



AGENDA MEMORANDUM

Action Item for the City Council Meeting January 25, 2022

DATE: January 12, 2022

TO: Peter Zaroni, City Manager

THRU: Andrea Gardner, Assistant City Manager
andreaga@cctexas.com
361.826.3506

FROM: Tracey K. Cantu, Interim Director of Neighborhood Services
traceyc@cctexas.com
361.826.3021

Special Board Meeting of the Corpus Christi Housing Finance Corporation

CAPTION:

Special Board Meeting of the Corpus Christi Housing Finance Corporation to consider an inducement resolution for \$15,000,000 in Multifamily Revenue Bonds for approximately 152 new affordable multi-family housing units at Greenwood Drive and Gollihar Road.

SUMMARY:

The purpose is to hold a Special Board Meeting of the Corpus Christi Housing Finance Corporation to consider matters pertaining to the issuance of multifamily housing revenue bonds.

BACKGROUND AND FINDINGS:

Greenwood Manor, LP., a single asset entity, is interested in developing an affordable housing project in Corpus Christi. The Corpus Christi Housing Finance Corporation approved a Resolution for this project on October 19, 2021. In November 2021, the Texas Bond Review Board announced the lottery results for the State. The Greenwood Manor project (Application 22-187) received a \$15,000,000 Priority 1 multifamily revenue bonds reservation from the Texas Bond Review Board for Region 10. On January 6, 2022, the Texas Bond Review Board notified Greenwood Manor of the Tax Credit requirements for the project. On January 11, 2022, Greenwood Manor submitted a withdrawal request to the Texas Bond Review Board. The withdrawal action returned the reservation.

Greenwood Manor has indicated the desire to resubmit an application for a \$15,000,000 reservation. The new request is due to a change in proposed financing removing a direct loan from the Texas Department of Housing and Community Affairs, increasing the number of units from 144 to 152, and changing the income targeting.

To include their preliminary costs and land acquisition in a possible future issuance of revenue bonds, they are requesting the adoption of a new preliminary resolution known as an “inducement resolution” by the CCHFC. The CCHFC has no legal obligation to issue any bonds at any time in the future, and any issuance of bonds will be subject to review and approval at a future meeting of the Board. The inducement resolution solely is for the purpose of allowing inclusion of the preliminary expenses incurred if bonds are issued at some point in the future.

Any revenue bonds issued by the CCHFC solely are payable from the loan payments received from a particular development project. They are not a general obligation of the CCHFC, and neither the City of Corpus Christi nor its credit are involved. The CCHFC has no taxing power.

ALTERNATIVES:

The CCHFC may elect not to adopt the proposed inducement resolution.

FISCAL IMPACT:

There is no current year Fiscal impact for this item.

Funding Detail:

Fund: NA

Organization/Activity: NA

Mission Element: NA

Project # (CIP Only): NA

Account: NA

RECOMMENDATION:

Staff recommends the inducement for multifamily revenue bonds.

LIST OF SUPPORTING DOCUMENTS:

Agenda for CCHFC Special Board Meeting

Unapproved October 19, 2021, Board Meeting Minutes

Resolution with Respect to the Issuance of Bonds to Finance activities for Greenwood Manor, LP.

CCHFC Bond Transaction Guide

Greenwood Manor Project Overview and Map PowerPoint