



AGENDA MEMORANDUM

Future Item for the City Council Meeting of October 14, 2014
Action Item for the City Council Meeting of October 28, 2014

DATE: August 26, 2014

TO: Ronald L. Olson, City Manager

THRU: Susan Thorpe, Assistant City Manager
SThorpe@cctexas.com
361.826.3898

Eddie Ortega, Director
EddieO@cctexas.com
361.826.3224

FROM: Rudy Bentancourt, CD Administrator
RudyB@cctexas.com
361.826.3021

Board of Director's Meeting of the Corpus Christi Community Improvement Corporation

CAPTION:

Board of Directors Meeting of the Corpus Christi Community Improvement Corporation (CCCIC)

PURPOSE:

To provide a loan commitment for the Lexington Manor and the Riverstone projects from FY2014 HOME funding.

BACKGROUND AND FINDINGS:

On February 18, 2014 the City Council passed a Resolution in support of the proposed affordable housing projects known as Lexington Manor Apartments and Riverstone Apartments. On June 17, 2014, the City Council approved to set aside HOME FY2014 funding requested for Lexington Manor Apartments in the amount of \$918,000 and Riverstone Apartments in the amount of \$900,000. On July 31, 2014, the Texas Department of Housing and Community Affairs approved to provide the Lexington Manor and the Riverstone projects with Housing Tax Credits (HTC's). The motion will be to approve the loan commitment terms for the projects subject to the execution of the funding agreement. In order to secure the HTC's, the project must receive a firm commitment from the local government of the project location. A firm commitment is defined as an executed agreement.

Lexington Manor Apartments, located at 5201 Kostoryz, Corpus Christi, TX 78415, will involve the demolition and reconstruction of 153 apartments (52-Section 8) serving senior citizens, low-income families, and individuals. The development will be financed primarily through Low Income Housing Tax Credits, private debt, and HOME funds through the City of Corpus Christi

at 3% interest for a 40-year term with payments amortized over 40 years and paid from available net cash flow.

Riverstone Apartments, located at 3501 Airline Rd., Corpus Christi, TX 78414, will involve the new construction of 60 apartments serving senior citizens, low-income families, and individuals. The development will be financed primarily through Low Income Housing Tax Credits, private debt, and HOME funds through the City of Corpus Christi at 1% interest for a 40-year term with payments amortized over 40 years and paid from available net cash flow.

Discussion, and possible action, will involve the approval of the loan commitments made from FY2014 funds provided through the U. S. Department of Housing and Urban Development's HOME Program.

ALTERNATIVES: "Not Applicable"

OTHER CONSIDERATIONS: "Not Applicable"

CONFORMITY TO CITY POLICY:

The action conforms to all applicable City and CCCIC policies.

EMERGENCY / NON-EMERGENCY:

Non-Emergency. This item requires only one meeting of the CCCIC Board.

DEPARTMENTAL CLEARANCES:

Housing and Community Development and City Secretary's Office

FINANCIAL IMPACT:

Operating Revenue Capital X Not applicable

Fiscal Year: 2014-2015	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: N/A

RECOMMENDATION:

Recommendation is requested to approve the loan commitment term for the proposed project to secure TDHCA funding.

LIST OF SUPPORTING DOCUMENTS:

Agenda for Meeting
 Unapproved July 8, 2014 Board Meeting Minutes
 Treasurers Report