

## MINUTES

### **CORPUS CHRISTI HOUSING FINANCE CORPORATION**

### **SPECIAL MEETING**

**February 25, 2014**

**5:06 p.m.**

#### **PRESENT**

##### **Board of Directors**

David Loeb, President  
Kelley Allen  
Rudy Garza, Jr.  
Chad Magill  
Nelda Martinez  
Colleen McIntyre  
Lillian Riojas  
Mark Scott (arrived 5:07)

##### **Officers**

Ronald L. Olson, General Manager  
Susan K. Thorpe, Asst. General Manager  
Rebecca Huerta, Secretary  
Vacant, Assistant Secretary  
Margie Rose, Treasurer  
Constance P. Sanchez, Assistant Treasurer

#### **ABSENT**

Priscilla Leal, Vice President

President Loeb called the meeting to order in the Council Chambers of City Hall at 5:06 p.m. Secretary Huerta verified that a quorum of the Board was present to conduct the meeting and that notice of the meeting had been posted.

President Loeb called for the approval of the minutes of the February 18, 2014 meeting. Ms. McIntyre made a motion to approve the minutes as presented, seconded by Mr. Magill, and passed as follows: Loeb, Allen, Garza, Magill, Martinez, McIntyre, Riojas and Scott voting "Aye"; Leal absent.

President Loeb opened discussion on Item 4, adoption of the following resolutions approving interim loans in connection with applications filed with TDHCA for low-income housing tax credits:

4. (A) SUPPORTING THE PROPOSED RENOVATION OF LEXINGTON MANOR APARTMENTS DEVELOPMENT AND AUTHORIZING A LOAN COMMITMENT FOR THE DEVELOPMENT IN CONNECTION WITH A LOW-INCOME HOUSING TAX CREDIT APPLICATION.

Mr. Loeb called for public comment. Gil Piette, Executive Director of the Housing Community Services in San Antonio encouraged the Board to approve the loan. Abel Alonzo, 1701 Thames, stated that affordable housing should be inclusive. Ms. Martinez thanked Mr. Piette for his comments. Mr. Magill and Mr. Garza gave their full support of the project. President Loeb called for the vote on the resolution and passed as follows: Loeb, Allen, Garza, Magill, Martinez, McIntyre, Riojas and Scott voting "Aye": Leal absent.

(B) SUPPORTING THE PROPOSED RESIDENCES AT RODD FIELD ROAD APARTMENT DEVELOPMENT AND AUTHORIZING A LOAN COMMITMENT FOR THE DEVELOPMENT IN CONNECTION WITH A LOW-INCOME HOUSING TAX CREDIT APPLICATION.

Mr. Garza stated he supports affordable housing, but is concerned with the traffic situation on Rodd Field Road and is not supporting this project. Ms. Martinez stated she supports this project. Mr. Magill stated he is not supporting this project. Ms. Thorpe stated that all projects that are brought to the Board meet the State criteria. Eddie Ortega, Director of Housing and Community Development, stated that the Rodd Field Road project and the Airline Road project are competing against each other in the regional tax credit application process whereas the Lexington Manor project is in a different category. Mr. Scott stated this project depends on rezoning. Ms. McIntyre asked what happens if the project fails the rezoning change. Mr. Ortega stated that if the rezoning fails, the tax credits go back to the State. Mr. Loeb added that he believes the community is more likely to support a bond package to widen a road if there is actually seeing tax base and development on that road. Ms. McIntyre feels there is a problem with having no project at all. Ms. Martinez stated she can't kill a project if the project has met criteria. John Bell, Legal Counsel for CCHFC, stated that the City is trying to be a flexible level playing field for all projects. President Loeb called for the vote on the resolution and it failed. Loeb, Martinez, McIntyre, Riojas voting "Aye"; Magill, Scott, Allen and Garza voting "No"; Leal absent.

(C) SUPPORTING THE PROPOSED RESIDENCES AT CALLEN APARTMENT DEVELOPMENT AND AUTHORIZING A LOAN COMMITMENT FOR THE DEVELOPMENT IN CONNECTION WITH A LOW-INCOME HOUSING TAX CREDIT APPLICATION.

Ms. Martinez stated that this project was withdrawn by applicant.

There being no further business to come before the corporation, President Loeb adjourned the meeting at 5:47 p.m. on February 25, 2014.