



CITY OF CORPUS CHRISTI

AGENDA MEMORANDUM

Public Hearing and Motion for Corpus Christi B Corporation January 12, 2026

DATE: January 12, 2026

TO: President and Honorable Board Members, Corpus Christi B Corporation

THROUGH: Peter Zanoni, City Manager

FROM: Daniel McGinn, AICP, Interim Assistant City Manager
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<p>Corpus Christi Huntwick Avenue LP Type B Funding Agreement and Budget Amendment for \$1 million</p>

CAPTION:

Public Hearing and Motion amending the Affordable Housing Project Loan Agreement with Corpus Christi Huntwick Avenue LP, commonly known as Palo Verde Senior Apartments, in the amount of \$1,000,000 from the Type B Affordable Housing Fund for the development of 75 affordable senior housing rental units located at 5501 Huntwick Avenue; and amending the FY 2026 Budget to appropriate \$1,000,000 from the Type B Affordable Housing fund balance for the Huntwick Affordable Housing Project.

SUMMARY:

On December 8, 2025, the Type B Corporation approved an agreement with Corpus Christi Huntwick Avenue LP for \$1 million. An amendment to the agreement will remove unnecessary federal regulatory requirements while maintaining the State of Texas regulatory requirements. Also, this action appropriates \$1 million from the Type B Corporation Affordable Housing Fund and amends the FY 2026 Budget.

BACKGROUND AND FINDINGS:

On December 8, 2025, the Corpus Christi B Corporation approved an agreement with Corpus Christi Huntwick Avenue LP for a \$1 million loan. An amendment to the agreement will remove unnecessary federal requirements. Also, this action

appropriates \$1 million from the Type B Corporation Affordable Housing Fund and amends the FY 2026 Budget.

The agreement approved on December 8, 2025, contained language that applies to the HOME Investment Partnerships Program that does not apply to Type B funds. The project is subject to the federal HOME Investment Partnerships Program rules and regulations due to the \$1 million loan from that federally funded program; however, the HOME Investment Partnership Program agreement and loan documents will address the federal program rules, and the Type B agreement and loan documents will address the State of Texas Type B rules and regulations.

Palo Verde Senior Apartments (5501 Huntwick Avenue) will be an 80-unit multi-family, senior affordable housing development. With 75 units affordable to senior households at or below 60 percent AMI, the project is eligible under Texas Local Government Code Sec. 505.153 governing Type B Board affordable housing projects.

Palo Verde Senior Apartments Income Restrictions

Type	# of Units	% of total 80 Units
60% Area Median Income or Below	52	65%
50% Area Median Income or Below	15	19%
30% Area Median Income or Below	8	10%
Market Rate	5	6%

The project will consist of 41 one-bedroom units (51 percent) and 39 two-bedroom units (49 percent).

Palo Verde Senior Apartments incorporates many desirable elements for a senior affordable housing project: (1) providing high quality housing for residents at affordable prices to ensure stability of the low income community, (2) eight units are being rented to residents whose incomes are at or below 30% of the area median income which are providing housing for Corpus Christi residents who are earning at or below the poverty level, (3) the property will be connecting residents to community resources and services. Palo Verde Senior Apartments will also be accessible to nearby amenities such public transportation and a grocery store with a pharmacy within less than half a mile.

ALTERNATIVES:

The Board could choose not to amend the agreement or appropriate the funds and amend the FY 2026 budget.

FISCAL IMPACT:

The allocation of \$1,000,000 comes from the unreserved fund balance in the Type B Affordable Housing Fund. The loan is subordinate and repaid with available project cash flow after primary loans and deferred developer fees are paid.

Funding Detail:

Fund: Type B Housing Fund 1147

Organization/Activity: 15000- Affordable Housing

Department: 57 Economic Development

Project # (**CIP Only**): N/A

Account: 530000

RECOMMENDATION:

Staff recommends amending the agreement for Type B Affordable Housing funds with Corpus Christi Huntwick Avenue LP for the construction of 75 affordable senior housing apartment units, appropriating the fund, and amending the budget.

LIST OF SUPPORTING DOCUMENTS:

Presentation

Agreement