



Minutes

Blue Ribbon Working Group on Affordable Housing

801 Texas Avenue, Thorman Conference Room (Basement)

Thursday, July 21, 2016

In attendance:

Ray Adauto

Bill Schlesinger

Frank Spencer

Noemi Tovar

Al Velarde

Absent:

All five members in attendance

Staff and Others Present:

Please see attached sign in sheet

1. Call to Order and Introductions

- Meeting called to order at: 7:35am

2. Approval of minutes from the Blue Ribbon Working Group Meeting on 7/14/2016.

- Minutes approved unanimously.

3. Discussion and action on the Working Group's recommendations to City Council for evaluation criteria, and scoring thereof, of Low Income Housing Tax Credit requests for local government support resolutions.

- Motion made to amend value statements and approve final evaluation criteria. Motion passed unanimously. (See attached document for complete Evaluation criteria and scoring system.)
Revised value statements (listed in order of priority):

1. Maximize affordable housing units within the City of El Paso with whatever combination of projects produces the most affordable housing units given allocation of funds for the region
2. Support breaking the cycle of poverty and supporting upward mobility by either directly providing or facilitating availability of social services
3. Residents given an opportunity for inclusiveness and afforded an opportunity access public services
4. Local presence and long-term accountability in El Paso
5. Meets City smart growth initiative as set out in Plan El Paso

4. Identification and discussion of items for future agendas.

5. Adjournment.

- Meeting adjourned at 10:09 am

Chair

Secretary

Date

Date

Mayor's Blue Ribbon Working Group Recommendations for Evaluation Criteria and Scoring of LIHTC Requests for Support

| Value Statement | Total Points | Evaluation Criteria and/or Scoring Breakdown (points) |
|---|---------------------|--|
| 1. Maximize affordable housing units within the City of El Paso with whatever combination of projects produces the most affordable housing units given allocation of funds for the region | 40 | 40 points to projects that combine to result in the greatest number of tax credit funded units. All other proposals receive a point value equal to the percentage of units achieved of the greatest number of tax credit units in their optimal combination with other proposals. |
| 2. Support breaking the cycle of poverty and supporting upward mobility by either directly providing or facilitating availability of social services | 20 | Actively supporting residents of the project through provision of staffing, investments in programs/services, MOUs with other providers, and/or in house staff providing services. <u>Categories of Services:</u> a) Education (6 pts) b) Economic development/workforce and entrepreneurial development (including homeownership programs) (8 pts) c) Supportive/social services (6 pts) |
| 3. Residents given an opportunity for inclusiveness and afforded an opportunity to access public services | 15 | <u>Categories:</u> a) No physical barriers separating the development from the neighborhood and commercial/public services (5 pts) b) Gathering points/areas that bring together residents of the project and residents of the neighborhood at large (5 pts) c) Quality of life amenities/walkability (exceeds City requirements) (5 pts) |
| 4. Local presence and long-term accountability in El Paso | 15 | Applicant has: a) Past experience involved in a development team constructing, operating and/or providing affordable housing for residents who fit the demographic profile to be served in El Paso (4 pts) b) A staff presence in El Paso of at least 5 employees (4 pts) c) 5 or more years experience as part of a development team financing, building, operating or managing affordable housing in El Paso (4 pts) d) An historic commitment to affordable housing as demonstrated by holding, managing and operating an affordable housing development for at least 10 years in El Paso (3 pts) |
| 5. Meets City smart growth initiative as set out in Plan El Paso | 10 | Each project will be evaluated and scored by City of El Paso Planning & Inspections Department staff. |

TOTAL POSSIBLE POINTS 100