05D Youth Services 570.201(e)	12	9	3	5	5	5	5	5	5	25						H		Y	C	
05E Transportation Services 570.201(e)	3	3	0	0	0	0	0	0	0	0						M		N		
05F Substance Abuse Services 570.201(e)	3	1	2	0	0	0	0	0	0	0						M		N		
05G Battered and Abused Spouses 570.201(e)	6	4	2	0	0	0	1	0	1							H		Y	C	
05H Employment Training 570.201(e)	20	0	20	2	2	2	2	2	2	10						H		Y	C	
05I Crime Awareness 570.201(e)	2	2	0	0	0	0	0	0	0	0						M		N		
05J Fair Housing Activities (if CDBG, then subject to 570.201(e))	0	0	0	0	0	0	0	0	0	0						L		N		

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05K Tenant/Landlord Counseling 570.201(e)	0	0	0	0	0	0	0	0	0	0	L		N
05L Child Care Services 570.201(e)	400	350	50	9	9	9	9	9	45		H		Y C
05M Health Services 570.201(e)	6	12	6	4	4	4	4	4	20		H		Y C
05N Abused and Neglected Children 570.201(e)	2	3	1	1	1	1	1	1	5		H		Y C
05O Mental Health Services 570.201(e)	60	30	30	4	4	4	4	4	20		H		Y C
05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201(e)	0	0	0	0	0	0	0	0	0		L		N
05Q Subsistence Payments 570.204	0	0	0	0	0	0	0	0	0		L		N
05R Homeownership Assistance (not direct) 570.204	0	0	0	0	0	0	0	0	0		L		N
05S Rental Housing Subsidies (if HOME, not part of 5% 570.204	0	0	0	0	0	0	0	0	0		L		N
05T Security Deposits (if HOME, not part of 5% Admin c	0	0	0	0	0	0	0	0	0		L		N
06 Interim Assistance 570.201(f)	0	0	0	0	0	0	0	0	0		L		N
07 Urban Renewal Completion 570.201(h)	0	0	0	0	0	0	0	0	0		L		N
08 Relocation 570.201(i)	30	30	0	30	0	30	30	30	150		H		Y C/H
09 Loss of Rental Income 570.201(j)	0	0	0	0	0	0	0	0	0		L		N
10 Removal of Architectural Barriers 570.201(k)	0	0	0	0	0	0	0	0	0		L		N
11 Privately Owned Utilities 570.201(l)	0	0	0	0	0	0	0	0	0		L		N
12 Construction of Housing 570.201(m)	10	0	10	10	10	10	10	10	50		H		Y H
13 Direct Homeownership Assistance 570.201(n)	200	200	0	200	200	200	200	200	1000		H		Y C/H
14A Rehab; Single-Unit Residential 570.202	60	77	0	60	60	60	60	60	300		H		Y H
14B Rehab; Multi-Unit Residential 570.202	100	81	19	100	100	100	100	100	500		H		Y H
14C Public Housing Modernization 570.202	0	0	0	0	0	0	0	0	0		H		N
14D Rehab; Other Publicly-Owned Residential Buildings 570.202	10	0	10	10	10	10	10	10	50		H		Y C
14E Rehab; Publicly or Privately-Owned Commercial/Industrial 570.202	0	0	0	0	0	0	0	0	0		L		N
14F Energy Efficiency Improvements 570.202	0	0	0	0	0	0	0	0	0		H		N
14G Acquisition - for Rehabilitation 570.202	10	0	10	10	10	10	10	10	50		H		Y O
14H Rehabilitation Administration 570.202	0	0	0	0	0	0	0	0	0		L		N
14I Lead-Based/Lead Hazard Test/Abate 570.202	20	0	20	20	20	20	20	20	100		H		Y H
15 Code Enforcement 570.202(c)	375	25	350	0	0	0	200	150	350		M		Y C
16A Residential Historic Preservation 570.202(d)	0	0	0	0	0	0	0	0	0		L		N
16B Non-Residential Historic Preservation 570.202(d)	0	0	0	0	0	0	0	0	0		L		N
17A CI Land Acquisition/Disposition 570.203(a)	0	0	0	0	0	0	0	0	0		L		N
17B CI Infrastructure Development 570.203(a)	0	0	0	0	0	0	0	0	0		L		N
17C CI Building Acquisition, Construction, Rehab. 570.203(a)	0	0	0	0	0	0	0	0	0		L		N
17D Other Commercial/Industrial Improvements 570.203(a)	0	0	0	0	0	0	0	0	0		L		N
18A ED Direct Financial Assistance to For-Profits 570.203(b)	4	4	4	0	0	0	0	0	0		M		N
18B ED Technical Assistance 570.203(b)	4	4	4	1	0	1	0	0	2		H		Y C
18C Micro-Enterprise Assistance	4	4	4	0	0	0	0	0	0		M		N
19A HOME Admin/Planning Costs of PJ (not part of 5% Ad	0	0	0	0	0	0	0	0	0		L		N
19B HOME CHDO Operating Costs (not part of 5% Admin ca	0	0	0	0	0	0	0	0	0		L		N
19C CDBG Non-profit Organization Capacity Building	0	0	0	0	0	0	0	0	0		L		N
19D CDBG Assistance to Institutes of Higher Education	0	0	0	0	0	0	0	0	0		L		N

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	19E CDBG Operation and Repair of Foreclosed Property	0	0	0	0	0	0	0	0	0	L		N	
	19F Planned Repayment of Section 108 Loan Principal	0	0	0	0	0	0	0	0	0	L		N	
	19G Unplanned Repayment of Section 108 Loan Principal	0	0	0	0	0	0	0	0	0	L		N	
	19H State CDBG Technical Assistance to Grantees	0	0	0	0	0	0	0	0	0	L		N	
	20 Planning 570.205	2	2	0	2	2	2	2	2	10	H		Y	C
	21A General Program Administration 570.206	20	20	0	2	2	2	2	2	10	H		Y	C
	21B Indirect Costs 570.206	1	1	0	1	1	1	1	1	5	H		Y	C
	21D Fair Housing Activities (subject to 20% Admin cap) 570.206	1	1	0	1	1	1	1	1	5	H		Y	C
	21E Submissions or Applications for Federal Programs 570.206	3	3	0	3	3	3	3	3	15	H		Y	C/H /E
	21F HOME Rental Subsidy Payments (subject to 5% cap)	0	0	0	0	0	0	0	0	0	L		N	
	21G HOME Security Deposits (subject to 5% cap)	0	0	0	0	0	0	0	0	0	L		N	
	21H HOME Admin/Planning Costs of PJ (subject to 5% cap)	1	1	0	1	1	1	1	1	5	H		Y	H
	21I HOME CHDO Operating Expenses (subject to 5% cap)	0	0	0	0	0	0	0	0	0	L		N	
	22 Unprogrammed Funds	1	1	0	1	1	1	1	1	5	H		Y	C
HOPWA	31J Facility based housing – development	0	0	0	0	0	0	0	0	0	L		N	
	31K Facility based housing - operations	0	0	0	0	0	0	0	0	0	L		N	
	31G Short term rent mortgage utility payments	0	0	0	0	0	0	0	0	0	L		N	
	31F Tenant based rental assistance	0	0	0	0	0	0	0	0	0	L		N	
	31E Supportive service	0	0	0	0	0	0	0	0	0	L		N	
	31I Housing information services	0	0	0	0	0	0	0	0	0	L		N	
	31H Resource identification	0	0	0	0	0	0	0	0	0	L		N	
	31B Administration - grantee	0	0	0	0	0	0	0	0	0	L		N	
	31D Administration - project sponsor	0	0	0	0	0	0	0	0	0	L		N	

NRSA Strategic Plan/Priorities

The Consolidated Plan is designed to document and address identified housing and non-housing community needs and solutions for programs and services for low- and moderate-income and special populations in designated community development areas of the City of El Paso. The NRSA Strategic plans adhere to the guiding principles of the Consolidated Plan and distill the desires expressed by the residents of the Chamizal and Lower Dyer neighborhoods.

The following chart identifies specific objectives, outcomes and indicators for goals that apply specifically to the NRSAs and are hereby added to the “Statement of Strategic Goals” section of the June 26, 2007 Consolidated Plan Amendment on pages 7-10.

STATEMENT OF STRATEGIC GOALS

HOUSING			
Goal: Develop and support safe, decent, affordable housing in the Neighborhood Revitalization Strategy Areas.			
Objective	Strategy	Performance Outcome / Objective	Performance Measure
Increase the supply of decent, affordable rental housing units in the NRSAs	Support the production and preservation of decent affordable housing in the NRSAs	Affordability for Decent Housing	Number of new units developed

COMMUNITY DEVELOPMENT

PUBLIC SERVICES			
Goal: Identify community needs in the Neighborhood Revitalization Strategy Areas through citizen and community input, taking into account universal and community needs, and fund programs that address those needs, especially supportive services that promote a suitable living environment for low-and-moderate income persons.			
Objective	Strategy	Performance Outcome / Objective	Performance Measure
Provide comprehensive public service activities funded under the NRSA Collaboratives	Support programs that offer a wide array of coordinated, community-based services in the NRSAs, such as meal/food programs, recreational programs, GED preparation, tutoring for youth, occupational preparation, art instruction, childcare, and health promotion activities	Access/ Availability for a Suitable Living Environment	Number of persons served
Provide code enforcement services in the NRSAs	Support the provision of a code enforcement program in each of the NRSAs	Access/ Availability for a Suitable Living Environment	Number of corrections and citations

Table 2C, that follows, is added to “Table 2C: Summary of Specific Housing and Community Development Objectives” on pages 50-53 of the June 26, 2007 Consolidated Plan Amendment. It contains nationally reportable objectives and outcomes specific to the NRSAs.

Table 2C: Summary of Specific Annual Objectives

OBJECTIVE	SL	TO CREATE OR ENHANCE SUITABLE LIVING ENVIRONMENTS			
OUTCOME	1	Through New, Improved, or Continued Availability / Accessibility ...for (Activity)			
Code	Activity	Funding	Performance Indicators	Year	Goal
Public Services					
SL – 1.3	Public Services activities in NRSAs	CDBG	Number of persons with improved access to a suitable living environment by providing a comprehensive range of public services to persons residing in the NRSAs through partnering non-profit agencies	FY05	N/A
				FY06	N/A
				FY07	N/A
				FY08	3,702
				FY09	3,702
				Total	7,404
Code Enforcement					
SL - 1.3	Code Enforcement services in NRSAs	CDBG	Number of code enforcement services (corrections or citations) in NRSAs to provide improved access to a suitable living environment for persons residing in NRSAs	FY05	N/A
				FY06	N/A
				FY07	N/A
				FY08	200
				FY09	150
				Total	350
OBJECTIVE	DH	AFFORDABILITY FOR DECENT HOUSING			
OUTCOME	2	Through New, Improved, or Continued Availability / Accessibility ...for (Activity)			
Code	Activity	Funding	Performance Indicators	Year	Goal
Housing					
DH 2.4	Affordable decent housing by construction of CHDOs in NRSAs	CDBG	Number of affordable housing units constructed by Community Development Housing Organizations (CHDOs) in NRSAs	FY05	N/A
				FY06	N/A
				FY07	N/A
				FY08	10
				FY09	5
				Total	15

Each of the above activities meets HUD’s national objective to either provide decent housing or to create a suitable living environment.

The performance measures listed above are estimates based on submitted needs statements and history of similar programs, if applicable. Submitted project applications and proposed accomplishments often vary greatly from needs because the level of available funding allocated to carry out projects is insufficient to meet the needs.



Lower Dyer Neighborhood Revitalization Strategy



Community & Human
Development Department
Neighborhood Services
2 Civic Center Plaza
El Paso, Texas 79901



District #2 Representative
Susie Byrd

January 2008

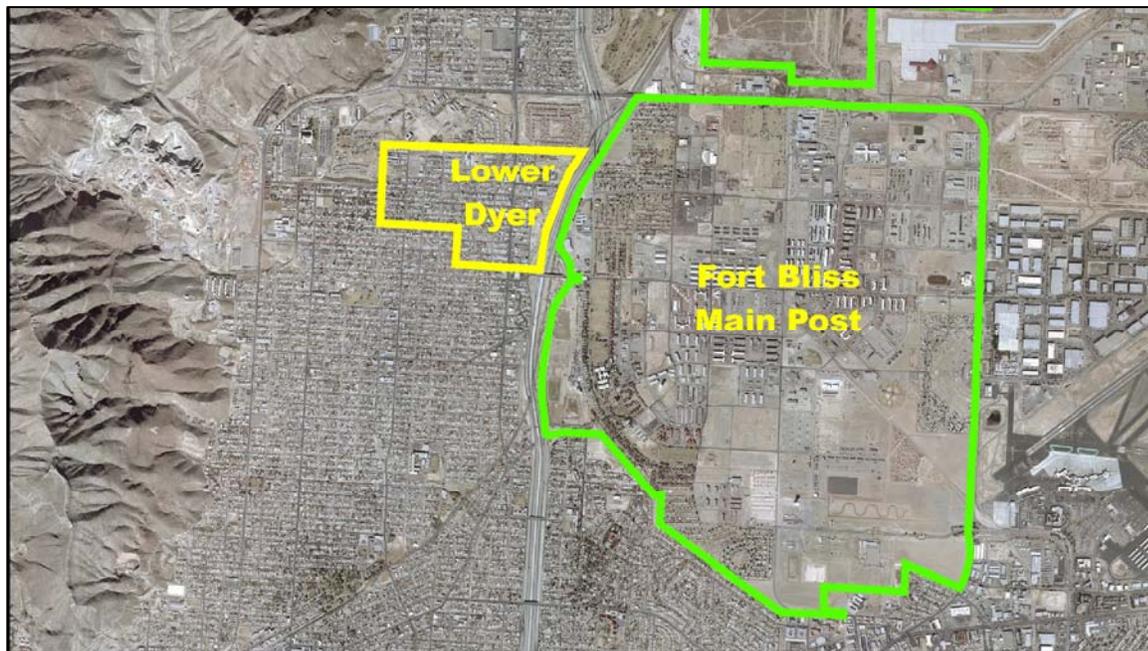
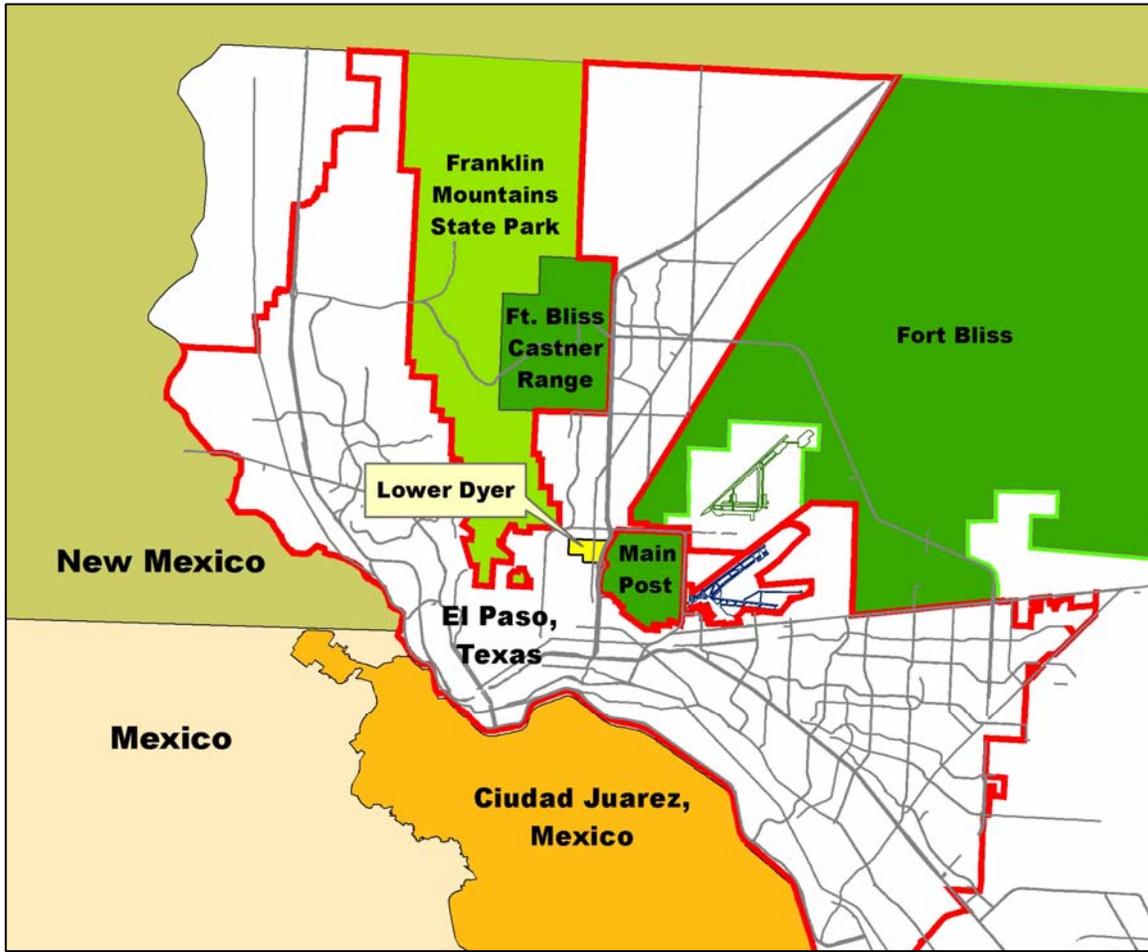


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Executive Summary

One of the El Paso City Council's strategic goals is to develop and implement a comprehensive neighborhood revitalization program. As a result, early in 2006 the City of El Paso Community and Human Development Department (CHD) committed to undertaking revitalization efforts for the City's most distressed neighborhoods. These efforts entail a holistic, comprehensive strategy to promote the long-term physical, economic and social revitalization of neighborhoods. This will be accomplished by focusing local resources, as well as other public and private grants, resources and programs, and concentrating them in these revitalization areas.

The City identified the Lower Dyer Neighborhood as distressed in the summer of 2006. Public meetings and preliminary work commenced on this plan in September of that year.

Through partnerships between residents, property owners, business owners, community organizations, educational institutions and other key stakeholders, this strategy will empower the residents of the neighborhood thus ensuring its sustainability. Agencies and organizations are identified as responsible parties for implementing specific elements. Each element in the strategy has an identified funding source and a completion timeframe. The strategy utilizes benchmarks to measure the success of its elements and full implementation is expected to take five years.

Lower Dyer is a residential neighborhood that is identified by the Dyer Street commercial corridor that passes through it. Homeowners take pride in the neighborhood as do some renters, though most residents concede that the area is distressed and in need of significant improvement.

The neighborhood is located directly outside of Fort Bliss' Cassidy Gate. Troop levels on post are scheduled to increase substantially in the next five years. This increase in population presents a unique opportunity for revitalization of the neighborhood. By working in tandem with neighborhood residents and stakeholders, the following strategy has combined goals that will have a positive and long-lasting impact on the quality of life of the residents and the community.

Issues in the neighborhood were introduced by residents, property owners and stakeholders through public meetings and a survey conducted by the University of Texas El Paso's Center for Civic Engagement. Business owners and operators also met to establish the needs of local businesses. The issues that are addressed in the strategy, and their corresponding goals, were derived from this input and are sorted into the following categories.

- **Safety and Security**
- **Neighborhood Conditions**
- **Housing**
- **Community Services**
- **Economic/Workforce Development**
- **Neighborhood Facilities**
- **Education**
- **Infrastructure**

A prevalence of drug and gang activity, and other illegal activities, are the main **safety and security** issues raised by residents in the neighborhood. Local law enforcement agencies confirm the prevalence of these activities in the neighborhood, and indicate that these are the root causes of other crimes.

A lack of code enforcement leading to poor **neighborhood conditions** is a constant complaint of Lower Dyer residents. Intensive, proactive code enforcement will be necessary to alleviate this stress on the neighborhood.

Homeownership has been proven to be a stabilizing factor in neighborhoods, and homeownership is extremely low in the neighborhood. Affordable homeownership programs can be targeted in the neighborhood, along with other programs to improve **housing** conditions.

Community services are sparse in the Lower Dyer Neighborhood. No community service organizations have been identified that are located within the neighborhood boundaries. In particular youth services and programs appear to be significantly lacking. Many service providers have been involved in the creation of strategies to bring services to residents of the neighborhood, including the establishment of a Community Based Development Organization (CBDO).

Businesses and commercial property owners have indicated a desire for **economic development** programs to assist in improving the economic environment along the Lower Dyer commercial corridor. Additionally, a high unemployment rate and large portion of the working-aged population removed from the workforce, creates a need for opportunities through **workforce development** programs.

There are limited **neighborhood facilities** within the neighborhood to serve residents. The most prominent facilities are Travis Elementary School and Our Lady of Assumption Church. Coordination with owners of existing facilities will be necessary to provide much needed services to neighborhood residents. Additionally, coordination with the school district will be vital to increase educational attainment. Enhanced employment opportunities will be available to residents who achieve higher levels of **education**.

Often unnoticed until problems arise, adequate **infrastructure** in a neighborhood is key to the health and safety of its residents. Existing infrastructure was evaluated in Lower Dyer to determine necessary improvements. Some of those improvements will require significant public investment.

This revitalization strategy will inevitably encounter resistance and obstacles. Whether these are in the form of simple skepticism, logistical difficulties, or financial barriers, these challenges must be anticipated and addressed to ensure the success of the strategy. Possible barriers to successful implementation of this strategy include:

Resistance to change. The most important precaution that can be taken to ease the fear of change is to make all information about the strategy available to residents and

stakeholders. The intent, and desired results of the strategy must be clearly stated. Input from those affected by the strategy must be thoroughly considered. Constant updates on progress should be distributed amongst the community. Taking these steps and ensuring that stakeholders are aware of various components of the strategy, will minimize resistance.

Distrust of local government. This is a common issue that planning efforts encounter. Including all stakeholders from the beginning of plan development through its adoption and implementation, establishes trust.

Opposition to resources being focused into the Lower Dyer Neighborhood. In anticipation of this occurrence, the City has established multiple programs through which neighborhoods can be preserved and improved, without diminishing the capacity of the City to implement this strategy.

Financial Commitment. Due to limited resources, funds will have to be targeted into this neighborhood in order to have the greatest impact possible.

Partnerships formed throughout the creation of this strategy will be maintained during implementation. Non-profits, private foundations, educational institutions, public entities, community organizations, faith-based organizations, financial institutions, businesses, residents (i.e. the community at large), and the resources that each provides, will be crucial to the success of this revitalization effort. By concentrating these resources over the next five years, issues can be addressed holistically resulting in the successful, comprehensive, and sustainable revitalization of the Lower Dyer Neighborhood.

Background and Process

A. The Lower Dyer Neighborhood

The Lower Dyer Neighborhood consists of nearly one half square mile of land in the northernmost reaches of the Central Planning Area. The neighborhood is bounded to the north by Hayes Avenue, the east by Gateway South Boulevard, the south by Polk and Van Buren Avenues, and the west by Justus Street (Figure 1).



Figure 1 - Lower Dyer Neighborhood Boundaries

Lower Dyer is a predominantly residential neighborhood with a mix of single family and multi family housing. Commercial development exists all along Dyer Street and includes groceries, convenience stores, bars, restaurants, and small strip malls. Auto repair shops dominate the southern half of Dyer Street in this neighborhood. Travis elementary school is the only school within the boundaries of the plan, though two other elementary schools also serve certain portions of the neighborhood.

Fort Bliss' main post is located directly to the east of Lower Dyer across the Patriot Freeway (U.S. HWY 54). The Cassidy Gate, one of Ft. Bliss' main gates, feeds into Dyer Street at the southern end of the neighborhood, allowing local businesses to serve the Lower Dyer neighborhood as well as Fort Bliss soldiers and families. Fort Bliss housing is also located along the northern boundary of Lower Dyer along with William Beaumont Army Medical Center facilities.



Fort Bliss' Cassidy Gate

The Lower Dyer community has always had close ties to Fort Bliss, including many Lower Dyer children attending Bliss Elementary School on post. As a result of the recent Base Realignment and Closures (BRAC), El Paso and the Lower Dyer Neighborhood will experience substantial growth in the coming years. The Department of Defense is increasing the number of soldiers at Fort Bliss by roughly 20,000 not including their estimated 33,000 family members in tow. Successful revitalization of the neighborhood will provide increased opportunities, not only for the residents of the Lower Dyer Neighborhood, but also for local businesses and Fort Bliss soldiers. It will be important to maintain open communication and cooperation with Fort Bliss throughout this effort.

Hispanic culture is pervasive and strong throughout the Lower Dyer neighborhood where three quarters of the families speak Spanish at home. A sense of neighborhood pride is strong among many of the residents, though they realize that there are serious issues in the neighborhood that need to be addressed. Keeping the community involved in this process will bolster that pride of place and culture which will likely permeate throughout the remainder of Lower Dyer.

B. HUD Requirements

The Lower Dyer Neighborhood qualifies under HUD guidelines for a Revitalization Strategy Area. The boundaries of the neighborhood form one contiguous area in which 78% of the population is low- to moderate-income (Table 4 in Demographics section). This is not intended to be the City's plan for the neighborhood but rather the neighborhood's plan for their neighborhood. This will only be accomplished by having residents, business owners, financial institutions, non-profits, community groups and all other stakeholders at the table from the inception through completion of the planning process and implementation.

Furthermore, this strategy will assess the current economic situation in the neighborhood. This will include identifying opportunities for economic growth and creating jobs for low- and moderate-income residents of the neighborhood. Barriers to this economic development will be addressed as well. Lastly, performance measures and timelines will be established in order to identify intended results, assess progress and ensure accountability of the agencies and organizations responsible for implementation.

C. Community Participation

Public Meetings

Community meetings were held in the neighborhood to gauge support for a plan and to begin to take input from area residents, property owners and business owners. Neighborhood residents, business owners and representatives from agencies, non-profits, and other organizations were in attendance at the first meeting on September 14th, 2006 at Our Lady of Assumption Church. A follow-up meeting was held at Travis Elementary School on October 4th, 2006 to give those not able to attend the first meeting an opportunity to voice their opinions about their neighborhood and the possibility of revitalization. Three additional meetings were later conducted at Travis Elementary School to voice and prioritize issues and concerns in the neighborhood. Also, two meetings were conducted with business owners and commercial property owners. Sign-in sheets from those meetings are provided in Appendix C.

The City attempted to notify all residents and property owners in the neighborhood about these public meetings. Each address in the neighborhood was sent a bilingual flier as were all property owners that do not reside in the neighborhood. Posters were also placed in businesses around the neighborhood and the meetings were advertised in the local newspaper.

At these meetings, the attendees were given a presentation (including Spanish translation) about the concept of revitalization and what they should and should not expect from it. They were then given an opportunity to list and prioritize the strengths and weaknesses, as they saw them, in their neighborhood (Appendix A). Some of the comments and issues raised were used to formulate certain questions within a neighborhood resident survey.



Jorge Almada, President of the Central Neighborhood Association, addresses his neighbors.

Survey

The University of Texas El Paso's (UTEP) Center for Civic Engagement (CCE) conducted a written survey throughout the neighborhood in order to give as many people as possible an opportunity to provide input (See Appendix B). Surveys were mailed to residents with prepaid return envelopes and students followed up on unreturned surveys by visiting resident's homes. Students also attended church, school and other neighborhood functions attempting to increase participation in the survey. 85 surveys were returned.

The top 5 issues "if funds were available" that residents indicated they would like to see addressed were street lighting, code enforcement, home/property improvement, repairing and/or cleaning streets, and recreational activities and facilities. Other issues commonly raised in the surveys were crime, neighborhood appearance/image, and a lack of youth activities.

The goals and strategies contained in this document are the result of input gathered through public meetings and the survey, as well as demographic analysis.

D. Cleanup

Through public input it was established that code violations and poor neighborhood conditions were issues that most residents agreed detracted from their quality of life. Long-term, focused code enforcement will be necessary to resolve this issue and will likely require that a code enforcement officer be assigned to work exclusively in the Lower Dyer Neighborhood. However, to begin addressing these issues and to kick start the revitalization process, an intensive neighborhood cleanup was conducted on December 2nd, 2006.



Source: El Paso Times

The City of El Paso Environmental Services Department conducted a code enforcement sweep through the neighborhood one week prior to the cleanup. Warnings of citation were issued to all owners who had code violations on their properties. Outdoor storage and high weeds were the main focus of the sweep. It was explained to these owners that the upcoming neighborhood cleanup was their opportunity to correct the violation. They were also informed that if they needed assistance they could contact Neighborhood Services to have volunteers assist them the day of the cleanup.



On the day of the cleanup over 70 volunteers joined with Lower Dyer residents to remove approximately 400 cubic yards of debris from their neighborhood. The organizations, agencies, departments and non-profits contributing to the cleanup were:

- Adult Probation (County)
- Better Opportunities for Single Soldiers (Fort Bliss)
- Central Neighborhood Association
- Community Development (City)
- Centro de Salud Familiar La Fe
- El Paso Disposal
- Environmental Services (City)
- El Paso Independent School District
- El Paso Water Utilities
- Groundwork El Paso
- Housing Authority of El Paso
- Jobe Concrete
- Juvenile Probation (County)
- Keep El Paso Beautiful
- Project Bravo
- Project Vida
- Our Lady of Assumption Church
- Rio Grande Council of Governments
- Solid Waste (City)
- Tres Pesetas, Inc.
- United States Army Sergeants Major Academy (Fort Bliss)

There are signs that debris is beginning to accumulate again on properties within the neighborhood. This illustrates the necessity for constant code enforcement to sustain a cleaner neighborhood appearance. Similar cleanups will be conducted throughout implementation of the strategy.

E. Community Based Development Organization

A Community Based Development Organization (CBDO) has been identified, consisting of residents and representatives from a non-profit agency, to improve the physical, economic and social well-being of the Lower Dyer Neighborhood. The CBDO will be responsible for undertaking programs and projects that address the critical needs of low to moderate income families within the neighborhood. The CBDO will be fiscally responsible for the distribution of pre-committed CDBG funds. It is the responsibility of the CBDO to subcontract to other service providers to create a collaboration of services in the neighborhood.

Neighborhood Overview

A. Land Use

The Lower Dyer Neighborhood is a predominantly single family residential neighborhood with a commercial corridor passing through it. The Plan for El Paso (1999 Comprehensive Plan) recommends that land uses in the neighborhood, other than the Dyer Street Commercial Corridor, remain strictly residential. The Plan for El Paso established the Dyer Street Commercial Corridor as a specific Activity Corridor. Therefore, recommendations for Dyer Street land uses are much more comprehensive and mixed use development is recommended. Currently, the portion of Dyer Street passing through Lower Dyer is exclusively commercial and the structures lend themselves only to commercial development. Mixed use commercial/residential development along this portion of Dyer Street would require significant reconstruction of existing buildings and is not likely to occur without incentives provided to the owners.

Table 1. Lower Dyer Land Use

	Parcels		Land Area	
	Number	Percent	Acres	Percent
Single Family	547	65.0%	80.0	40.5%
Multi-Family	155	18.4%	38.5	19.5%
Commercial	72	8.6%	17.7	9.0%
Vacant	48	5.7%	10.6	5.4%
Church	8	1.1%	7.5	3.8%
Government	7	0.8%	22.5	11.4%
School	1	0.1%	4.9	2.5%
Park	1	0.1%	6.0	3.0%
Utilities - Electric	1	0.1%	0.1	0.1%
Utilities - Gas	1	0.1%	9.7	4.9%
TOTAL	841		197.3*	

* Total Acreage does not include 93 acres of right-of-way

Source: City of El Paso

When looked at from a parcel count or land area perspective, land use in the Lower Dyer Neighborhood is primarily single family residential (Table 1). Single family development accounts for 547 parcels or 65% of all parcels within the neighborhood. This accounts for a combined land area of 80 acres or 40.5% of the total land area in the neighborhood.

Multi family residential is the second most common land use throughout the neighborhood. There are 155 parcels that have been developed for multi family residential purposes making up 18.4% of all parcels. Multi family development fills 38.5 acres of land in Lower Dyer which is 19.5% of the total area.

On the surface it would appear that most residents of Lower Dyer live in single family detached dwellings. In actuality, 56.2% of the residential population of the Lower Dyer

Neighborhood resides in multi family units. Housing affordability and other issues relating to these statistics will be covered later in this section.

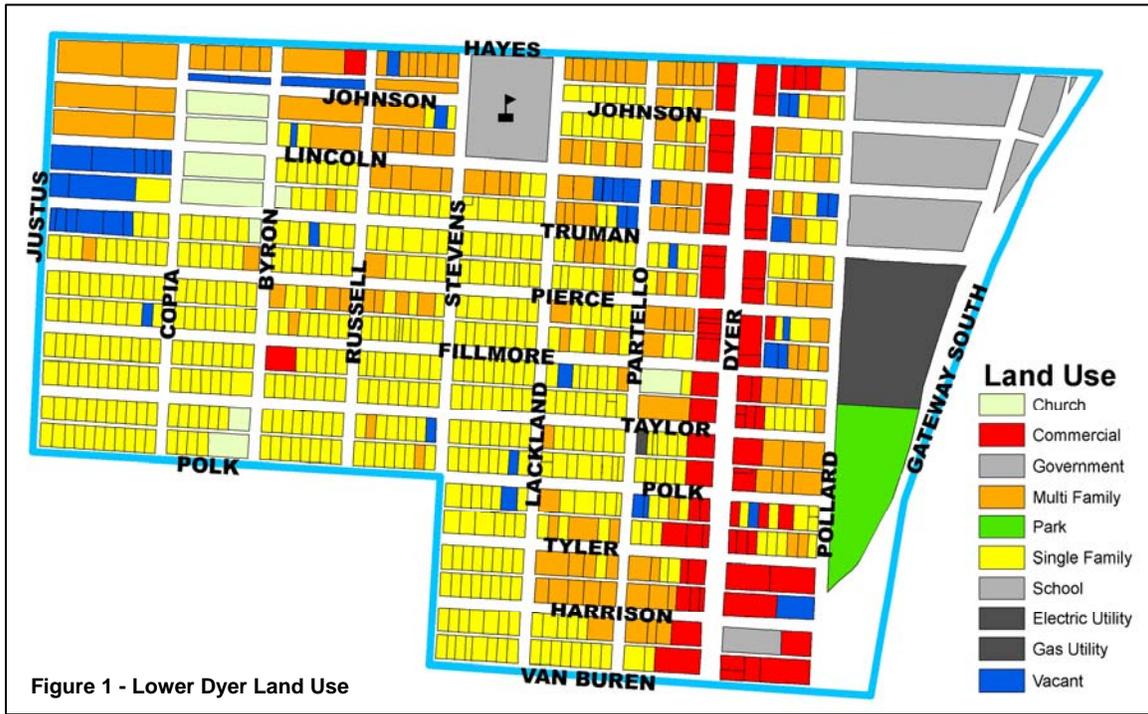


Figure 1 - Lower Dyer Land Use

Commercial is the next most prevalent land use and is concentrated almost entirely along Dyer Street. Some commercial businesses occupy the side streets within a block of Dyer, and two neighborhood serving commercial structures exist within the residential areas of the neighborhood. These 72 commercial properties represent 8.6% of parcels and the 17.7 acres of land represent 9.0% of the neighborhood land area.

This section of Dyer Street is somewhat notorious for its history of adult businesses and seedy bars and night clubs. There is a large concentration of automobile service related businesses particularly in the southern section of Dyer Street in Lower Dyer. There are however some more neighborhood friendly businesses along Dyer street and inside of the neighborhood. There is a convenience store on the corner of Hayes and Russell and a small commercial complex on the corner of Fillmore and Byron that includes a small grocery, a bakery, and a coin-operated laundry. Among the other businesses along Dyer Street there are small groceries, hardware stores, convenience stores, restaurants, etc.



Looking south from Dyer & Taylor



Dyer & Van Buren



Dyer & Tyler

There are 48 parcels totaling 10.6 acres that are currently vacant in Lower Dyer. These vacant properties are distributed throughout the neighborhood, though the largest concentration of vacant land consists of 14 contiguous parcels located between Justus and Copia, south of Lincoln. These 14 parcels total nearly 4 acres and have several owners. All told 5.7% of parcels and 5.4% of land area in the Lower Dyer Neighborhood is vacant.

Among the social and cultural land uses, several churches are present in Lower Dyer. Our Lady of Assumption Church is the most prominent religious complex in the neighborhood. It occupies the entire square block bounded by Johnson, Byron, Truman and Copia Streets. Other Churches in the neighborhood include Misión La Trinidad at Polk & Byron and Iglesia Bautista El Camino at Partello and Fillmore. All church properties in the neighborhood cover 7.5 acres and are made up of 8 parcels, a relatively small percentage of the area and parcels (3.8% and 1.1% respectively).

Government uses occupy 11.4% of the land area in Lower Dyer or 22.5 acres. Five large parcels of land in the northeastern corner of the neighborhood belong to the United States Government and are used by the National Marine Corps Reserve. The Marine Corps complex is by far the largest government use. A United States Post Office is located at the corner of Dyer & Harrison and is the only other government land use within the boundaries of Lower Dyer. The People of the State of Texas own a small sliver of land between U.S. Highway 54 and its gateway. This sliver is Texas Department of Transportation (TxDOT) right-of-way.

The remainder of land in the Lower Dyer Neighborhood is used for public and private entities. Travis Elementary School, owned by the El Paso Independent School District (EPISD), is located at Stevens and Lincoln and occupies 4.9 acres of land or 2.5% of Lower Dyer land area.

The 6-acre Pollard Street Veteran’s Memorial Park is located in the Southeastern corner of the neighborhood between Gateway South and Pollard Street. Texas Gas Service has a large complex between Pollard Street and Gateway South that is 9.7 acres in size. Lastly, the El Paso Electric Company owns a small parcel of land on the corner of Taylor and Partello.



Pollard Street Veteran’s Memorial Park

B. Demographic Analysis

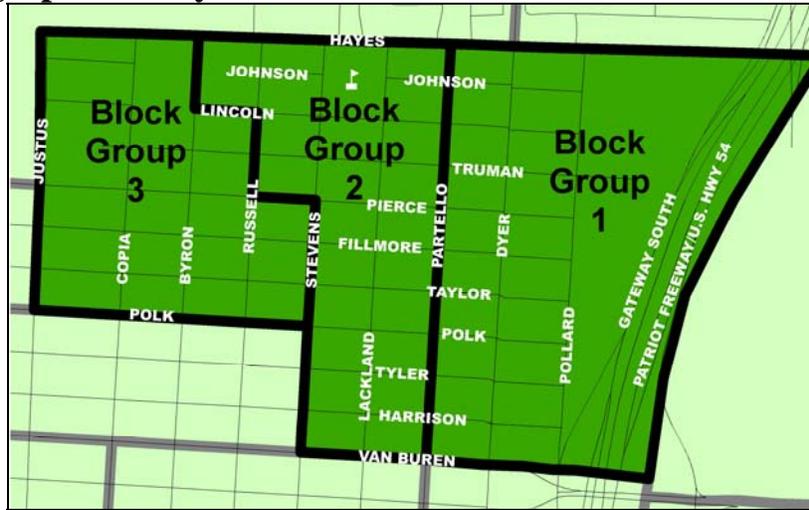


Figure 2 - Lower Dyer Block Groups

The Lower Dyer Neighborhood consists entirely of three census block groups located within Census Tract 8. Because there are demographic differences between each block group, it was sometimes appropriate to analyze each block group separately as is done on occasion in this section. More often, however, the demographics for the three block groups were combined, as this plan intends to address the Lower Dyer Neighborhood as a whole and not by its individual block groups. The 2000 U.S. Census was used for a majority of the data in this section and though this data is roughly seven years old, there are no indications that trends in this neighborhood have significantly changed over the past decade.

Table 2. Population, Gender, Race/Ethnicity and Poverty

	Lower Dyer	City of El Paso	Texas	United States
Population	4,313	563,662	20,851,820	281,421,906
Gender				
Males	46.0%	47.4%	49.6%	49.0%
Females	54.0%	52.7%	50.4%	51.0%
Race/Ethnicity				
Hispanic/Latino	88.1%	76.6%	32.0%	12.5%
White	5.0%	18.3%	52.4%	69.1%
Black	3.5%	2.8%	11.3%	12.1%
Asian/Pacific Islander	0.0%	1.1%	2.7%	3.7%
American Indian/Alaskan Native	0.4%	0.3%	0.3%	0.7%
Other	2.9%	0.8%	1.2%	1.8%
Below Poverty Level	41.1%	22.2%	15.4%	12.4%

Source: 2000 U.S. Census

There are 4,313 residents of the Lower Dyer Neighborhood. For much of this analysis, those 4,313 persons will be compared to the 563,622 residents of the City of El Paso (Table 2). Gender distribution in Lower Dyer roughly mirrors that of the city as a whole, with a slightly higher percentage of females. A prominent difference between Lower Dyer and the rest of the city is found in ethnic diversity. The City of El Paso is populated by a 76.6% Hispanic/Latino majority, with the second most prevalent group being Whites at 18.3%. Black, Asian/Pacific Islander, American Indian and all other races represent less than 3% of El Paso’s population.

In Lower Dyer, though the Hispanic and White populations are still the first and second most prevalent, the Hispanic majority is much greater than that of the entire City. Over 88% of Lower Dyer residents are Hispanic, 5% are White, and 3.5% are black. There is a higher percentage of Lower Dyer households that speak Spanish in the home and a higher percentage of those households struggle with English (Table 3). This can lead to difficulties in the educational system which affects a person’s ability to earn a comfortable living wage. This is likely one reason the poverty rate in Lower Dyer is nearly double that of the City. The City of El Paso has 22.2% of households living below the poverty level; Lower Dyer has 41.1% (Table 2).

Table 3. Language Spoken at Home and English Speaking Ability

	Lower Dyer	City of El Paso	Texas	United States
Speak Spanish at Home & English "very well"	39.0%	39.0%	14.7%	5.5%
Speak Spanish at Home & English "well"	12.5%	14.5%	5.5%	2.2%
Speak Spanish at Home & English "not well"	16.3%	9.3%	4.2%	2.0%
Speak Spanish at Home & English "not at all"	11.1%	6.1%	2.6%	1.1%
Population that Speaks Spanish at Home (Total)	78.9%	68.9%	27.0%	10.7%
Speak ONLY English	20.3%	28.7%	68.8%	82.1%

Source: 2000 U.S. Census

The age distribution of the Lower Dyer population is roughly the same as that for the City, with a slightly larger under 18 age group and smaller 18-64 age group (Figure 3). These differences are small but they do result in a slightly smaller percentage of Lower Dyer residents being in the workforce.

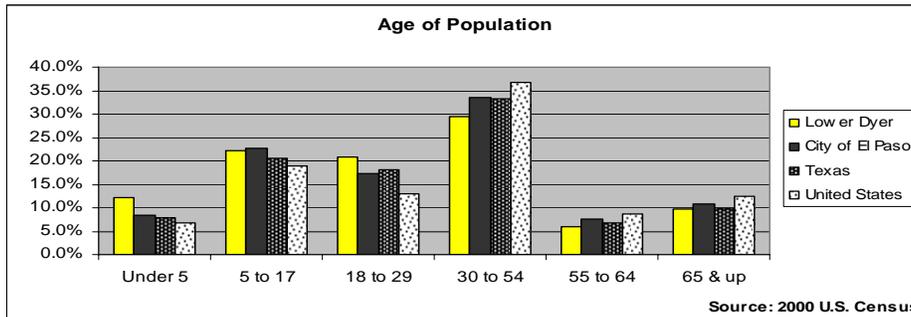


Figure 3 – Age Distribution for Lower Dyer and The City of El Paso

Income & Workforce

The Lower Dyer Neighborhood is a Community Development Block Grant (CDBG) eligible area, with 78% of the population being of low- to moderate-income (Table 4).

Table 4. Low-Mod Population

Lower Dyer				
Census Tract	Block Group	Population	Low-Mod Population	Percent Low-Mod
8.00	100	1165	947	81.3%
8.00	200	1882	1521	80.8%
8.00	300	1266	895	70.7%
TOTAL		4313	3363	78.0%

Source: 2000 U.S. Census

The annual household income of Lower Dyer residents shows a stark contrast from that of the City. Where nearly 30% of Lower Dyer households have an annual income of less than \$10,000, a much smaller 13.9% of the City as a whole makes less than \$10,000 (Figure 4). At the other extreme, nearly 30% of households in The City of El Paso make more than \$50,000 annually. In Lower Dyer, only 7% of households make over \$50,000.

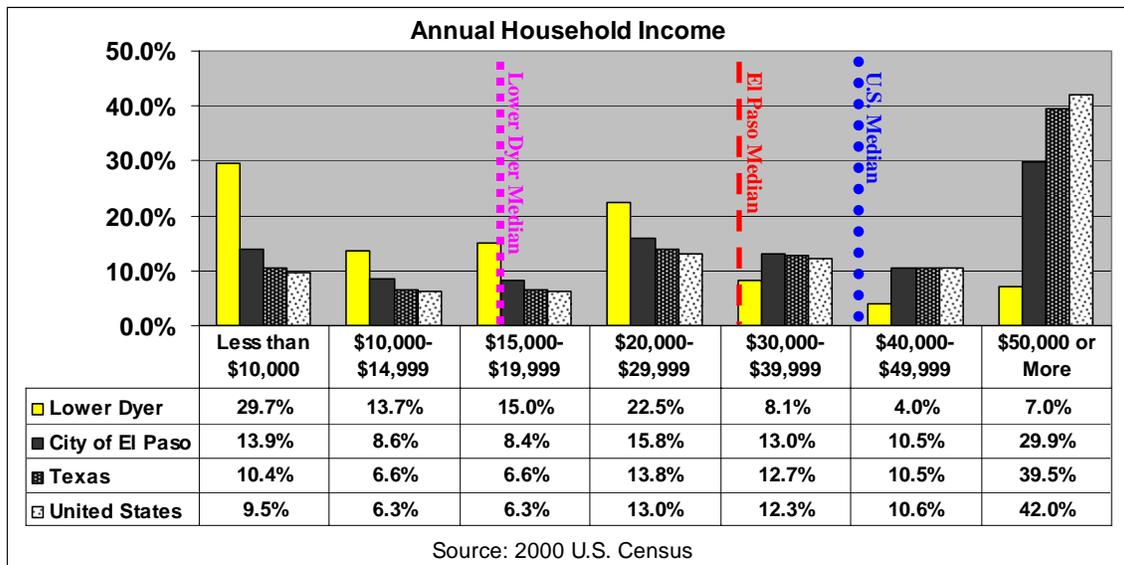


Figure 4 - Median Household Income Comparison

The red, dashed line on Figure 4 indicates the median household income for The City of El Paso which is \$32,124. Over 80% of the households in Lower Dyer have an income below that of the City’s median. The median household income of block group 1 in Lower Dyer is \$12,476, for block group 2 it is \$16,858 and for block group 3 it is \$20,991. The purple, dotted line indicates the median annual household income for block group 2. The Census Bureau does not provide enough data to be able to accurately find a

combined median household income for the three block groups, and as block group 2 has the greatest population of the three, it was used for this example. Over 80% of households in Lower Dyer have an annual income below the median for El Paso. Nearly 90% are below the national median household income (blue dotted line). This disparity in income levels is reflective of the types of occupations held by Lower Dyer residents in relation to those of the city at large (Table 5).

Table 5. Type of Occupation

	Lower Dyer	City of El Paso	Texas	United States
Management, Professional, and related	13.0%	31.3%	33.3%	20.1%
Service	35.1%	16.9%	14.6%	14.9%
Sales and Office	18.0%	29.1%	27.2%	26.7%
Construction, Extraction, and Maintenance	14.6%	7.4%	10.9%	9.4%
Production, Transportation, and Material Moving	18.9%	14.6%	11.2%	14.6%
Farming, Fishing and Forestry	0.4%	0.2%	0.7%	0.7%
TOTAL	100.0%	99.5%	98.0%	86.5%

Source: 2000 U.S. Census

The two categories that stand out most in Table 5 are the Service occupations and the Management, Professional, and related occupations. Service occupations include healthcare support, protective services (i.e. fire fighters, law enforcement, etc), food preparation and serving, building and grounds maintenance, and personal care and service. 18% more Lower Dyer workers are in the Service industry than are workers citywide, and 18% more citywide workers are in Management and Professional occupations than are Lower Dyer workers. Typically the lowest paying service occupations are food preparation and serving, and building and grounds maintenance. Of the 35.1% of Lower Dyer workers in Service occupations, over 75% work in food preparation and serving or building and grounds maintenance.

Management, Professional and related occupations and Sales and Office occupations (sales or administrative support staff) generally produce the greatest income. 60.4% of the El Paso population works in these fields, while only 31% of Lower Dyer workers do. In order to qualify for these types of jobs an applicant will usually be required to have a certain level of education and/or experience. Educational attainment levels in Lower Dyer are significantly less than the rest of the El Paso population, which will be discussed in further detail later in this section.

The unemployment rate in Lower Dyer is also much higher than that of the City. Lower Dyer has a smaller percentage of residents in the workforce yet still nearly double the unemployment (Table 6). Figure 3 showed that Lower Dyer has a slightly higher percentage of residents under age 18, which indicates that the workforce will increase. It is crucial that this population enter the workforce with the skills and knowledge necessary to find gainful employment.

Table 6. Labor Force and Unemployment

	Lower Dyer	City of El Paso	Texas	United States
Population	4,313	563,662	20,851,820	281,421,906
Labor Force	1,536	233,305	9,937,150	138,820,935
% of Population in the Labor Force	35.6%	41.4%	47.7%	49.3%
Total Employed	1,244	212,401	9,340,963	130,873,649
Unemployment Rate	19.0%	9.0%	6.0%	5.7%

Source: 2000 U.S. Census

Another impediment to gaining employment is the ability to commute to and from work. Not having private transportation can place spatial constraints on an individual’s ability to find employment. Public transportation is a viable option in El Paso; however studies have shown that welfare recipients without private transportation see limitations in employment opportunities.

“...a reliance on public transit significantly reduces their access to employment. In these [job-poor] neighborhoods, long and unreliable commutes on public transit often severely limit their ability to find and reliably travel to and from work.” (Blumenburg & Ong, 2001)

The number of persons per household in El Paso and in Lower Dyer is basically the same; the number of available vehicles per household is not (Table 7). Nearly one quarter (23.8%) of all households in the Lower Dyer Neighborhood do not have any available vehicle compared to 11% citywide. Having access to more than one vehicle increases the opportunity for a family to have more than one income. Citywide, 54% of households have two or more vehicles available, while in Lower Dyer only 30.1% do.

Table 7. Vehicle Ownership

Number of Vehicles Available	Lower Dyer	City of El Paso	Texas	United States
No Vehicle	23.8%	11.0%	7.4%	10.3%
One Vehicle	46.1%	35.1%	36.0%	34.2%
Two Vehicles	23.4%	37.8%	40.9%	38.4%
3 Three or More Vehicles	6.7%	16.2%	15.7%	17.1%

Source: 2000 U.S. Census

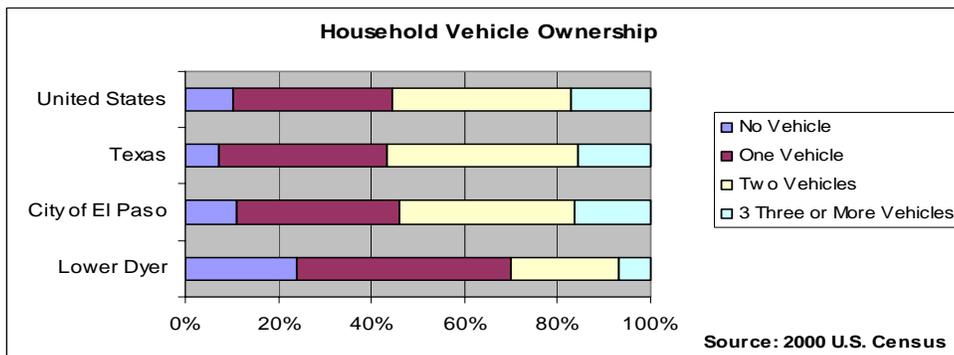


Figure 5 - Vehicle Ownership

Education

Education is a catalyst for economic development and is critical to expanding employment opportunities. The more educated a person is the greater the likelihood that they will earn more income. Furthermore, there is a direct relationship between educational attainment and poverty.

“High poverty rates have been linked to low levels of educational attainment. Low levels of formal education have been linked to employment in low wage earning jobs. Low wages have been linked to subsistence living. As can be seen, the links create a cycle from poverty to poverty.” (Miller, 1998)

Individuals without a high school diploma are three times more likely to live below poverty level (Miller, 1998). The 2000 Census only relates poverty and educational attainment by non-family householders and unrelated individuals. Still, the numbers support the poverty to educational attainment relationship. Among the El Paso population of non-family householders and unrelated individuals with high school diplomas, 20% are below poverty level, while for those without high school diplomas, 58% are below poverty level.

Table 8 shows that 54% of Lower Dyer residents, 25 years or older, do not have high school diplomas. It is then not surprising to reflect back to Table 2 and see that 41.1% of Lower Dyer residents are below poverty level. Not having a high school diploma is a limiting factor to one’s employability. It then follows that obtaining a college degree increases ones employability and opportunity to make more money. 18% of the El Paso population has continued beyond high school to receive a bachelor degree or higher, while only 2% of Lower Dyer residents have. Again, it appears that the generally low educational attainment of Lower Dyer residents is contributing to lower household income.

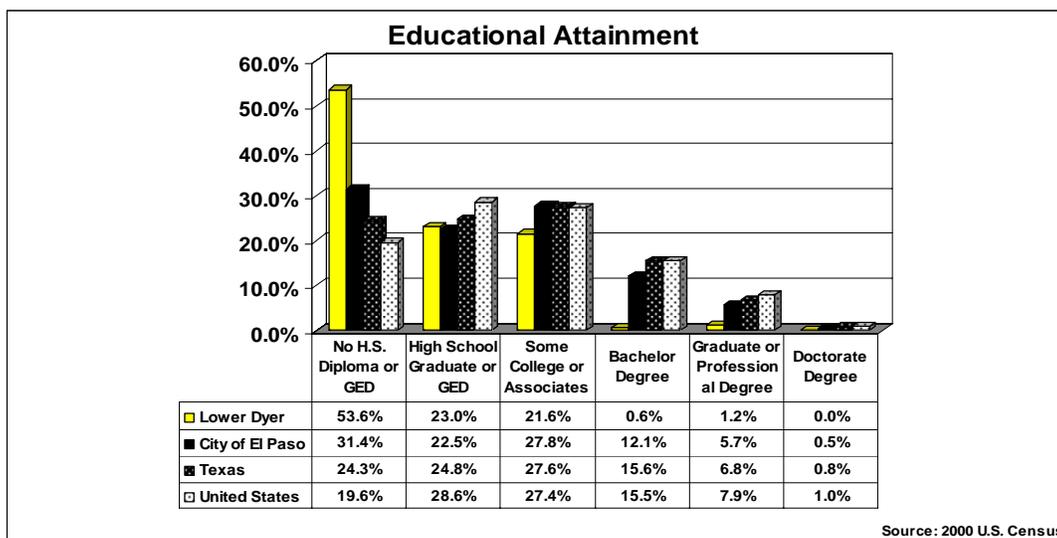


Figure 6 - Educational Attainment

The percentage of Lower Dyer residents with some college or an associate degree may indicate that more of the younger generation is moving beyond high school and onto more advanced education or professional training. However, it is not clear once these individuals establish employment and steady income, that they do not then leave Lower Dyer and move into more educated, affluent neighborhoods.

High dropout rates are often accompanied by other issues within a neighborhood. Typically, neighborhoods with significant high school dropout rates will see increased crime, gang activity and graffiti.

Table 8. High School Dropout Rate

	Lower Dyer	City of El Paso	Texas	United States
Population ages 16-19	294	36,351	1,289,185	15,930,458
Not Enrolled in School and Not High School Graduate	93	3,185	160,699	1,562,184
Dropout Rate	31.6%	8.8%	12.5%	9.8%

Source: 2000 U.S. Census

Dropout rate was determined in Table 9 by using Census data for the population between ages 16 and 19 that are not currently enrolled in high school. The high school dropout rate in Lower dyer is three to four times that of the city as a whole. Not surprisingly, in public meetings, Lower Dyer residents voiced concerns about drug use, crime, gang activity and graffiti.

Housing

There are many questions that must be answered to create a clear picture of the housing situation in a neighborhood. How old is the housing stock? What percentage of the housing stock is single family versus multi family? Are there a significant number of vacancies? What is the ratio of owner occupied to renter occupied housing units? How long do people remain in their homes? And lastly, and most importantly, is the housing affordable to neighborhood residents? This sub-section will analyze the state of housing in the Lower Dyer Neighborhood by addressing these questions.

Figures 7 and 8 illustrate how the housing stock of the Lower Dyer Neighborhood was developed over time. The first home in Lower Dyer was built in 1920 at what is now 4315 Pollard St., across from the Pollard Street Veteran’s Memorial Park. Over the next twenty years an average of one house per year was built until 1940 which saw the construction of 19 homes. The bulk of single family home building in Lower Dyer took place between 1945 and 1960 when nearly three quarters of all Lower Dyer houses were built. A spike occurred at the height of the housing boom in 1982 when 45 single family homes were built mostly along Pierce and Fillmore Streets east of Byron. This event essentially built out the remainder of the neighborhood. There are 543 single family homes in Lower Dyer.

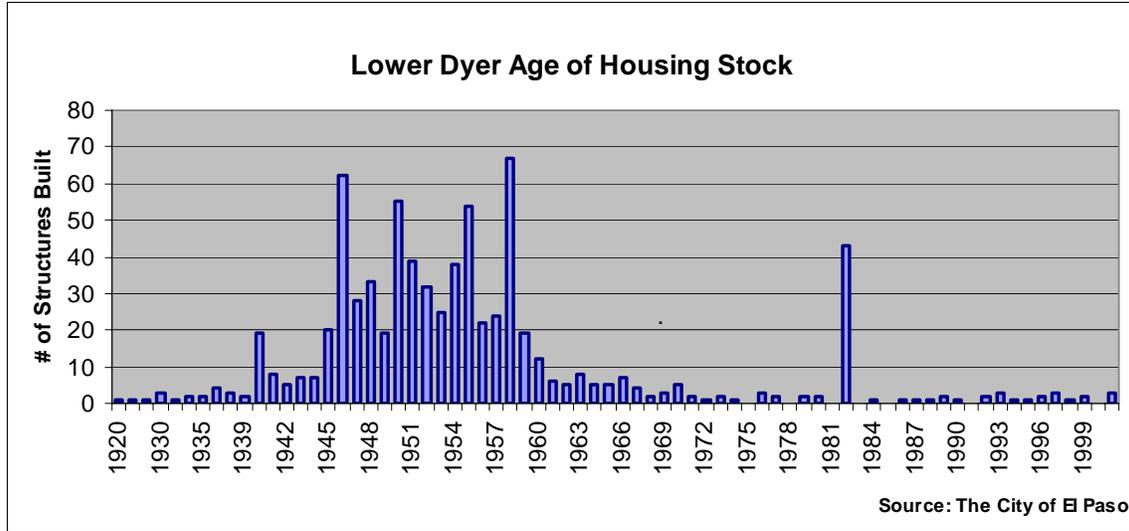


Figure 7 - Number of housing structures built each year from 1920-2003

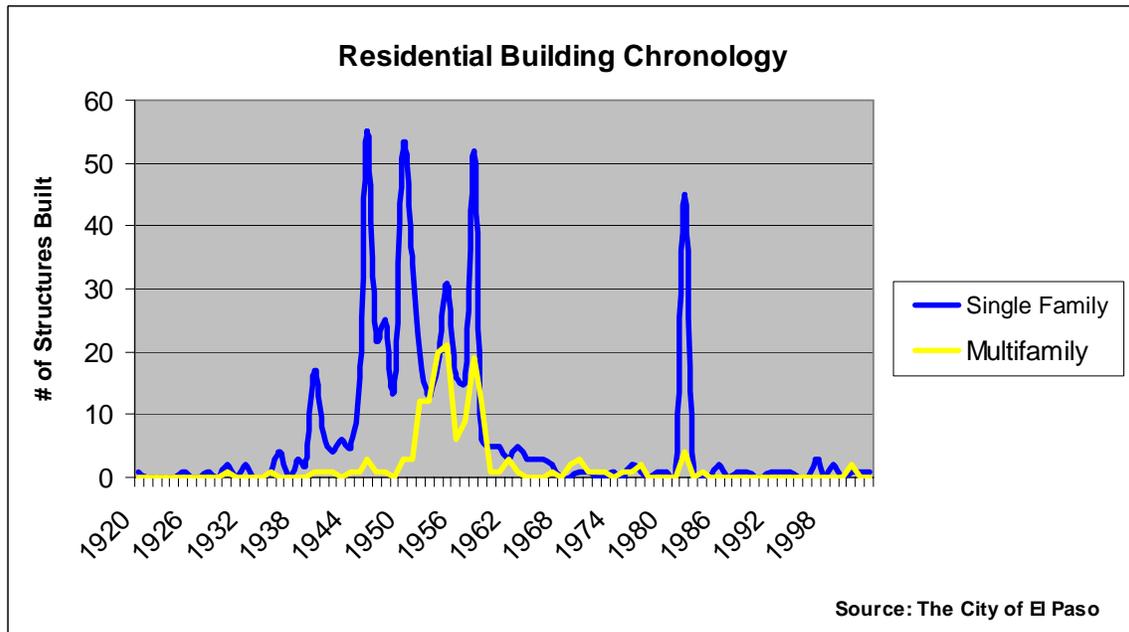


Figure 8 - Number of single and multifamily housing structures built

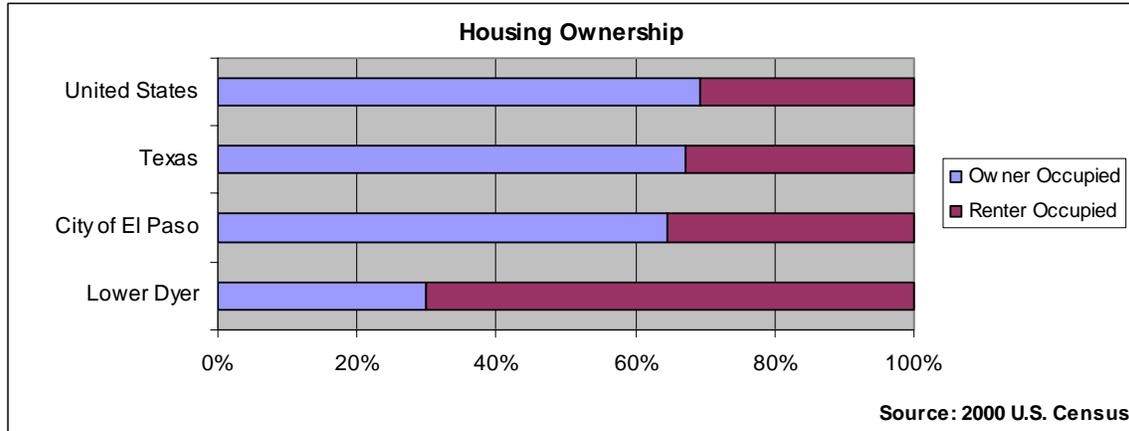
The first multi family structure was a six unit apartment complex built in 1930 at what is now the corner of Partello and Tyler Streets. Most multi family complexes, 72%, were built between 1952 and 1959. They range from as small as two or three units to the largest in the neighborhood which is 44 units. In all there are 155 multi family structures containing 1,033 units in the Lower Dyer Neighborhood.

The fact that roughly two out of three housing units in lower dyer is multi family begins to explain why 68.4% of the households in Lower Dyer are renter occupied.

Table 9. Housing Ownership

	Lower Dyer	City of El Paso	Texas	United States
Owner Occupied	29.9%	64.6%	67.1%	69.2%
Renter Occupied	70.1%	35.4%	32.9%	30.8%

Source: 2000 U.S. Census



Source: 2000 U.S. Census

Figure 9 - Housing Ownership

The first indication that housing affordability may be an issue in this neighborhood is that only 26.8% of households are single family detached, owner occupied.

Table 10. Housing Type

	Lower Dyer	City of El Paso
Owner Occupied		
Single Family Detached	26.8%	55.5%
Single Family Attached (Duplex)	0%	2.4%
2-9 units	4.4%	0.8%
10-19 units	0%	0%
20-49 units	0%	0%
50 or More units	0%	0.1%
Renter Occupied		
Single Family Detached	12.5%	10.6%
Single Family Attached (Duplex)	4.6%	2.8%
2-9 units	38.3%	10.9%
10-19 units	9.3%	3.4%
20-49 units	2.0%	2.3%
50 or More units	2.2%	7.9%

Source: 2000 U.S. Census

Meanwhile the remainder of the single family detached houses are renter occupied accounting for 12.5% of households in the neighborhood. This figure is not significantly larger than the City, but when comparing both percentages the problem comes more into focus.

Adding together the percentages of single family detached, renter *and* owner occupied housing, 39.3% of households live in single family detached houses. Using this figure, we find that only 68.2% of the single family detached houses in Lower Dyer are owned by occupants. When compared to all of El Paso where 66.1% of all housing is single family detached and 10.6% are renter occupied single family detached, we see that 84% of single family detached homes citywide are owner occupied.

This disparity in ownership of single family homes is an indication that housing affordability is a problem in this neighborhood. Over the past three decades home ownership has become a much more difficult goal to achieve. Throughout most of the country housing prices have ballooned in recent years, forcing many low- and moderate-income families to remain in the rental market with little hope of ownership and accruing equity. This trend is evident in The City of El Paso and even more so in Lower Dyer.

Table 11. Median Year Householder Moved into Unit

	Lower Dyer			City of El Paso
	*Block Group 1	*Block Group 2	*Block Group 3	
Owner Occupied	1979	1974	1981	1990
Renter Occupied	1999	1999	1999	1998

Source: 2000 U.S. Census

Table 12 shows that a large number of home owners in Lower Dyer have owned their property for many years. In fact, the median householder in Lower Dyer has owned their home for more than a decade longer than the median El Paso home owner. The rental market is quite the opposite in Lower Dyer and is consistent with the rest of the City. Two out of three renters in Lower Dyer have been in their apartment or house for one year or less.

Comparing the percentages of renters to owners who have lived in their residence for either 1 year or less or 2-5 years, it appears that there is a large transitional population in the neighborhood. Comparing the numbers for renter occupied units for one year or less (65.4%) and that of 2-5 years (21.6%), it would appear that much of the renter population is leaving their dwelling after only one year of residence. With only 22.9% of *home owners* being in their homes for 1 or less or 2-5 years, clearly most of these renters are not leaving their rental dwellings in order to purchase homes in this neighborhood.

A large renter population creates image and appearance issues in many neighborhoods. Renters are far less likely to take pride in their dwellings or their neighborhood and therefore put less interest and effort into maintaining or improving the appearance of their homes. Also most of the apartment complex owners do not live in the neighborhood, many live in other cities, and this creates similar upkeep issues for these properties.

Table 12. Duration of Occupancy

	Lower Dyer	City of El Paso
Owner Occupied		
1 Year or less	11.9%	10.1%
2-5 Years	11.0%	21.4%
6-10 Years	4.0%	17.6%
11-20 Years	18.2%	19.0%
21-30 Years	17.3%	16.7%
31 or more Years	37.6%	15.2%
Renter Occupied		
1 Year or less	65.4%	44.6%
2-5 Years	21.6%	35.3%
6-10 Years	4.8%	9.8%
11-20 Years	5.3%	7.2%
21-30 Years	1.0%	1.9%
31 or more Years	1.9%	1.2%

Source: 2000 U.S. Census

The ability to own a home depends on the amount of income necessary to own that home. It is generally accepted that a family should not spend more than 30% of their income on housing costs. Families allocating more than this may have difficulties meeting other subsistence needs, including food and healthcare. This appears to be a problem in Lower Dyer. El Paso home prices have increased by 39.8% in the last three years, far more than the national average of 24.8% (Federal Reserve Bank of Dallas, 2006). Homeownership has become increasingly difficult for many El Pasoans as wages have not increased proportionately with housing prices. Affordability was an issue in Lower Dyer before this increase in home prices took place and the past three years has only exacerbated the situation.

Table 13. Housing Affordability

	Lower Dyer			City of El Paso	Texas	United States
	Block Group 1	Block Group 2	Block Group 3			
Median Household Income	\$12,476	\$16,858	\$20,991	\$32,124	\$39,927	\$41,994
Median Monthly Income	\$1,040	\$1,405	\$1,749	\$2,677	\$3,327	\$3,500
% Income for Affordable Payment	30%	30%	30%	30%	30%	30%
Affordable Monthly Payment based on Median Monthly Income	\$312	\$421	\$525	\$803	\$998	\$1,050
Median Monthly Owner Costs for Housing Units w/ a Mortgage	\$550	\$390	\$691	\$810	\$986	\$1,088
Median % Income Spent on Housing w/ a Mortgage	52.9%	27.8%	39.5%	30.3%	29.6%	31.1%
Median Gross Rent	\$340	\$365	\$442	\$474	\$574	\$602
Median % Income Spent on Rent	32.7%	26.0%	25.3%	17.7%	17.3%	17.2%

Source: 2000 U.S. Census

Seven years ago, the 2000 Census revealed a serious housing affordability issue in Lower Dyer (Table 13). The median household income for El Paso was right on par with the median monthly owner costs for housing units with a mortgage. An individual making \$32,124 could affordably spend \$810 per month on housing costs, meaning that 30% of their pre-tax income was going towards these costs. This means that citywide, the average El Pasoan could affordably own the average El Paso House. This was not the case in Lower Dyer.

Only in block group 2 could a family of median Lower Dyer income affordably make median housing cost payments. This is a result of median owner costs for housing units with a mortgage being substantially lower in block group 2 than in the other two groups. In this group the median monthly housing costs were only \$390. In block group 3, where monthly housing costs were \$691, a family making the median monthly income of \$1,749 would have been spending 40% of their income to own the median home. That is 10% above the standard for affordability. Affordability was the worst in block group 1 where the median monthly income was \$1,040 and the median owner costs were \$550. A median income household for block group 1 would have been spending 53% of their income on the median home in that area of the neighborhood.

Renting property appears to be much more affordable for Lower Dyer residents. Only in block group 1 would a household making the median income still have to make housing cost expenditures beyond 30% when renting the median dwelling. Median gross rents for block groups 2 and 3 proved to be affordable for the median income household.

A combination of low wages and high housing costs are preventing many Lower Dyer residents from becoming homeowners. This is evidenced by the 68.4% renter population in Lower Dyer. There are, however, opportunities to increase affordable housing stock in the area as 12.6% of all Lower Dyer housing units are vacant (Table 15).

Table 14. Vacant Housing Stock

	Lower Dyer	City of El Paso
% of vacant housing stock	12.6%	6.0%

Note: Of the 197 vacant housing units in the Lower Dyer Neighborhood, 156 or 79% are rental units.

Source: 2000 U.S. Census

It must be stressed that though this housing affordability data is from the 2000 U.S. Census, the seven years since the census was conducted have seen housing prices citywide increase at a greater rate than income levels. Therefore, it can only be assumed that housing in Lower Dyer has become less affordable in recent years, as is the case citywide.

C. Demographic Conclusions

Many of the issues in the Lower Dyer Neighborhood are the result of a population with far less income than the majority of the City. Low educational attainment and high dropout rates are resulting in a less skilled workforce. A significant number of residents are not proficient in English and are therefore less employable. Lack of available transportation is creating a spatial barrier to finding employment. All of these factors are contributing to high unemployment and poverty rates.

Homeownership is a goal that is difficult to achieve in low-income neighborhoods with rising housing costs and stagnant wages. The average Lower Dyer resident cannot afford to own the average Lower Dyer house. As a result, owner occupied single family homes represent barely one quarter of the households in the neighborhood. Low ownership detracts from neighborhood identity and pride and commonly results in appearance and maintenance issues.

Judging from comments at public meetings and survey responses, there is not a lack of pride or identity among homeowners in Lower Dyer. There is, in fact, a strong desire to bring the neighborhood up and better the quality of life for its residents. This willingness of residents to participate and affect positive change in their neighborhood will make this strategy successful and will help to create a community of opportunity in the Lower Dyer Neighborhood.

D. Baseline Facilities and Services

In order to implement a comprehensive strategy for neighborhood revitalization, an analysis of current neighborhood facilities and services must be conducted. City departments and local agencies assessed the condition of these facilities and services in the Lower Dyer Neighborhood. Residents were also given an opportunity to rate many of the facilities and services provided to them through public meetings and surveys.

It is important to consider the outside point of view from agencies and the internal perspectives of residents together, as there often may be disagreement between the two. When conflict in perceptions of quality of service and facilities exists, a dialog needs to be initiated between the two parties and a resolution or understanding must be reached. For instance, an agency may feel that it is providing a quality service to neighborhood residents, while those residents may feel that the service is inadequate or not worthwhile. By bringing both parties to the table, the agency may learn how to better tailor their services to the residents or the residents may discover value in a service that they had not been taking advantage of.

Infrastructure

Infrastructure can often be overlooked during cursory discussion of neighborhood issues, as social and economic issues frequently seem more important to residents. Infrastructure is however, the physical foundation on which a neighborhood is built. Incomplete or deteriorating roads, street lights, water lines, and all other infrastructure can impact not only the physical condition of a neighborhood but also its social and economic health. Conversely, it stands to reason that completing or repairing these elements can prove to help in addressing other issues in a neighborhood. For example a repaired road may lower vehicle maintenance costs, increased street lighting may deter crime, and repaired water and sewer pipes may prevent property damage and health issues.

An inventory of current infrastructure was conducted to identify necessary improvements for the neighborhood.

STREETS

As part of the 2004 Bond Election streets improvements, the following streets have been resurfaced since 2004: Fillmore from Pollard to Justus, Van Buren from Dyer to Justus, Pollard from Van Buren to Hayes, Truman from Dyer to the dead end, and Hayes from Byron to Pollard (Figure 10). Currently no future street improvements are planned in Lower Dyer. However, the Streets Department has identified the following streets as possible candidates for future resurfacing: Johnson, Lincoln, Truman (east of Dyer), Pierce, Taylor, Polk, Tyler, Harrison, Justus, Stevens, Lackland, and Copia.

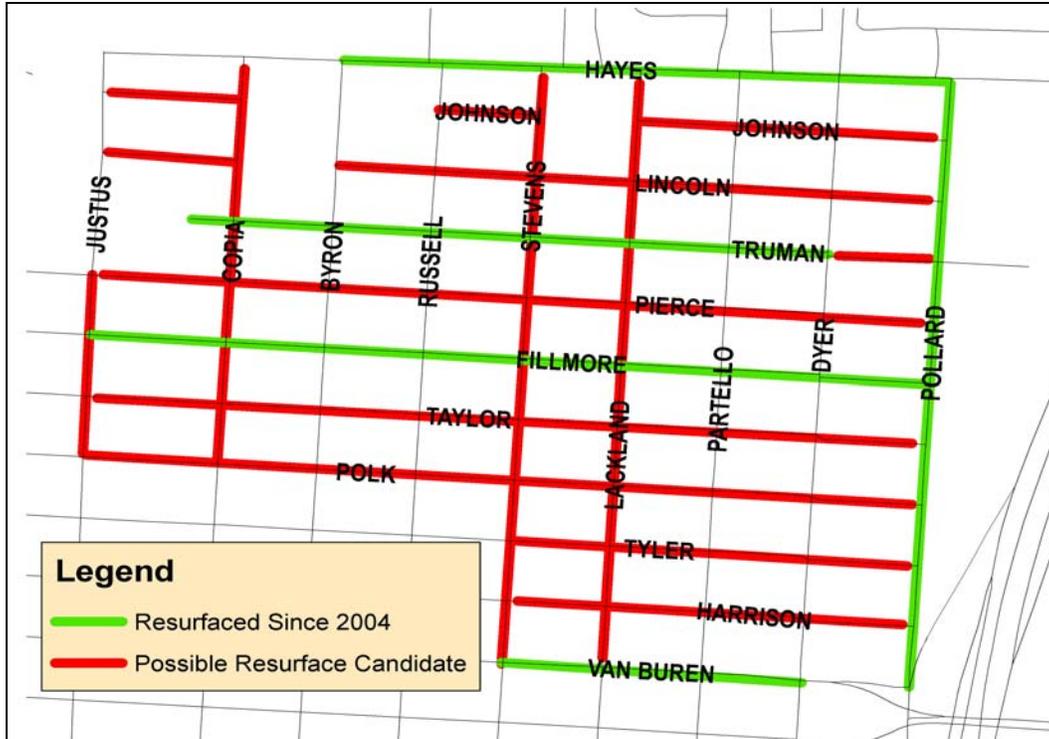


Figure 10 - Street Surface Inventory

STREET LIGHTING

The present state of street lighting in the neighborhood is poor. This issue was raised by residents at public meetings and in the survey. In 2005, the El Paso City Council adopted a “Dark Sky” Ordinance that sets standards for lighting around the city. The Streets Department reports that the subdivision streetlights presently do not meet the City Dark Sky Ordinance requirements. Also, the existing wooden poles are dry rotted and damaged. The majority of residual streetlights are presently located at corner intersections; few are installed mid-street.

POTABLE WATER

The El Paso Water Utility has a phased plan for replacing potable water pipes throughout the City. This area has recently seen numerous improvements to waterlines in the following locations (Figure 11):

- Johnson Avenue from Dyer to Pollard (6” & 8” PVC), 1991.
- Alley north of Taylor Avenue from Russell to Stevens (6” PVC), 2000.
- Alley north of Truman Avenue from Stevens to Lackland (6” PVC), 2004.
- Alley north of Taylor Avenue from Justus to Copia (6” PVC), 2005.
- Alley north of Van Buren Avenue from Stevens to Lackland (6” PVC), 2005.
- Alley north of Polk Avenue from Dyer to Pollard (6” PVC), 2006.
- Alley north of Tyler Avenue from Stevens to Pollard (12” PVC), 2006.
- Alley north of Truman Avenue from Stevens to Lackland (6” PVC), 2006.

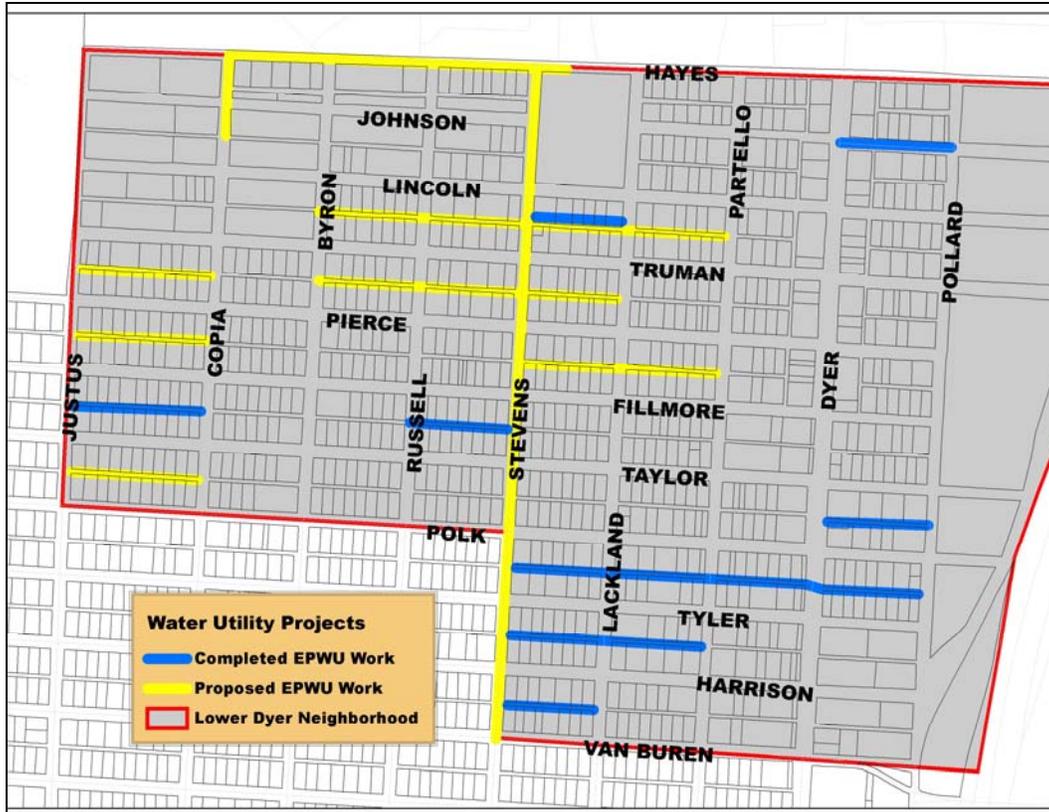


Figure 11. Waterline and Waste Waterline Improvements

As part of the Planned Waterline Replacement Phase 9, other potable waterline improvements scheduled for construction in 2008 are:

- Alley north of Polk from Justus to Cobia
- Alley north of Fillmore from Justus to Cobia
- Alley north of Pierce from Justus to Cobia and Byron to Lackland
- Alley north of Truman from Byron to Partello.

WASTE WATER

The most recent improvement to the sewer system in the Lower Dyer area was a new 8” PVC on Johnson Avenue from Dyer to Pollard in 1991. Upgrades to the remaining infrastructure have not been programmed or funded and no major problems have been reported in the area (EPWU memorandum).

There are no reclaimed water facilities within the limits of Lower Dyer. Planned future improvements to the reclaimed water system include a 16” PVC transmission main along Stevens Street from Van Buren to Hayes as part of the North Central Reclaimed Project, Phase 1B. Construction is scheduled for 2008. This project includes 6” PVC distribution mains along Lincoln Avenue from Stevens to Lackland and along Hayes from Stevens to Cobia (EPWU).

Building and Zoning Codes

Building and zoning codes may be the most important quality of life codes a city can adopt. Junked vehicles, debris accumulation, unkempt landscaping, substandard housing and illegal businesses all degrade the quality of residential life in a neighborhood. These appear to be the most prevalent code violations in Lower Dyer.

The City’s code enforcement program is by necessity, reactive. The City is too large, and enforcement officers too few, to be able to regularly comb areas and issue citations. For that reason, typical practice by the department is to inspect and cite property owners only when complaints are filed with the City. Many people, for varying reasons, do not feel comfortable reporting their neighbors, particularly when it may result in a fine or hardship to that neighbor.

Code Enforcement

The Lower Dyer Neighborhood suffers from a poor image due to a prevalence of code violations on both commercial and residential properties. Nuisance and building code violations, junked vehicles, environmentally contaminated sites, and vacant and abandoned structures all detract from the safety, health and aesthetic of the neighborhood. The Central Neighborhood Association is very active in reporting code violations within the neighborhood, but the existing *reactive* enforcement process of the City is not resolving the problem.

A neighborhood cleanup has already been conducted in the neighborhood. Prior to that cleanup, City code enforcement officers conducted a sweep through the neighborhood, making property owners aware of violations and alerting them to the upcoming cleanup as a means and deadline for correcting the violations. During the sweep, 352 properties were visited and 68 notices of violations were issued (almost one in every five properties had violations). Many of these violations were corrected by the time of the neighborhood cleanup when nearly 400 cubic yards of debris were removed from the neighborhood. Following the cleanup however, violations began to reemerge.

Police Protection

Drug offenses in Lower Dyer have consistently been higher than citywide. Though the number of offenses steadily decreased from 2003 to 2005, the rate of drug crimes occurring in the neighborhood in 2005 was still 138% that of the City.

Table 15. Drug Offenses

	City of El Paso			Lower Dyer		
	2003	2004	2005	2003	2004	2005
Drug Offenses	2,986	2,791	2,373	46	33	25
Offenses per 1,000 population	5.30	4.95	4.21	10.67	7.65	5.80

Gangs often sell and distribute drugs as their primary source of income. Street gangs have a definite presence in Lower Dyer as evidenced by the amount of graffiti in the neighborhood. The El Paso Police Department Gang Unit is anticipating a rise in gang-related activity throughout the City as a result of an influx of soldiers to Fort Bliss. Recent reports have identified increased participation in gangs among U.S. soldiers. Lower Dyer, being located immediately outside of the Fort Bliss Cassidy Gate, will likely feel increased gang pressure.

Dyer Street is one of the primary corridors for prostitution in the City. Low cost motels located north of Fred Wilson are hot spots for this activity. Prostitutes frequent bars and night clubs along Dyer Street in Lower Dyer to find their clients and then take them to these motels.

Education

Increased educational attainment and specific job training will help to increase income in Lower Dyer. Bliss, Rusk, and Travis Elementary Schools, Bassett Middle School, and Austin and Chapin High Schools serve the school-aged population in the neighborhood. There are also local opportunities for continuing education through UTEP and El Paso Community College.

UTEP has a variety of programs that serve the El Paso community including career development, professional certificate programs, lifelong learning (for adults over 50), and English as a second language. Also at UTEP is Upward Bound, a free, year-round college preparatory program that is geared towards low-income and first-generation college bound students. This program gives students additional training and knowledge to ease the transition from high school to college.

El Paso Community College (EPCC) also provides continuing education opportunities. These include a workforce development program, professional certificates and a Small Business Development Center. EPCC has a main campus located 4.5 miles north of Lower Dyer off the Patriot Freeway and a satellite campus located on neighboring Fort Bliss.

Youth Services

There is a great need for youth services within the neighborhood. Our Lady of Assumption Church, Mision La Trinidad Church, Iglesia Bautista Church and Travis Elementary are the only identified facilities providing services to Lower Dyer youth. These entities provide educational and/or spiritual programs, however there is need for a much more comprehensive array of services to address youth issues. Increased access to recreational and preventive programs will give neighborhood youths alternatives to joining gangs and becoming substance abusers. Educational programs are necessary as well to increase educational attainment and decrease the dropout rate in the neighborhood.

Parks

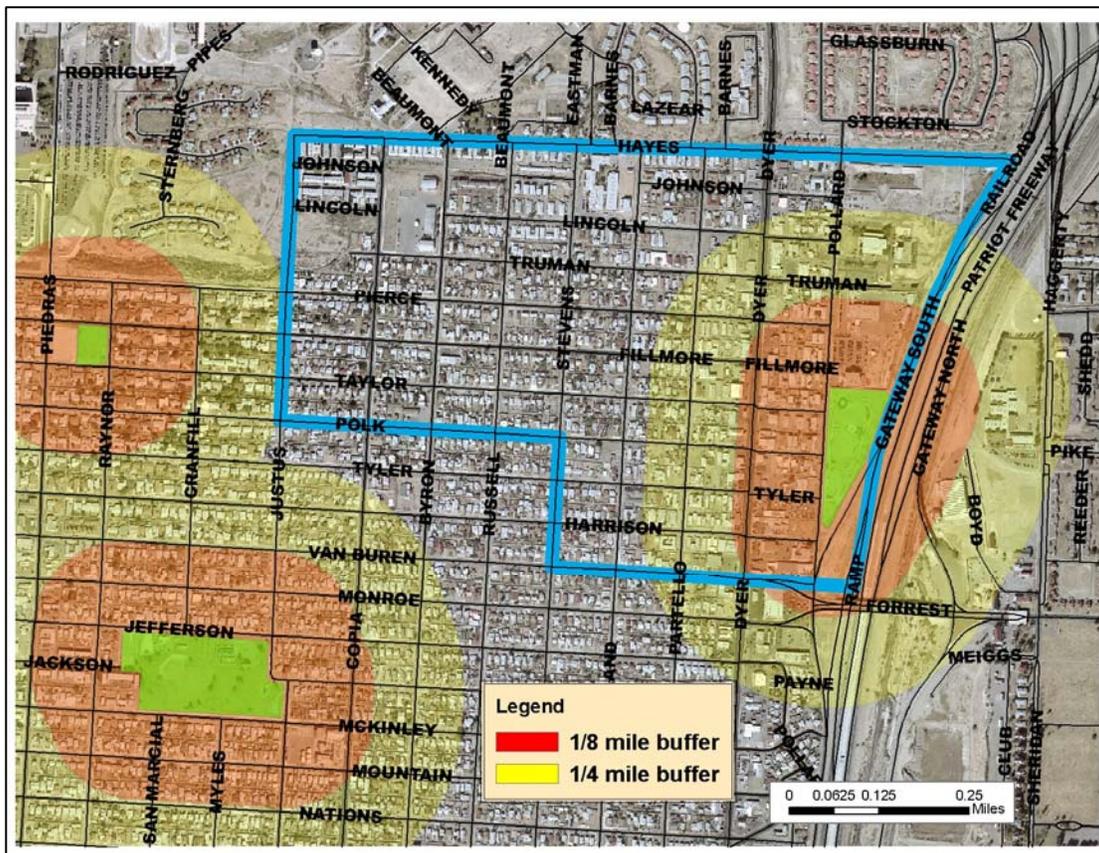
Pollard Street Veteran’s Memorial Park is located on along the eastern boundary of the neighborhood between Pollard Street and Gateway Boulevard South. The 6 acre park was a vacant plot of land for decades until its construction a few years ago. Being located on the eastern edge of the neighborhood, across Dyer Street from most homes in the neighborhood, the park is underutilized. The park was designed to be very low maintenance with no grass, few trees and mostly natural desert and decorative rocks. There is a walking trail that winds through the park as well as a memorial to military veterans. The park is an asset to the neighborhood and a fitting tribute to veterans and Fort Bliss; however it lacks the location and amenities to draw residents.



Pollard Street Veteran’s Memorial Park

The Parks Master Plan for the City of El Paso states as a fundamental guiding principal for the future of El Paso that, “In the near future, ...ideally most residents will be within one-quarter mile from a park, green space or trail access point.”

The map below illustrates the lack of accessibility to parks for residents of the Lower Dyer Neighborhood.



Commercial Services & Dyer Street

There is very little vacant land available along Dyer Street for new commercial development. There are a few vacant properties on side streets, though they likely have a low commercial appeal. The remainder of vacant property in the neighborhood is located amidst residential development and is therefore more suited for residential infill. Any significant new commercial development along Dyer Street will likely require land consolidation.

Table 16.
Dyer Street Corridor Business Types

Business Type	# of Businesses	Percentage
Auto Related	40	32%
General Retail	20	16%
Alcohol Related	19	15%
General Services	14	11%
Vacant	11	9%
Grocery	3	2%
Loan	3	2%
Pawn	3	2%
Building and Contracting	3	2%
Restaurant	2	2%
Office	1	1%
Unknown	6	5%
Total	125	100%

Source: The City of El Paso

The portion of Dyer Street within the neighborhood is dominated by relatively few types of businesses. There are twice as many auto related businesses as any other. Auto related businesses include body shops, paint shops, salvage yards, car audio, and other auto businesses. Nearly one out of three businesses in Lower Dyer is auto related.

General retail accounts for one in five businesses. General retail represents the mix of stores where goods are sold (groceries were not included in this category). Alcohol related businesses are as prevalent as general retail shops. These businesses include bars, night clubs and liquor stores. General services are businesses that provide a service to individuals. These businesses include everything from beauty salons to tax services, and make up 11% of the businesses around Dyer Street.

Certain business types were removed from general categories and are represented individually in Table 16 to further indicate the nature of commercial use in this area. These businesses include groceries, payday loan companies, pawn shops, building and contracting companies, and restaurants.

Dyer Street has its share of neighborhood serving businesses along with other retail and service businesses that provide for the greater community, including Fort Bliss. These

businesses are overshadowed by the prominence of auto related businesses. Auto shops, and the like, serve neighborhood residents and the community at large, and may even be owned by and employ neighborhood residents. However, a concentration of these types of businesses to the proportion that they exist in Lower Dyer creates a poor image of the business district. That poor image exacerbates negative perceptions of the surrounding residential neighborhood.

There is no curbside parking along Dyer and no shared, off site parking facilities for commercial businesses. Since parking requirements could not be offset by curbside parking, all commercial businesses built after November 1955 (the adoption of the first Zoning Ordinance) were required to supply on-site parking. Roughly half of the businesses on Dyer Street were built after 1955. The other half, built before 1955, did not have to build to certain standards for setbacks, parking, and other requirements.

Dyer Street is a five lane roadway, the middle lane being a turning lane that runs the length of the neighborhood. This turning lane is required because of the large amount of curb cuts providing access to onsite commercial parking. Most of the businesses along Dyer are on relatively small lots for commercial establishments. There are 51 commercial parcels fronting Dyer Street with a combined lot frontage of 5,100 feet, or an average of 100 feet of frontage per parcel. Despite the lack of requirements, many of the businesses dating back before 1955 provided on-site parking. The result is that nearly every one hundred feet, on either side of Dyer Street, there is a curb cut for vehicle access to businesses.

This section of Dyer Street is not pedestrian friendly. Some of the businesses built prior to 1955 have minimal front setbacks, yet still provide parking along the front of the building, causing vehicles to block the sidewalk. The amount of vehicles using curb cut access to parking creates an ever present danger to pedestrians. Between Hayes and Van Buren, the north and south boundaries of the neighborhood, the only traffic light along Dyer Street is at its intersection with Fillmore. This is the only safe place for pedestrians to cross the street. Common practice for pedestrians is to rush across two lanes of traffic and stand in the turning lane waiting to cross the other two lanes of traffic. Rather than using the Fillmore crosswalk, our observations indicate that most pedestrians cross the street in this manner.

Neighborhood Resources

Many neighborhood resources will be relied upon throughout the development and implementation of this strategy. Fortunately, there is a wealth of resources located both within the neighborhood and around the community at large. Many of these organizations are already committed to the efforts that will result from this strategy and others will continue to come on board during implementation.

Lower Dyer Neighborhood Resources

Organizations with a presence in the neighborhood are key stakeholders in the success of a revitalization strategy. Not only do these organizations have an inherent interest in the well-being of residents and businesses in the neighborhood, they also stand to benefit from early involvement in the process by increasing their visibility and bringing the neighborhood together. Also, some of these organizations stand to significantly build their capacity by remaining involved in the strategy's implementation. Organizations located within the boundaries of the Lower Dyer Neighborhood include:

- Travis Elementary School (2 other elementary schools, 1 middle school, and 2 high schools serve Lower Dyer student's as well)
- Central Neighborhood Association
- Our Lady of Assumption Church
- Iglesia Bautista Church
- Mision La Trinidad

El Paso Community Resources

The community-at-large has already made commitments to the residents and businesses of Lower Dyer. Many of these organizations have already assisted in public meetings, notification, survey distribution, and planning for this strategy. Also, 21 different organizations teamed with the neighborhood and the Community and Human Development Department, in executing an intensive neighborhood cleanup.

El Paso has no shortage of non-profit and public and private organizations that can provide resources, input, services, and assistance in implementing the strategy. Organizations actively participating in this revitalization effort include:

Table 17. Participating Agencies and Organizations

Agency/Organization	Services Provided
Acción Texas	Economic development, small business assistance
Aliviane	Substance abuse treatment and prevention
Big Brothers Big Sisters	Youth mentoring
Centro de Salud Familiar La Fe	Medical clinic, housing, family planning, Cultural Technology Center
Community Solutions of El Paso	At-risk youth services
Drug Enforcement Administration	Drug enforcement
El Paso Alliance, Inc.	Substance abuse intervention and treatment
El Paso Community College	Adult education, English as Second Language (ESL)
El Paso Independent School District	Youth education, tutoring
El Paso Mental Health and Mental Retardation	mental health and substance abuse treatment
Fort Bliss	Youth mentoring, general volunteerism
Hispanic Chamber of Commerce	Small, minority and women owned business services
Housing Authority of the City of El Paso	Low-income housing, social programs for residents
Groundwork El Paso	At-risk youth programs
Operation No Gangs	Gang prevention and intervention
Project Arriba	Workforce development, job training
Project Bravo	Housing, food stamps, youth services, adult basic education, access to health care
Project Vida	Medical clinic, low-income housing, child development, after school program, micro-enterprise program
Rio Grande Council of Governments	A forum for intergovernmental cooperation
Rio Grande Safe Communities	Substance abuse prevention
Thomason Hospital	Clinic, Substance abuse treatment
TVP Non-Profit Corporation	Community Based Development Organization, Housing
University of Texas at El Paso	Civic engagement, adult education, college prep, tutoring
Upper Rio Grande at Work	Workforce development, job training
Youth Initiative Program	A conglomeration of youth service providers

Strategy Narrative

Issues in the neighborhood were introduced by residents and property owners through public meetings and a survey conducted by the University of Texas – El Paso. Business owners and operators also met to establish the needs of local businesses. The issues that are addressed in this strategy, and their corresponding goals, were derived from this input and are described in the following narratives. The specific strategies were created by eight separate taskforces comprised of residents, service providers, and other stakeholders. The members of these taskforces will be key partners in the implementation of these strategies.

Safety & Security

Residents identified drugs, gangs, and prostitution as criminal activities that are prevalent within their neighborhood. These specific activities are often linked to one another. By reducing the incidence of any one of these crimes, the result will likely be a decrease in the others. Other crimes such as aggravated assault, burglary, and motor vehicle theft are often connected to gangs and drugs. To reduce criminal activity and achieve a safe community in the neighborhood, law enforcement efforts will be focused on Lower Dyer.

Offenses committed within the neighborhood will be flagged to allow for continued tracking of neighborhood-specific crime data. This process will also make prosecutors, and thereby judges, aware that these crimes were committed in the revitalization neighborhood. That information may then be used in consideration of sentencing.

Periodic stings will be conducted by the Police Department, Drug Enforcement Administration (DEA) and the High Intensity Drug Trafficking Area (HIDTA) Fugitive Taskforce which is represented by numerous local, State, and Federal law enforcement agencies. These stings will focus on crimes with high incidence rates in the neighborhood and will primarily target drugs, gangs, and prostitution.

Law enforcement efforts can only do so much to reduce crime in a neighborhood. Community policing activities will get residents involved in policing their own neighborhood. These activities will build a greater trust between law enforcement officers and residents, resulting in increased reporting of crimes. The Police Department will work with the Central Neighborhood Association to recruit new Neighborhood Watch groups. A Citizen Police Academy will be held in the neighborhood to engage residents with law enforcement. Semi-annual town hall meetings will be held to discuss law enforcement efforts and the crime situation in the neighborhood. An annual fair will be held by various law enforcement agencies to demonstrate equipment and programs, and further open communication and interaction with residents.

Neighborhood Conditions

To address the prevalence and reoccurrence of code violations in the neighborhood, code enforcement officers and support personnel will be assigned to work exclusively in the Lower Dyer Neighborhood. These officers will be able to focus their efforts on the neighborhood in a *proactive* enforcement role and will have the opportunity to form a trust and friendship with neighborhood residents. Combining annual cleanups with proactive enforcement will assist residents in correcting violations and will prevent those violations from reoccurring.

The assigned code enforcement officers will coordinate with the City's Development Services Department to identify and process cases involving vacant and/or abandoned properties that are non-compliant with the Code. Coordination will also exist between the code enforcement officers and police officers to properly site junked and inoperable vehicles in the neighborhood.

To ensure that code enforcement officers, police officers and building inspectors can expeditiously address issues in the neighborhood, applicable sections of the Municipal Code will be reviewed and amended as necessary.

Housing

Homeownership in the Lower Dyer Neighborhood is very low and housing conditions are deteriorating. The first step towards increasing homeownership is to educate and prepare residents for the process of purchasing a house and the responsibilities that go with homeownership. This will include financial literacy training, Earned Income Tax Credit assistance, home buyer education, foreclosure prevention, and credit counseling programs. Along with these opportunities, lenders and the City will introduce available programs to residents that are looking to become homeowners. The City will also expand funding for its First Time Home Buyer Program to focus those dollars into the neighborhood.

There is a need for increasing the supply of affordable single family homes in the neighborhood. A program of incentives will be developed that will encourage developers and contractors to build in Lower Dyer. Identification and purchase of available land will allow for both immediate construction and land banking to ensure the affordability of homes built in the future. The City will partner with a local Community Housing Development Organization (CHDO) to develop funding opportunities for residents seeking affordable homeownership. This relationship will also increase the in-fill construction of new homes and the rehab of homes in the neighborhood. A CHDO will also work to develop a neighborhood exterior paint improvement program.

Another strategy for housing is to preserve, improve and increase the supply of affordable rental housing units. The City of El Paso will seek to design and implement a rental inspection program. This will assist in identifying rental properties that are not up to code and contribute to blight. There will also be an emergency relocation assistance program

for those residents who will be forced to move from their rental property if it is found to be unsafe or unsanitary for living. The City of El Paso will also identify and develop a funding mechanism for multi-unit developments in the neighborhood. This will assist in creating better rental housing capacity in the neighborhood.

The City of El Paso will also work to develop and attain approval for a residential land bank program. This will allow the City of El Paso to implement a program and acquire funds to purchase land for affordable housing opportunities in the neighborhood.

Community Services

The Community Services component of this strategy will address a variety of issues and utilize the support of local non-profits, the CBDO and health and human service agencies to create a consortium of partners that will work to address the community service needs identified by neighborhood residents.

Increasing youth activities and prevention programs was identified as a high priority in the neighborhood. Therefore, Big Brothers Big Sisters (BBBS) will be the lead agency to develop and implement a mentorship program in the neighborhood. BBBS will assist to identify other qualified agencies that can recruit volunteers to act as role models and mentors for youth living in the neighborhood. There is also a significant need to develop and implement an after-school recreational program for youth living in the neighborhood. There are very little organized sports/recreational programs in the neighborhood. The City of El Paso's Parks and Recreation Department will work with EPISD and volunteers to implement these activities.

Residents also identified the need for implementing a life skills/education program for youth living in the neighborhood. Many of the youth living in the neighborhood are not exposed to critical knowledge and information related to their overall total wellness. Sex education, financial literacy, career goals, hygiene and health needs are examples of topics that would be covered. There is also a need to address substance abuse and drug education. A summer program will be developed and implemented to address this issue along with camping trips to expose participating youth to other facets of life. The residents also identified the need to increase gang intervention and prevention programs in the neighborhood. Idle youth with limited positive influences are frequently recruited into street gangs. Increased intervention and prevention programs would assist in decreasing the number of youth associated with prison and street gangs.

Coordinating and targeting existing teen pregnancy prevention programs in the neighborhood has become a critical need in the neighborhood. Due to a high rate of unintended teen pregnancies, a cycle of poverty for young mothers and their children has become a systemic burden on services and resources. An existing bilingual multi-media campaign will also be implemented in the neighborhood in order to decrease unintended pregnancies.

Another primary concern issued by the residents is the need to increase the total wellness of all the residents living in the neighborhood. The US/Mexico border has seen a significant increase in diabetes, breast cancer and prostate cancer over the last 25 years. The low-income residents living in the neighborhood have become susceptible to disease due to inadequate diet and a lack of access to primary health care. Partnering agencies will conduct a health assessment in order to identify what specific programs are needed as a result of the findings in the health assessment. This will also begin the process towards building the capacity for residents in the neighborhood to learn more about health related issues and the prevalent diseases associated with having an unbalanced diet, a lack of exercise and limited access to health services.

Reducing adult substance abuse in the neighborhood is another critical problem identified by residents living in the neighborhood. Often, homeless or vagrant individuals loiter in the neighborhood near schools and public housing. There's evidence that most of these individuals are drinking alcohol or using drugs in public. The residents are concerned for the safety of the children living in the neighborhood. The strategy will increase drug prevention and intervention programs in the neighborhood and conduct alcohol and drug awareness workshops for families and individuals living in the neighborhood. Simultaneously, police presence will be increased to address public intoxication through the safety and security strategies.

Reducing domestic violence in the neighborhood is another goal within the strategy and through existing resources, the Center Against Family Violence will conduct domestic violence education classes and workshops for residents living in the neighborhood. There will also be outreach and marketing to provide services for victims of domestic violence living in the neighborhood.

Another critical need is to reduce recidivism in the neighborhood. The creation and implementation of programs for returning offenders will be developed. This effort will assist in helping families understand the needs of a returning offender and assist them with education, job training and housing.

Economic/Workforce Development

Economic and Workforce Development issues are critical links for neighborhood revitalization. Segments of the commercial corridor in the neighborhood are blighted and distressed. The City of El Paso conducted meetings with the businesses and commercial property owners in the neighborhood to learn their concerns. Those issues were also aggregated with the economic/workforce issues raised by the residents.

Business owners were most interested in increasing the capacity of their businesses and access to affordable loans. To address these issues an Entrepreneurial Resource Guide will be developed and distributed to neighborhood businesses. The guide will advertise specific services that are available through local agencies and organizations as well as the City's Economic Development Department. Also, an entrepreneurial training program will provide a forum for neighborhood business owners to work with local economic

development agencies. Access to affordable private institutional loans will be increased by coordinating economic development efforts with private financial institutions.

To increase patronage of neighborhood businesses by residents, a directory will be produced and distributed throughout the neighborhood. This directory will be a list, by services provided, that will allow neighborhood residents to quickly find the services and products available at shops and businesses within the neighborhood. Coupons and advertisements could be included as incentive for businesses to assist with the production of the directory.

Commercial property owners indicated a desire for programs that would help to improve their properties and the Dyer Street corridor as a whole. Development of a façade and streetscape improvement program for the Lower Dyer business community will provide incentives and grant assistance for commercial properties looking to beautify their properties. Design guidelines will be established for this section of the Dyer Street corridor that will provide a consistent, recognizable appearance of neighborhood businesses and a defined identity for this section of Dyer Street.

Based on the input received, there is a need to increase employment opportunities for residents living in the neighborhood. Job training programs will be developed with a focus on skills necessary for jobs available in El Paso. There will also be Job Fairs in the neighborhood specifically targeting the residents.

Neighborhood Facilities

Neighborhood facilities are sparse in the Lower Dyer Neighborhood. Travis Elementary School and a couple of churches are the only facilities within the neighborhood that could provide space for after school programs and other community services. A location needs to be identified where certain services can be concentrated to serve neighborhood residents. Ideally a vacant or abandoned structure could be acquired by the City and rehabbed to suit necessary services. If this is not deemed possible, then a new building will need to be constructed after identifying and acquiring property. In the meantime, Travis Elementary School will likely be the location for many of the programs in the neighborhood.

Pollard Street Memorial Park is located within the neighborhood but is scarcely used by neighborhood residents. In the past, Home Depot has teamed up with Kaboom! to build small parks within neighborhoods around El Paso. The local management of Home Depot is committed to this revitalization effort and once a proper location is identified, and acquired if necessary, a pocket park can be built inside the neighborhood that will likely be designed for neighborhood toddlers.

Education

Ensuring opportunities for educational advancement is primary to revitalization efforts. Over half of the Lower Dyer residents age 25 and over do not have a high school diploma

or GED. In order to increase employment opportunities and raise incomes, neighborhood youth must be given every opportunity to complete high school.

The development, coordination, and implementation of after school programs for neighborhood youth will cater to students specific academic needs, and will provide individual attention. Often parents are removed from their children's education. Increasing parent participation in the PTA will present more opportunities for parents to get involved in their children's educations.

To directly address the needs of those age 25 and older without a high school education, marketing and outreach for existing adult education programs will be focused in the Lower Dyer Neighborhood. To improve availability of these services, adult education, literacy, and GED classes will be conducted at a facility located within the neighborhood. To improve employability, basic computer classes will also be provided.

Infrastructure

The top priorities for infrastructure issues according to residents are improving drainage, improving pedestrian mobility, increasing street lighting, and improving street and alley surfacing. The City has formed a Storm Water Utility District that is overseeing comprehensive drainage solutions for the entire City, including the Lower Dyer Neighborhood. Recommendations for projects will be forthcoming from that entity.

Gaps in sidewalk connectivity exist throughout the neighborhood. The Streets Department of the City is currently conducting an inventory of sidewalks in the neighborhood. The City has funds allocated to constructing sidewalks that connect these gaps. Based on the inventory, the Sidewalk Gap Construction Program will be used to fill those gaps that qualify under the program.

Along with sidewalks, the Streets Department's inventory will include street conditions and locations of street lights. The street condition assessment will allow for the department to identify and prioritize necessary improvements. The street light inventory will allow for Traffic Engineering to identify where additional street lights may be necessary. A vast majority of the alleys in the neighborhood are unpaved. There is currently an Unpaved Alleys Program being conducted in another part of the City. Funding for that program was allocated through a past bond election. This program can be repeated in the Lower Dyer Neighborhood; however its implementation would rely on the passing of a future bond election for funding.

Potable, waste and reclaimed water infrastructure in the neighborhood had been slowly degrading over the years. Many improvements have been made in the past few years to that infrastructure. Future improvements are scheduled for 2008 as well. Once these improvements are made, water infrastructure in the neighborhood will be at a high service standard.

Lower Dyer Revitalization Strategy

The following section contains the strategy for revitalizing the Lower Dyer Neighborhood. The goal statements were formulated to address the highest priority issues and concerns of residents and stakeholders of the neighborhood. Each goal statement has corresponding strategies for meeting the goal. Each strategy is provides a cost estimate, partners responsible for executing the strategy, expected funding sources, timelines, baselines, performance measures and correlations.

Cost estimates represent full implementation costs, meaning that activities that are to occur on a multi-year basis were estimated as such (i.e. a project with an annual cost of \$10,000, that is expected to continue throughout the 5 year period will have a cost estimate of \$50,000). Timing of strategies and projects are represented by the following:

Immediate – Year 1

Mid-term – Years 2 and 3

Long-term – Years 4 and 5

Strategies that are expected to begin in year one and run through the entire five years are indicated as immediate to long-term; those expected to take place sometime between years two and five or three and five are indicated as mid-term to long-term; and so on.

Safety & Security

Goal Statement #1: Increase community policing efforts and citizen participation in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
1a.	Increase awareness and participation in the Neighborhood Watch Program, including semi-annual informational meetings	\$3,000	Police, Housing Authority	Police, Donations	Immediate to long-term	1 active block watch exists	2 Neighborhood Watch Groups created annually	N/A
1b.	Conduct semi-annual town hall meetings to discuss law enforcement in the neighborhood	\$2,500	Police, Neighborhood Services, Central Neighborhood Association	Police	Immediate to long-term	No town hall meetings conducted	2 meetings annually	N/A
1c.	Host annual fair to display and demonstrate law enforcement (Police, Fire Department, Military Police, etc) equipment and programs	\$50,000	Police, Fire Department, Fort Bliss, Youth Initiative Program, Neighborhood Services	Police, Fire Department, Fort Bliss, others	Immediate to long-term	No program currently being implemented	Annual fair conducted	N/A
1d.	Conduct Lower Dyer Citizen Police Academy	\$15,000	Police	Police	Mid-term	No academy exists	15 graduates annually	N/A

Safety & Security

Goal Statement #2: Reduce criminal drug activity in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
2a.	Conduct periodic stings as necessary to disrupt and dismantle drug organizations	\$5,000	DEA, HIDTA Fugitive Taskforce, Police	DEA, HIDTA Fugitive Taskforce, Police	Immediate to long-term	No planned stings	# of stings conducted / # of arrests	N/A
2b.	Flag drug offenses in the neighborhood to ensure meaningful reporting and data collection	\$5,000	DEA, HIDTA Fugitive Taskforce, Police	DEA, HIDTA Fugitive Taskforce, Police	Immediate to long-term	No flagging of offenses occurring	# of drug offenses reported	Goal 3b

Goal Statement #3: Reduce gang activity in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
3a.	Conduct periodic stings as necessary to disrupt and dismantle gangs	\$5,000	Police	Police	Immediate to long-term	No planned stings	# of stings conducted / # of arrests	N/A
3b.	Flag gang-related offenses in the neighborhood to ensure meaningful reporting and data collection	See 2b.	Police	Police	Immediate to long-term	No flagging of offenses occurring	# of gang-related offenses reported	Goal 2b

Safety & Security

Goal Statement #4: Reduce solicitation in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
4a.	Conduct periodic prostitution stings as necessary	\$5,000	Police	Police	Immediate to long-term	No planned stings	# of stings conducted / # of arrests	N/A

Neighborhood Conditions

Goal Statement #5: Improve housing and overall living conditions within the neighborhood by eliminating code violations

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
5a.	Review existing Codes and amend as necessary (Chapter 9.16 - Nuisances) (Title 18 - Building & Construction)	\$5,000	Environmental Services, City Attorney, Police, Fire Department, City/County Health, Neighborhood Services, City Prosecutor	City of El Paso	Immediate	Codes may impede enforcement	Review and amendments complete within 1 year	Goals 7a
5b.	Assign code enforcement personnel to serve exclusively in the Lower Dyer Neighborhood	\$375,000	Environmental Services	CDBG, City of El Paso	Mid-term	No personnel to serve exclusively in area	Enforcement officers and support staff assigned in Fall 2008	Goal 5c
5c.	Proactively enforce Building and Nuisance Codes	See 5b	Development Services, Environmental Services, Police, Fire Department, City Prosecutor	See 5b	Mid- to long-term	No dedicated or proactive enforcement	# of violations corrected, # of citations issued	Goals 7 and 8

Neighborhood Conditions

Goal Statement #6: Eliminate/secure abandoned and/or vacant structures

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
6a.	Conduct inventory of vacant and/or abandoned structures	\$1,000	Neighborhood Services	City of El Paso	Immediate	No existing inventory	Inventory completed in 1st year	N/A
6b.	Assess condition of abandoned/vacant structures to determine rehabilitation feasibility	\$1,000 per assessment (dependant on inventory)	Development Services (Building Standards)	Development Services	Immediate to mid-term	No assessments conducted	Inspection of all identified vacant/abandoned structures	Goals 11 and 12
6c.	Initiate processes for boarding & securing vacant structures	\$50,000	Development Services	City of El Paso, CDBG	Mid- to long-term	# of vacant structures unsecured	All vacant/abandoned structures boarded and secured	N/A
6d.	Initiate processes for demolition of non-compliant properties	\$200,000	Development Services	City of El Paso, CDBG	Mid- to long-term	# of structures determined infeasible for rehabilitation	# of demolitions	N/A

Neighborhood Conditions

Goal Statement #7: Remove junked vehicles from the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
7a.	Review existing Codes and amend as necessary (Chapter 9.08 - Junked Vehicles)	See 5a	Neighborhood Services, Environmental Services, Police, City Attorney	City of El Paso	Immediate	Codes may impede enforcement	Review and amendments	Goal 5a
7b.	Develop and implement a program to remove abandoned vehicles and junked & inoperable vehicles from the neighborhood	\$10,000	Environmental Services, Police, City Attorney	CDBG, other	Immediate to long-term	No existing program	# of junked vehicles removed	N/A

Neighborhood Conditions

Goal Statement #8: Conduct intensive annual cleanups in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
8a.	Identify and notify properties that are non-compliant with Codes (i.e. outdoor storage, tall weeds)	See 5b	Environmental Services	See 5b	Prior to each cleanup	No dedicated or proactive enforcement	# of notifications issued	Goal 5c
8b.	Identify volunteers to contribute services and materials for cleanups	\$5,000	Neighborhood Services, CBDO	City of El Paso	Prior to each cleanup	Limited neighborhood participation	Minimum of 50 volunteers and 90% resident participation	N/A
8c.	Conduct annual cleanups	\$250,000	Neighborhood Services, Solid Waste, Identified volunteers	City of El Paso, CDBG, donations, volunteers	Immediate to long-term	Illegal debris accumulation on properties throughout the neighborhood	# of cubic yards of debris removed	N/A
8d.	Issue citations for noncompliance with code following the cleanups	See 5b	Environmental Services	See 5b	Following each cleanup	N/A	# of citations issued	Goal 5c

Housing

Goal Statement #9: Increase homeownership in neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
9a.	Provide financial literacy classes, home buyer education and credit counseling programs	\$100,000	Federal Reserve Bank of Dallas, Federal Home Loan Bank, Credit Union Service Organization, YWCA, Housing Authority, Community Development, Texas Department of Housing & Community Affairs, Housing Finance Corp., National Credit Union Federation, Community Based Development Organization, Fannie Mae, Freddie Mac	Federal Reserve Bank of Dallas, Federal Home Loan Bank, Credit Union Service Organization, YWCA, Housing Authority, Community Development, Texas Department of Housing & Community Affairs, Housing Finance Corp., National Credit Union Federation, Community Based Development Organization, Fannie Mae, Freddie Mac	Mid- to long-term	No classes targeted in neighborhood	75 residents completing one or all trainings/classes	N/A
9b.	Target First Time Home Buyer Program funds into the neighborhood	\$2,000,000	Community Development, Housing Finance Corp., Federal Home Loan Bank, Federal Reserve Bank of Dallas, Private Financial Institutions, Fannie Mae, Freddie Mac	Community Development, Housing Finance Corp., Federal Home Loan Bank, Federal Reserve Bank of Dallas, Private Financial Institutions, Fannie Mae, Freddie Mac	Immediate to long-term	30% homeownership in the neighborhood	100 new homeowners	Goal 9d
9c.	Increase Earned Income Tax Credit (EITC)/Individual Development Account (IDA) programs as a means of down payment closing costs	\$225,000	IRS, El Paso Affordable Housing, Credit Union Service Organization	IRS, El Paso Affordable Housing, Credit Union Service Organization, Health and Human Services	Mid- to long-term	No outreach targeted to neighborhood residents	15 new IDAs annually for neighborhood residents	N/A

Housing

Goal Statement #9 continued: Increase homeownership in neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
9d.	Conduct lender product availability forums	\$10,000	Housing Finance Corp., Community Development, Private Financial Institutions, Credit Unions	Housing Finance Corp., Community Development, Private Financial Institutions, Credit Unions	Immediate to long-term	No lender forum targeted to neighborhood	1 forum conducted in the neighborhood annually	Goal 9b

Goal Statement #10: Increase new single family housing construction in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
10a.	Develop and implement an incentive program for the construction of new single family homes	\$100,000	Community Development, City Council, Development Services, El Paso Water Utilities, El Paso Electric, Texas Gas Service	City of El Paso, CDBG, El Paso Water Utilities, El Paso Electric, Texas Gas Service	Immediate to mid-term	No incentive program exists	Incentive program developed and implemented	N/A
10b.	Identify developers and contractors to construct new single family homes	\$1,000	Community Development	City of El Paso	Mid-term	No developers/contractors constructing housing in neighborhood	3 developers/contractors developing in neighborhood	N/A
10c.	Review the existing zoning and make recommendations	\$5,000	City of El Paso	City of El Paso	Immediate to mid-term	Current zoning	Recommended zoning changes made	N/A

Housing

Goal Statement #11: Improve and preserve the quality of single family owner occupied residential homes

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
11a.	Target funding from Housing Rehab Program	\$2,000,000	Community Development, Housing Finance Corp., Federal Home Loan Bank, Private Finical Institutions, Fannie Mae, Freddie Mac	Community Development, Housing Finance Corp., Federal Home Loan Bank, Private Finical Institutions, CDBG, HOME, Fannie Mae, Freddie Mac	Immediate to long-term	No funds targeted in neighborhood	30 homes rehabilitated	Goal 6b
11b.	Implement exterior paint program	\$50,000	Non-Profit Organizations, El Paso County Probation Dept., Volunteers	Private donations, Volunteers	Immediate to long-term	No program exists	50 housing units completed	N/A

Goal Statement #12: Preserve, improve and increase the supply of affordable rental housing units

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
12a.	Design and implement a rental registration/ inspection program	\$300,000	Community Development, Legal Department, Development Services	City of El Paso, CDBG, Fees	Mid- to long-term	No program exists	Register/inspect 80% of occupied rental housing units	N/A
12b.	Provide funding for emergency relocation assistance	\$100,000	City of El Paso, Texas Legal Aid	CDBG	Mid- to long-term	No program exists	# of families assisted	N/A
12c.	Identify and develop a funding mechanism for multi-unit development	\$8,000,000	City of El Paso, Community Development	HOME Funds, Texas Department of Housing & Community Affairs	Mid- to long-term	No program exists	120 new affordable rental units	N/A

Housing

Goal Statement #13: Develop a Land Bank Program for future affordable housing development

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
13a.	Develop and attain approval of a residential Land Bank Program	\$5,000	Community Development, City Council, Housing Finance Corp.	City of El Paso	Mid-term	No proposal exists	Program approved	N/A
13b.	Implement program and acquire funds	\$500,000	City of El Paso, Housing Finance Corp.	City of El Paso	Mid- to long-term	No program exists	Acquire 10 parcels	N/A

Community Services

Goal Statement #14: Increase youth activities and prevention programs

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
14a.	Develop and implement youth mentorship programs	\$100,000	Big Brothers Big Sisters, Junior Achievement, Museums & Cultural Affairs Department	CDBG	Immediate to long-term	No program exists in neighborhood	100 youth mentored	N/A
14b.	Develop and implement after-school recreational programs for neighborhood youth	\$85,000	Parks and Recreation, Community Based Development Organization, EPISD, Volunteers	Parks and Recreation, Community Based Development Organization, EPISD, volunteers	Immediate to long-term	No program in neighborhood	300 unduplicated youths participating	N/A
14c.	Implement organized sports programs in neighborhood	\$50,000	Parks and Recreation, Non-profit organizations, EPISD, volunteers	CDBG, Parks and Recreation	Immediate to long-term	Limited organized sports programs in neighborhood	200 youth participating	N/A
14d.	Develop and implement Life Skills Education Program for boys 9 to 13 years old living in the neighborhood	\$45,000	Planned Parenthood, Housing Authority, Parks and Recreation, Trinity Church, Residents, EPISD, City/County Health	CDBG, Paso Del Norte	Mid- to long-term	No program exists in the neighborhood	100 youth served	N/A
14e.	Host an annual neighborhood picnic to increase resident pride in the neighborhood	\$15,000	Central Neighborhood Association, EPISD, City of El Paso, Police, Fire Department, Community Based Development Organization	Donations, City of El Paso, CDBG, non-profits	Immediate to long-term	N/A	Picnics executed	N/A

Community Services

Goal Statement #14 continued: Increase youth activities and prevention programs

14f.	Develop and implement drug education summer program for neighborhood youth	\$35,000	CDBG, Department of Justice, Fort Bliss	CDBG, Department of Justice, Fort Bliss	Immediate to long-term	No program exists in neighborhood	100 youth participating	N/A
14g.	Increase gang prevention and intervention programs in the neighborhood	\$30,000	El Paso Police Department, Community Based Development Organization, Non-Profit Organizations, Parents	Department of Justice, Police Department, CDBG, Parks and Recreation	Immediate to long-term	Programs not targeted to neighborhood	300 youth served	N/A
14h.	Coordinate Pregnancy Prevention Program with schools and pre-teens in the neighborhood	\$50,000	EPISD, Center Against Family Violence, City/County Health	CDBG, Paso Del Norte Health Foundation, Health and Human Services, State Agencies	Immediate	No program exists in the neighborhood	300 youth served	N/A
14i.	Implement multi-media campaign to decrease unintended teen pregnancy in the neighborhood	\$25,000	Center Against Family Violence, Paso del Norte/Two Should Know	Paso Del Norte Health Foundation	Immediate to long-term	No campaign exists in the neighborhood	Annual campaign established	N/A
14j.	Conduct youth prevention programs for drug, alcohol, and tobacco use	\$50,000	El Paso Police Department, Community Based Development Organization, Non-Profit Organizations, Parents	Department of Justice, EPPD, CDBG, Paso del Norte Health Foundation	Immediate to long-term	Programs not targeted to neighborhood	300 youth served	N/A

Community Services

Goal Statement #15: Increase total wellness of neighborhood residents

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
15a.	Host an annual Community Services Day to increase awareness and participation in programs	\$20,000	Community Service Agencies, Community Based Development Organization	Community Service Agencies, Community Based Development Organization	Immediate to long-term	N/A	1 Community Services Day conducted annually	N/A
15b.	Conduct health assessment of neighborhood	\$5,000	Community Based Development Organization, Thomason Cares Center, UTEP	Community Based Development Organization, Thomason Care Center, UTEP, Paso del Norte Health Foundation	Immediate	No assessment exists	300 individual health assessments conducted annually	N/A
15c.	Develop outreach and education programs based on results from health assessment	\$25,000	Community Development, Community Based Development Organization	Community Development, Community Based Development Organization, Paso del Norte Health Foundation, Thomason Care Center, Health and Human Services	Mid- to long-term	No targeted outreach	Outreach/education provided to 1,200 families	N/A
15d.	Increase delivery of meals to home bound seniors living in the neighborhood	\$100,000	City of El Paso/ County Nutrition Center, Community Based Development Org.	Paso del Norte Health Foundation, CDBG	Immediate to long-term	Approximately 43 seniors on waiting list	20 new participants served	N/A

Community Services

Goal Statement #16: Reduce adult substance abuse in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
16a.	Increase Drug Prevention and Intervention Programs in the neighborhood	\$75,000	Aliviane, San Vicente, Mental Health and Mental Retardation, Recovery Alliance	CDBG, Health and Human Services, State Agencies	Immediate to long-term	Programs are City-wide, not targeting neighborhood	40 residents successfully completing drug/alcohol intervention treatment	N/A
16b.	Conduct drug and alcohol awareness workshops for families living in the neighborhood	See 16a	Aliviane, San Vicente, Mental Health and Mental Retardation, Recovery Alliance	CDBG, Health and Human Services, State Agencies	Immediate to long-term	No workshops held in neighborhood	200 families served	N/A

Goal Statement #17: Reduce domestic violence in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
17a.	Conduct domestic violence education classes/workshops for residents living in the neighborhood	\$20,000	Paso del Norte Health Foundation, Housing Authority, Domestic Violence Prevention Commission	Paso del Norte Health Foundation, CDBG, Domestic Violence Prevention Commission	Immediate to long-term	To be established after Year 1	Increase domestic violence reporting by 20% annually	N/A
17b.	Provide services for victims of domestic violence living in the neighborhood	\$50,000	Paso del Norte Health Foundation, Domestic Violence Prevention Commission, Non-Profit	Paso del Norte Health Foundation, Domestic Violence Prevention Commission, CDBG	Immediate to long-term	Additional service necessary in neighborhood	# of victims assisted	N/A

Community Services

Goal Statement #18: Reduce recidivism in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
18a.	Create and implement programs for returning offenders	\$50,000	Police, Texas Department of Criminal Justice, West Texas Correction Center	Department of Justice, CDBG, Community Based Development Organizations, West Texas Correction Center	Mid- to long-term	No program exists	Assist 5 returning offenders annually	N/A

Economic/Workforce Development

Goal Statement #19: Improve the physical appearance and capacity of neighborhood businesses

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
19a.	Develop an entrepreneurial resource guide for businesses in the neighborhood	\$5,000	Acción Texas, Economic Development, Hispanic Chamber, UTEP, Community Based Development Organization, Small Business Development Center	CDBG	Immediate to mid-term	No comprehensive guide exists	Distribute resource guide to 125 businesses	N/A
19b.	Develop and produce a directory of businesses operating in the neighborhood, and distribute to residents	\$30,000	Economic Development, Neighborhood Services, neighborhood businesses	Private Sector	Immediate to long-term	No directory exclusive to the neighborhood	# of directories distributed	N/A
19c.	Provide access to affordable private institutional loans	\$500,000	Private Financial Institution, Economic Development Association, Small Business Association, Community Development Financial Institution, Community Development, Economic Development, Community Based Development Organizations	Private Financial Institution, Economic Development Association, Small Business Association, Community Development Financial Institution, Community Development, Economic Development, Community Based Development Organizations, CDBG	Mid- to long-term	No targeted program exists in neighborhood	Provide financial assistance to 20 businesses	N/A

Economic/Workforce Development

Goal Statement #19 continued: Improve the physical appearance and capacity of neighborhood businesses

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
19d.	Develop design guidelines for façade and streetscape improvements	\$50,000	Development Services, TxDOT	City of El Paso, Private Sector, TxDOT	Immediate to mid-term	No current design guidelines	Design guidelines established and approved	Goal 19e
19e.	Develop and implement a Façade and Streetscape Improvement Program	\$500,000	Economic Development, Business Association, Community Development, Property Owners, Community Based Development Organization, TxDOT	City of El Paso, CDBG, Private Sector, TxDOT	Mid- to long-term	No program exists	10 façade projects completed/streetscape improvements complete	Goal 19d
19f.	Provide entrepreneurial training program	\$50,000	Acción Texas, Hispanic Chamber, Community Based Development Organization, Small Business Development Center	Acción Texas, Hispanic Chamber, Community Based Development Organization, Small Business Development Center, CDBG	Immediate to long-term	No targeted programs exist in neighborhood	Provide training to 30 businesses	N/A

Economic/Workforce Development

Goal Statement #20: Increase employment opportunities for residents living in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
20a.	Conduct outreach in the neighborhood for existing job training programs	\$25,000	Upper Rio Grande At-Work Network, Private Sector, One Stop, Project Arriba	Texas Workforce Commission, U.S. Department of Labor	Immediate to long-term	Outreach for job training programs not targeted in the neighborhood	30 new neighborhood residents employed annually	N/A
20b.	Conduct Job Fairs in the neighborhood	In-Kind	Upper Rio Grande At-Work Network, Community Based Development Organization	Upper Rio Grande At-Work Network, Community Based Development Organization	Mid- to long-term	Job Fairs not held in the neighborhood	1 Job Fair held in the neighborhood annually	N/A

Goal Statement #21: Increase customer parking along Dyer Street

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
21a.	Conduct parking assessment / review of parking ordinances	\$5,000	Development Services	City of El Paso	Immediate to mid-term	No assessment exist	Parking assessment completed	N/A
21b.	Increase parking	TBD	Streets Department, Developmental Services, Traffic Engineering, TXDOT	Texas Department of Transportation, City of El Paso	Mid- to long-term	Insufficient parking	# of additional parking spaces created	N/A

Neighborhood Facilities

Goal Statement #22: Identify or construct necessary facilities for services in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
22a.	Identify location(s) for community and youth services detailed in Community Services strategies	\$1,000	Community Development	City of El Paso	Immediate to mid-term	No locations identified for service facilities	Identify location(s) to provide community services	Community Services strategies
22b.	Acquire and construct/rehab facilities	\$1,000,000	Purchasing Department, Community Development, non-profit agency	CDBG, Private	Mid- to long-term	No facilities in neighborhood	Facilities constructed	Community Services strategies
22c.	Identify and acquire parcel of land to build a pocket "Park-in-a-Day" in the neighborhood	\$25,000	Community Development, Purchasing Department	CDBG	Immediate	N/A	Park location identified and purchased	N/A
22d.	Construct "Park-in-a-Day"	\$80,000	Community Development, Parks, Kaboom, Home Depot	CDBG, Kaboom, Home Depot	Mid-term	No recreational park in the neighborhood	Park complete	N/A

Education

Goal Statement #23: Improve the academic achievement for school aged children living in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
23a.	Expand after-school tutoring programs with elementary schools	\$200,000	EPISD, Non-Profit, Community Based Development Organization	U.S. Department of Education, Texas Education Administration, CDBG, Private Foundations, EPISD	Immediate to long-term	Approx. 150 students currently receiving tutoring at Travis Elementary	# of students participating	N/A
23b.	Increase participation in PTAs	\$5,000	EPISD, Parent Teacher Association	EPISD, CDBG	Immediate to long-term	20 parents participating in PTA at Travis E.S.	Increase participation by 25% annually	N/A

Goal Statement #24: Increase opportunities for adult education in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
24a.	Increase adult education/GED classes in the neighborhood	\$45,000	Upper Rio Grande At-Work Network, El Paso Community College	Texas Workforce Commission, Department of Labor, El Paso Community College	Immediate to long-term	54% of adults without a GED in the neighborhood	15 adults enrolled per year	N/A

Infrastructure

Goal Statement #25: Improve pedestrian mobility in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
25a.	Conduct an inventory of sidewalk gaps	\$5,000	Neighborhood Services	City of El Paso	Immediate	No current inventory	Inventory completed	N/A
25b.	Fill gaps in sidewalk connectivity using Sidewalk Gap Construction Program	\$200,000	Streets Department, Engineering Department	City of El Paso Sidewalk Gap Construction Program	Mid-term	Gaps exist	Connect 50% of identified sidewalk gaps	N/A

Goal Statement #26: Bring neighborhood street lighting into compliance with Code

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
26a.	Conduct street light inventory to identify gaps in lighting	\$1,000	Traffic Engineering, Streets Department	Traffic Engineering, Streets Department	Immediate	No current inventory	Inventory completed	N/A
26b.	Install street lights where gaps create unsafe conditions	\$75,000	Traffic Engineering, Streets Department, El Paso Electric Company	CDBG	Mid- to long-term	50 gaps identified	Installation of 50 new street lights	Safety & Security

Infrastructure

Goal Statement #27: Improve street and alley conditions

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
27a.	Identify, inventory, and prioritize necessary street improvements	\$10,000	Streets Department	City of El Paso	Immediate	Only current scheduled improvements from 2004 Bond Election	Inventory and prioritization complete	N/A
27b.	Make necessary improvements to streets	Dependent upon inventory	Streets Department, Engineering Department	City of El Paso	Long-term	No currently scheduled improvements	# of linear feet of road resurfaced* <i>*TBD following inventory</i>	N/A
27c.	Implement Unpaved Alleys Program and pave alleys in the neighborhood	\$400,000	Streets Department, Engineering Department	City of El Paso Bond Election	Long-term	Approximately 480,000 sq ft of unpaved alleyway in the neighborhood	50% of alleyways paved	N/A

Infrastructure

Goal Statement #28: Upgrade water infrastructure in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
28a.	Make identified improvements to reclaimed water infrastructure	\$411,000	El Paso Water Utilities	El Paso Water Utilities	Long-term	Potential improvements have been identified	Improvements completed	N/A
28b.	Make identified improvements to potable water infrastructure	\$462,000	El Paso Water Utilities	El Paso Water Utilities	Long-term	Potential improvements have been identified	Improvements completed	N/A

Outcomes and Evaluation

A. Performance Measures

The quantitative performance measures will determine whether the revitalization strategy is providing the primary outcome of empowering residents in the Lower Dyer Neighborhood through various programs and activities. The performance measures should articulate the goals as defined in the revitalization strategy.

The Community Based Development Organization (CBDO) will ensure participating agencies and organizations submit required reports and will oversee projects and evaluation of all programs. Performance measures and outcomes will be gauged as outlined in the strategy. All partners will track outcome data for their specific programs and activities on an annual basis and submit their progress reports and performance measures to the CBDO. Depending on the specifics of the tasks, the progress of activities may be measured based on attainable numerical data, the physical completion of a project, and so forth.

Baseline data for neighborhood issues has been based on reports and statistical data from the 2000 U.S. Census and public and private agencies and organizations. Given the limitations in data, performance measures cannot look at outcomes alone but must consider process, workload and the development of collaborations between partners.

B. Evaluation

The project will be evaluated in terms of both process and outcomes. Process refers to the extent to which the original designs and intentions of the project conform to its actual implementation. Data on process will be reported annually to the CBDO by the various agencies and individuals responsible for implementing the specific tasks identified in the strategy. Additional data will be gathered by the Neighborhood Services Division of the City. The project evaluator will use this information to monitor on-going efforts and provide key feedback to the public and participating organizations. These analyses will permit timely modifications and alterations to the strategy where necessary.

Outcome evaluation pertains to actual effects or changes that are observed in the Lower Dyer Neighborhood. Some outcomes require additional data for formulation and will be established at the end of year one of implementation. Outcomes will be evaluated using data reported by the parties responsible for implementing specific tasks and tracked for the duration of the time line identified for the task to determine whether specific goals are met.

Data on process and outcomes will be gathered annually. Any alterations to the project will be based on recommendations from the taskforces that created the strategies.

Appendix A. Public Meeting Input

Below is a list of issues raised at several public meetings. Attendees at the meeting were then given 10 votes to prioritize the issues. Participants could vote once for ten different issues, or up to ten times for any one issue. This information was used to create goals for the revitalization. It was also used to target some questions on the resident survey.

Issue	Votes
Lack of code enforcement	28
Junked vehicles/cars parked on lawns	28
Housing rehab needed/deteriorating homes	23
Workforce development	21
No major grocery or retail stores	20
Too many body shops	20
Poor layout of parking for Dyer businesses	19
Youth recreational activities	17
Unpaved alleys	16
Homeownership	16
Unkempt alleys	14
Education	12
Not enough landscaping/streetscaping	11
Abandoned/vacant homes	10
Insufficient neighborhood facilities	10
Poor lighting	10
Overfilled dumpsters	10
Illegal dumping	9
High levels of drug activity	9
Graffiti	9
Too many stray animals	7
Poor drainage	6
Substandard sidewalks	6
Too many apartments	6
English classes (ESL)/Spanish classes	6
Homelessness	4
Too many vacant lots	3
Credit counseling is needed	2
Rock walls are deteriorating	2
Tall weeds	1
High levels of illegal activity	0
Mosquitoes	0
Large truck traffic	0

Appendix B. Resident Survey

The Center for Civic Engagement at the University of Texas El Paso conducted a survey of neighborhood residents to allow for additional comment on issues in the neighborhood. These survey results were used to include additional goals and issue prioritization. This survey was distributed in both English and Spanish. Following are copies of each of the surveys.

Neighborhood Revitalization Area Survey

This survey should take you about 15 minutes to complete. We would like to know your opinion regarding your neighborhood's strengths and challenges. This survey will ask you to answer questions (1) about your home and neighborhood, (2) about you, the person answering the survey, and (3) about your household and family.

Address: _____

Part I: Questions about your home and neighborhood

1. How long have you lived in this neighborhood? _____ YEARS

2. Do you: Rent Own Other: _____

3. How much is your monthly payment for housing (rent or mortgage)?

\$ _____

4. If you rent, what are the main reasons for doing so (as opposed to owning a home)?

- | | |
|--|---|
| <input type="checkbox"/> have always rented | <input type="checkbox"/> more affordable |
| <input type="checkbox"/> more convenient
how? _____ | <input type="checkbox"/> I don't have the credit to qualify for a
home |
| <input type="checkbox"/> I move frequently and cannot commit to a
house | <input type="checkbox"/> Other:
_____ |

5. How would you consider the physical condition of your home?

- (a) Very bad condition
- (b) Bad condition
- (c) Regular condition
- (d) Good condition
- (e) Very good condition

6. When was your property or home built?

- (a) before 1940 (c) 1950 – 1959 (e) 1970 – 1979 (g) 1990 – 1999 (i) don't know
(b) 1940 – 1949 (d) 1960 – 1969 (f) 1980 – 1989 (h) 2000 or after

7. What are the main reasons for choosing to live in this neighborhood? (*all that apply*)

- | | |
|--|--|
| <input type="checkbox"/> Close to school | <input type="checkbox"/> Affordable (within your budget) |
| <input type="checkbox"/> Close to work | <input type="checkbox"/> Safe neighborhood |
| <input type="checkbox"/> Close to childcare | <input type="checkbox"/> Close to family |
| <input type="checkbox"/> Offered amenities | <input type="checkbox"/> Close to a bus stop |
| <input type="checkbox"/> Close to a park or community center | <input type="checkbox"/> Other _____ |

8. What are the STRENGTHS or the things you LIKE most about this neighborhood?
(name 3 things)

1. _____
2. _____
3. _____

9. What are the WEAKNESSES or the things you DISLIKE most about this neighborhood?
(name 3 things)

1. _____
2. _____
3. _____

10. How much of an impact do the following items have on the quality of life in your neighborhood?

	Major impact	Moderate impact	No impact	Don't know
(a) Property crime	1	2	3	4
(b) Violent crime	1	2	3	4
(c) Yards not maintained (junk/high grass)	1	2	3	4
(d) Speeding	1	2	3	4
(e) Abandoned vehicles	1	2	3	4
(f) Unwanted activity in alleys	1	2	3	4
(g) Drainage/flooding	1	2	3	4
(h) Loitering	1	2	3	4
(i) Substandard/ dilapidated housing	1	2	3	4
(j) Stray animals	1	2	3	4
(k) Illegal drugs in neighborhood	1	2	3	4
(l) Gang activity	1	2	3	4
(m) Business activities outside of homes	1	2	3	4
(n) Too many homes (overcrowded)	1	2	3	4
(o) Accessibility to insurance	1	2	3	4
(p) Vandalism/ graffiti	1	2	3	4
(q) Other _____	1	2	3	4

11. What do you think is the most important issue in your neighborhood today?

Part II: Questions about you

1. What is your ethnicity?

White African-American Hispanic Other _____

2. Gender: Female Male

3. Are you: (all that apply)

Head of household Single parent Spouse Adult living with other family

4. Occupation:

<input type="checkbox"/> Construction	<input type="checkbox"/> Technical	<input type="checkbox"/> Military
<input type="checkbox"/> Professional	<input type="checkbox"/> Managerial/Sales	<input type="checkbox"/> General labor
<input type="checkbox"/> Clerical/ Administrative	<input type="checkbox"/> Self-employed	<input type="checkbox"/> Homemaker
<input type="checkbox"/> Retail sales	<input type="checkbox"/> Unemployed	<input type="checkbox"/> Retired
		<input type="checkbox"/> Student
		<input type="checkbox"/> Other: _____

5. If you work, do you work:

Part-time Full-time

6. Education:

(a) Less than High school (b) High school or GED (c) Technical Degree (d) Some college

(e) College Degree (f) Advanced degree (g) Other: _____

Part III: Questions about your household and family

1. What is the number of people living in your home within the following categories?

(circle all that apply)

a. **Children (under 18):** 0 1 2 3 4 5 6+

b. **Adults (18 to 64):** 0 1 2 3 4+

c. **Seniors (65 over):** 0 1 2 3+

2. What is your TOTAL family yearly income?

(a) < \$12,000 (c) \$25,000 to \$36,000 (e) > \$59,000

(b) \$12,000 to \$24,000 (d) \$37,000 to \$59,000

3. If there are school children living in the home, what are their ages and what schools do they attend?

	School
Child 1	
Child 2	
Child 3	
Child 4	
Child 5	

4. What is your family's PRIMARY means of transportation?

(a) Own auto (b) Share (family) auto (c) Sun Metro (d) Walk (e) Other: _____

5. Does your family have access to health care? Yes No

Does your family own a computer? Yes No Does it have internet? Yes No

6. Are there any other comments or thoughts you would like to add:

----- End of Survey -----

Restauración de Áreas en algunos Vecindarios

Esta encuesta debe de tomar alrededor de 15 minutos para completarse. Nos gustaria saber su opinion acerca de las ventajas y obstaculos de el vecindario en el que vive. Esta encuesta va a preguntarle acerca de (1) su casa y su vecindario, (2) sobre usted, la persona que esta contestando la encuesta, (3) y de el sustento y su familia.

Dirección: _____

Parte II: Preguntas acerca de su casa y vecindario

1. Por cuanto tiempo ha vivido en este vecindario? _____ AÑOS

2. Usted: Renta Es propietario Otro: _____

3. Cuanto paga al mes por su casa (renta o pagos)?

\$ _____

4. Si usted renta, cuales son las principales razones para hacerlo (oponiéndose a comprar)?

- | | |
|--|---|
| <input type="checkbox"/> siempre ha rentado | <input type="checkbox"/> mas accesible |
| <input type="checkbox"/> mas conveniente
Como? _____ | <input type="checkbox"/> no tiene el crédito que califique para comprar |
| <input type="checkbox"/> se muda con frecuencia y no puede tener el compromiso de una casa | <input type="checkbox"/> Otro: _____ |

5. En que estado físico considera usted que esta su casa?

- (f) Muy malas condiciones
- (g) Malas condiciones
- (h) Regulares condiciones
- (i) Buenas condiciones
- (j) Muy buenas condiciones

6. Cuando se construyo esta propiedad?

- (a) antes 1940 (c) 1950 – 1959 (e) 1970 – 1979 (g) 1990 – 1999 (i) no lo sabe
(b) 1940 – 1949 (d) 1960 – 1969 (f) 1980 – 1989 (h) 2000 o después

7. cuales son las razones por las cuales usted escogió es vecindario? (las que apliquen)

- cerca de la escuela
- cerca de el trabajo
- cerca de la guardería
- ofrecía amenidades
- cerca de un parque o un centro comunitario
- accesible (a su presupuesto)
- seguridad
- cerca de su familia
- cerca de una parada del camión
- otra _____

8. Cuales son las ventajas o lo que mas le gusta de este vecindario?

(liste 3 cosas)

1. _____
2. _____
3. _____

9. Cuales son las desventajas o las cosas que no le gustan de este vecindario?

(liste 3 cosas)

1. _____
2. _____
3. _____

10. Cuanto impacto tienen las siguientes cosas en su calidad de vida en su vecindario?

	Mucho impacto	Impacto moderado	Ningún impacto	No lo sabe
(a) violaciones de propiedad	1	2	3	4
(b) crimen violento	1	2	3	4
(c) patios desaliñados (hierbas o basura)	1	2	3	4
(d) Exceso de velocidad de vehículos	1	2	3	4
(e) Vehículos abandonados	1	2	3	4
(f) Actividades maliciosas en los callejones	1	2	3	4
(g) drenaje/ inundaciones	1	2	3	4
(h) Vagancia	1	2	3	4
(i) casas descuidadas	1	2	3	4
(j) Animales sueltos	1	2	3	4
(k) Drogas ilícitas en su colonia	1	2	3	4
(l) Pandillerismo	1	2	3	4
(m) Negocios desde residencias	1	2	3	4
(n) Demasiadas casas	1	2	3	4
(o) Aseguranza	1	2	3	4
(p) Vandalismo/graffiti	1	2	3	4
(q) Otra _____	1	2	3	4

11. Cual cree usted que sea el problema mas importante en su vecindario?

12. Como clasificaría usted lo siguiente en su vecindario?

	Muy Bien Regular Muy mal 					No lo sabe
(a) Seguridad personal	1	2	3	4	5	N
(b) Edificios y áreas recreativas	1	2	3	4	5	N
(c) Edificios comunitarios	1	2	3	4	5	N
(d) Alumbrado publico	1	2	3	4	5	N
(e) Seguimiento del reglamento	1	2	3	4	5	N
(f) Pavimento de calles y banquetas	1	2	3	4	5	N
(g) Apariencia total	1	2	3	4	5	N

13. Esta usted familiarizado con alguna asociación de vecinos o alguna organización de la comunidad (Centro de ayuda, Servicios públicos, etc.) en su área? Nómbrelos

1. _____
2. _____
3. _____

14. Es usted parte de alguna organización o grupo? cual? (organizaciones escolares pueden ser incluida?)

1. _____
2. _____
3. _____

15. Si hubiera fondos disponibles para su vecindario, como le gustaría a usted y a sus vecinos que se utilizaran?

16. Que es lo que usted haría para que esto pasara?

17. De los siguientes en que esta usted interesado:

- | | |
|--|---|
| <input type="checkbox"/> Formar parte de una asociación juvenil | <input type="checkbox"/> Entrenamientos públicos |
| <input type="checkbox"/> formar parte de una organización communitaria | <input type="checkbox"/> conserjería financiera |
| <input type="checkbox"/> Acudir a juntas | <input type="checkbox"/> entrenamiento de trabajo |
| <input type="checkbox"/> Participar en proyectos de ayuda | <input type="checkbox"/> ESL (examen de ingles como segundo idioma) |
| <input type="checkbox"/> Actividades juveniles | <input type="checkbox"/> clases de computación |
| <input type="checkbox"/> Actividades de cultura y arte | <input type="checkbox"/> GED clases |
| <input type="checkbox"/> Otras: _____ | <input type="checkbox"/> Otras _____ |

Parte II: Preguntas acerca de usted, la persona que esta contestando la encuesta.

1. Cual es su identidad étnica?

Anglosajón Africano-Americano Hispano Otro _____

2. Sexo: Femenino Masculino

3. Es usted: (las que se apliquen)

el principal contribuyente soltero(a) esposo/a Adulto viviendo con otra familia

4. Ocupación:

<input type="checkbox"/> Construcción	<input type="checkbox"/> Técnico	<input type="checkbox"/> Militar
<input type="checkbox"/> Professional	<input type="checkbox"/> Manejador	<input type="checkbox"/> General labor
<input type="checkbox"/> Administrativo	<input type="checkbox"/> Propio jefe	<input type="checkbox"/> Ama de casa
<input type="checkbox"/> Ventas	<input type="checkbox"/> Desempleado	<input type="checkbox"/> Retirado
		<input type="checkbox"/> Estudiante
		<input type="checkbox"/> Otro: _____

5. Si trabaja, cuanto trabaja:

medio tiempo tiempo completo

6. Educación:

(a) menos que la preparatoria (b) Preparatoria o GED (c) Certificado Técnico(d) alguna universidad
 (e) certificado de universidad (f) certificado de maestría (g) Otro: _____

Parte III: Preguntas sobre el sustento y su familia

1. Cual es el numero de personas viviendo en su casa dentro de estas características? (encierre las que se apliquen)

a. Niños (menores de 18): 0 1 2 3 4 5 6+

b. Adultos (18 a 64): 0 1 2 3 4+

c. Avanzada edad (mas de 65): 0 1 2 3+

2. Cual es el salario de su familia por año?

(a) < \$12,000 (c) \$25,000 a \$36,000 (e) > \$59,000

(b) \$12,000 a \$24,000 (d) \$37,000 a \$59,000

3. Si hay niños viviendo en su casa cuantos años tienen y a que escuelas acuden?

	Escuelas
niño 1	
niño 2	
niño 3	
niño 4	
niño 5	

4. Cual es el principal medio de transporte de su familia?

(a) carro propio (b) comparte carro(de familia) (c) Sun Metro (d) caminan (e) Otro: _____

5. Su familia tiene servicio medico? Si No

Su familia tiene computadora? Si No **Esta tiene Internet?** Si No

6. hay algunos otros comentario que quiera agregar:

----- Fin de la Encuesta -----



LOWER DYER REVITALIZATION PUBLIC MEETING

September 14, 2006

	Name (Nombre)	Address (Dirección)	Zip Code (Zona Postal)
1	Adriana Chavez	300W-Campbell	77799
2	Mary Kay Hernandez	3821 Van Buren	(79930-5810)
3	Angie Morales	3422 WICKHAM	⁷⁹⁹⁰⁴ 566-6511
4	Joshua Cordova	10928 Bob Stone Dr.	79936
5	Ellen Lyon Smith	4615 Hastings Dr	79903
6	Tim Gonzales	3316 TYLER Ave	79930
7	Mike DiARDILL	3701 PIEDRA	79930
8	Ladene DuMonte	5012 Timberwolf	79903
9	Ledee Contee	3715 TRUMAN	564-4395
10	HECTOR DURON	2724 JEFFERSON	566-6829
11	Stacy Davis	9600 Dyer Niece	7592017
12			
13			
14			
15			



LOWER DYER REVITALIZATION PUBLIC MEETING

September 14, 2006

CITY CLERK DEPT.
08 AUG 18 PM 1:39

	Name (Nombre)	Address (Dirección)	Zip Code (Zona Postal)
1	NICHOLSON, WILLIAM L.	3518 HAYES AVENUE, APT# 5, EL PASO, TX 79930	79930-5053
2	Bill Lilly	CITY HALL	
3	Rosa Núñez	Project Vida 4875 Maxwell 79904	04
4	Cindy Apinaga	UTEP STUDENT	
5	<i>[Signature]</i>	3614 Tylon	
6	Jorge Olmedo	3901 Pira	
7	Volunt Juyth	4315 Pallau	
8	Rosa Sanchez	2831 Morehead Ave	79930
9	Juan Ordñez	315 Melendez	79927
10	Bonnie Gonzales	3903 Tylon	79930
11	Mary L. Mojica	3237 Monroe Ave	79930
12	Bliss Danley	3425 Clearview	79904
13	MANUEL E. ORTEGA	6713 MORNINGSIDE CIR.	79904
14	Angie Corral-Barajas	2400 Kilmarnock Dr.	79925
15	Terrell Kelley	4911 Louisiana St	79930

Lower Dyer Neighborhood Revitalization Strategy



LOWER DYER REVITALIZATION PUBLIC MEETING

September 14, 2006

	Name (Nombre)	Address (Dirección)	Zip Code (Zona Postal)
1	Leo Lujan	3719 37 th McKinley Ave	79930-5630
2	Jose O. Aguirre	1644 Comaland #149	79935
3	Ana Arroyo	3614 Tyler	79930
4	Yili Barbe	2901 McKinley	79930
5	Jose Barbe	2901 McKinley	79930
6	Melanie Almada	3509 Pierce	79930
7	Richard Avila	2905 Harrison	79930
8	Howard Barton	3810 Tyler #1	79930
9	Lucy Carrasco	5300 E Paisano (Housing Authority)	79905
10	Anna Marquez	3401 Jefferson	79930
11	Ed Flores	3305 Pierce	79930
12	Tashy Stant	UTEP	79968
13	Michael Chavez	UTEP	79915
14	Aurora Ralendo	3710 Park Ave	79930
15	Marena Cantun	3514 Freeman	79930



LOWER DYER REVITALIZATION PUBLIC MEETING

September 14, 2006

	Name (Nombre)	Address (Dirección)	Zip Code (Zona Postal)
1	Teresa Solis	3914 Tyler Ave	79930
2	Vivian Nala	1112 Bruce DeWitt	79935
3	ROBERT ROBLED0	3710 Polk Ave	79930
4	Rosa Ma Cisneros	3712 Truman Ave	79930
5	PAUL VASQUEZ	3425 NATIONS	79930
6	Gabriela Samaniego	3005 Harrison	74430
7	Jandy Jimenez	Jerry LACCION Tr	24
8	Martha Ortiz	6713 Morning side	04
9	Estelle Blay	4094 Keltner	04
10	Bu Yla A?uliate	3509 Lincoln	30
11			
12			
13			
14			
15			



LOWER DYER REVITALIZATION PUBLIC MEETING

September 14, 2006

	Name (Nombre)	Address (Dirección)	Zip Code (Zona Postal)
1	Jose Acosta	3308 Tyler	79930
2	Dolores Meri	3113 Harrison	79930
3	Adam Hernandez	3001 Mountain Av	79930
4	Justin Monarez	9600 Dyer (El Paso Police)	79924
5	Luis Barba	2720 Fillmore	30
6			
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LOWER DYER REVITALIZATION PUBLIC MEETING

October 4, 2006

	Name (Nombre)	Address (Dirección)	Zip Code (Zona Postal)
1	Justin Monarez (EPPD)	9600 Dyer (NERCC)	79924
2	TIM GONZALES	3316 TYLER	79930
3	Margie Gonzales	3316 Tyler	79930
4	Bonnie Gonzales	3903 TYLER	79930
5	Daniel P Gonzales	3903 TYLER	79930
6	Clemente Juarez	3630 Truman	79930
7	Marie Doyle	Fort Bliss	79916
8	Mr + Mrs Albert Arroyo	3614 Tyler	79930
9	ROBERT ROBLEDO	3710 Polk	79930
10	Nick VilardeLL	3701 PIERCE	79930
11	A. PETE ALVAREZ	4016 THOMASON	79904
12	Veronica R Paredes	UTEP	
13	Lucy Aragon	UTEP	
14	Luz Elena Dominguez	3575 lineda	79930
15	MANUEL E. ORTEGA	6713 Morningside Cir.	79904



LOWER DYER REVITALIZATION PUBLIC MEETING

October 4, 2006

	Name (Nombre)	Address (Dirección)	Zip Code (Zona Postal)
1	DAVID SWANSON	UTEP	
2	RICHARD AVILA	2905 HARRISON AVE	79930
3	Rafaela Torres	3517 human	79930
4	AURORA Robledo	3710 Polk Ave	79930-5912
5	Irma Chavez	4554 Hercules Apt 127 2990	79904
6	Rosa Nuñez	Project Vida	79904
7	MELISSA SOTO	3304 Tyler	79930
8	Jobie Alvarez	3305 4015 Broadus	75504
9	Josue Diaz	UTEP	
10	Juan Ordóñez	UTEP	
11	Andy Aguirre	UTEP	
12	Erica Rodriguez	UTEP	24
13	Kathy Faust	UTEP	12
14	Jorge Almaden	3501 Pierce Av.	30
15			



LOWER DYER REVITALIZATION PUBLIC MEETING

October 4, 2006

	Name (Nombre)	Address (Dirección)	Zip Code (Zona Postal)
1	Kevin Pitts	CLY	
2	Bentley A. Zebicite	3509 LINCOLN	79930
3	R. Rodriguez	HEP	
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

LOWER DYER PUBLIC MEETING MARCH 20, 2007

NAME	ADDRESS	ZIP CODE
Julita Samaniego	3405 Fillmore Ave	79930
MARIA SERRANO	4500 Dyer	79930
MARIA SERRANO	3814 Fort BLVD	79930
Margarita Hdez. Larios	3914 Fort BLVD	79930
Bonnie Gonzales	3903 TYLER	79930
Ana Arroyo	3614 Tyler	79930
Albert Arroyo	3614 Tyler	79930
Edgardo FERNANDEZ	3800 Lincoln Apt. 7	79930
Tamara L. Whitfield	Project ARRIBA 1155 Westmoreland	79925
Estela FLORES	Project ARRIBA 1155 Westmoreland #235	79925
Melinda Homay	3605 Juniper Ave.	79930
Leo Lujan	3719 Mc Kinley Ave	79930
Terry Kelley	4911 Louisiana St	79930
FRANK LUNA Jr	3816 FILLMORE AVE	79930
JORGE ALMADA	3561 Pineda	79930
Adam Hernandez	3001 Mountain Av	79930
HECTOR DURON	2724 JEFFERSON	79930

LOWER DYER PUBLIC MEETING MARCH 20, 2007

NAME	ADDRESS	ZIP CODE
Hipólito Ramirez	3825- JOHNSO	79930
FRANK YOUNIS JR	4300 FLORY AVE	79004
WILLIAM NICHOLSON	3518 HAYES AVENUE, APT. #5	79930
Elizabeth Gelinias	3222 Tyler Av	79930
Isidra CONTRERAS	3715 TRUMAN	79930
Rosa Ma. Cisneros	3717 Truman Ave.	79930
MORAIMA LOBOGUERRERO	3702 PIERCE AVE	79930
ROBERTO LUJAN	3337 TAYLOR AVE	79930
LUIS GALLARDO	4127 LEAVELL AVE.	79904
Axita Gallardo	4107 LEAVELL AVE	79904
Nick VilardeLL	3701 PIERCE	79930
ANNA MARQUEZ	3401 JEFFERSON	79930

LOWER DYER PUBLIC MEETING MARCH 28, 2007

NAME	ADDRESS	ZIP CODE
Ana Arroyo	5614 Tyler	79930
Albert Arroyo	"	"
Tamara L. Whitfield	Project ARRIBA 1155 Westmoreland ^{Suite 225}	79925
Angie Morales	3422 WICKHAM	79904
FRANK LUNA SR	3816 FILLMORE	79930
Bonnie Gonzales	3903 TYLER	79930
Mary Ann Tapia	Project ARRIBA 1155 Westmoreland Ste 225	79925
Moraima Lobo Guerrero	3702 Pierce Ave	79930
CARMA Holguin	3901 Pierce Ave	79930
Amando Holguin	3800 Memphis	79930
Justin Moncetz	EPPD/NERCC	79924
Maria Liles	3827 Polk Ave	79930
Terrell Kelley	4911 Louisiana St	79930
Jorge Almeida	3901 Pierce	79930
Ed. Flores	3305 Pierce	79930
Leo Lujan	3719 Dr. K. K. Ave	79930

LOWER DYER PUBLIC MEETING APRIL 3, 2007

NAME	ADDRESS	ZIP CODE
RICHARD AVILA	2905 HARRISON AVE	79930
George Delmado	3501 Pierce	79930
Jessica Solis	3914 Tyler Ave	79930
Maria Estelle Ponce	3901 Lincoln Ave.	79930
Tamara L. Whitfield	Project ARRIBA 1155 Westmoreland Suite 235	79925
Mary Ann Tapia	Project ARRIBA 1155 Westmoreland Ste 235	79925
FRANK LUNA	3816 Fillmore	79930
Ruben Loye	3516 Truman	79930
ROBERTO LUTAN	3337 TAYLOR	79930
Stade Davis	EPPD/NECC 9600 Dyer	79924
MANUEL E. ORTEGA	6713 Montrose	79904
MORAIMA LOBO GUERRERO	3702 PIERCE AVE	79930
Adam Hernandez	3001 Mountain Av	79930
HECTOR DURON	2724 JEFFERSON	79930
MR. MRS ROBERT ROBLEDO	3710 Polk	79930
Mick Vilardell	3701 Pierce	79930



LOWER DYER REVITALIZATION PUBLIC MEETING

October 30, 2007

	Name (Nombre)	Address (Dirección)	Zip Code (Zona Postal)
1	AURORA ROBLED0	3710 Polk Ave	79930
2	ROBERT ROBLED0	3710 Polk Ave	79930
3	Rev. Carolyn Bedic	4445 Edgar Park EL PASO, TEXAS 79900	79904
4	Tnelma Bertley	4440 Edgar Park EL PASO, TEXAS	79904
5	Muriel Thomas-Borders	1918 Texas Ave El Paso, TX	79901
6	Eva Rivera + Art Gardala	3524 Fillmore, El Paso TX	79930
7	Angie Morales	3422 Wickham	79904
8	Millie Villa	151 S. Prado	79907
9	Clemente Martinez	151 S. Prado	79907
10	Olivia Montalvo	City of El Paso	79912
11			
12			
13			
14			
15			



LOWER DYER REVITALIZATION PUBLIC MEETING

October 30, 2007

	Name (Nombre)	Address (Dirección)	Zip Code (Zona Postal)
1	Bonnie Gonzales	3903 TYLER	79930
2	MARIL WEBER	2 CIVIC CENTER PLAZA	79901
3	TRYESA Solis	3914 TYLER	79930
4	MARISA MAREQUEZ	3112 FEDERAL	79930
5	Linwood G. Christ	150 South Pardo 108 th	79907
6	JORGE ALMADA	3901 Breece	
7	DAVE Gillooly	TVP NON Profit - 6501 Boeing F	79925
8	Brent Pearson	7969 San Pablo - Street Dept	
9			
10			
11			
12			
13			
14			
15			

Lower Dyer Neighborhood Revitalization Strategy

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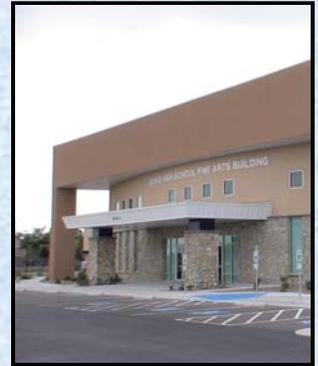
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Chamizal Neighborhood Revitalization Strategy



Community & Human
Development Department
Neighborhood Services
2 Civic Center Plaza
El Paso, TX 79901



District #8 Representative
Beto O'Rourke

January 2008

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Executive Summary

One of the El Paso City Council's strategic goals is to develop and implement a comprehensive neighborhood revitalization program. As a result, early in 2006 the City of El Paso Community and Human Development Department (CHD) committed to undertaking revitalization efforts for the City's more distressed neighborhoods. These efforts will entail a holistic and comprehensive approach to promote the long-term and sustainable physical, economic and social revitalization of the neighborhood. This will be accomplished by focusing local resources, public and private funds, resources and programs, and targeting them in these revitalization areas.

The City identified the Chamizal Neighborhood as a prime candidate for revitalization in the summer of 2006. Public meetings and preliminary work commenced on this plan in September of that year.

Through partnerships between residents, property owners, businesses, community organizations, educational institutions and other key stakeholders, the strategies within this plan will empower the residents of the neighborhood thus ensuring sustainability. Agencies and organizations are identified as responsible parties for implementing specific elements. Each element in the strategy has an identified funding source and a completion timeframe. These strategies utilize benchmarks to measure the success of elements within the plan, and full implementation is expected to take five years.

The Chamizal Neighborhood is one of the oldest and poorest in the city. Located in south central El Paso, the Chamizal Neighborhood is predominantly a residential neighborhood, with a mix of light to heavy commercial businesses. Business deliveries and customers enter the neighborhood at Alameda Avenue and Paisano Drive, which are major arterials that run along the neighborhood's southern and northern boundaries. The International Bridge of the Americas, adjacent to the Chamizal Neighborhood, is one of the busiest international border crossings along the US-Mexico border adding to the traffic in and around the neighborhood. Unfortunately, the traffic is not limited to automobiles; residents move in and out of the neighborhood, making it difficult to commit to the stability and improvement of the neighborhood.

While the city's land use shows that the majority of the housing stock is single family residential (60%), census figures report that the vast majority of the Chamizal Neighborhood is made up of rental housing.

A lack of youth activities, dilapidated housing conditions, and criminal activity were some of the issues raised by residents, property owners and stakeholders through public meetings and a survey conducted by the University of Texas El Paso's Center for Civic Engagement. Business owners and operators also met to establish the needs of local businesses. The issues that are addressed in this strategy, and their corresponding goals, were derived from this input and are sorted into the following categories.

- **Safety and Security**
- **Neighborhood Condition**
- **Housing**
- **Community Services**
- **Economic/Workforce Development**
- **Neighborhood Facilities**
- **Education**
- **Infrastructure**

A prevalence of substance abuse and gang activity are the main **safety and security** issues raised by residents in the neighborhood. Local law enforcement agencies confirm the frequency of these activities in the neighborhood, and indicate that these are the root causes of other crimes

The age of the housing as well as a lack of residential and commercial code enforcement have lead to poor **neighborhood conditions**. Chamizal residents expressed a desire to improve the condition of housing in their neighborhood. Intensive, proactive code enforcement will be necessary to alleviate this stress on the neighborhood.

Owner occupied **housing** is extremely low in the neighborhood and evidence has shown that homeownership can go far to stabilize a neighborhood. Increased homeownership programs can be targeted in the neighborhood, along with other programs to improve the quality of housing.

Because of the high levels of poverty in the Chamizal Neighborhood, various **community services** are offered by not-for-profit organizations and government agencies. A lack of coordination among these service providers could lead to duplication of efforts or persistent gaps. Often we find that residents are unaware of available resources and valuable sources of support go unutilized.

Neighborhood businesses and property owners have indicated a desire for **economic development** programs to assist in improving the economic environment along the Texas-Alameda Corridor. A high unemployment rate and large portion of the working-aged population being removed from the workforce creates a need for **workforce development** programs.

Neighborhood facilities exist throughout the neighborhood including three elementary schools, a high school, churches, and not-for-profit buildings. The holistic approach required to undertake the revitalization of this neighborhood will utilize these facilities and their resources. Coordination with these agencies and other stakeholders will enhance opportunities for **education**, the key to sustaining the positive changes in the neighborhood.

Often unnoticed until problems arise, **infrastructure** of a neighborhood is vital to the health and safety of its residents. An evaluation of Chamizal's infrastructure determined necessary improvements. Some of those improvements will require significant public investment.

This revitalization plan will inevitably encounter resistance and obstacles. Whether these are in the form of simple skepticism, logistical difficulties, or financial barriers these challenges must be anticipated and addressed to ensure the success of the strategy. Possible barriers to successful implementation of this strategy include:

Resistance to change. The most important precaution that can be taken to ease the fear of change is to make all information about the plan, and the progress of its implementation, easily accessible to all residents and stakeholders. The intent, and desired results, of the strategy must be clearly stated. Input from those affected by the strategy must be thoroughly considered. Constant updates on progress should be distributed amongst the community. Taking these steps and ensuring that stakeholders are aware of the various components of the strategy will minimize resistance.

Distrust of local government. This is a common issue that planning efforts encounter. Including all stakeholders from the beginning of plan development through its adoption and implementation, establishes trust.

Opposition to resources focused in revitalization area. In anticipation of this occurrence, the City has established multiple programs through which neighborhoods can be preserved and improved without diminishing the capacity of the City to implement this strategy.

Financial commitment. This plan contains strategies designed to bring sustainable change to the Chamizal Neighborhood. Implementing these strategies will require a financial commitment from local, public and private partners. At times when limited resources are pulled in different directions it is important to stick to the commitment that a targeted effort will deliver the greatest impact.

Partnerships formed throughout the creation of this strategy will be maintained during implementation. Non-profits, private foundations, educational institutions, public entities, community organizations, faith-based organizations, financial institutions, businesses, residents, (i.e. the community at large) and the resources that each provides, will be crucial to the success of this revitalization effort. By concentrating these resources over the next five years, issues can be addressed holistically resulting in the successful, comprehensive, and sustainable revitalization of the Chamizal Neighborhood.

Background and Process

A. The Chamizal Neighborhood

Located in the south central portion of the El Paso's Central Planning Area (Figure 1), the Chamizal Neighborhood is roughly three quarters of a square mile in size. The neighborhood is bounded to the north by Alameda Avenue, the east by Gateway South Boulevard, the south by Paisano Drive and Cesar Chavez Memorial Highway, and the west by Laurel Street and the Rail Road tracks (Figure 2). The neighborhood has been a part of historic developments.

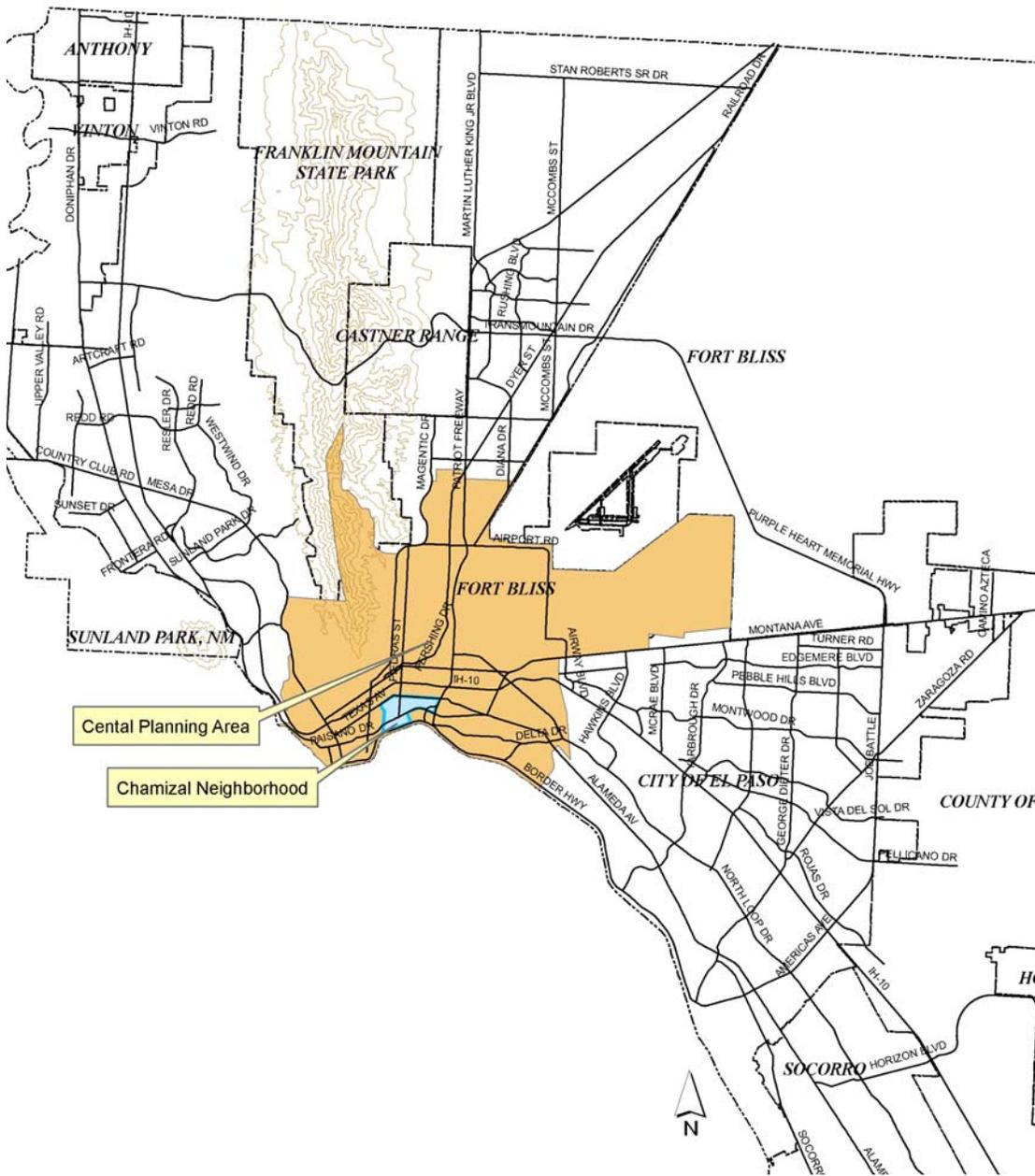


Figure 1 - Location Map

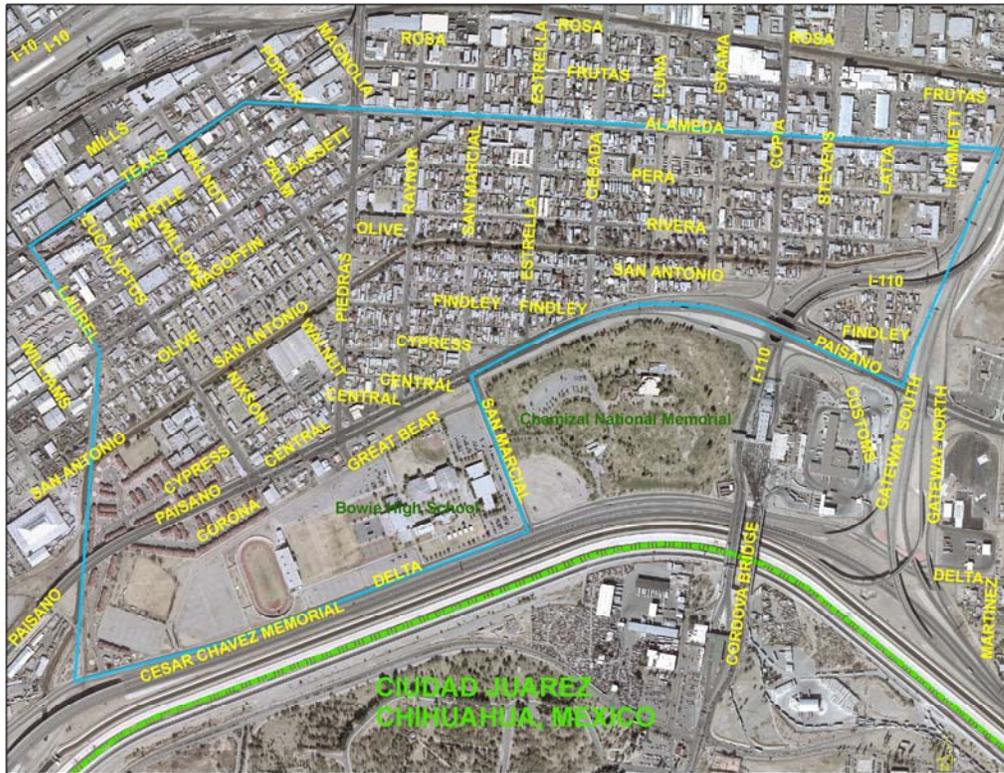


Figure 2 - Chamizal Neighborhood Boundaries

The framework for the neighborhood was formalized between 1902 and 1904 when the subdivision plats were filed. Chamizal is home to Douglas School, established in 1895 it was an all African American school due to segregation, all grade levels here housed there. Other schools located within Chamizal are Beall Elementary, Zavala Elementary, and Bowie High School. The city's third oldest high school established in 1927 in south El Paso was moved to its existing site in 1941. In 1947 the Paisano Drive expansion claimed several homes. The signing of the Chamizal Treaty in 1963 settled a longstanding dispute between the United States and Mexico over several hundred acres on the banks of the Rio Grande. Various Chamizal residents were uprooted as land was transferred back to Mexico. The largest redevelopment since then has been the 1975 construction of the Ruben Salazar Public Housing complex.

Chamizal is a predominantly residential neighborhood with a mix of single family and multi family housing. The El Paso Public Housing Authority operates the Tays and Salazar housing complexes within the Chamizal boundary. Businesses operate along Alameda Avenue, Texas Avenue, Piedras Street and Paisano Drive. Along Alameda and Texas you will find small grocery stores, convenience stores, bars, restaurants, bakery, appliance repair shops, furniture store, cabinet makers, auto repair shops, yet many other buildings are often unoccupied.



Historic Aerial Photo Chamizal 1950

Chamizal has often been the first stop for recent immigrants on their way to achieving their American dream. The needs of the neighborhood have always been many. Many social service providers made their home in the neighborhood over the years. Project Vida, La Mujer Obrera, Queen of Peace Convent, Alcoholics Anonymous, and others are working toward alleviating the conditions in the neighborhood.

B. HUD Requirements

The Chamizal Neighborhood qualifies under HUD guidelines for a Revitalization Strategy Area. The boundaries of the neighborhood form one contiguous area in which 81.6% of the population is low- and moderate-income residents (Table 4 in Demographics section). This neighborhood revitalization plan will only be accomplished by having residents, business owners, financial institutions, non-profits, community groups and all other stakeholders at the table from the inception through completion of the planning process and implementation. This plan is not intended to be the City's plan for the neighborhood but instead the neighborhood's plan for their neighborhood.

Furthermore, this plan will assess the current economic situation in the neighborhood. This will include identifying opportunities for economic growth and creating jobs for low- and moderate-income residents of the neighborhood. Barriers to this economic development will be addressed as well. Lastly, benchmarks and timelines will be established in order to identify intended results, assess progress and ensure accountability of the agencies and organizations responsible for implementation.

C. Community Participation

Public Meetings

Community meetings were held in the neighborhood to gauge support for a plan and to begin to take input from area residents, property owners and business owners. 41 neighborhood residents and 13 representatives from agencies, non-profits, and other organizations were in attendance at the first meeting on September 7th, 2006 at Bowie High School. A follow-up meeting was held on September 28th, 2006 to give those not able to attend the first meeting an opportunity to voice their opinions about their

neighborhood and the possibility of revitalization. 47 individuals attended this second meeting which was at Beall Elementary School.

The City attempted to notify all residents and property owners in the neighborhood about these public meetings. Each address in the neighborhood was sent a bilingual flier as were all property owners that do not reside in the neighborhood. Posters were also placed in businesses around the neighborhood.

At these meetings, the attendees were given a presentation (including Spanish translation) about the concept of revitalization and what they should and should not expect from it. They were then given an opportunity to list and prioritize the strengths and weaknesses, as they saw them, in their neighborhood (Appendix A). Some of the comments and issues raised were used to formulate certain questions within a neighborhood resident survey.



Figure 3 Planning Meeting Participants



Figure 4 Tays Housing Community Meeting.

Survey

The University of Texas – El Paso’s (UTEP) Center for Civic Engagement (CCE) conducted a written survey throughout the neighborhood in order to give as many people as possible an opportunity to provide input (See Appendix B). Surveys were mailed to residents with prepaid return envelopes and students followed up on unreturned surveys by visiting resident’s homes. Students also attended church, school and other neighborhood functions attempting to increase participation in the survey. 138 surveys were completed.

The top 3 issues “if funds were available” that residents indicated they would like to see addressed were home/property improvement, street lighting, and parks/recreation & senior centers/libraries. Other issues commonly raised in the surveys were crime, neighborhood appearance/image, and a lack of recreational activities.

The goals and strategies contained in this document are a result of the input gathered through the survey and public meetings.

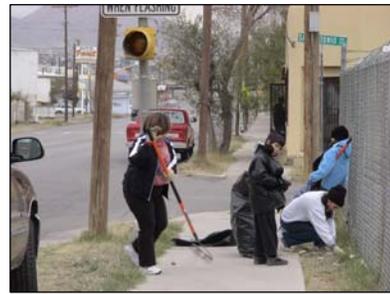
D. Cleanup



Through public input it was established that code violations and poor neighborhood conditions were issues that most residents agreed detracted from their quality of life. Long-term, consistent code enforcement will be necessary to resolve this issue and will likely require that a code enforcement officer be assigned to work exclusively in the Chamizal Neighborhood. The Chamizal Neighborhood was split

into two areas the first cleanup. However, to begin addressing these issues and to kick start the revitalization process, an intensive neighborhood cleanup was conducted on December 9th, 2006 and the second April 14th, 2007

Before each cleanup the City of El Paso Environmental Services Department conducted a code enforcement sweep through the neighborhood one week prior to the cleanup. Warnings of citation were issued to all owners who had serious code violations on their properties. Outdoor storage and high weeds were the main focus of the sweep. It was explained to these owners that the upcoming neighborhood cleanup was their opportunity to correct the violation. They were also informed that if they needed assistance they could contact Neighborhood Services to have volunteers help them during the cleanup.



Combined the two cleanup brought together over 124 volunteers to remove approximately 800 cubic yards of debris and 638 abandoned tires from their neighborhood. The organizations, agencies, departments and non-profits contributing to the cleanup were:

- Adult Probation (County)
- Better Opportunities for Single Soldiers (Fort Bliss)??
- Chamizal Neighborhood Association
- Community Development (City)
- Centro de Salud Familiar La Fe
- El Paso Disposal
- Environmental Services (City)
- El Paso Independent School District
- El Paso Water Utilities
- Groundwork El Paso
- Housing Authority of El Paso
- Jobe Concrete
- Juvenile Probation (County)
- Keep El Paso Beautiful
- La Fe
- Project Bravo
- Project Vida
- Americorp
- Rio Grande Council of Governments
- Solid Waste (City)
- Tres Pesetas, Inc.

The April 14th cleanup was followed by a community picnic put on by the City of El Paso Community & Human Development Department and community partners. The neighborhood and cleanup volunteers were invited to a park for food, prizes, and a dedication ceremony for Estrella Rivera Park. The event also coincided with the city's celebration of Community Development Block Grant Week.

There are signs that debris is beginning to accumulate again on properties within the neighborhood. This illustrates the fact that constant code enforcement will be required to sustain a cleaner neighborhood appearance. Future cleanups will likely be necessary during the implementation of this strategy until a more proactive code enforcement stance is established.



Representative District #8 Beto O'Rourke at Park Dedication

Neighborhood Overview

A. Land Use

The Chamizal Neighborhood is a residential neighborhood with commercial corridors along Alameda Ave, Texas Avenue and Piedras Street. The 2025 Plan for El Paso (1999 Comprehensive Plan) recommends a specific Activity Corridor for the stretch of Alameda Avenue within the Chamizal Neighborhood. Therefore, recommendations for Alameda Avenue land uses are much more comprehensive and mixed use development is recommended. While, this portion of Alameda is largely commercial with some residential along side and behind the commercial storefronts, there are structures that lend themselves to encouraging mixed use development. Mixed use commercial/residential development along this portion of Alameda would require significant rehabilitation of existing buildings and is not likely to occur without incentives provided to the owners. The Plan for El Paso further recommends that majority of land uses in the neighborhood remain residential.

Land use in the Chamizal Neighborhood is primarily residential. Single family residential (Table 1) development accounts for 641 parcels or 57.5% of all parcels within the neighborhood. This accounts for a combined land area of 62 acres or 24.1% of the total land area in the neighborhood. Multi-Family uses number 148 parcels totaling 23 acres and 9.1% of the land area. Six public housing parcels represent 0.5% of parcels and the 20 acres of land represent 7.8% of the neighborhood land area.

Table 1. Land Use
Chamizal

	Parcels		Land Area	
	Number	Percent	Acres	Percent
Single Family	641	57.5%	62.15	24.1%
Multi-Family	148	13.3%	23.34	9.1%
Public Housing	6	0.5%	20.02	7.8%
Church	18	1.6%	2.03	0.8%
Not-for-Profit	16	1.4%	6.07	2.4%
School	5	0.4%	74.68	29.0%
Park	4	0.4%	1.26	0.5%
Medical	1	0.1%	0.24	0.1%
Commercial	201	18.0%	44.56	17.3%
Industrial	2	0.2%	4.86	1.9%
Canal & Drainage	8	0.7%	9.06	3.5%
Utilities - Electric	2	0.2%	0.50	0.2%
Utilities - Water	1	0.1%	0.16	0.1%
Vacant	50	4.5%	4.85	1.9%
TOTAL	1114	100%	257.77	100.00%

* Total Acreage does not include 246 acres of right-of-way

Source: City of El Paso

By parcel count commercial is the second most common land use throughout the neighborhood. There are 201 parcels that have been developed for commercial purposes making up 18% of all parcels. Commercial development fills 44.56 acres of land in Chamizal which is 17.3% of the total area. Commercial businesses can be found along the Alameda Texas Corridor, Piedras Street, and Paisano Drive. With some commercial mixed in the residential area in the north-west corner of the neighborhood.

School uses are found on five parcels totaling 75 acres or 29% of the land area in Chamizal. The largest portion of this goes to Bowie High School. The remaining are the elementary schools Beall, Douglas and Zavala.

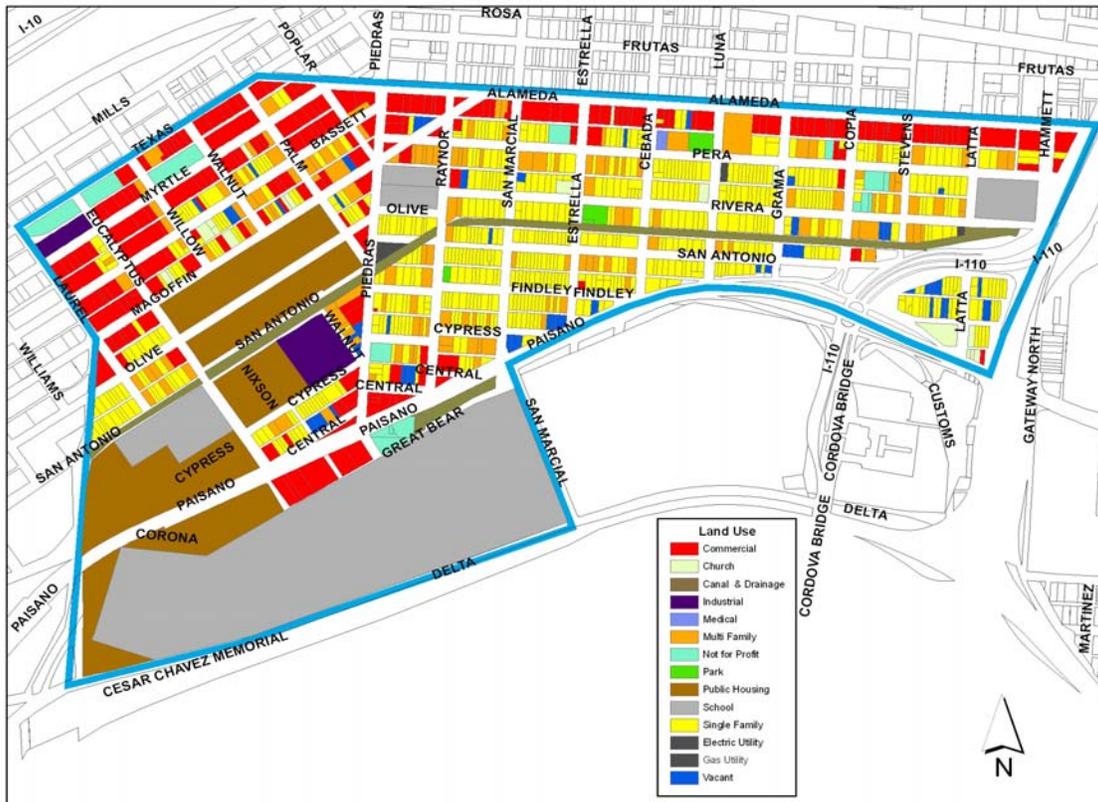


Figure 5 Chamizal Land Use

Several churches and not-for-profits are present in Chamizal Neighborhood. Saint Francis Xavier Church is the largest, located in the south-east corner of the neighborhood. Other Churches in the neighborhood include Trinity Congregational Church, Rivera Street Iglesia de Cristo, and Iglesia del Nazareno to name a few. All church properties in the neighborhood cover 2 acres or 0.8% of the area and 18 parcels, at 1.6% of the total. Not-for-profit uses like La Mujer Obrera, Gateway Mission Training, Project Vida, among others are located in Chamizal and make up 16 parcels at 1.4% and 6 acres or 2.4 % of the land area.

Canal and drainage uses occupy 11.7% of the land area in Chamizal or 9 acres. Eight parcels are split between an open drainage channel along Paisano Dr. and the Franklin Canal which runs through the neighborhood. Electric and water utility facilities make up 3 parcels totaling 0.66 acres of land in Chamizal.

A few small neighborhood parks occupy 1.26 acres of land or 0.5% of Chamizal land area. Estrella Rivera, Luna Pera, and Barrio Park each occupy less than an acre and have playground equipment, basketball courts and picnic tables. Barrio Park is in the worst condition with a damaged fence and picnic tables. Lastly, a dental clinic is under construction with Community Development Block Grant funds at the corner of Cebada St. and Pera Ave. for the .24 acres dedicated medical uses in the Chamizal neighborhood.

B. Demographic Analysis

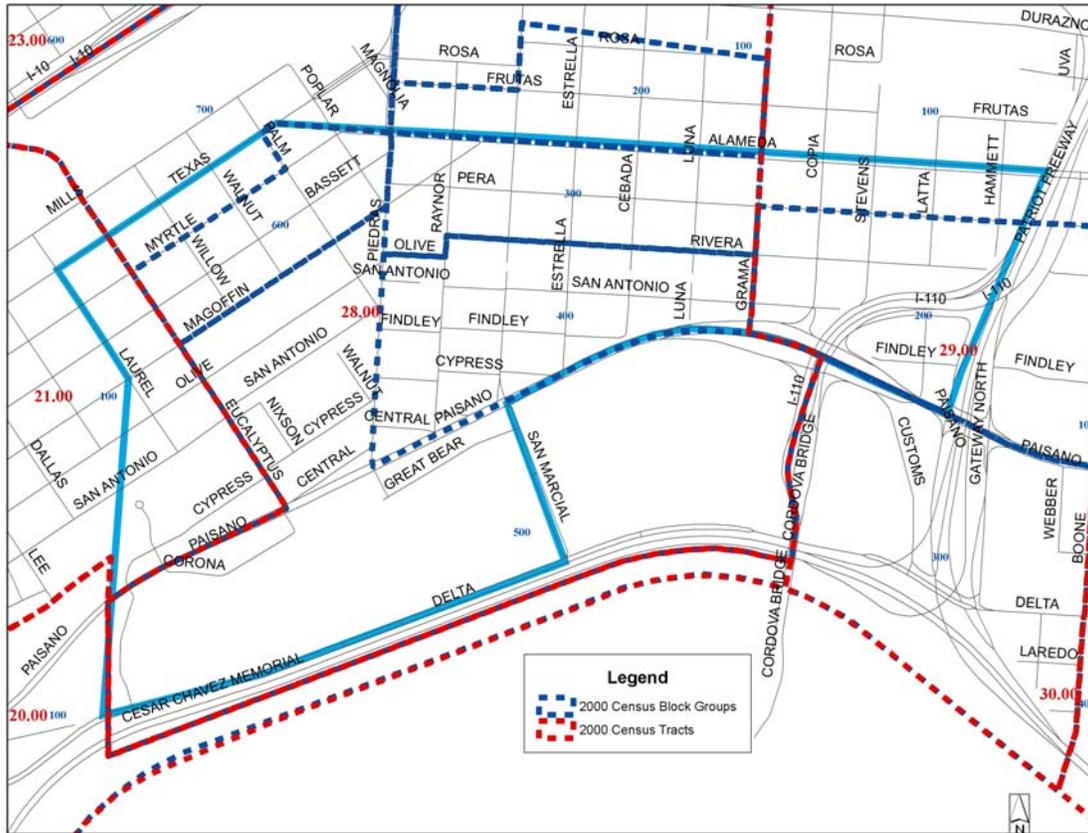


Figure 6 Chamizal Neighborhood Census Geography

The Chamizal Neighborhood consists of portions of eight census block groups located within Census Tracts 21.00, 28.00, and 29.00. Where census block groups were divided by the Chamizal boundary the percent of residential population within the boundary was used to multiply the block groups demographic differences between each block group, appropriate to analyze each block group separately as is done on occasion in this section. More often, however, the demographics for the three block groups were combined, as this plan intends to address the Chamizal Neighborhood as a whole and not by its individual block groups. The 2000 U.S. Census was used for a majority of the data in this section and though this data is roughly seven years old, there are no indications that trends in this neighborhood have significantly changed over the past decade.

There are 6,894 residents of the Chamizal Neighborhood. For much of this analysis, those 6,894 persons will be compared to the 563,622 residents of the City of El Paso (Table 2). Gender distribution in Chamizal roughly mirrors that of the city as a whole, with a slightly higher percentage of females. A prominent difference between Chamizal and the rest of the city is found in ethnic diversity. The City of El Paso is populated by a 76.6% Hispanic/Latino majority, with the second most prevalent group being Whites at 18.3%. Black, Asian/Pacific Islander, American Indian and all other races represent less than 3% of El Paso's population.

Table 2. Population, Gender, Race/Ethnicity and Poverty

	Chamizal	City of El Paso	Texas	United States
Population	6,894	563,662	20,851,820	281,421,906
Gender				
Males	44.3%	47.4%	49.6%	49.0%
Females	55.7%	52.7%	50.4%	51.0%
Race/Ethnicity				
Hispanic/Latino	96.9%	76.6%	32.0%	12.5%
White	1.9%	18.3%	52.4%	69.1%
Black	0.7%	2.8%	11.3%	12.1%
Asian/Pacific Islander	0.1%	1.1%	2.7%	3.7%
American Indian	0.2%	0.3%	0.3%	0.7%
Other	0.2%	0.9%	1.2%	1.8%
Below Poverty Level	58.1%	22.2%	15.4%	12.4%

Source 2000 Census

In Chamizal, the vast majority of the population is Hispanic at 96.9% compared to 76.6% for the City as a whole. The next largest groups are 1.9% White not Hispanic, and 0.7% are black not Hispanic. A higher percentage of Chamizal households than City wide households speak Spanish in the home at 92.8%. The percentage of those households that struggle with English proficiency is 40.9% (Table 3). This can lead to difficulties in the educational system for children and for adults to find jobs that adequately meet their household needs.

Table 3. Language Spoken at Home and English Speaking Ability

	Chamizal	City of El Paso	Texas	United States
Population that Speaks Spanish at Home	92.8%	68.9%	14.7%	5.5%
Speak Spanish at Home & English "very well"	28.6%	56.6%	5.5%	2.2%
Speak Spanish at Home & English "well"	23.2%	21.0%	4.2%	2.0%
Speak Spanish at Home & English "not well"	16.1%	13.5%	2.6%	1.1%
Speak Spanish at Home & English "not at all"	24.8%	8.9%	27.0%	10.7%
Speak ONLY English	6.9%	28.7%	68.8%	82.1%

Source: 2000 U.S. Census

The age distribution of the Chamizal population is roughly the same as that for the City, with a slightly larger under 18 age group and smaller 18-64 age group (Table 3). These

differences are small but they do result in a slightly smaller percentage of Chamizal residents being in the workforce.

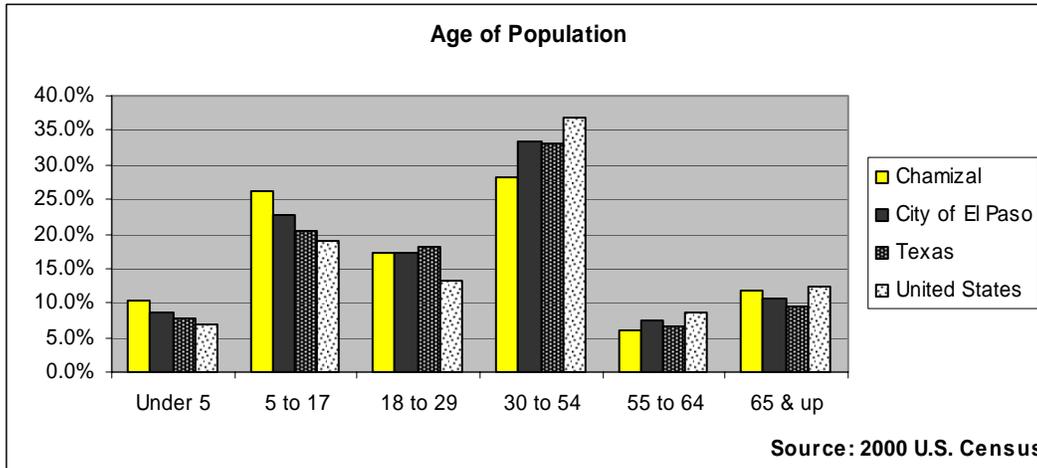


Figure 7 Age Distribution for Chamizal and the City of El Paso

Income & Workforce

The Chamizal Neighborhood is a Community Development Block Grant (CDBG) eligible area, with 81.6% of the population being of low- to moderate-income (Table 4).

Table 4. Low-Mod Population

Chamizal				
Census Tract	Block Group	Population	Low-Mod Population	Percent Low-Mod
21.00	100	1041	976	93.8%
28.00	300	1087	925	85.1%
28.00	400	1579	990	62.7%
28.00	500	1487	1432	96.3%
28.00	600	681	468	68.7%
28.00	700	14	2	17.5%
29.00	100	317	272	85.8%
29.00	200	666	544	81.7%
Total		6872	5610	81.6%

Source: 2000 U.S. Census

The annual household income of Chamizal residents shows a stark contrast from that of the City. Where 41.4% of Chamizal households have an annual income of less than \$10,000, a much smaller 13.9% of the City as a whole makes less than \$10,000 (Figure 4). At the other extreme, nearly 30% of households in The City of El Paso make more than \$50,000 annually. In Chamizal, only 4.6% of households make over \$50,000.

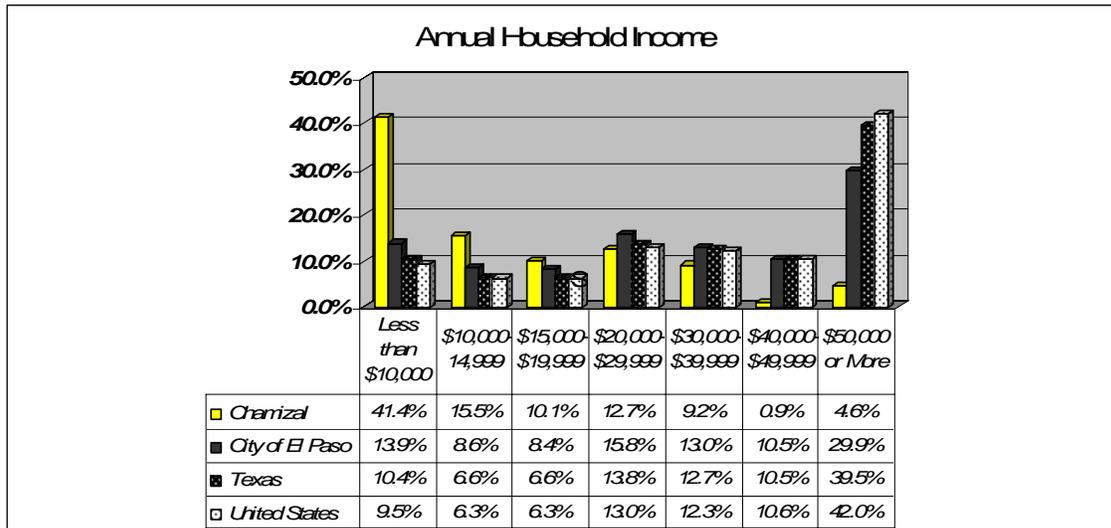


Figure 8 - Median Household Income Comparison

The weighted median household income for the Chamizal Neighborhood is \$11,989 while the median household income for the City of El Paso is \$32,124. Almost 80% of the households in Chamizal have an income below that of the City’s median. Nearly 88.9% are below the national median household income. This disparity in income levels is reflective of the types of occupations held by Chamizal residents in relation to those of the city at large (Table 5).

Table 5. Type of Occupation

	Chamizal	City of El Paso	Texas	United States
Management, Professional, and related	7.0%	31.3%	33.3%	20.1%
Service	24.0%	16.9%	14.6%	14.9%
Sales and Office	26.5%	29.1%	27.2%	26.7%
Construction, Extraction, and Maintenance	13.1%	7.6%	10.9%	9.4%
Production, Transportation, and Material Moving	26.9%	14.9%	11.2%	14.6%
Farming, Fishing and Forestry	0.8%	0.2%	0.7%	0.7%
TOTAL	98.4%	100.0%	98.0%	86.5%

Source: 2000 U.S. Census

The two categories that are highest and almost identical in Table 5 are Sales & Office and the Production occupations at 26.5% and 26.9%. Only slightly behind are Service occupations. 9% less Chamizal workers are in Sales & Office occupations than in the entire city. While, 29% more Chamizal workers are in the Service industry than are workers citywide, and 45% more citywide workers are in , Transportation & Material Moving occupations than are Chamizal workers.

Management, Professional and related occupations generally produce the greatest income. 31.3% of the El Paso population works in these fields, while only 7% of Chamizal workers do. In order to qualify for these types of jobs an applicant will usually be required to have a certain level of education and/or experience. Educational attainment levels in Chamizal are significantly less than the rest of the El Paso population, which will be discussed in further detail later in this section.

The unemployment rate in Chamizal is slightly lower than that of the City (Table 6). Families struggle with the lower incomes generated by the service industry jobs. Table 6 goes on to show that a smaller percentage of residents are in the workforce as compared to the city. The Chamizal neighborhood could suffer unemployment rate increase as the larger youth population begins to join the workforce. It is crucial that this population explore avenues for higher educational attainment in order to join the workforce with the skills and knowledge necessary to find gainful employment.

Table 6. Labor Force and Unemployment

	Chamizal	City of El Paso	Texas	United States
Population	7,546	563,662	20,851,820	281,421,906
Labor Force	2,011	233,305	9,937,150	138,820,935
% of Population in the Labor Force	26.6%	41.4%	47.7%	49.3%
Total Employed	1,821	207,408	9,340,963	130,873,649
Unemployment Rate	9.4%	11.1%	6.0%	5.7%

Source: 2000 U.S. Census

Another impediment to gaining employment is the ability to commute to and from work. Not having private transportation can place spatial constraints on an individual’s ability to find employment. Public transportation is a viable option in El Paso; however studies have shown that welfare recipients without private transportation see limitations in employment opportunities.

“...a reliance on public transit significantly reduces their access to employment. In these [job-poor] neighborhoods, long and unreliable commutes on public transit often severely limit their ability to find and reliably travel to and from work.” (Blumenburg & Ong, 2001)

Table 7 shows the number of available vehicles per household. Over a third (38.9%) of all Chamizal households does not have any available vehicle, while citywide that number falls to 11%. Having access to more than one vehicle increases the opportunity for a family to have more than one income. Citywide, 54% of households have two or more vehicles available, while in Chamizal only 16.7% have two or more vehicles.

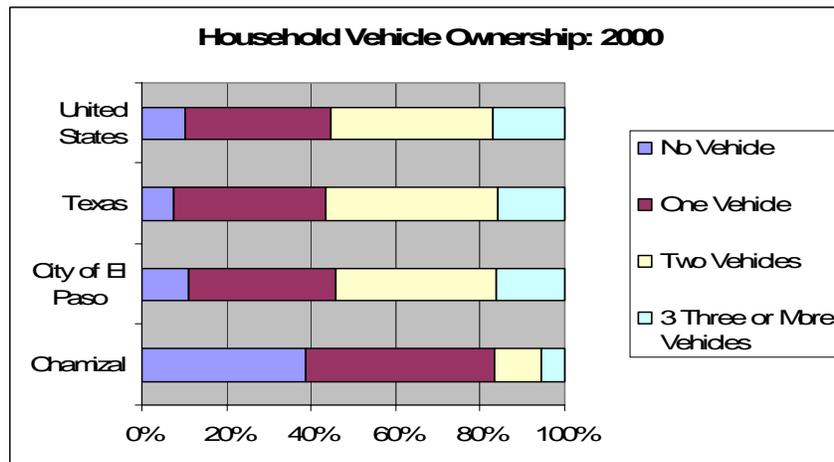


Figure 5 - Vehicle Ownership

Table 7. Vehicle Ownership

Number of Vehicles Available	Chamizal	City of El Paso	Texas	United States
No Vehicle	38.9%	11.0%	7.4%	10.3%
One Vehicle	44.4%	35.1%	36.0%	34.2%
Two Vehicles	11.1%	37.8%	40.9%	38.4%
3 Three or More Vehicles	5.6%	16.2%	15.7%	17.1%

Education

Education is a catalyst for economic development and is critical to expanding employment opportunities. The more educated a person is the greater the likelihood that they will earn more income. Furthermore, there is a direct relationship between educational attainment and poverty.

“High poverty rates have been linked to low levels of educational attainment. Low levels of formal education have been linked to employment in low wage earning jobs. Low wages have been linked to subsistence living. As can be seen, the links create a cycle from poverty to poverty.” (Miller, 1998)

Individuals without a high school diploma are three times more likely to live below poverty level (Miller, 1998). The 2000 Census only relates poverty and educational attainment by non-family householders and unrelated individuals. Still, the numbers support the poverty to educational attainment correlation. Among the El Paso population of non-family householders and unrelated individuals with high school diplomas, 20% are below poverty level, while for those without high school diplomas, 58% are below poverty level.

Table 8 shows that 70.5% of Chamizal residents, 25 years or older, do not have high school diplomas. It is then not surprising to reflect back to Table 2 and see that 58.1% of Chamizal residents are below poverty level. Not having a high school diploma is a limiting factor to one’s employability; however, by obtaining a college degree increases ones employability and opportunity to make more money. Out of the El Paso population 18% has continued beyond high school to receive a bachelor degree or higher, while only 1.3% of Chamizal residents have done the same. Again, it appears that the generally low educational attainment of Chamizal residents is contributing to lower household income.

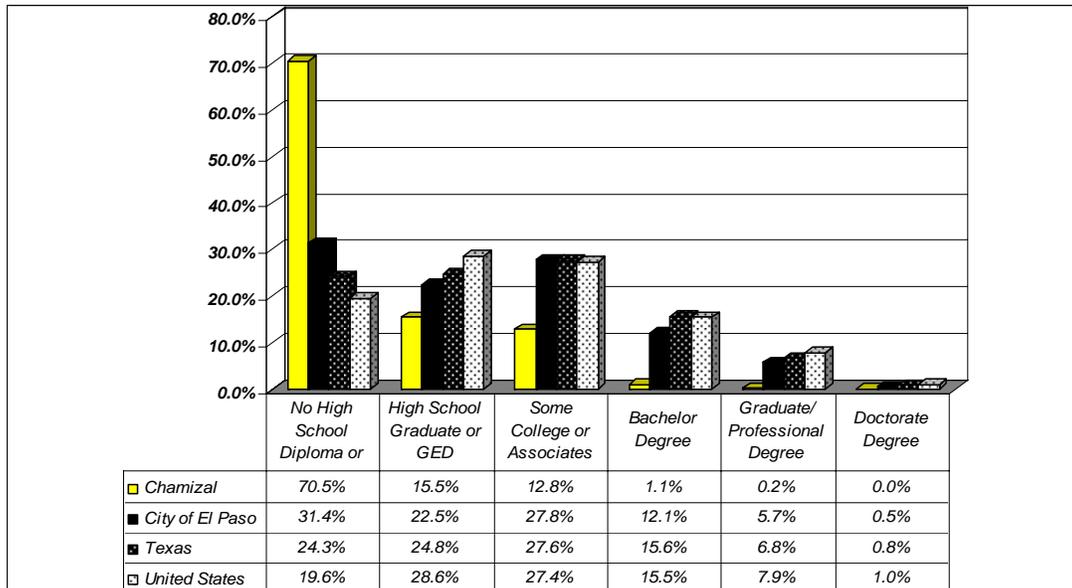


Figure 6 - Educational Attainment

The alarmingly small percentage of Chamizal residents with even some college or an associate degree (12.8%) shows few residents are even pursuing advanced degrees. It is imperative that efforts be made to prepare the youth for educational success and mentoring opportunities to broaden their aspirations. The high dropout rate is another alarming sign that even a high school diploma is beyond some resident's reach.

Table 8. High School Dropout Rate

	Chamizal	City of El Paso	Texas	United States
Population ages 16-19	545	36,351	1,289,185	15,930,458
Not Enrolled in School and Not High School Graduate	59	3,185	160,669	1,562,184
Dropout Rate	10.7%	8.8%	12.5%	9.8%

Source: 2000 U.S. Census

Dropout rate was determined in Table 8 by using Census data for the population between ages 16 and 19 that are not currently enrolled in high school. The high school dropout rate in Chamizal is only slightly higher than that of the city as a whole.

Housing

There are many questions that must be answered to create a clear picture of the condition of housing in a neighborhood. How old is the housing stock? What percentage of the housing stock is single family versus multi family? Are there a significant number of vacancies? What is the ratio of owner occupied to renter occupied housing units? How long do people remain in their homes? And lastly, and most importantly, is the housing affordable to neighborhood residents? This sub-section will analyze the state of housing in the Chamizal Neighborhood by addressing these questions.

Chamizal largely began as a farming community and formal subdivisions were filed between 1902 and 1904. Figures 5 and 6 illustrate how the housing stock of the Chamizal Neighborhood was developed over time. Central Appraisal District Records show the first homes in Chamizal were built in 1900. Over the next ten years an average of one house per year was built. A spike in 1912 shows 83 residential constructions. The neighborhood then experienced cycles of spikes and lulls in home construction the latest spike was in 1985 with 30 single family homes constructions. A need to rehabilitate the older homes in the Chamizal was a concern of many residents in the Chamizal.

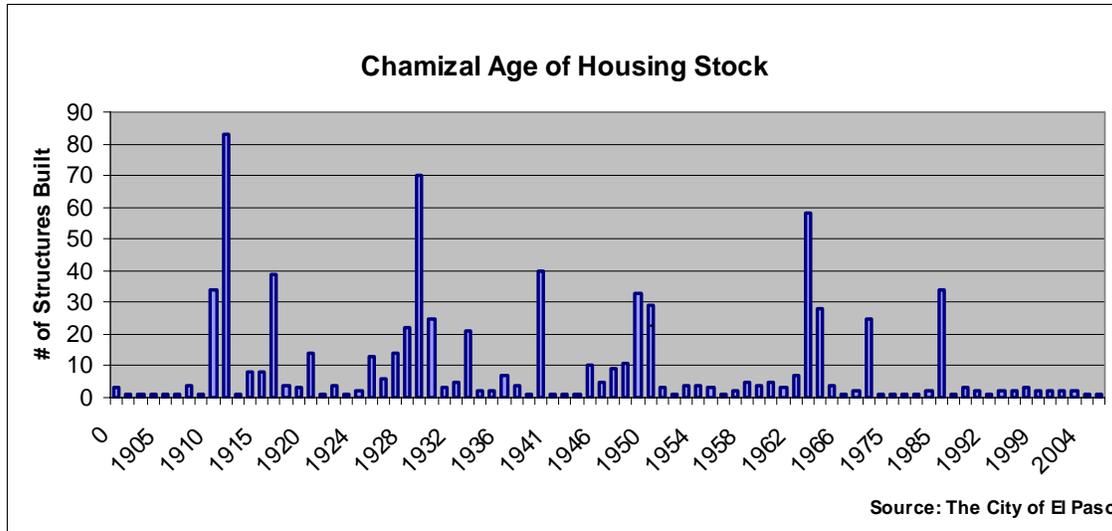


Figure 7 - Number of housing structures built each year from 1920-2003

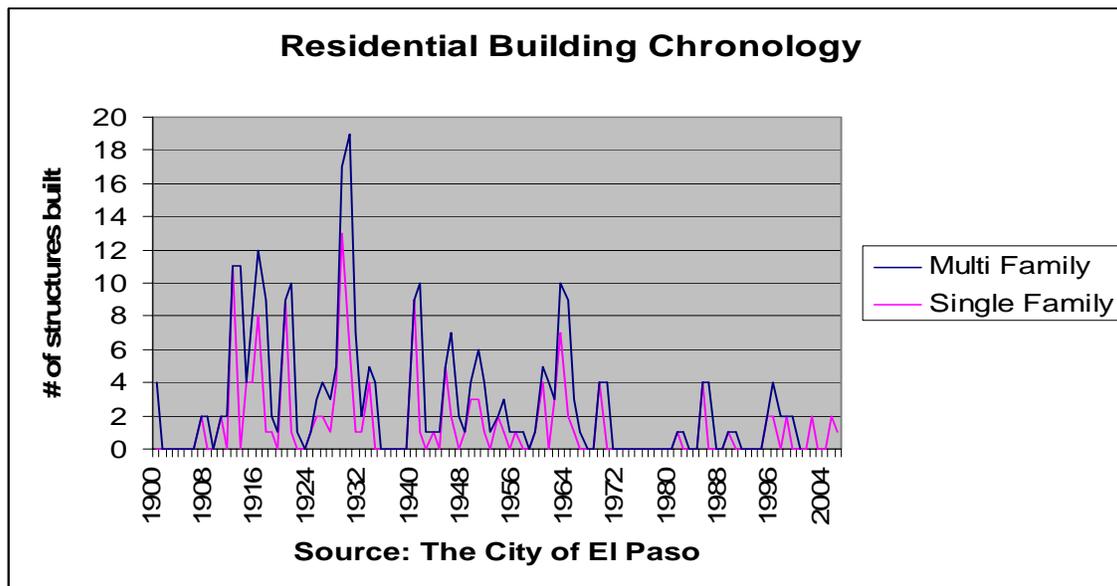


Figure 8 - Number of single and multi family housing structures built

The Housing Authority of the City of El Paso (HACEP) has a presence in the Chamizal Neighborhood. The Tays and Ruben Salazar housing communities take up 20 acres, which is 7.8% of the land area in the Chamizal neighborhood. The Tays complex holds 359 units and is the oldest public housing community in El Paso constructed in 1941 and recently renovated in 2003. The Salazar complex was built in 1973 with 286 units.

According to the Housing Authority all units have been full to capacity from 2003, 2004, and 2005. As of October 2006, 71% of all public housing applicants have an extremely low-income that is 30% below the City’s median and have an average annual income of \$8,051. Currently, there is a 2 year waiting list for new residents to receive public housing assistance.

Table 9. Housing Ownership

	Chamizal	City of El Paso	Texas	United States
Owner Occupied	24.6%	63.9%	67.1%	69.2%
Renter Occupied	75.4%	36.1%	32.9%	30.8%

Source: 2000 U.S. Census

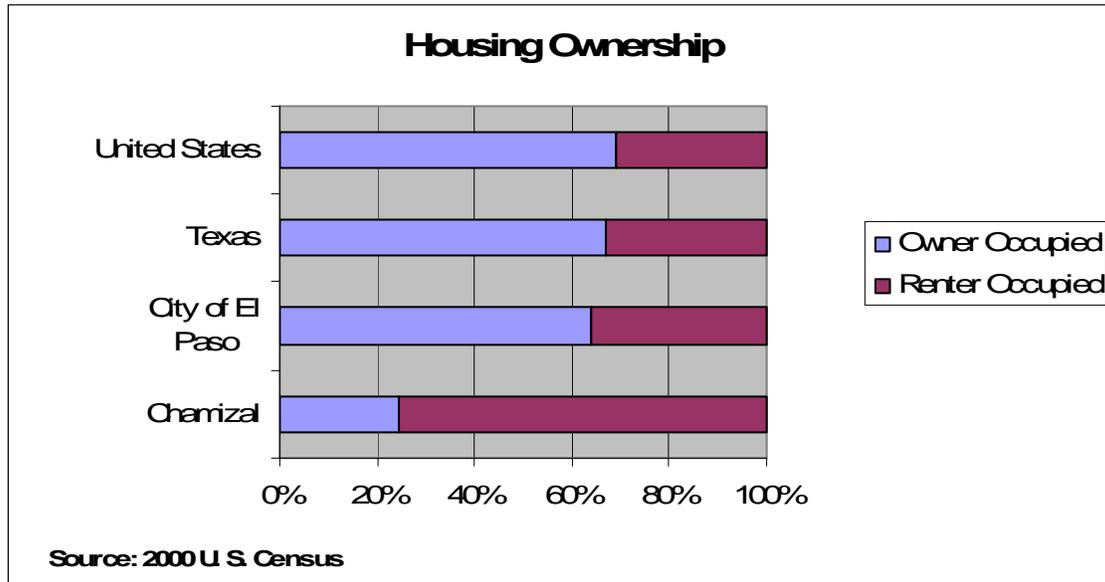


Figure 9 - Housing Ownership

Two thirds of Chamizal households are occupied by renters. The chart in figure 9 shows that this is the reverse of the city, state and national average. The first indication that housing affordability may be an issue for residents is that only 19.3% of single family detached houses are owner occupied.

Meanwhile the remainder of the single family detached houses are renter occupied accounting for 15.5% of households in the neighborhood. This figure is larger then the City's at 10.6%.

Adding together the percentages of single family detached, renter and owner occupied housing, 34.8% of households live in single family detached houses. Using this figure, we find that only 55.5% of the single family detached houses in Chamizal are owned by occupants. When compared to all of El Paso where 55.5% of single family detached households are owner occupied and 10.6% are renter occupied, we see that 84% of single family detached homes citywide are owner occupied.

Table 10. Housing Type

	Chamizal	City of El Paso	Texas	United States
Owner Occupied				
Single Family Detached	19.3%	55.5%	54.6%	53.3%
Single Family Attached (Duplex)	3.0%	2.4%	1.5%	3.6%
2-9 units	2.1%	0.8%	0.6%	2.2%
10-19 units	0.0%	0%	0.1%	0.3%
20-49 units	0.0%	0%	0.1%	0.4%
50 or More units	0.0%	0.1%	0.2%	0.7%
Mobile Home, Boat, Van, etc.	0.3%	2.5%	6.7%	5.6%
Renter Occupied				
Single Family Detached	15.5%	10.6%	10.3%	8.1%
Single Family Attached (Duplex)	9.4%	2.8%	1.6%	2.0%
2-9 units	32.4%	10.9%	9.0%	11.3%
10-19 units	5.6%	3.4%	4.0%	3.6%
20-49 units	1.0%	2.3%	2.5%	2.9%
50 or More units	1.0%	7.9%	7.1%	4.5%
Mobile Home, Boat, Van, etc.	2.0%	0.8%	1.7%	1.5%

Source: 2000 U.S. Census

This disparity in ownership of single family homes is an indication that housing affordability is a problem in this neighborhood. Over the past three decades home ownership has become a much more difficult goal to achieve. Throughout most of the country housing prices have ballooned in recent years, forcing many low- and moderate-income families to remain in the rental market with little hope of ownership and accruing equity. This trend is evident in the City of El Paso and even more so in Chamizal Neighborhood.

Table 11. Median Year Householder Moved into Unit

Chamizal	Census Tract	Block Group	Owner Occupied	Renter Occupied
		21.00	100	1982
	28.00	300	1971	1998
	28.00	400	1976	1996
	28.00	500	1989	1996
	28.00	600	1976	1998
	28.00	700	0	2000
	29.00	100	1975	1998
	29.00	200	1977	1997
El Paso			1990	1998

Source: 2000 U.S. Census

Table 11 shows that a large number of home owners in Chamizal have owned their property for many years. In fact, the median householder in Chamizal has owned their home for more than a decade longer than the median El Paso home owner. The rental

market is quite the opposite in Chamizal and is consistent with the rest of the City. A little over a quarter of the renters in Chamizal have been in their apartment or house for only one year or less (Table 12).

Comparing the percentages of renters to owners who have lived in their residence for either 1 year or less or 2-5 years, it appears that there is a large transitional population in the neighborhood. Comparing the numbers for renter occupied units for one year or less (34.5%) and that of 2-5 years (32.4%), it would appear that much of the renter population is leaving their dwelling after only five years of residence.

A large renter population creates image and appearance issues in many neighborhoods. Renters are far less likely to take pride in their dwellings or their neighborhood and therefore put less interest and effort into maintaining or improving the appearance of their homes. Also most of the apartment complex owners do not live in the neighborhood, many live in other cities, and this creates similar upkeep issues for these properties.

Table 12. Duration of Occupancy

	Chamizal	City of El Paso
Owner Occupied		
1 Year or less	1.0%	10.1%
2-5 Years	1.3%	21.4%
6-10 Years	3.5%	17.6%
11-20 Years	4.0%	19.0%
21-30 Years	6.1%	16.7%
31 or more Years	8.8%	15.2%
Renter Occupied		
1 Year or less	26.0%	44.6%
2-5 Years	24.4%	35.3%
6-10 Years	11.5%	9.8%
11-20 Years	9.1%	7.2%
21-30 Years	2.8%	1.9%
31 or more Years	1.6%	1.2%

Source: 2000 U.S. Census

The ability to own a home depends on the amount of income necessary to own that home. It is generally accepted that a family should not spend more than 30% of their income on housing costs. Families allocating more than this may have difficulties meeting other subsistence needs, including food and healthcare. This appears to be a problem in Chamizal. El Paso home prices have increased by 39.8% in the last three years, far more than the national average of 24.8% (Federal Reserve Bank of Dallas, 2006). Homeownership has become increasingly difficult for many El Pasoans as wages have not increased proportionately with housing prices. Affordability was an issue in Chamizal before this increase in home prices took place and the past three years has only exacerbated the situation.

Table 13. Housing Affordability

	Chamizal								City of El Paso	Texas	United States
	Census Tract 21 Block Group 1	Census Tract 28 Block Group 3	Census Tract 28 Block Group 4	Census Tract 28 Block Group 5	Census Tract 28 Block Group 6	Census Tract 28 Block Group 7	Census Tract 29 Block Group 1	Census Tract 29 Block Group 2			
Median Household Income	\$7,232	\$12,656	\$17,813	\$8,447	\$12,039	\$1,761	\$5,791	\$9,318	\$32,124	\$39,927	\$41,994
Median Monthly Income	\$603	\$1,055	\$1,484	\$704	\$1,003	\$147	\$483	\$776	\$2,677	\$3,327	\$3,500
% Income for Affordable Payment	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
Affordable Monthly Payment based on Median Monthly Income	\$181	\$316	\$445	\$211	\$301	\$44	\$145	\$233	\$803	\$998	\$1,050
Median Monthly Owner Costs for Housing Units w/ a Mortgage	\$445	\$0	\$713	\$0	\$750	\$0	\$568	\$442	\$810	\$986	\$1,088
Median % Income Spent on Housing w/ a Mortgage	74%	0%	48%	0%	75%	0%	118%	57%	30%	29.6%	31.1%
Median Gross Rent	\$207	\$322	\$359	\$181	\$311	\$110	\$257	\$313	\$474	\$574	\$602
Median % Income Spent on Rent	34%	31%	24%	26%	31%	75%	53%	40%	17.7%	17.3%	17.2%

Source: 2000 U.S. Census

Seven years ago, the 2000 Census revealed a serious housing affordability issue in Chamizal (Table 13). The median household income for El Paso was right on par with the median monthly owner costs for housing units with a mortgage. An individual making \$32,124 could affordably spend \$810 per month on housing costs, meaning that 30% of their pre-tax income was going towards these costs. This means that citywide, the average El Pasoan could affordably own the average El Paso House. This was not the case in Chamizal.

Across all Chamizal block groups a family of median Chamizal income could not affordably make median housing cost payments. Affordability was the worst in Census Tract 29, block group 1 where the median monthly income was \$483 and the median owner costs were \$568. A median income household for this block group 1 would have been spending 118% of their income on the median home in that area of the neighborhood.

Renting property appears to be more affordable for Chamizal residents. Only in Census Tract 28 block group 7 would a household making the median income still have to make housing cost expenditures at 75% when renting the median dwelling.

A combination of low wages and high housing costs are preventing many Chamizal residents from becoming homeowners. This is evidenced by the 75.4% renter population in Chamizal. There are, however, opportunities to increase affordable housing stock in the area as 9% of all Chamizal housing units are vacant (Table 14).

Table 14. Vacant Housing Stock

	Chamizal	City of El Paso
% of vacant housing stock	9.0%	6.0%

Source: 2000 U.S. Census

It must be stressed that though this housing affordability data is from the 2000 U.S. Census, the seven years since the census was conducted have seen housing prices citywide increase at a greater rate than income levels. Therefore, it can only be assumed that housing in Chamizal has become less affordable in recent years, as is the case citywide.

C. Demographic Conclusions

El Paso is the 17th largest City in the United States. El Paso County is listed as having the highest poverty rate in the country. The estimated per capita income in the Chamizal Neighborhood is \$12,506 compared to \$30,968 in El Paso County, \$32,205 in the City of El Paso and \$42,139 in the State of Texas.

The Chamizal Neighborhood is one of the lowest income neighborhoods in El Paso. This is a result of low educational attainment leading to a generally unskilled labor force vying for jobs in the neighborhood at businesses that are struggling to stay afloat and keep employees. Consequently, much of the neighborhood population is unemployed or in low wage jobs. This in turn leaves many families struggling to make ends meet with little, if any, hope of purchasing a home and building equity. These unstable financial situations can degrade the family unit and this is apparent in the Chamizal Neighborhood, as stated by residents and supported by police stats, that there has been an increase in criminal activity and domestic violence in neighborhood.

With the low homeownership rate and high rental population, physical conditions in the neighborhood are substandard. Code violations are rampant with many instances of illegal outdoor storage, overgrown landscaping, and junked vehicles. Building code violations exist on many properties, some rental and some owner occupied, however many of the owners do not have the financial means to rehabilitate their properties and bring them up to code.

A comprehensive mobilization of services and improvements within the neighborhood will be necessary to empower residents to be able to sustain improvements made over the duration of Chamizal revitalization efforts.

D. Baseline Facilities and Services

In order to implement a comprehensive strategy for neighborhood revitalization, an analysis of current neighborhood facilities and services must be conducted. City departments and local agencies assessed the condition of these facilities and services in the Chamizal Neighborhood. Residents were also given an opportunity to rate many of the facilities and services provided to them through public meetings and surveys.

It is important to consider the outside point of view from agencies and the internal perspectives of residents together, as there often may be disagreement between the two. When conflict in perceptions of quality of service and facilities exists, a dialog needs to be initiated between the two parties and a resolution or understanding must be reached. For instance, an agency may feel that it is providing a quality service to neighborhood residents, while those residents may feel that the service is inadequate or not worthwhile. By bringing both parties to the table, the agency may learn how to better tailor their services to the residents or the residents may discover value in a service that they had not been taking advantage of.

Infrastructure

Infrastructure can often be overlooked during cursory discussion of neighborhood issues, as social and economic issues frequently seem more important to residents. Infrastructure is however, the physical foundation on which a neighborhood is built. Incomplete or deteriorating roads, street lights, water lines, and all other infrastructure can impact not only the physical condition of a neighborhood but also its social and economic health. Conversely, it stands to reason that completing or repairing these elements can prove to help in addressing other issues in a neighborhood. For example a repaired road may lower vehicle maintenance costs, increased street lighting may deter crime, and repaired water and sewer pipes may prevent property damage and health issues.

An inventory of current infrastructure was conducted to identify necessary improvements for the neighborhood.

STREET LIGHTING

The present state of street lighting in the neighborhood is below standard. In 2005, the El Paso City Council adopted a “Dark Sky” Ordinance that set new standards for lighting around the city. The Streets Department reports that decorative streetlights on Alameda from Latta St. to Texas Ave. meet the Dark Sky Ordinance. On Texas Ave from Alameda to Laurel the Streetlights are serviced with aerial cable and the steel poles are damaged and rusted. These fixtures do not meet City Dark Sky Ordinance. The majority of the residual streetlights are presently located at the corner intersection, with few installed mid-street. The existing wooden poles are dry rotten and damaged, and do not meet the City Dark Sky Ordinance requirements.

STREETS

As part of the 2004 Bond Election streets improvements, the following streets have been resurfaced since 2004: Myrtle from Laurel to Poplar, Bassett from Laurel to Piedras, Eucalyptus from Mills to Paisano, and Copia from Alameda to Paisano (Figure 7). Currently no future street improvements are planned in Chamizal. However, the Streets Department has identified the following streets as possible candidates for future resurfacing: Olive, Nixon, Cypress, San Marcial and Luna.

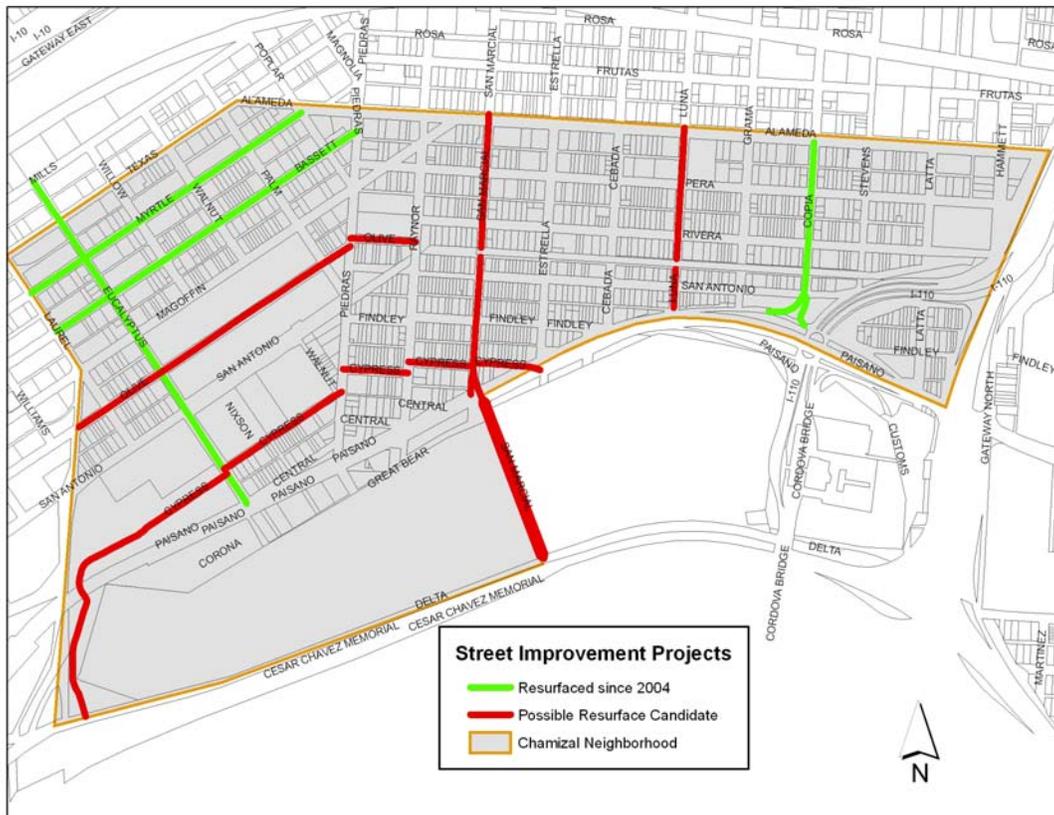


Figure 10 - Street Surface Inventory

POTABLE WATER

The El Paso Water Utility has a phased plan for replacing potable water pipes throughout the City. This area has recently seen numerous improvements to waterlines in the following locations (Figure 11) through the city program and the Texas Department of Transportation Alameda Avenue project:

- Alameda Avenue from Piedras Street to Boone Street (12" ductile iron) 2003 as part of TXDOT project
- Rivera Avenue from Raynor Street to Stevens Street (6" PVC) 2002
- Alley North of Pera Avenue from Luna to Stevens (6" PVC) 2003
- Hammett Street from Rivera Avenue to Pera Avenue (6" PVC) 2003
- Copia Street from Alameda Avenue to Pera Avenue. (12" PVC) 1999

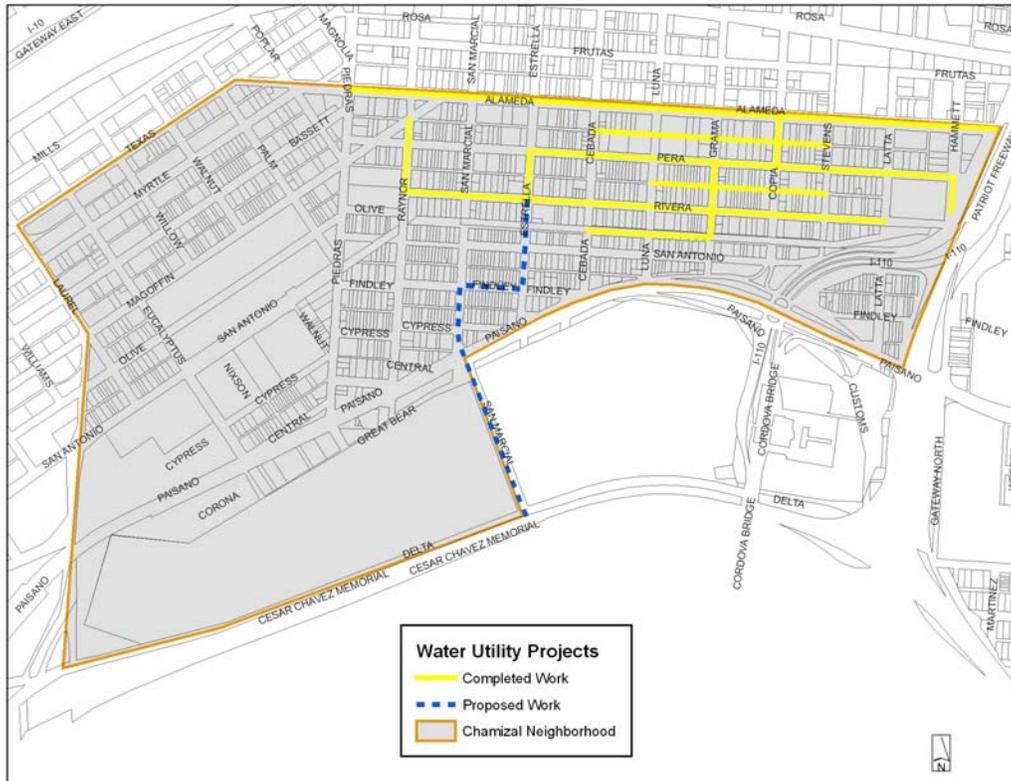


Figure 11. Waterline and Waste Waterline Improvements

WASTE WATER

Recent reclaimed water improvements in the area include:

- Estrella Street from Rivera Avenue to Pera Avenue (8” PVC) 2005
- Pera Avenue from Estrella Street to Boone Street (8” PVC) 2005

Potential future improvements are dependent on customer demand for reclaimed water and include;

- Estrella Street from Rivera Avenue to Findley Avenue, 8” PVC main.
- Findley Avenue from Estrella Street to San Marcial Street, 8” PVC main.
- San Marcial Street from Findley Avenue to the Border Highway, 8” PVC main.

Recent sanitary sewer improvements in the area include

- Rivera Avenue from Raynor Street to Latta Street (8” & 18” PVC) 2002
- Franklin Canal from Cebada Street to Grama Street (8” PVC) 2001
- Grama Street from Franklin Canal to Rivera Avenue (8” PVC) 2001
- Rivera Avenue from Grama Street to Copia Street (8” PVC) 2001
- Grama Street from Alley North of Rivera Avenue to Pera Avenue (8” PVC) 2004
- Alley North of Pera Avenue from Cebada Street to Stevens Street (8” PVC) 1998

Building and Zoning Codes

The building and zoning codes are established to ensure the health, safety and general welfare of the city. Junked vehicles, outdoor storage, unkempt yards, poorly maintained alleys, and substandard housing all degrade the quality of residential life in a neighborhood. These appear to be the most prevalent code violations in Chamizal.

The City's code enforcement program is by necessity, reactive. The City is too large, and enforcement officers too few, to be able to regularly comb areas and issue citations. For that reason, typical practice by the department is to inspect and cite property owners only when complaints are filed with the City. Many people, for varying reasons, do not feel comfortable reporting their neighbors, particularly when it may result in a fine or hardship to that neighbor.

Code Enforcement

The Chamizal Neighborhood suffers from a poor image due to a prevalence of code violations on both commercial and residential properties. Nuisance and building code violations, junked vehicles, environmentally contaminated sites, and vacant and abandoned structures all detract from the safety, health and aesthetic of the neighborhood.

A set of neighborhood cleanups were conducted in the neighborhood. Prior to each cleanup, City code enforcement officers conducted a sweep through the neighborhood, making property owners aware of violations and alerting them to the upcoming cleanup as a means and deadline for correcting the violations. During the sweep, 415 properties were visited and 165 (40%) notices of violations were issued. Many of these violations were corrected by the time of the neighborhood cleanup when nearly 800 cubic yards of debris were removed from the neighborhood. Following the cleanup however, violations began to reemerge.

Police Protection

The Chamizal Neighborhood has seen a significant increase in criminal activity over the past few years, even as incidents of most crimes have decreased city- and county-wide. Between 2003 and 2005 a gang injunction was initiated by a consortium of law enforcement agencies in the Segundo Barrio, immediately west of the Chamizal Neighborhood. Essentially, criminal activity shifted from neighborhood and added to another.

A multitude of safety and security issues have been identified in the neighborhood through numerous public meetings with neighborhood residents and businesses. Overall, the neighborhood is perceived as a poor area where crime is rampant, though many residents who attended public meetings or replied to the survey also describe the neighborhood as a close-knit community.

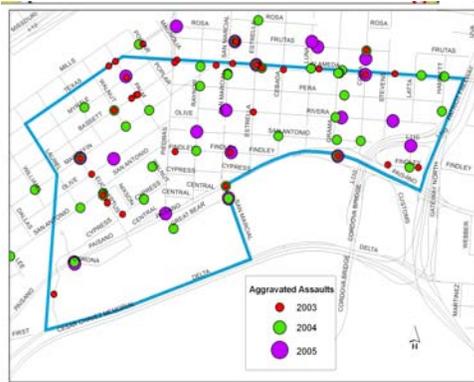


Figure 9 Aggravated Assault Map

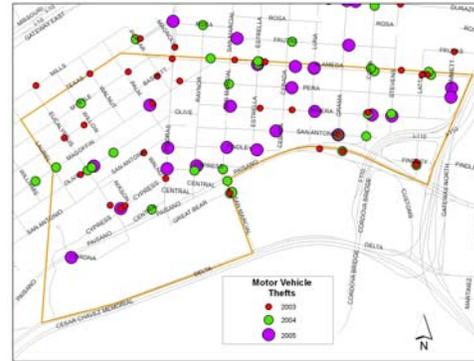


Figure 11 Motor Vehicle Theft Map

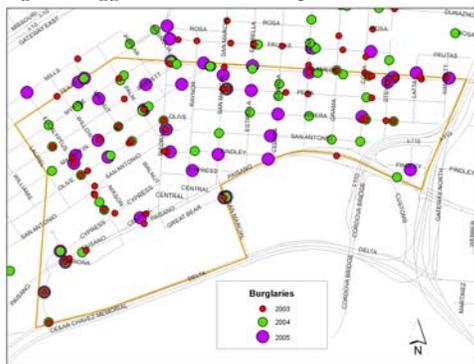


Figure 10 Burglaries Map

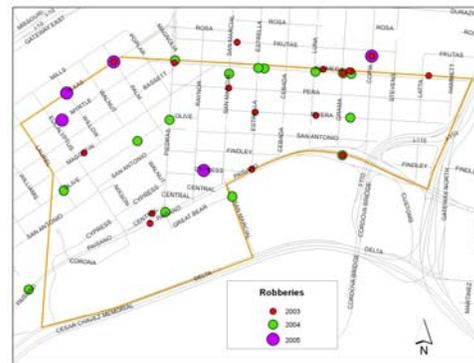


Figure 12 Robbery Map

Analysis of crime data shows the number of arrests for aggravated assault, burglary, robbery, and motor vehicle theft in the Chamizal Neighborhood to be on the rise. These discussions with neighborhood residents, the El Paso Police Department and community organizations indicate that gang and drug activity are primary contributors to these increasingly high levels of serious crime, and should be the highest priorities. For this reason gang and drug activity are identified and addressed as problems which lead to the specific crime problems of aggravated assault, burglary, motor vehicle theft and robbery.

It is expected that coordinated law enforcement efforts to decrease drug and gang activity will result in a decrease in the numbers of serious and violent criminal offenses in the neighborhood. The law enforcement community will also implement specific strategies to further reduce the occurrence of aggravated assault, burglary, motor vehicle theft, and robbery. This will further decrease crime by removing those criminals in the neighborhood that are not associated with drugs and gang activity

Domestic violence is also a problem within the neighborhood that was expressed by residents at public meetings and by the Housing Authority. The Chamizal Neighborhood more than doubles the City in the number of domestic violence offenses per 1,000 population during the past three years.

Education

Beall, Douglas, and Zavala Elementary Schools, Guillen Middle School, and Bowie High School serve the school-aged population in the neighborhood. Through meetings with school principals and counselors, needs for increased tutoring and access to technology have been identified for improved educational performance. Linking these students to mentors or educational enrichment programs would also help to ease the transition from high school to college. Programs such as UTEP's Upward Bound, a free, year-round college preparatory program that is geared towards low-income and first-generation college bound students.

For adults, UTEP has a variety of programs that serve the El Paso community including career development, professional certificate programs, lifelong learning (for adults over 50), and English as a second language. El Paso Community College (EPCC) also provides continuing education opportunities. These include a workforce development program, professional certificates and a Small Business Development Center. EPCC has a downtown campus located 2 miles west of the Chamizal Neighborhood.

Adults would also be able to access some educational programs in the neighborhood at the Housing Authority Complexes or Non profit facilities such as Project Vida, or Café Mayapan.

Youth Services

There is a great need for youth services within the neighborhood. There are limited youth services providers located within the neighborhood. Project Vida operates a Latch Key Program and the Parks and Recreation Department provide an after school recreation program at Beall and Zavala Elementary. These entities provide educational and recreational programs; however there is need for a much more comprehensive array of services to address youth issues. Increased access to recreational and preventive programs will give neighborhood youths alternatives to joining gangs and getting involved in substance abuse. Educational programs are necessary as well to increase educational attainment and decrease the dropout rate in the neighborhood.

Three neighborhood parks offer opportunities for organized recreational sports. The City of El Paso Parks and Recreation Department maintains Barrio, Pera Luna and Estrella Rivera Parks located within the Chamizal. The three parks have basketball courts and playground equipment.

Commercial Services

Commercial activity within the Chamizal neighborhood can be found along the Alameda Texas Corridor, Piedras Street and mixed in with the residential in the North West portion of the neighborhood. There are a wide range of businesses in Chamizal, from the neighborhood friendly to industrial. The physical condition of businesses in the neighborhood varies throughout the neighborhood. Businesses have expressed a desire to

increase commercial traffic in the neighborhood that decreased during Texas Department of Transportation reconstruction on Alameda Avenue.

There are many businesses that operate in the Chamizal. Neighborhood serving businesses such as grocery stores, convenience stores, restaurants, appliance repair, and tortilleria to name a few. In the neighborhood you will also find auto salvage yards, auto repair shops, marble granite shops and other businesses that serve the wider community. All businesses exhibit varying degrees of pride in the neighborhood through their appearance and adherence to city codes.

The age and condition of buildings in the Chamizal Neighborhood also varies to a great degree. Many older buildings, even some adobe structures still exist in the neighborhood. Where opportunity has allowed, new construction has replaced the older buildings. This usually requires a large land assembly as construction must adhere to current building codes. These usually mean larger setbacks and increased parking.

There is limited curbside parking along the Alameda Texas Corridor and throughout the Chamizal Neighborhood. There are no shared, off site parking facilities for commercial businesses. Since parking requirements could not be offset by curbside parking, all commercial businesses built after November 1955 (the adoption of the first Zoning Ordinance) were required to supply on-site parking. The majority of Chamizal businesses were built before 1955, and did not have to build to certain standards for setbacks, parking, and other requirements.

Neighborhood Resources

Many neighborhood resources will be relied upon throughout the development and implementation of this strategy. Fortunately, there is a wealth of resources located both within the neighborhood and around the community at large. Many of these organizations are already committed to the efforts that will result from this strategy and others will continue to come on board during implementation.

Chamizal Neighborhood Resources

Organizations with a presence in the neighborhood are key stakeholders in the success of a revitalization strategy. Not only do these organizations have an inherent interest in the well-being of residents and businesses in the neighborhood, they also stand to benefit from early involvement in the process by increasing their visibility and bringing the neighborhood together. Also, some of these organizations stand to significantly build their capacity by remaining involved in the strategies implementation.

- Alameda Business Association
- Chamizal Neighborhood Association
- Magoffin Neighborhood Association

El Paso Community Resources

The community-at-large has already made commitments to the residents and businesses of Chamizal. Many of these organizations have already assisted in public meetings, notification, survey distribution, and planning for this strategy. Also, 21 different organizations joined the neighborhood and the Community and Human Development Department, in executing an intensive neighborhood cleanup.

El Paso has no shortage of non-profit and public and private organizations that can provide resources, input, services, and assistance in implementing the strategy. Organizations actively participating in this revitalization effort include:

Table 18. Participating Agencies and Organizations

Agency/Organization	Services Provided
Acción Texas	Economic development, small business assistance
Aliviane	Substance abuse treatment and prevention
Alameda Business Association	Network for businesses along Alameda
Big Brothers Big Sisters	Youth mentoring
Centro de Salud Familiar La Fe	Medical clinic, housing, family planning, Cultural Technology Center
Centro San Vicente	Medical clinic
Community Solutions of El Paso	At-risk youth services
Drug Enforcement Administration	Drug enforcement
El Paso Alliance, Inc.	Substance abuse intervention and treatment
El Paso Community College	Adult education, English as Second Language (ESL)
El Paso Independent School District	Youth education, tutoring
El Paso Mental Health and Mental Retardation	mental health and substance abuse treatment
El Paso Police Department	Law Enforcement
Fort Bliss	Youth mentoring, general volunteerism
Hispanic Chamber of Commerce	Small, minority and women owned business services
Housing Authority of the City of El Paso	Low-income housing, social programs for residents
Groundwork El Paso	At-risk youth programs
La Mujer Obrera	Workforce development, job training
Operation No Gangs	Gang prevention and intervention
Project Arriba	Workforce development, job training
Project Bravo	Housing, food stamps, youth services, adult basic education, access to health care
Project Vida	Medical clinic, low-income housing, child development, after school program, micro-enterprise program
Rio Grande Council of Governments	A forum for intergovernmental cooperation
Rio Grande Safe Communities	Substance abuse prevention
Thomason Hospital	Clinic, Substance abuse treatment
University of Texas at El Paso	Civic engagement, adult education, college prep, tutoring
Upper Rio Grande at Work	Workforce development, job training
Youth Initiative Program	A conglomeration of youth service providers

Strategy Narrative

Issues in the neighborhood were introduced by residents and property owners through public meetings and a survey conducted by the University of Texas at El Paso. Business owners and operators also met to establish the needs of local businesses. The issues that are addressed in this strategy, and their corresponding goals, were derived from this input and are described in the following narratives. The specific strategies were created by eight separate taskforces including residents, service providers, and other stakeholders. The members of these taskforces will be key partners in the implementation of these strategies.

Safety & Security

Residents identified drugs, gangs, and prostitution as criminal activities that are prevalent within their neighborhood. These specific activities are often linked to one another. By reducing the incidence of any one of these crimes, the result will likely be a decrease in the others. Other crimes such as aggravated assault, burglary, and motor vehicle theft are often connected to gangs and drugs. To reduce criminal activity and to create a safe community, law enforcement efforts in Chamizal will be focused and concentrated.

Offenses committed within the neighborhood will be flagged to allow for continued tracking of neighborhood-specific crime data. This process will also make prosecutors, and thereby judges, aware that these crimes were committed in the revitalization neighborhood. That information may then be used in consideration of sentencing.

Periodic stings will be conducted by the Police Department, Drug Enforcement Administration (DEA) and the High Intensity Drug Trafficking Area (HIDTA) Fugitive Taskforce which is represented by numerous local, State, and Federal law enforcement agencies. These stings will focus on crimes with high incidence rates in the neighborhood and will primarily target drugs, gangs, and prostitution.

Law enforcement efforts can only do so much to reduce crime in a neighborhood. Community policing activities will get residents involved in policing their own neighborhood. These activities will build a greater trust between law enforcement officers and residents, resulting in increased reporting of crimes. The Police Department will work with the residents to recruit new Neighborhood Watch groups. A Citizen Police Academy will be held in the neighborhood to engage residents with law enforcement. Semi-annual town hall meetings will be held to discuss law enforcement efforts and the crime situation in the neighborhood. An annual fair will be held by various law enforcement agencies to demonstrate equipment and programs, and further open communication and interaction with residents.

Neighborhood Conditions

To address the prevalence and reoccurrence of code violations in the neighborhood, code enforcement officers and support personnel will be assigned to work exclusively in the Chamizal Neighborhood. These officers will be able to focus their efforts on the neighborhood in a *proactive* enforcement role and will have the opportunity to form a trust and friendship with neighborhood residents. Combining annual cleanups with proactive enforcement will assist residents in correcting violations and will prevent those violations from reoccurring.

The assigned code enforcement officers will coordinate with the City's Development Services Department to identify and process cases involving vacant and/or abandoned properties that are non-compliant with the Code. Coordination will also exist between the code enforcement officers and police officers to properly site junked and inoperable vehicles in the neighborhood.

A preliminary walkthrough of the neighborhood by Groundwork El Paso (a local non-profit agency) identified multiple sites that could possibly be non-compliant with state and federal environmental laws. Properties with environmental contamination not only affect the image and appearance of the neighborhood but can also represent health hazards to residents. Groundwork El Paso has agreed to work in Chamizal to assist property owners in the mitigation and remediation of environmental contamination. The Texas Commission on Environmental Quality and the U.S. Environmental Protection Agency will need to conduct site assessments prior to mitigation and remediation.

To ensure that code enforcement officers, police officers and building inspectors can expeditiously address issues in the neighborhood, applicable sections of the Municipal Code will be reviewed and amended as necessary.

Housing

Homeownership in the Chamizal Neighborhood is extremely low. While many of the residents do not have the financial means to become homeowners as a result of low educational attainment, lack of job skills, and low English proficiency, it is not beyond their reach. The City has programs administered under HUD to assist low and moderate income families in purchasing homes. Often people do not know that these programs exist or think that they qualify. The first step towards increasing homeownership is to educate and prepare residents for the process of purchasing a house and the responsibilities that go with homeownership. This will include financial literacy training, Earned Income Tax Credit assistance, home buyer education, foreclosure prevention, and credit counseling programs. Along with these opportunities, lenders and the City will introduce available programs to residents that are looking to become homeowners. The City will also expand funding for its First Time Home Buyer Program to focus those dollars into the neighborhood.

There is also a need to increase the supply of affordable single family housing in the neighborhood. A program of incentives will be developed that will encourage developers and contractors to rehabilitate and build in Chamizal. The City will partner with a local Community Housing Development Organization (CHDO) to develop funding opportunities for residents seeking affordable home ownership. This relationship will also increase the in-fill construction of new homes and the rehab of homes in the neighborhood. A CHDO will also work to develop a neighborhood exterior paint improvement program.

Another strategy for housing is to preserve, improve and increase the supply of affordable rental housing units. The City of El Paso will seek to design and implement a rental inspection program. This will assist in identifying rental properties that are not up to code and contribute to blight. There will also be an emergency relocation assistance program for those residents who will be forced to move from their rental property if it is found to be unsafe or unsanitary for living. The City of El Paso will also identify and develop a funding mechanism for multi-unit developments in the neighborhood. This will assist in creating better rental housing capacity in the neighborhood.

The City of El Paso will also work to develop and attain approval for a residential land bank program. This will allow the City of El Paso to implement a program and acquire funds to purchase land for affordable housing opportunities in the neighborhood.

Community Services

The Community Services component of this strategy will address a variety of issues and utilize the support of local non-profits, the CBDO and health and human service agencies to create a consortium of partners that will work to address the social service needs identified by the neighborhood residents.

Increasing youth activities and prevention programs in the neighborhood were identified as high priorities in the neighborhood. Therefore, there is a need to develop and implement a mentorship program in the neighborhood. The CBDO will assist to identify other qualified agencies that can recruit volunteers to act as role models and mentors for youth living in the neighborhood. There is also a need to strengthen the after-school Latch-Key program for youth living in the neighborhood. The El Paso Independent School District and an area non-profit will work in partnership to identify which youth in the neighborhood are in need of this service. Due to the extreme economic conditions in the neighborhood, many youth are left unattended at home because both parents and or all the adults living in the home are working. There is also a significant need to develop and implement an after-school recreational program for youth living in the neighborhood. There are very little organized sports/recreational programs in the neighborhood. The City of El Paso's Parks and Recreation Department will work with EPISD and volunteers to implement these activities.

Residents also identified the need for implementing a life skills/education program for youth living in the neighborhood. Many of the youth living in the neighborhood are not

exposed to critical knowledge and information related to their overall total wellness. Sex education, financial literacy, career goals, hygiene and health needs are examples of topics that would be covered. There is also a need to address substance abuse and drug education. A summer program will be developed and implemented to address this issue along with camping trips to expose participating youth to other facets of life. The residents also identified the need to increase gang intervention and prevention programs in the neighborhood. Idle youth with limited positive influences are frequently recruited into street gangs. Increased intervention and prevention programs would assist in decreasing the number of youth associated with prison and street gangs.

Coordinating and targeting existing teen pregnancy prevention programs in the neighborhood has become a critical need in the neighborhood. Due to a high rate of unintended teen pregnancies, a cycle of poverty for young mothers and their children has become a systemic burden on services and resources. An existing bilingual multi-media campaign will also be implemented in the neighborhood in order to decrease unintended pregnancies.

Another primary concern issued by the residents is the need to increase the total wellness of all the residents living in the neighborhood. The US/Mexico border has seen a significant increase in diabetes, breast cancer and prostate cancer over the last 25 years. The low-income residents living in the neighborhood have become susceptible to disease due to inadequate diet and a lack of access to primary health care. Partnering agencies will conduct a health assessment in order to identify what specific programs are needed as a result of the findings in the health assessment. This will also begin the process towards building the capacity for residents in the neighborhood to learn more about health related issues and the prevalent diseases associated with having an unbalanced diet, a lack of exercise and limited access to health services.

Reducing adult substance abuse in the neighborhood is another critical problem identified by residents living in the neighborhood. Often, homeless or vagrant individuals loiter in the neighborhood near schools and public housing. There's evidence that most of these individuals are drinking alcohol or using drugs in public. The residents are concerned for the safety of the children living in the neighborhood. The strategy will increase drug prevention and intervention programs in the neighborhood and conduct alcohol and drug awareness workshops for families and individuals living in the neighborhood. Simultaneously, police presence will be increased to address public intoxication through the safety and security strategies.

Reducing domestic violence in the neighborhood is another goal within the strategy and through existing resources, the Center Against Family Violence will conduct domestic violence education classes and workshops for residents living in the neighborhood. There will also be outreach and marketing to provide services for victims of domestic violence living in the neighborhood.

Another critical need is to reduce recidivism in the neighborhood. The creation and implementation for programs for returning offenders will be developed. This effort will

also assist in helping families understand the needs of a returning offender and assist them with education, job training and housing.

Economic/Workforce Development

Economic and Workforce Development issues are critical links for neighborhood revitalization. Segments of the business community are blighted and distressed. A coordinated effort to increase the visibility and viability of business in the Chamizal neighborhood through technical assistance, façade improvements and increased access to capital would improve business conditions in the neighborhood.

Based on the input received, there is a need to increase employment opportunities for residents living in the neighborhood. Job training programs will be developed with a focus on skills necessary for jobs available in El Paso. There will also be Job Fairs in the neighborhood specifically targeting the residents. Greater opportunities for job training and entrepreneurship will also be available through the development of the Centro Mayapan, mercado\cultural marketplace.

There is also a need to increase customer parking along the commercial corridor in the neighborhood. A parking assessment will be conducted in order to learn what can be done to address this problem and an action to relieve the parking situation will be developed that does not negatively impact the residential areas.

Neighborhood Facilities

The City does not currently operate any public facilities such as libraries, recreation centers or senior centers in the Chamizal Neighborhood. Through coordination and planning neighborhood facilities in Chamizal could be opened to deliver the community services called for in this strategy. The elementary schools, high school and not for profit agencies have facilities within the neighborhood that could provide the needed space. Community partners have already asserted the availability of classroom space for adult education classes, cafeteria space for after school youth recreation programs and other social services.

Education

Ensuring opportunities for educational advancement is primary to revitalization efforts. Close to three quarters of the Chamizal residents aged 25 and over do not have a high school diploma or GED. In order to increase employment opportunities and raise incomes, neighborhood youth must be given every opportunity to complete high school.

The development, coordination, and implementation of after school programs for neighborhood youth will cater to students specific academic needs, and will provide individual attention. To motivate and tutor neighborhood youth, students from the University of Texas El Paso and professionals from the neighborhood will be recruited as mentors. Often parents are removed from their children's education. Evening workshops

will be conducted with students, parents, and other family members to establish family support systems for educational achievement.

Youths at risk of dropping out will be identified by the school district. Mentoring program will offered to encourage these students to stay in school. Classes for GED and job training opportunities will also be offered. For those students English as Second Language (ESL) classes additional programs will assist them in keeping up with the school's curriculum.

To directly address the needs of those ages 25 and older without a high school education, marketing and outreach for existing adult education programs will be focused in the Chamizal Neighborhood. To improve availability of these services, adult education, literacy, and GED classes will be conducted at a facility located within the neighborhood. To improve employability, basic computer classes will also be provided.

Infrastructure

The top priorities for infrastructure issues according to residents are improving street and alley conditions, improved street lighting, and improvements to the Franklin Canal. Strategies surrounding infrastructure must address all areas in order to be effective.

The city has formed a Storm Water Utility District to oversee comprehensive drainage strategies for the entire city. An assessment of conditions within the Chamizal will be requested. Recommendations for projects will be forthcoming from that entity.

Gaps in sidewalk connectivity exist throughout the neighborhood. The Streets Department of the City is currently conducting an inventory of sidewalks in the neighborhood. The City has funds allocated to constructing sidewalks that connect these gaps. Based on the inventory, the Sidewalk Gap Construction Program will be used to fill those gaps that qualify under the program.

Along with sidewalks, the Streets Department's inventory will include street conditions and locations of street lights. The street condition assessment will allow for the department to identify and prioritize necessary improvements. The street light inventory will allow for Traffic Engineering to identify where additional street lights may be necessary. Funding would need to be identified to upgrade the existing lighting to current standards.

A number of the alleys in the neighborhood are unpaved or need resurfacing. There is currently an Unpaved Alleys Program being conducted in another part of the City. Funding for that program was allocated through a past bond election. This program can be repeated in the Chamizal Neighborhood; however its implementation would rely on the passing of a future bond election for funding.

Residents voiced various concerns with the Franklin Canal. Over grown weeds, litter, and damaged gates are not only a nuisance but a serious danger. A child playing along the canal is not an uncommon sight. Coordinated efforts with the Water Improvement District to eliminate the unsightly conditions and envision greater possibilities for the canal could make the Franklin Canal an asset to the neighborhood.

Potable, waste and reclaimed water infrastructure in the neighborhood had been slowly degrading over the years. Many improvements have already been made in the past few years to that infrastructure within the neighborhood.

Chamizal Revitalization Strategy

The following section is the strategy for revitalizing the Chamizal Neighborhood. The goal statements were formulated to address the highest priority issues and concerns of residents and stakeholders of the neighborhood. Each goal statement has corresponding strategies for meeting the goal. Each strategy is provided with a cost estimate, partners responsible for executing the strategy, expected funding sources, timelines, baselines, performance measures and correlations.

Cost estimates represent full implementation costs, meaning that many activities that are to occur continuously were estimated as such (i.e. a project with an annual cost of \$10,000, that is expected to continue throughout the 5 year period will have a cost estimate of \$50,000). Timing of strategies and projects are represented by the following:

Immediate – Year 1

Mid-term – Years 2 and 3

Long-term – Years 4 and 5

Strategies that are expected to begin in year one and run through the entire five years are indicated as immediate to long-term; those expected to take place sometime between years two and five are indicated as mid-term to long-term, and so on.

CHAMIZAL

Safety & Security

Goal Statement #1: Increase community policing efforts and citizen participation in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
1a.	Increase awareness and participation in the Neighborhood Watch Program, including semi-annual informational meetings	\$3,000	Police, Housing Authority	Police, Donations	Immediate to long-term	No active block watch exists	2 Neighborhood Watch Groups created annually	N/A
1b.	Conduct semi-annual town hall meetings to discuss law enforcement in the neighborhood	\$2,500	Police, Neighborhood Services, Neighborhood Associations	Police	Immediate to long-term	No town hall meetings conducted	3 meetings annually	N/A
1c.	Host annual fair to display and demonstrate law enforcement (Police, Fire, Military Police, etc) equipment and programs	\$50,000	Police, Fire Department, Fort Bliss, Youth Initiative Program, Neighborhood Services	Police, Fire Department, Fort Bliss, others	Immediate to long-term	No program currently being implemented	Annual fair conducted	N/A
1d.	Conduct Chamizal Citizen Academy Police	\$15,000	Police	Police	Mid-term	No neighborhood academy exists	20 graduates annually	N/A

Safety & Security

Goal Statement #2: Reduce criminal drug activity in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
2a.	Conduct periodic stings as necessary to disrupt and dismantle drug organizations	\$5,000	DEA, HIDTA Fugitive Taskforce, Police	DEA, HIDTA Fugitive Taskforce, Police	Immediate to long- term	No planned stings	# of stings conducted/ # of arrests	N/A
2b.	Flag drug offenses in the neighborhood to ensure meaningful reporting and data collection	\$5,000	DEA, HIDTA Fugitive Taskforce, Police	DEA, HIDTA Fugitive Taskforce, Police	Immediate to long- term	No flagging of offenses occurring	# of drug offenses	Goal 3b

Goal Statement #3: Reduce gang activity in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
3a.	Conduct periodic stings as necessary to disrupt and dismantle gangs	\$5,000	Police	Police	Immediate to long- term	No planned stings	# of stings conducted/ # of arrests	N/A
3b.	Flag gang-related offenses in the neighborhood to ensure meaningful reporting and data collection	See 2b.	Police	Police	Immediate to long- term	No flagging of offenses occurring	# of gang- related offenses	Goal 2b

Safety & Security

Goal Statement #4: **Reduce solicitation in the neighborhood**

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
4a.	Conduct periodic prostitution stings as necessary	\$5,000	Police	Police	Immediate to long-term	No planned stings	# of stings conducted	N/A

Neighborhood Conditions

Goal Statement #5: Improve housing and overall living conditions within the neighborhood by eliminating code violations

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
5a.	Review existing Codes and amend as necessary (Chapter 9.16 - Nuisances) (Title 18 - Building & Construction)	\$5,000	Environmental Services, City Attorney, Police, Fire, City/County Health, Neighborhood Services, City Prosecutor	City of El Paso	Immediate	Codes may impede enforcement	Inventory completed in first year	Goal 7a
5b.	Assign code enforcement personnel to serve exclusively in the Chamizal Neighborhood	\$375,000	Environmental Services	CDBG, City of El Paso	Mid-term	No personnel to serve exclusively in area	Enforcement officers and support assigned in Fall 2008	Goal 5c
5c.	Proactively enforce Building and Nuisance Codes	See 5b.	Development Services, Environmental Services, Police, Fire, City Prosecutor	See 5b	Mid- to long-term	No dedicated or proactive enforcement	# of citations issued, # of cases prosecuted	Goals 7and 8

Neighborhood Conditions

Goal Statement #6: Eliminate/secure abandoned and/or vacant structures

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
6a.	Conduct inventory of vacant and/or abandoned structures	\$1,000	Neighborhood Services	City of El Paso	Immediate	No existing inventory	Inventory completed in first year	N/A
6b.	Assess condition of structures to determine rehabilitation feasibility	\$1,000 per assessment (dependant on inventory)	Development Services (Building Standards)	Development Services	Immediate to mid-term	No assessments conducted	Inspection of all identified vacant/abandoned structures	Goal 13a
6c.	Initiate processes for boarding and securing vacant structures	\$50,000	Development Services	City of El Paso, CDBG	Mid-term to long-term	# of vacant structures unsecured	All vacant/abandoned structures boarded and secured	N/A
6d.	Initiate processes for demolition of non-compliant properties	\$200,000	Development Services	City of El Paso, CDBG	Mid-term to long-term	Dependent upon inventory of abandoned structures	# of demolitions	N/A

Neighborhood Conditions

Goal Statement #7: Remove junked vehicles from the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
7a.	Review existing Codes and amend as necessary (Chapter 9.08 - Junked Vehicles)	See 5a.	Neighborhood Services, Environmental Services, Police, City Attorney	City of El Paso	Immediate	Codes may impede enforcement	Inventory completed in first year	Goal 5a
7b.	Develop and implement a program to remove abandoned vehicles and junked & inoperable vehicles from the neighborhood	\$10,000	Environmental Services, Police, City Attorney	CDBG, other	Immediate to long-term	No existing program	# of vehicles removed	N/A

Neighborhood Conditions

Goal Statement #8: Conduct intensive annual cleanups in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
8a.	Identify and notify properties that are non-compliant with Codes (i.e. outdoor storage, tall weeds)	See 5b.	Environmental Services	CDBG, City of El Paso	Prior to each cleanup	No dedicated or proactive enforcement	# of notifications issued	Goal 5c
8b.	Identify volunteers to contribute services and materials for cleanups	\$5,000	Neighborhood Services, CBDO	City of El Paso	Prior to each cleanup	Numerous agencies and individuals have contributed to past cleanups	Minimum of 50 volunteers and 90% resident participation	N/A
8c.	Conduct annual cleanups	\$250,000	Neighborhood Services, Solid Waste, Identified volunteers	City of El Paso, CDBG, donations, volunteers	Immediate to long-term	Illegal debris accumulation on properties throughout the neighborhood	# of cubic yards of debris removed	N/A
8d.	Issue citations for noncompliance with code following the cleanups	See 5b.	Environmental Services	CDBG, City of El Paso	Following each cleanup	N/A	# of citations issued	Goal 5c

Neighborhood Conditions

Goal Statement #9: Mitigate environmental contamination in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
9a.	Identify contaminated sites in the neighborhood	\$25,000	Groundwork El Paso, Texas Commission on Environmental Quality (TCEQ), U.S. EPA	Groundwork El Paso, TCEQ, U.S. EPA	Immediate to mid-term	No inventory exists in neighborhood	# of assessments conducted	N/A
9b.	Provide remediation assistance to land owners	Dependant on inventory, up to \$400,000	Groundwork El Paso, TCEQ, U.S. EPA	Groundwork El Paso, TCEQ, U.S. EPA	Mid to long-term	3 of contaminated sites	# of sites remediated	N/A

Housing

Goal Statement #10: Increase homeownership in neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
10a.	Provide financial literacy classes, home buyer education and credit counseling programs	\$100,000	Federal Reserve Bank of Dallas, Federal Home Loan Bank, Credit Union Service Organization, YWCA, Housing Authority, Community Development, Texas Department of Housing & Community Affairs, Housing Finance Corp., National Credit Union Federation, Community Based Development Organization	Federal Reserve Bank of Dallas, Federal Home Loan Bank, Credit Union Service Organization, YWCA, Housing Authority, Community Development, Texas Department of Housing & Community Affairs, Housing Finance Corp., National Credit Union Federation, Community Based Development Organization, CDBG	Immediate to long-term	No classes targeted in neighborhood	100 residents completing training/classes	N/A
10b.	Target First Time Home Buyer Program funds into the neighborhood	\$2,000,000	Housing Finance Corp., Community Development, Federal Home Loan Bank, Federal Reserve Bank of Dallas, Private Financial Institutions, Fannie Mae, Freddie Mac	Housing Finance Corp., Community Development, Federal Home Loan Bank, Federal Reserve Bank of Dallas, Private Financial Institutions, Fannie Mae, Freddie Mac	Immediate to long-term	25% homeownership in the neighborhood	100 new homeowners	Goal 10d

Housing

Goal Statement #10: Increase new single family housing construction in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
10c.	Increase Earned Income Tax Credit (EITC)/Individual Development Account(IDA) programs as a means of down payment closing costs	\$300,000	IRS, El Paso Affordable Housing, Credit Union Service Organization	IRS, El Paso Affordable Housing, Credit Union Service Organization	Immediate to long-term	134 neighborhood residents served by EITC in 2007	Increase residents served by EITC by 25% annually and 20 new IDAs annually	N/A
10d.	Conduct lender product availability forums	\$10,000	Housing Finance Corp., Community Development, Private Financial Institutions, Credit Unions	Housing Finance Corp., Community Development, Private Financial Institutions, Credit Unions	Immediate to long-term	No lender forum targeted to neighborhood	1 forum conducted in the neighborhood annually	Goal 9b

Housing

Goal Statement #11: Increase new single family housing construction in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
11a.	Develop and implement an incentive program for the construction of new single family homes	\$100,000	Community Development, City Council, Development Services, El Paso Water Utilities, El Paso Electric, Texas Gas Service	City of El Paso, CDBG, El Paso Water Utilities, El Paso Electric, Texas Gas Service	Immediate to mid-term	No incentive program exists	Incentive program developed and implemented	N/A
11b.	Identify developers and contractors to construct new single family homes	In-kind	Community Development	N/A	Immediate to mid-term	No developers/contractors constructing housing in neighborhood	3 developers/contractors developing in neighborhood	N/A
11c.	Implement Youth Build Program	\$1,500,000	Centro de Salud Familiar La Fe	Department of Labor	Immediate to long-term	Program initiated in 2007	7 new housing units constructed	Goal 12b
11d.	Review the existing zoning and make recommendations	In-kind	City of El Paso	N/A	Immediate to mid-term	Current zoning	Recommended zoning changes made	N/A

Housing

Goal Statement #12: Improve and preserve the quality of single family owner occupied residential homes

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
12a.	Target funding for Housing Rehab Program	\$2,000,000	Community Development, Housing Finance Corp., Federal Home Loan Bank, Federal Reserve Bank of Dallas, Private Financial Institutions	Community Development, Housing Finance Corp., Federal Home Loan Bank, Federal Reserve Bank of Dallas, Private Financial Institutions	Immediate to long-term	No funds targeted in neighborhoods	30 homes rehabilitated	Goal 6b
12b.	Implement Youth Build Program	See 11c	Centro de Salud Familiar La Fe	Department of Labor	Immediate to long-term	No program exists	3 housing units rehabilitated	Goal 11c
12c.	Implement exterior paint program	\$50,000	Probation, Non-Profit Organizations, volunteers	Private donations, volunteers	Immediate to long-term	No targeted program exist	50 housing units completed	N/A

Housing

Goal Statement #13: Preserve, improve and increase the supply of affordable rental housing units

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
13a.	Design and implement a rental registration/ inspection program	\$300,000	Community Development, Legal Department	City of El Paso, CDBG	Mid to long-term	No program exists	Register/inspect 80% of occupied rental housing units	N/A
13b.	Provide funding for emergency relocation assistance	\$100,000	City of El Paso, Texas Legal Aid	CDBG	Mid to long-term	No program exists	# of families assisted	N/A
13c.	Identify and develop a funding mechanism for multi-unit development	\$8,000,000	City of El Paso, Community Development, HFC, CHDO, CBDO, non-profit developer, for-profit developer	HOME Funds, Texas Department of Housing & Community Affairs	Mid to long-term	No program exists	120 new affordable rental units	N/A

Goal Statement #14: Develop a Land Bank Program for future affordable housing development

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
14a.	Develop and attain approval of a residential Land Bank Program	\$5,000	Community Development, City Council, Housing Finance Corp.	City of El Paso	Mid-term	No proposal exists	Program approved	N/A
14b.	Implement program and acquire funds	\$500,000	City of El Paso, Housing Finance Corp.	City of El Paso	Mid- to long-term	No program exists	Acquire 10 parcels	N/A

Community Services

Goal Statement #15: Increase youth activities and prevention programs

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
15a.	Develop and implement youth mentorship programs	\$100,000	Non-Profit Organizations	CDBG	Immediate to long-term	No program exists in neighborhood	100 youth mentored	N/A
15b.	Expand Latch-Key Program for neighborhood youth	\$125,000	EPISD, Non-Profit Organizations	CDBG	Immediate to long-term	18 currently enrolled	32 students enrolled	N/A
15c.	Develop and implement after-school recreational programs for neighborhood youth	\$255,000	Parks and Recreation, Community Based Development Organization, EPISD, Volunteers	Parks and Recreation, Community Based Development Organization, EPISD, volunteers	Immediate to long-term	One drop-in program exists	500 unduplicated youth participating	N/A
15d.	Implement organized sports programs in neighborhood	\$75,000	Parks and Recreation, Non-profit organizations, EPISD, volunteers	CDBG, Parks and Recreation	Immediate to long-term	Limited organized sports programs in neighborhood	300 youth participating	N/A
15e.	Develop and implement Life Skills Education Program for boys 9 to 13 years old living in the neighborhood	\$45,000	Planned Parenthood, Housing Authority, Parks and Recreation, Trinity Church, Residents, EPISD, City/County Health	CDBG, Paso Del Norte	Mid- to long-term	No program exists in the neighborhood	150 youth served	N/A

Community Services

Goal Statement #15 (con't): **Increase youth activities and prevention programs**

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
15f.	Develop and implement drug education summer camp for neighborhood youth	\$50,000	CDBG, Department of Justice, Fort Bliss	CDBG, Department of Justice, Fort Bliss	Immediate to long-term	No program exists in neighborhood	150 youth participating	N/A
15g.	Increase gang prevention and intervention programs in the neighborhood	\$50,000	El Paso Police Department, Community Based Development Organization, Non-Profit Organizations, Parents	Department of Justice, Police Department, CDBG, Parks and Recreation	Immediate to long-term	Programs not targeted to neighborhood	500 youth served	N/A
15h.	Coordinate Pregnancy Prevention Program with schools and pre-teens in the neighborhood	\$50,000	EPISD, Center Against Family Violence, City/County Health	CDBG, Paso Del Norte Health Foundation, Health and Human Services, State Agencies	Immediate	No program exists in the neighborhood	300 youth served	N/A
15i.	Implement multi-media campaign to decrease unintended teen pregnancy in the neighborhood	\$25,000	Center Against Family Violence, Paso del Norte Health Foundation /Two Should Know	Paso Del Norte Health Foundation	Immediate to long-term	No campaign exists in the neighborhood	Annual campaign established	N/A

Community Services

Goal Statement #15 (con't): **Increase youth activities and prevention programs**

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
15j.	Conduct youth prevention programs for drug, alcohol, and tobacco use	\$50,000	El Paso Police Department, Community Based Development Organization, Non-Profit Organizations, Parents	Department of Justice, EPPD, CDBG, Paso del Norte Health Foundation	Immediate to long-term	Programs not targeted to neighborhood	500 youth served	N/A
15k.	Host an annual picnic to increase resident pride in the neighborhood	\$15,000	Neighborhood Associations, EPISD, City of El Paso, Police, Fire Department, Community Based Development Organization	Donations, City of El Paso, CDBG, Private Donations	Immediate to long-term	N/A	Picnics Executed	N/A

Community Services

Goal Statement #16: Increase total wellness of neighborhood residents

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
16a.	Host an annual Community Services Day to increase awareness and participation in programs	\$20,000	Community Service Agencies, Community Based Development Organization	Community Service Agencies, Community Based Development Organization	Immediate to long-term	N/A	1 Community Services Day conducted annually	N/A
16b.	Conduct health assessment of neighborhood	\$5,000	Community Based Development Organization, Thomason Care Center, UTEP	Community Based Development Organization, Thomason Care Center, UTEP, Paso del Norte Health Foundation	Immediate	No assessment exists	Conduct Health Assessment	N/A
16c.	Develop outreach and education programs based on results from health assessment	\$30,000	Community Development, Community Based Development Organization, Paso del Norte Health Foundation, Thomason Care Center	Community Development, Community Based Development Organization, Paso del Norte Health Foundation, Thomason Care Center, Health and Human Services	Mid to long-term	No targeted outreach	Outreach/education provided to 1,500 families	N/A
16d.	Increase delivery of meals to home bound seniors living in the neighborhood	\$100,000	City of El Paso, County Nutrition Center, Community Based Development Organization	Paso del Norte Health Foundation, CDBG	Immediate to long-term	Approximately 50 residents on waiting list	20 new participants served	N/A

Community Services

Goal Statement #17: Reduce adult substance abuse in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
17a.	Increase drug and alcohol prevention and intervention programs in the neighborhood	\$100,000	Alliviane, San Vicente, Mental Health Mental Retardation, Recovery Alliance	CDBG, Health and Human Services, State Agencies	Immediate to long-term	Programs are City-wide, not targeting neighborhood	50 residents successfully completing drug/alcohol intervention treatment	N/A
17b.	Conduct drug and alcohol awareness workshops for families living in the neighborhood	See 17a.	Alliviane, San Vicente, Mental Health Mental Retardation, Recovery Alliance	CDBG, Health and Human Services, State Agencies	Immediate to long-term	No workshops held in neighborhood	200 families served	N/A

Goal Statement #18: Reduce domestic violence in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
18a.	Conduct domestic violence education classes/workshops for residents living in the neighborhood	\$20,000	Paso del Norte Health Foundation, Housing Authority, Domestic Violence Prevention Commission	Paso del Norte Health Foundation, CDBG, Domestic Violence Prevention Commission	Immediate to long-term	To be established after Year 1	Increase domestic violence reporting by 20% annually	N/A
18b.	Provide services for victims of domestic violence living in the neighborhood	\$50,000	Paso del Norte Health Foundation, Domestic Violence Prevention Commission, Non-Profit	Paso del Norte Health Foundation, Domestic Violence Prevention Commission, CDBG	Immediate to long-term	Additional service necessary in neighborhood	# of victims assisted	N/A

Community Services

Goal Statement #19: Reduce recidivism in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
19a.	Create and implement programs for returning offenders	\$50,000	Police, Texas Department of Criminal Justice, West Texas Correction Center	Department of Justice, CDBG, Community Based Development Organizations, West Texas Correction Center	Mid to long-term	No program exists	Assist 5 returning offenders annually	N/A

Economic/Workforce Development

Goal Statement #20: Improve the physical appearance and capacity of neighborhood businesses

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
20a.	Develop an entrepreneurial resource guide for businesses in the neighborhood	\$10,000	Acción Texas, Economic Development, Hispanic Chamber, UTEP, Community Based Development Organization, Small Business Development Center	CDBG, Empowerment Zone	Immediate	No comprehensive guide exists	Distribute resource guide to 350 businesses annually	N/A
20b.	Develop and produce a directory of businesses operating in the neighborhood, and distribute to residents	\$30,000	Economic Development, Neighborhood Services, Neighborhood Businesses	Private Sector	Immediate to long-term	No directory exclusive to the neighborhood	# of directories distributed	N/A
20c.	Provide access to affordable private institutional loans	\$1,000,000	Private Financial Institution, Economic Development Association, Small Business Association, Community Development Financial Institution, Community Development, Economic Development, Community Based Development Organizations	Private Financial Institution, Economic Development Association, Small Business Association, Community Development Financial Institution, Community Development, Economic Development, Community Based Development Organizations, CDBG, Empowerment Zone	Mid-term to long-term	No targeted program exists in neighborhood	Provide financial assistance to 30 businesses	N/A

Economic/Workforce Development

Goal Statement #20 (con't): Improve the physical appearance and capacity of neighborhood businesses

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
20e.	Develop design guidelines for façade improvements	\$50,000	Development Services	City of El Paso, Private Sector	Immediate to mid-term	No current design guidelines	Design guidelines established and approved	Goal 21d
20d.	Develop and implement a Façade Improvement Program	\$300,000	Economic Development, Business Association, Community Development, Property Owners, Community Based Development Organization	City of El Paso, CDBG, Empowerment Zone, Private Sector	Mid-term to long-term	No program exists	30 façade projects completed	Goal 21e
20f.	Provide entrepreneurial training program	\$300,000	Acción Texas, Hispanic Chamber, Community Based Development Organization, Small Business Development Center	Acción Texas, Hispanic Chamber, Community Based Development Organization, Small Business Development Center, CDBG, Empowerment Zone	Immediate to long-term	No targeted programs exist in neighborhood	Provide training to 100 businesses	N/A

Economic/Workforce Development

Goal Statement #21: Increase employment opportunities for residents living in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
21a.	Develop job training programs based on workforce needs in neighborhood	\$25,000	Upper Rio Grande At-Work Network, Private Sector, One Stop, Project Arriba	Texas Workforce Commission, U.S. Department of Labor	Immediate to long-term	Outreach for job training programs not targeted in the neighborhood	50 new neighborhood residents employed annually	N/A
21b.	Conduct Job Fairs in neighborhoods	In-Kind	Upper Rio Grande At-Work Network, Community Based Development Organization	Upper Rio Grande At-Work Network, Community Based Development Organization	Mid to long-term	Job Fairs not held in the neighborhood	1 Job Fair held in the neighborhood annually	N/A
21c.	Implement Youth Build Program	See 11c	Centro de Salud Familiar La Fe	Department of Labor	Immediate to long-term	No program exist	# of youth trained through program	Goal 11c and 12b

Goal Statement #22: Increase customer parking along commercial corridors

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
22a.	Conduct parking assessment	\$5,000	Development Services,	City of El Paso,	Immediate to Mid-term	No assessment exists	Parking assessment completed	N/A
22b.	Increase parking	TBD	Streets Department, Developmental Services, Traffic Engineering, TXDOT	Tax Increment Finance Zone, Texas Department of Transportation	Mid to long-term	insufficient parking	# of additional parking spaces created	N/A

Economic/Workforce Development

Goal Statement #23: Develop a mercado/cultural market place for economic and workforce development

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
23a.	Construct mercado	\$1,200,000	La Mujer Obrera	Federal, State, Private	Immediate to mid-term	No facility	Complete construction of mercado	N/A
23b.	Recruit and train micro-businesses	\$1,300,000 *	La Mujer Obrera, Accion Texas, Hispanic Chamber, Upper Rio Grande At-Work Network, Project Vida	Workforce Development Board, Texas Workforce Commission, Grants	Immediate to mid-term	No recruiting or training for micro-businesses in neighborhood	50 micro-business recruited and trained/130 jobs created	N/A

* Source: La Mujer Obrera

Neighborhood Facilities

Goal Statement #24: Identify or construct necessary facilities for services to the neighborhood

	Strategy/Project	Cost Estimate	Partners	Fund Source	Timing	Baseline	Performance Measure	Correlation
24a.	House an Arts Incubator	TBD	Museums and Cultural Affairs Department	CDBG, Public Arts Fund	Mid-term	No arts programming exists in the neighborhood	# of kids served annually	N/A
24b.	Explore options for construction of a pocket park within the neighborhood	TBD	Parks & Recreation Department	General Obligation Bond	Immediate to long-term	3 City Parks and 3 Housing Authority parks within the neighborhood	Evaluation of options complete	N/A

Education

Goal Statement #25: Improve the academic achievement for school aged children living in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
25a.	Expand after-school tutoring programs in neighborhood schools	\$200,000	EPISD, Non-Profit, Community Based Development Organization	U.S. Department of Education, Texas Education Administration, CDBG, Private Foundations, EPISD	Immediate to long-term	500 students served by tutoring at some point during the year	# of students participating	N/A
25b.	Increase participation in PTAs	\$5,000	EPISD, Housing Authority, Parent Teacher Association	EPISD, CDBG	Immediate to long-term	Limited participation in PTA	Increase participation by 25% annually	N/A
25c.	Expand ESL support program for Limited English Proficient (LEP) students	\$50,000	EPISD, non-profits	CDBG, United Way	Immediate to long-term	75% students enrolled in bilingual classes	Decrease # of LEP students by 10% annually	N/A

Goal Statement #26: Increase opportunities for adult education in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
26a.	Increase adult education, literacy and GED classes in the neighborhood	\$45,000	El Paso Community College, Upper Rio Grande At-Work Network, Housing Authority	Texas Workforce Commission, Department of Labor, El Paso Community College	Immediate to long-term	71% of adults without a GED in the neighborhood	20 adults enrolled per year	N/A

Infrastructure

Goal Statement #27: Improve pedestrian mobility in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
27a.	Conduct an inventory of sidewalk gaps and submit applications to Engineering Department to have gaps filled	\$5,000	Neighborhood Services	City of El Paso	Immediate	No inventory	Applications submitted in 1 st year	N/A
27b.	Fill gaps in sidewalk connectivity using Sidewalk Gap Construction Program	\$150,000	Streets, Engineering Department	City of El Paso Sidewalk Gap Construction Program	Mid-term	Gaps exist	Connect 50% of identified sidewalk gaps	N/A

Goal Statement #28: Bring neighborhood street lighting into compliance with code

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
28a.	Conduct street light inventory to identify gaps per Code	\$1,000	Traffic Engineering, Streets Department	Traffic Engineering, Streets	Immediate	No current inventory	Inventory completed	N/A

Infrastructure

Goal Statement #28 (con't): Bring neighborhood street lighting into compliance with code

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
28b.	Install street lights where gaps create unsafe conditions	\$75,000	Traffic Engineering, Streets Department, El Paso Electric Company	CDBG	Mid-term	50 gaps identified	Installation of 50 new street lights	Safety & Security

Goal Statement #29: Improve the overall condition of street surfacing in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
29a.	Identify, inventory, and prioritize necessary street improvements	\$10,000	Streets Department	City of El Paso	Immediate	Only current scheduled improvements from 2004 Bond Election	Inventory and prioritization complete	N/A
29b.	Make necessary improvements to streets	Dependent on inventory	Streets Department, Engineering	City of El Paso	Long-term	No currently scheduled improvements	# of linear feet of road resurfaced* <i>*TBD following inventory</i>	N/A

Infrastructure

Goal Statement #30: Upgrade water infrastructure in the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Baseline	Performance Measure	Correlation
30a.	Make identified improvements to reclaimed water infrastructure	\$150,000	El Paso Water Utilities	El Paso Water Utilities	Long-term	Potential improvements have been identified	Improvements completed	N/A

Outcomes and Evaluation

A. Performance Measures

The quantitative performance measures will determine whether the revitalization strategy is providing the primary outcome of empowering residents in the Chamizal Neighborhood through various programs and activities. The performance measures should articulate the goals as defined in the revitalization strategy.

The Community Based Development Organization (CBDO) will ensure participating agencies and organizations submit required reports and will oversee projects and evaluation of all programs. Performance measures and outcomes will be gauged as outlined in the strategy. All partners will track outcome data for their specific programs and activities on an annual basis and submit their progress reports and performance measures to the CBDO. Depending on the specifics of the tasks, the progress of activities may be measured based on attainable numerical data, the physical completion of a project, and so forth.

Baseline data for neighborhood issues has been based on reports and statistical data from the 2000 U.S. Census and public and private agencies and organizations. Given the limitations in data, performance measures cannot look at outcomes alone but must consider process, workload and the development of collaborations between partners.

B. Evaluation

The project will be evaluated in terms of both process and outcomes. Process refers to the extent to which the original designs and intentions of the project conform to its actual implementation. Data on process will be reported annually to the CBDO by the various agencies and individuals responsible for implementing the specific tasks identified in the strategy. Additional data will be gathered by the Neighborhood Services Division of the City. The project evaluator will use this information to monitor on-going efforts and provide key feedback to the public and participating organizations. These analyses will permit timely modifications and alterations to the strategy where necessary.

Outcome evaluation pertains to actual effects or changes that are observed in the Chamizal Neighborhood. Some outcomes require additional data for formulation and will be established at the end of year one of implementation. Outcomes will be evaluated using data reported by the parties responsible for implementing specific tasks and tracked for the duration of the time line identified for the task to determine whether specific goals are met.

Data on process and outcomes will be gathered annually. Any alterations to the project will be based on recommendations from the taskforces that created the strategies.

Appendix A.

Public Meeting Input

Below is a list of issues raised at several public meetings. Attendees at the meeting were then given 10 votes to prioritize the issues. Participants could vote once for ten different issues, or up to ten times for any one issue. This information was used to create goals for the revitalization. It was also used to target some questions on the resident survey.

Issue	Vote
Housing rehab/improvement is necessary	68
Lack of youth activities	31
Environmental contamination	31
Too many junkyards	26
Small business loans	25
Economic development	23
Lack of adult recreational programs	22
Land Use/Lack of parking enforcement	21
Job creation	21
Large truck traffic	21
Neighborhood appearance/beautification	19
Speeding	17
Street alley improvements needed	16
Improve sidewalks	15
Cleanup is necessary	15
Need for job training	14
High School dropout rate is high	11
Too many adult oriented businesses	10
Graffiti	7
Franklin canal	7
Affordable daycare	6
More attention should be paid to the elderly	6
Parking on sidewalks	6
Improve public transportation	6
Increase home ownership	6
Lack of code enforcement	6
Lack of lighting (streets & alleys)	5
Illegal dumping in alleys	3
prostitution	2
Drug and alcohol abuse in alleys	2
Blight/empty buildings	1
Drainage	0
substandard trailer parks	0

Appendix B.

Resident Survey

The Center for Civic Engagement at the University of Texas El Paso conducted a survey of neighborhood residents to allow for additional comment on issues in the neighborhood. These survey results were used to include additional goals and to issue prioritization. This survey was also distributed in Spanish.

Neighborhood Revitalization Area Survey

This survey should take you about 15 minutes to complete. We would like to know your opinion regarding your neighborhood's strengths and challenges. This survey will ask you to answer questions (1) about your home and neighborhood, (2) about you, the person answering the survey, and (3) about your household and family.

Address: _____

Part I: Questions about your home and neighborhood

1. How long have you lived in this neighborhood? _____ YEARS

2. Do you: Rent Own Other: _____

3. How much is your monthly payment for housing (rent or mortgage)?

\$ _____

4. If you rent, what are the main reasons for doing so (as opposed to owning a home)?

- | | |
|--|---|
| <input type="checkbox"/> have always rented | <input type="checkbox"/> more affordable |
| <input type="checkbox"/> more convenient
how? _____ | <input type="checkbox"/> I don't have the credit to qualify for a
home |
| <input type="checkbox"/> I move frequently and cannot commit to a
house | <input type="checkbox"/> Other:
_____ |

5. How would you consider the physical condition of your home?

- (a) Very bad condition
- (b) Bad condition
- (c) Regular condition
- (d) Good condition
- (e) Very good condition

6. When was your property or home built?

- (a) before 1940 (c) 1950 – 1959 (e) 1970 – 1979 (g) 1990 – 1999 (i) don't know
(b) 1940 – 1949 (d) 1960 – 1969 (f) 1980 – 1989 (h) 2000 or after

7. What are the main reasons for choosing to live in this neighborhood? (*all that apply*)

- | | |
|--|--|
| <input type="checkbox"/> Close to school | <input type="checkbox"/> Affordable (within your budget) |
| <input type="checkbox"/> Close to work | <input type="checkbox"/> Safe neighborhood |
| <input type="checkbox"/> Close to childcare | <input type="checkbox"/> Close to family |
| <input type="checkbox"/> Offered amenities | <input type="checkbox"/> Close to a bus stop |
| <input type="checkbox"/> Close to a park or community center | <input type="checkbox"/> Other _____ |

8. What are the STRENGTHS or the things you LIKE most about this neighborhood?
(*name 3 things*)

1. _____
2. _____
3. _____

9. What are the WEAKNESSES or the things you DISLIKE most about this neighborhood?
(name 3 things)

1. _____
2. _____
3. _____

10. How much of an impact do the following items have on the quality of life in your neighborhood?

	Major impact	Moderate impact	No impact	Don't know
(a) Property crime	1	2	3	4
(b) Violent crime	1	2	3	4
(c) Yards not maintained (junk/high grass)	1	2	3	4
(d) Speeding	1	2	3	4
(e) Abandoned vehicles	1	2	3	4
(f) Unwanted activity in alleys	1	2	3	4
(g) Drainage/flooding	1	2	3	4
(h) Loitering	1	2	3	4
(i) Substandard/ dilapidated housing	1	2	3	4
(j) Stray animals	1	2	3	4
(k) Illegal drugs in neighborhood	1	2	3	4
(l) Gang activity	1	2	3	4
(m) Business activities outside of homes	1	2	3	4
(n) Too many homes (overcrowded)	1	2	3	4
(o) Accessibility to insurance	1	2	3	4
(p) Vandalism/ graffiti	1	2	3	4
(q) Other _____	1	2	3	4

11. What do you think is the most important issue in your neighborhood today?

12. How would you rate the following in your neighborhood?

Very good Average Very Bad Don't know
 ←—————→—————→—————→

	1	2	3	4	5	N
(a) Personal safety	1	2	3	4	5	N
(b) Recreation/ park facilities	1	2	3	4	5	N
(c) Community facilities	1	2	3	4	5	N
(d) Street lightning	1	2	3	4	5	N
(e) Code enforcement	1	2	3	4	5	N
(f) Street pavement / sidewalks	1	2	3	4	5	N
(g) Overall appearance	1	2	3	4	5	N

13. Are you familiar with any Neighborhood Associations or Community-based organizations (community centers, nonprofits, public services, etc) in your area? If so, can you name them?

1. _____
2. _____
3. _____

14. Are you part of any community organization or group? If so, which? (school organizations can be included)

1. _____
2. _____
3. _____

15. If there were funds available to address an issue in your neighborhood, what would you like for you and your neighbors to address?

16. What would YOU be willing to do to make this happen?

17. Of the following, which would you be interested in:

- | | |
|--|---|
| <input type="checkbox"/> Join a neighborhood association | <input type="checkbox"/> Public trainings (which) |
| <input type="checkbox"/> Join a community task force | <input type="checkbox"/> Financial Literacy |
| <input type="checkbox"/> Attend meetings | <input type="checkbox"/> Workforce training |
| <input type="checkbox"/> Participate in community improvement projects | <input type="checkbox"/> ESL (English as a Second Language) |
| <input type="checkbox"/> Youth activities | <input type="checkbox"/> Computer literacy |
| <input type="checkbox"/> Arts and culture activities | <input type="checkbox"/> GED classes |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other _____ |

Part II: Questions about you

1. What is your ethnicity?

- White African-American Hispanic Other _____

2. Gender: Female Male

3. Are you: (all that apply)

- Head of household Single parent Spouse Adult living with other family

4. Occupation:

- | | | | |
|---|---|--|-----------------------------------|
| <input type="checkbox"/> Professional | <input type="checkbox"/> Construction | <input type="checkbox"/> Technical | <input type="checkbox"/> Military |
| <input type="checkbox"/> Clerical/ Administrative | <input type="checkbox"/> Managerial/Sales | <input type="checkbox"/> General labor | <input type="checkbox"/> Student |
| <input type="checkbox"/> Retail sales | <input type="checkbox"/> Self-employed | <input type="checkbox"/> Homemaker | <input type="checkbox"/> Other: |
| | <input type="checkbox"/> Unemployed | <input type="checkbox"/> Retired | _____ |

5. If you work, do you work:

- Part-time Full-time

6. Education:

- (a) Less than High school (b) High school or GED (c) Technical Degree (d) Some college
(e) College Degree (f) Advanced degree (g) Other: _____

Part III: Questions about your household and family

1. What is the number of people living in your home within the following categories?

(circle all that apply)

- a. **Children (under 18):** 0 1 2 3 4 5 6+
b. **Adults (18 to 64):** 0 1 2 3 4+
c. **Seniors (65 over):** 0 1 2 3+

2. What is your TOTAL family yearly income?

- (a) < \$12,000 (c) \$25,000 to \$36,000 (e) > \$59,000
(b) \$12,000 to \$24,000 (d) \$37,000 to \$59,000

3. If there are school children living in the home, what are their ages and what schools do they attend?

	School
Child 1	
Child 2	
Child 3	
Child 4	
Child 5	

4. What is your family's PRIMARY means of transportation?

- (a) Own auto (b) Share (family) auto (c) Sun Metro (d) Walk (e) Other: _____

5. Does your family have access to health care? Yes No

Does your family own a computer? Yes No Does it have internet? Yes No

6. Are there any other comments or thoughts you would like to add:

----- End of Survey -----

Restauración de Áreas en algunos Vecindarios

Esta encuesta debe de tomar alrededor de 15 minutos para completarse. Nos gustaria saber su opinion acerca de las ventajas y obstaculos de el vecindario en el que vive. Esta encuesta va a preguntarle acerca de (1) su casa y su vecindario, (2) sobre usted, la persona que esta contestando la encuesta, (3) y de el sustento y su familia.

Dirección: _____

Parte II: Preguntas acerca de su casa y vecindario

1. Por cuanto tiempo ha vivido en este vecindario? _____ AÑOS

2. Usted: Renta Es propietario Otro: _____

3. Cuanto paga al mes por su casa (renta o pagos)?

\$ _____

4. Si usted renta, cuales son las principales razones para hacerlo (oponiéndose a comprar)?

siempre ha rentado

mas accesible

mas conveniente

no tiene el crédito que califique para comprar

Como? _____

se muda con frecuencia y no puede tener el compromiso de una casa

Otro: _____

5. En que estado físico considera usted que esta su casa?

(f) Muy malas condiciones

(g) Malas condiciones

(h) Regulares condiciones

(i) Buenas condiciones

(j) Muy buenas condiciones

6. Cuando se construyo esta propiedad?

(a) antes 1940 (c) 1950 – 1959 (e) 1970 – 1979 (g) 1990 – 1999 (i) no lo sabe

(b) 1940 – 1949 (d) 1960 – 1969 (f) 1980 – 1989 (h) 2000 o después

7. cuales son las razones por las cuales usted escogió es vecindario? (las que apliquen)

cerca de la escuela

accesible (a su presupuesto)

cerca de el trabajo

seguridad

cerca de la guardería

cerca de su familia

ofrecía amenidades

cerca de una parada del camión

cerca de un parque o un centro comunitario

otra _____

8. Cuales son las ventajas o lo que mas le gusta de este vecindario?

(liste 3 cosas)

1. _____
2. _____
3. _____

9. Cuales son las desventajas o las cosas que no le gustan de este vecindario?

(liste 3 cosas)

1. _____
2. _____
3. _____

10. Cuanto impacto tienen las siguientes cosas en su calidad de vida en su vecindario?

	Mucho impacto	Impacto moderado	Ningún impacto	No lo sabe
(a) violaciones de propiedad	1	2	3	4
(b) crimen violento	1	2	3	4
(c) patios desaliñados (hierbas o basura)	1	2	3	4
(d) Exceso de velocidad de vehículos	1	2	3	4
(e) Vehículos abandonados	1	2	3	4
(f) Actividades maliciosas en los callejones	1	2	3	4
(g) drenaje/ inundaciones	1	2	3	4
(h) Vagancia	1	2	3	4
(i) casas descuidadas	1	2	3	4
(j) Animales sueltos	1	2	3	4
(k) Drogas ilícitas en su colonia	1	2	3	4
(l) Pandillerismo	1	2	3	4
(m) Negocios desde residencias	1	2	3	4
(n) Demasiadas casas	1	2	3	4
(o) Aseguranza	1	2	3	4
(p) Vandalismo/graffiti	1	2	3	4
(q) Otra _____	1	2	3	4

11. Cual cree usted que sea el problema mas importante en su vecindario?

12. Como clasificaría usted lo siguiente en su vecindario?

	Muy Bien	Regular	Muy mal	No lo sabe		
(a) Seguridad personal	1	2	3	4	5	N
(b) Edificios y áreas recreativas	1	2	3	4	5	N
(c) Edificios comunitarios	1	2	3	4	5	N
(d) Alumbrado publico	1	2	3	4	5	N
(e) Seguimiento del reglamento	1	2	3	4	5	N
(f) Pavimento de calles y banquetas	1	2	3	4	5	N
(g) Apariencia total	1	2	3	4	5	N

13. Esta usted familiarizado con alguna asociación de vecinos o alguna organización de la comunidad (Centro de ayuda, Servicios públicos, etc.) en su área? Nómbrelos

1. _____
2. _____
3. _____

14. Es usted parte de alguna organización o grupo? cual? (organizaciones escolares pueden ser incluida?)

1. _____
2. _____
3. _____

15. Si hubiera fondos disponibles para su vecindario, como le gustaría a usted y a sus vecinos que se utilizaran?

16. Que es lo que usted haría para que esto pasara?

17. De los siguientes en que esta usted interesado:

- | | |
|--|---|
| <input type="checkbox"/> Formar parte de una asociación juvenil | <input type="checkbox"/> Entrenamientos públicos |
| <input type="checkbox"/> formar parte de una organización communitaria | <input type="checkbox"/> conserjería financiera |
| <input type="checkbox"/> Acudir a juntas | <input type="checkbox"/> entrenamiento de trabajo |
| <input type="checkbox"/> Participar en proyectos de ayuda | <input type="checkbox"/> ESL (examen de ingles como segundo idioma) |
| <input type="checkbox"/> Actividades juveniles | <input type="checkbox"/> clases de computación |
| <input type="checkbox"/> Actividades de cultura y arte | <input type="checkbox"/> GED clases |
| <input type="checkbox"/> Otras: _____ | <input type="checkbox"/> Otras _____ |

Parte II: Preguntas acerca de usted, la persona que esta contestando la encuesta.

1. Cual es su identidad étnica?

- Anglosajón Africano-Americano Hispano Otro _____

2. Sexo: Femenino Masculino

3. Es usted: (las que se apliquen)

- el principal contribuyente soltero(a) esposo/a Adulto viviendo con otra familia

4. Ocupación:

- | | | | |
|---|---------------------------------------|--|--------------------------------------|
| <input type="checkbox"/> Professional | <input type="checkbox"/> Construcción | <input type="checkbox"/> Técnico | <input type="checkbox"/> Militar |
| <input type="checkbox"/> Administrativo | <input type="checkbox"/> Manejador | <input type="checkbox"/> General labor | <input type="checkbox"/> Estudiante |
| <input type="checkbox"/> Ventas | <input type="checkbox"/> Propio jefe | <input type="checkbox"/> Ama de casa | <input type="checkbox"/> Otro: _____ |
| | <input type="checkbox"/> Desempleado | <input type="checkbox"/> Retirado | _____ |

5. Si trabaja, cuanto trabaja:

- medio tiempo tiempo completo

6. Educación:

- (a) menos que la preparatoria (b) Preparatoria o GED (c) Certificado Técnico(d) alguna universidad
(e) certificado de universidad (f) certificado de maestría (g) Otro: _____

Parte III: Preguntas sobre el sustento y su familia

1. Cual es el numero de personas viviendo en su casa dentro de estas características?
(encierre las que se apliquen)

- a. Niños (menores de 18): 0 1 2 3 4 5 6+
b. Adultos (18 a 64): 0 1 2 3 4+
c. Avanzada edad (mas de 65): 0 1 2 3+

2. Cual es el salario de su familia por año?

- (a) < \$12,000 (c) \$25,000 a \$36,000 (e) > \$59,000
(b) \$12,000 a \$24,000 (d) \$37,000 a \$59,000

3. Si hay niños viviendo en su casa cuantos años tienen y a que escuelas acuden?

	Escuelas
niño 1	
niño 2	
niño 3	
niño 4	
niño 5	

4. Cual es el principal medio de transporte de su familia?

- (a) carro propio (b) comparte carro(de familia) (c) Sun Metro (d) caminan (e) Otro: _____

5. Su familia tiene servicio medico? Si No

Su familia tiene computadora? Si No **Esta tiene Internet?** Si No

6. hay algunos otros comentario que quiera agregar:

----- Fin de la Encuesta -----



CHAMIZAL REVITALIZATION PUBLIC MEETING

September 7, 2006

Sign-In Sheets

	Name (Nombre)	Address (Dirección)	Zip Code (Zona Postal)
1	Kathy Staudt	UTEP	79968
2	Joe Martinez	UTEP 9182 Kerne Cir. #114	79907
3	Mary Fernandez	PROJECT BRAVO	7944
4	Martha Maldonado	Chamizal Neighbors Asso	79905
5	Rosa L. Arriaga	Project Vida (volunteer)	79905
6	Estela Rojas	La Pasa / MRA	79901
7	Yolira Nunez	1901 N. Brown St Apt # 16	79902
8	Ana Maria Gomez	3127 Fulton	79905
9	Etha Chavez	2021 Central	79905
10	MARIA ORTIZ	3008 E SAN ANTONIO AVE	79905
11	Ana Luisa Lopez	Comite Renovacion del Barrio	79901
12	SONIA MONTES	3216 FINLEY	79905
13	Beleno Aleman	2106 MYRTLE	79901
14	LUIS VELAZQUEZ	3101 CYPRESS AVE	79905
15	Pati Quinaga	2021 CYPRESS AP-353-10	79905



CHAMIZAL REVITALIZATION PUBLIC MEETING

September 7, 2006

	Name (Nombre)	Address (Dirección)	Zip Code (Zona Postal)
1	Hilda Villegas	2102 Texas #C8	79901
2	JOHN JUSTICE	801 SAN MARCIAL	79905
3	Ralphie Cedillo	3114 Daisy street	79925
4	Aragansa Gary	2315 Alameda Ave Apt #1	79901
5	Juanita Aronita	3216 Hindley	79905
6	Margarita Perea	3031 Cypress	79905
7	MARISA MARQUEZ	2705 LEONIAN	79930
8	Emilia León	2021 Cypress Apt. 351	79905
9	Rosa Aguayo	3022 Kinca Ave.	79905
10	ELEAZAR LOZA	2000 TEXAS AVE-	79901.
11	Walter Pina	BONIE HS	79905
12			
13			
14			
15			



CHAMIZAL REVITALIZATION PUBLIC MEETING

September 7, 2006

	Name (Nombre)	Address (Dirección)	Zip Code (Zona Postal)
1	Ricardo Leon +1	3800 E San Antonio	79905
2	Laura Ponce	1100 W. Stanton, 57c 610	79902
3	Sylva & Quincin	3019 Paisano	79905
4	Ramon Soto	3031 Paisano	79905
5	Paula Quincin	3019 Paisano	79905
6	Lilia Bellon	2201 Magoffin Apt #2	79901
7	Lino Garcia Jr.	3716 Perm Ave.	79905
8	Patricia Soto	2923 Cypress unit 1	79905
9	Nathalie Puse	290 CD	—
10	Sabina Salazar	2129 Magoffin #A	79905
11			
12			
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14			
15			



CHAMIZAL REVITALIZATION PUBLIC MEETING

September 7, 2006

	Name (Nombre)	Address (Dirección)	Zip Code (Zona Postal)
1	Abigail Quintero	2017 E Paisano Dr	79905
2	Andres Payan	2901 E Paisano Dr	79905
3	Pablo Saludo	5300 E. Paisano	79905
4	José Vargas	1911 E. San Antonio	79901
5	Jesus Quintero	608 S. St. Vrain	79907
6	Elena Daylan	2202 Olive # 86	
7	Maria Aguirre	2215 Olive # 108	
8	Maria Soto	2208 Magoffin # 100	79901
9	Bernard Lopez	3023 Cypress	79905
10	Bianca & Cesar Madrid	7205 High Ridge	79912
11			
12			
13			
14			
15			



CHAMIZAL REVITALIZATION PUBLIC MEETING

September 7, 2006

	Name (Nombre)	Address (Dirección)	Zip Code (Zona Postal)
1	Dianne Aguayo	3022 Rivera Ave.	79905
2	Benita Carna	1901 Cypress #1071	79905
3	Abdullaria Gomez	2102 Texas #C8	79901
4			
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12			
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14			
15			



CHAMIZAL REVITALIZATION PUBLIC MEETING

September 28, 2006

	Name (Nombre)	Address (Dirección)	Zip Code (Zona Postal)
1	Amanda Pelinero	3019 Paisano Dr	79905
2	Sylvia Ramirez	3019 Paisano Dr	79905
3	ABIGAIL Quintero	3017 Paisano Dr	79905
4	MARIA Ortiz	3008 E. SAN ANTONIO	79905
5	Irma T. Pantaja	3214 E. San Antonio	79905
6	Ruben Riez	51 N Hammett (Zavala School)	79905
7	Kathy Spandy	UTEP	
8	Ernesto Ellis	UTEP	
9	Veronica R. Paulus	UTEP	-
10	Lucia Aragon	UTEP	
*11	Ofelia Rubio	203. Par.	
12	Adriana Salas	214 Eucalyptus 293	79905
13	Manuel Dur	2220 Magoffin 121	79905
14	maria GALLIGOS	2702 Olive #172	79901
15	Conner Bell	20206 Liva #256	79901



CHAMIZAL REVITALIZATION PUBLIC MEETING

September 28, 2006

	Name (Nombre)	Address (Dirección)	Zip Code (Zona Postal)
1	Guillermo Glenn	2105 Myrtle	79901
2	Perez Jairo	2102 Texas Ave Apt. A2	79901
3	Francisca Espinoza	2203 Olive Apt 94-	79901
4	Silvia Ramirez	2203 Olive Apt 85	79901
5	Eleani Chang	2021 Central (Avenue)	79901
6	Ronita Carina	1901 Cypress #1071	79905
7	JOHN JUSTICE	801 S. SAN MARCIAL	79905
8	Reini Telo	01146 2121 Op 71	
9	Mauro Dominguez	2120 77 Magoffin #75	79901
10	Sabino Salazar	2129 Magoffin #A	79901
11	Ofelia Bravillo	2202 Magoffin 83	79901
12	Sam M Sustaito	3125 Rivera	79905
13	Rosa M Lopez	2205 Olive #170	79901
14	Esperanza Talavera	2120 Olive #186	79901
15	Elna Gonzalez	17 Palm #143	79901



CHAMIZAL REVITALIZATION PUBLIC MEETING

September 28, 2006

	Name (Nombre)	Address (Dirección)	Zip Code (Zona Postal)
1	Cynthia Guerrero	UTEP	
2	Ana Luisa Lopez	2102 Texas Apt # B1	79901
3	Cindy Aguirre	UTEP	
4	Becky Leon	PO BOX 3531, 755	79923
5	Juan Ordonez	UTEP	
6	Paul Rodriguez	UTEP	
7	Raul Lezama	UTEP	
8	Jorge O. Aguirre	UTEP	
9	Monica Soriano	San Antonio	
10	Samuel Soriano	San Antonio	
11	Francisco Aguirre	3015 E San Antonio	79905
12	Olga Cerezo	51 N. Hammett	79903
13	Roda L. Nunez	Project Vida	79905
14	Lucia Wieringer	Housing HACER { 5300 E. Paisano El Paso, Tx. 79905	79905
15	Elena Baytan	Asociacion Estrella	79901



CHAMIZAL REVITALIZATION PUBLIC MEETING

September 28, 2006

	Name (Nombre)	Address (Dirección)	Zip Code (Zona Postal)
1	Vivian Padua	Boulevard	
2	Bernicia Estrada	51 N. Hammett	79905
3			
4			
5			
6			
7			
8			
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11			
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13			
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15			

CHAMIZAL PUBLIC MEETING MARCH 19, 2007

NAME	ADDRESS	ZIP CODE
FEDERICO MEDINA	Project BRAVO 311 EUCALYPTUS	79905
Blanca Parra	EPPD - CREE	79901
Kathy Cox	Project ARRIBA	79925
Charles Ellis	Project ARRIBA	79936
Samuel Soria	Piedras 3	
Ana Luisa Lopez	Comite del Barrio	79909
Esteban de Santiago	Comite del Barrio	79901
Belen Solis	3007 Central Ave	79905
Natividad Cano	3221 Frutas Ave	79901
Maria Jimenez	2102 Texas APT# B.	79901
Elva Cornejo	3131 FINDLEY	79905
Antonio Cornejo		
Gabriela Garcia	3131 FINDLEY	79905
José Vargas	1911 E. S. Antonio	79901
Guillermo Klein	2101 Myrtle	79901
ROSA MBUENFIL	2903 E SANANTOIN	79905

CHAMIZAL PUBLIC MEETING MARCH 19, 2007

NAME	ADDRESS	ZIP CODE
Francisco Orquiz	3015 E San Antonio	79905
Guadalupe Pastillo	_____	79905
Anayanse Garza	2315 Alameda APT 1	79905
Ana Coomez	2102 Texas Ave APT 2	79901
Berita Cerna	1901 Cypress #1021	79905
Bruce R. Cuth	2000 Texas Ave	79901
Maria Rocha	2919 E SAN ANTONIO	79905
Martha Maldonado	Chamizal Neighbors Assn 3113 Cypress	79905
Irma G. Paulaja	3214 E San Antonio Ave	79905
Guadalupe Provencio	2924 Findley	79905
Terrasa Campuzano	29-22 Findley	532990
Dana Ramirez	Office of Rep. O'Rourke Two Civic Center Plaza	71901
Rosario Mendez	3306 Pera Ave.	79905
Enrique Ortiz	3114 Riverd	79905
Marisa Olvera	614 S. Piedras	79905

CHAMIZAL PUBLIC MEETING MARCH 26, 2007

NAME	ADDRESS	ZIP CODE
Obi B. Pave	EPPD	
Carmen Villanueva	1901 C/PRESS #1016	79905
Virginia Cordova	3113 Riviera	79905
Tamara L. Whitfield	PROJECT ARRIBA 1155 Westmoreland ^{buil} 235	79925
Vikki Reg	Project ARRIBA ste 1155 Westmoreland, 235	79925
FAUSTINO J. CARAU CU	3703 RIVERA	79905
Martha Maldonado	3113 Cypress Chamizal Neigh Asso	79905
Hilda Enríquez	3229 Pera AVE.	79905
Nellie F Riley	3221 Pera	79905
Irma Estrada	2121 OLIVE	79901
Julian D. Zegemacm	3108 E San Antonio	79905
Ruben Ruiz	51 Hammett	79905
Maria Teresa Perez	3217 Pera	05
Olga Areola	51 N. Hammett	05
Juan A. Alvarado	3113 Cypress	09
Natividad Cano	3221 Frutas Ave	05

ET
ANES

CHAMIZAL PUBLIC MEETING MARCH 26, 2007

NAME	ADDRESS	ZIP CODE
CARLOS GALLINAR	520 S. OLIVERA 79901	79901
Elvira DelPalacio	2305 Olive	79901
FEDERICO ESTRELLA	3230 PERA #3	79905
ROSA M BUENFIL	2903E SAN ANTONIO	313-0371
Guillermo D. Allen	P.O. Box 10954 El Paso	79995
GLORIA ROSALES	3013 Rivera	79905 79905
Vero Perales	3012 Mobile	79938
B. Alarcón	Zavala Elem.	05
Anayansi Gam	2315 Alameda Ave.	01
Samuel Pomiano	2921 Santorini	
Francisco Oquiza	3015 San Antonio	05
Analuiza Lopez	Comite del Barrio	79901
Belen Solis	3007 Central Ave	79905
Sylvia Ramirez	3019 Paisano	79905
Abigail Quiñero	3017 Paisano	79905
Viviana Fiera	3019 Paisano	79905

CHAMIZAL PUBLIC MEETING MARCH 26, 2007

NAME	ADDRESS	ZIP CODE
Maria Rocha	2919 E SAN ANTONIO	79905
Juan P. Jimenez	3019 PAISANO DR	79905
LUIS VELAZQUEZ	3101 CYPRESS AVE.	79905
Victor Rubio		
Guadalupe Treviño		79905
Cornel Robinson	3326 E. San Antonio	79905
Lorenzo Card		
ARAN CAZZERA	2111 FINDLEY	79905
Bernicia Estrada	Zavala	79905
Antonia Olivas	3218 PERA	79905
OSCAR LOZANO	801 San Marcial	79905
Junia del Carmen Jimenez	2021 TEXAS RT B	
Elvira Cordova	2919 Findley	
Guadalupe Provencio	2924 Findley	79905
Terrasa Campuzano	2922 Findley	532-940
Esteban de Santiago	11484 JEWELL	79901

CHAMIZAL PUBLIC MEETING APRIL 4, 2007

NAME	ADDRESS	ZIP CODE
Lorena Escobar	Housing Authority	
ARTURO SELLER	E. P. D.	01
Roy C. Lopez	Federal Reserve	
Sylvia Duran	3017 Paisano	05
Elvira Fernandez	2225 Mossoftin	01
Francisco Cruz	3015 E SAN ANTONIO	05
Tamara Whitfield	Project ARRIBA 1155 Westmoreland St #35	79925
Estela Flores	Project ARRIBA 1155 Westmoreland 235	79925
EVA CASTORENA	1800 CYPRESS 3353	79905
Irma Cruz	1840 Cypress #1174	79905
Anayansi Gonzalez	2315 Alameda Apt 1	79901
Berita Cerna	1901 Cypress #1021	79905
Ana Luisa Lopez	2102 Texas Ave #B4	79901
Analia Quintana	1930 Basett #7	79901
Milagra Jara	3510 Rivera #3	79905
Abigail Quiroz	3017 E Paisano Dr	79905

CHAMIZAL PUBLIC MEETING APRIL 4, 2007

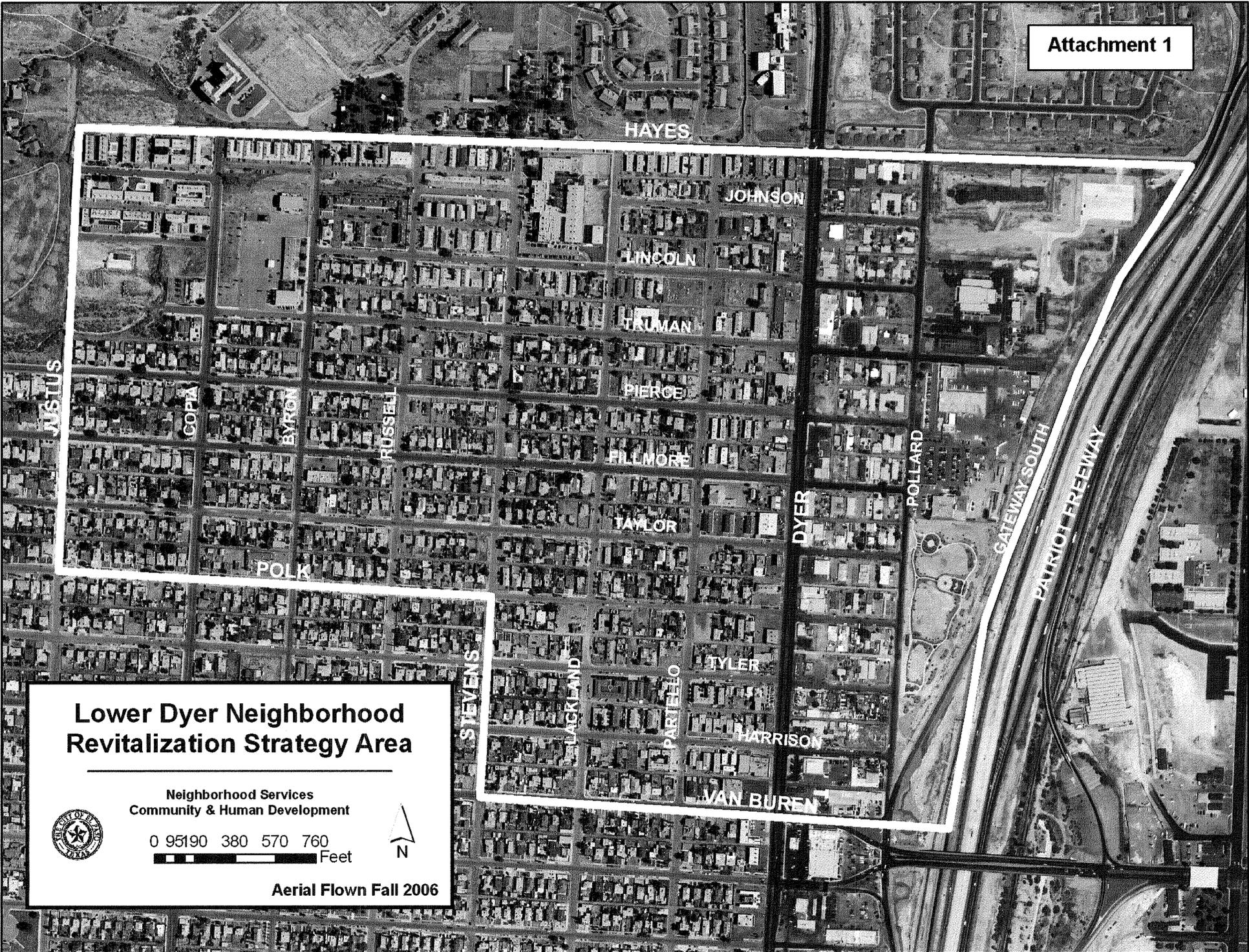
NAME	ADDRESS	ZIP CODE
Tali Sustaita	3106 Rivera	79905
Juanita Magallon		
Dora M. Reyes	3212 Rivera	79905
Belon Solis	2007 Central Ave	79905
Margarita Marmolejo	3209 Rivera	79905
Maria Zeresca Perez	3217 Pera Ave	79905
Amalia Hernandez	3213 Pasa	79905

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Miller, Juanita E. (1998). Poverty, Education, and Job Opportunities. *Ohio State University Extension Fact Sheet*.

Blumenberg, Evelyn & Ong, Paul. (2001). CARS, BUSES, AND JOBS: Welfare Participants and Employment Access in Los Angeles. *TRB Paper Number 01-3068*.



Lower Dyer Neighborhood Revitalization Strategy Area

Neighborhood Services
Community & Human Development



0 95190 380 570 760 Feet



Aerial Flown Fall 2006



**Chamizal Neighborhood
Revitalization Strategy Area**

Neighborhood Services
Community & Human Development

012240 480 720 960
 Feet

Aerial Flown Fall 2006



Business Owner/Operator Public Meeting

You are invited to a neighborhood meeting for business owners and operators within the boundary of the Chamizal Revitalization Area (See map below). The City, along with local non-profits and community organizations, wants to know what issues affect businesses in this area.

Monday, May 21st, 2007

9:00 am

Alameda Transmission Warehouse

2914 Alameda

For more information call 541-4377



Junta Publica para Dueño de Negocio/Operador

Usted esta invitado a una junta para dueños y operadores de negocios en la área de Reavilitazion en Chamizal (vea mapa arriba). La Ciudad de El Paso, junto con organizaciones no-lucrativas y organizaciones de la comunidad quiere saber que problemas le afecta su negocio en esta área.

El Lunes, 21 de Mayo, 2007

9:00 am

Alameda Transmission Warehouse

2914 Alameda

Para mas información llame 541-4377

CHAMIZAL BUSINESS OWNERS MEETING 5/21/07

1/28/07

NAME	BUSINESS NAME	MAILING ADDRESS
Mark Weber	City of El Paso	2 Civic Center Plaza, 7
ARCAWGELEXCLUS#	Kash Appl. Ciros Flautas	3722 ALAMEDA
Jace Olivas	Community Service Tech	3316 Pera St
Jorge H Madeco	ALOMA Warehouse Inc	3816 ALAMEDA Ave
MANNY GUERRA	HHA PRINTING	3106 ALAMEDA
Adela Hernandez	Botanas Mexicanas	3102 Alameda
Ramon Cereceres	Leis Auto Parts	3001 Alameda
CARLOS FRANCO,	FRANCO AUTO ELECTRIC	3119 ALAMEDA,
Nohum Tine	O.K. Machine Shop J. F.	3101 ALAMEDA
Jesus A FRANCO	J.F. CARB. SERVICE	2917 ALAMEDA
EFRAIM SANCHEZ	2914 ALAMEDA	W. W. A W.
Maria Lucero	3110 Alameda	El Paraiso Grocery

President
010



Business Owner Public Meeting

You are invited to a neighborhood meeting for business owners within the boundary of the Chamizal Revitalization Area (See map below). The City, residents, local non-profits and community organizations, want to know what issues affect businesses in this area.

Wednesday, June 20th, 2007

1:00 pm

City Hall, 8th Floor Conference room

2 Civic Center Plaza

For more information call 541-4377



Junta Publica para Dueño de Negocio

Usted esta invitado a una junta para dueños de negocios en la área de Reavilitazion en Chamizal (vea mapa arriba). La Ciudad de El Paso, residentes, organizaciones no-lucrativas y organizaciones de la comunidad quiere saber que problemas le afecta su negocio en esta área.

El Miércoles, 20 de Junio, 2007

1:00 pm

La Municipalidad, Sala de Reuniones Octava de Piso

2 Civic Center Plaza

Para mas información llame 541-4377

