



## Infill Development Incentive Program

The purpose of the City's Infill Development Incentive Policy is to provide financial incentives to develop vacant and underutilized properties within the City limits, in accordance with the standards established within Title 20. The City recognizes there may be physical and monetary challenges to developing such parcels and as such, have provided financial incentives to make it economically-feasible to do so. As an additional source of financing to assist in funding a project, the City not only seeks to develop vacant and underutilized lots, but also to promote high-quality development. To be eligible, projects must meet the 'Eligibility Criteria' section of this Policy.

### Eligibility Criteria

To be eligible for incentives under this policy, the property must meet the following criteria:

1. Property must meet the definition for infill development as established in Section 20.02.471 of the City Code; and
2. The property must be located within the jurisdiction limits of the City; and
3. The property must meet the locational criteria, as per Subsection 20.10.280(B) of the City Code:
  - a. Any parcel of land designated within a historic district and developed in compliance with section 20.20.080; or
  - b. Any parcel of land within the downtown plan area; or
  - c. Any parcel of land annexed prior to 1955; or
  - d. Parcels of land within or share a common property line to an existing subdivision platted for no less than 25 years; or
  - e. Any brownfield or greyfield development; or
  - f. Parcels of land within areas identified by the City's comprehensive plan as G-2 Traditional Neighborhood and G-7 Industrial and/or Railyards and other areas where infill development should be encouraged; or
  - g. Redevelopment of sites previously or currently occupied by civic buildings, public spaces or educational facilities as defined in 20.10.145
4. Any project proposing development activity defined in Subsection 20.10.280(K) of the City Code shall **not** be eligible for incentives contained herein
5. In addition, the proposed infill development project must also adhere to the criteria listed under 'Program Policy' found in the Infill Development Policy

**\*Additional Criteria Apply**

### Program Policy

In order to be considered for incentives under this policy, the proposed infill development project must adhere to the following criteria:

Mandatory design requirements and no less than three (3) of the selective design requirements as identified in Subsection 20.10.280(C) of the El Paso City Code

Investment: Total private investment amount of \$50,000 **excluding property acquisition costs**

- ◆ New construction and/or rehabilitation of a brownfield or greyfield development, with existing structure(s), must result in a commercial, industrial or multi-family residential use as permitted under Title 20 (Zoning) of the El Paso City Code
- ◆ Brownfield and Greyfield **redevelopment projects** are subject to minimum \$200,000 investment and are exempt from selective design criteria

Project must demonstrate potential to generate revenue to the City which outweighs costs associated with incentives through:

- ◆ Net increase or retention of jobs in the City; or will add to tax base; or will result in additional rental housing units; or provide demonstrable proof of an improvement or enhancement of economic welfare of the residents of businesses of the City; and

Applicant/Property Owner must provide proof that they neither caused nor contributed to the present blighted condition; and projects must not include demolition of properties with a historic overlay that are deemed historic or contributing

In addition, project must provide proof that Applicant/Property Owner has financial stability and capacity to complete the project and demonstrate compliance with all local, state and federal laws.

## Infill Incentive Property Tax Rebate Schedule

**Property Tax Rebate:** An approved project may have the City's portion of the project's ad valorem property taxes rebated. All qualifying projects receive a 100% rebate on the City's incremental property tax for years 1-3 and a 75% rebate on the City's incremental property tax for years 4-5

An additional 5 year City incremental property tax rebate, **capped** at 50%, will be given to Greyfield or Brownfield development projects

The following example table shows the Property Tax Rebate Schedule:

Year 1	Year 2	Year 3	Year 4	Year 5	*Year 6	*Year 7	*Year 8	*Year 9	*Year 10
100%	100%	100%	75%	75%	50%	50%	50%	50%	50%

**Construction Materials Sales Tax Rebate:** An approved project may receive a 100% rebate of the City's portion of sales tax used on materials and labor

**Building Construction Fee Rebate:** Upon approval, the Economic and International Development Department will implement a Building Construction Fee Rebate Program for the purpose of providing eligible Applicant/Property Owner(s) an opportunity to apply for a rebate from planning and building fees associated with new construction or rehabilitation and occupancy of their infill facilities. \*Eligibility requirements Apply

**Lien Waivers:** Provides property owners a release of liens attached to infill properties as a result of condemnation, sanitation, or other city-imposed non-property liens, but excludes Community Development or other federally-funded liens.

**Customized Plan Review:** In order to facilitate redevelopment of infill properties, the Economic and International Development Department is committed to assisting applicants through the planning and permitting phase under an expedited review process at no additional cost to the applicant. At the time of building permit application submittal, the applicant may request participation in the City's Customized Plan Review service at no additional cost.

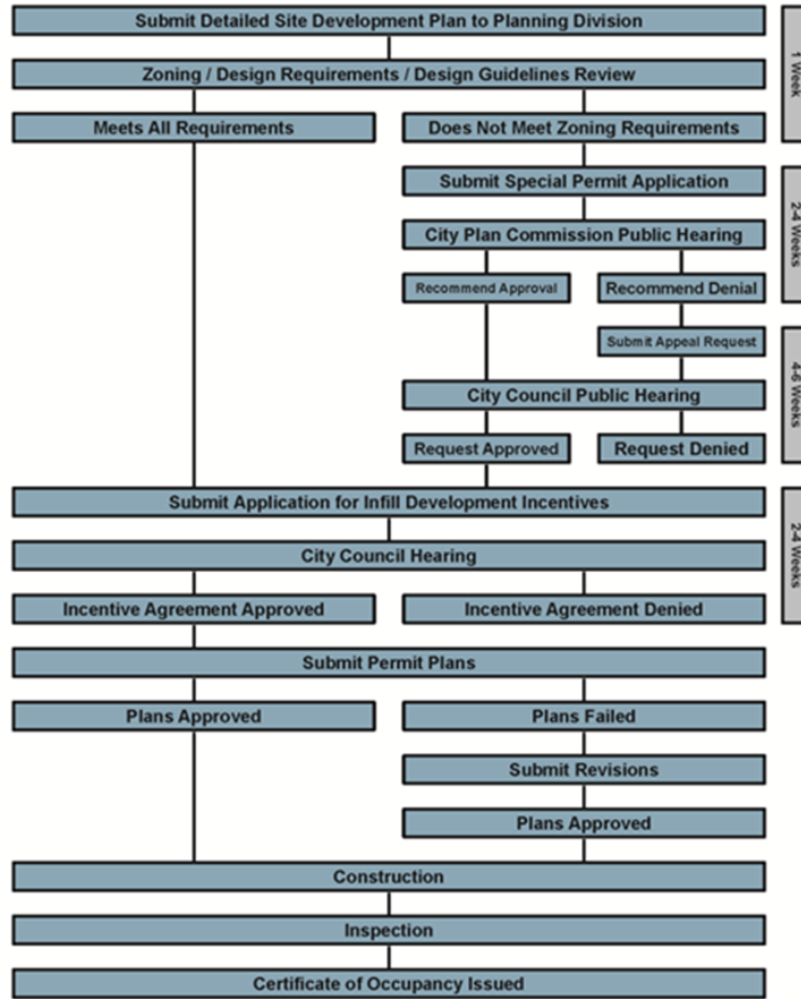
**Procedural and Program Guidelines:** Any person, partnership, organization or corporation of other entity which requests infill incentives under this policy shall be required to comply with procedural guidelines found in the Infill Development Policy

**Additional Information:** A project is limited to receiving incentives from only **one** incentive program.



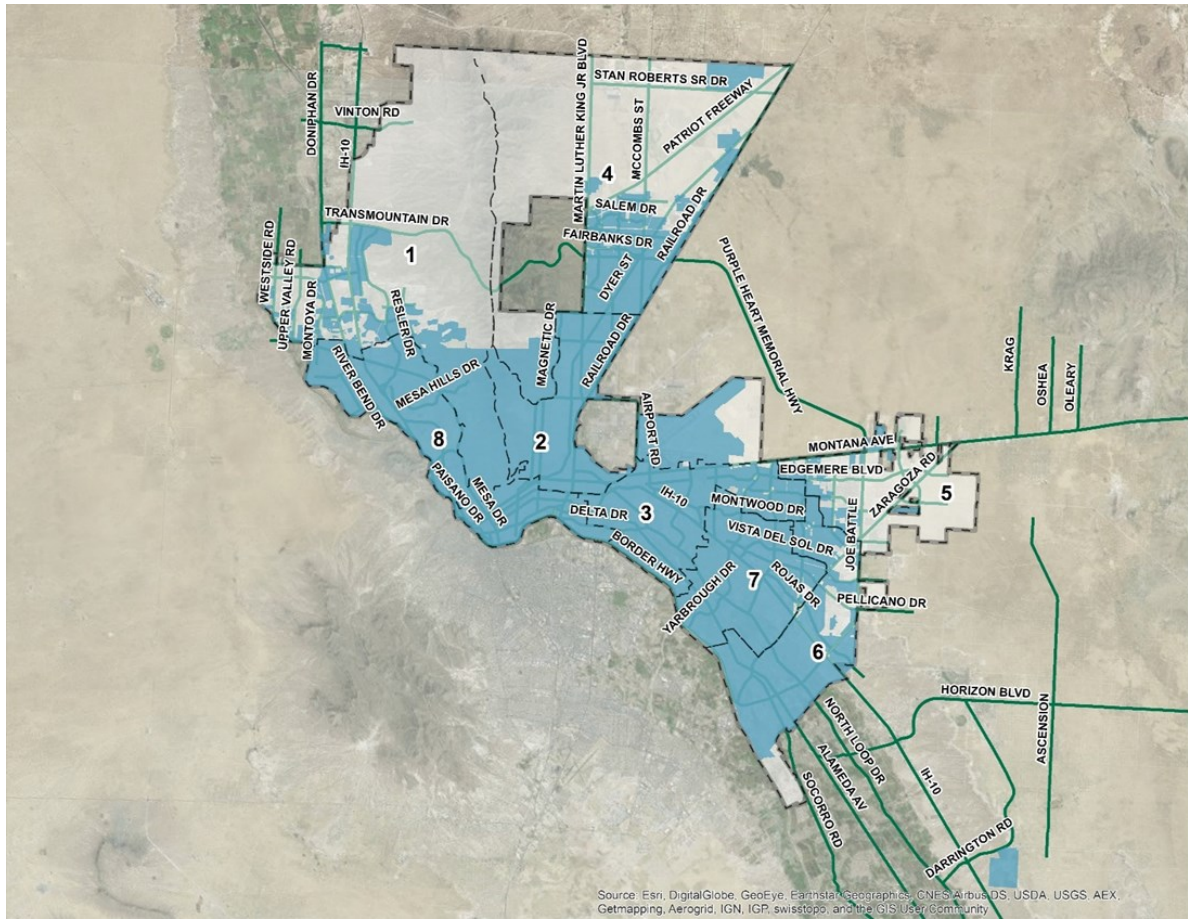
## Application Process and Timeline

The applicant must submit a **completed** application to the Economic and International Development Department in order to be considered for city incentives. Please find our application on our website at: <https://www.elpasotexas.gov/economic-development/redevelopment> or at our offices located at 801 Texas, 3rd floor, El Paso Texas 79901.





## Eligible Areas



*The City of El Paso requires the following information in order to process an application for incentives. This information is protected by the State of Texas and is not subject to public disclosure until the incentive agreement is executed. An application does not guarantee an incentive grant. City of El Paso Economic Development staff will conduct a review, normally 10 business days, and will contact the applicant once completed. \*Please note: If Construction has commenced on a project, the incentive application process is VOID.*