AGREEMENT BETWEEN THE CORPUS CHRISTI HOUSING FINANCE CORPORATION AND THE CORPUS CHRISTI HOUSING AUTHORITY REGARDING A HOUSING NEEDS ASSESSMENT AND HOUSING TOOLKIT

This Agreement is made by the Corpus Christi Housing Finance Corporation, a Texas housing finance corporation ("CCHFC"), and the Corpus Christi Housing Authority, a Texas housing authority ("CCHA"), as authorized under Chapters 394 and 392, respectively, of the Texas Local Government Code.

WHEREAS, on July 29, 2025, during a special meeting, the Board of Directors of the CCHFC authorized the General Manager to solicit proposals from qualified firms; execute a contract with the highest scoring firm ("Consultant") in an amount not to exceed $150,000; enter into an Agreement with CCHA; and expend up to $75,000 from the CCHFC funds to develop a Housing Needs Assessment and Housing Toolkit; and

WHEREAS, the CCHA has authorized participating in the development of the Housing Needs Assessment and Housing Toolkit;

NOW, THEREFORE, the parties hereto agree as follows:

1. **PURPOSE.** The CCHFC will solicit proposals from qualified firms and select a consultant to complete a Housing Needs Assessment and Housing Toolkit that will identify current and projected gaps between demand for and supply of housing within the city limits at various household income levels and housing types. Each party shall pay one-half of the costs of the study up to a maximum of $75,000.

2. **STATEMENT OF WORK.** CCHFC will select and oversee a consultant that will complete a Housing Needs Assessment and Housing Toolkit as outlined in Exhibit A and generally described as follows. The CCHFC agrees to:

A. Solicit proposals from qualified consultant firms and review submittals.

B. Execute a contract with the highest scoring firm.

C. Oversee the completion of a Housing Needs Assessment and Housing Toolkit of recommended policies and programs to address the current and projected gaps in housing availability and establish a roadmap for maximizing the potential for development of affordable housing.

The CCHFC shall be the administrative entity and fiscal agent concerning the activities under this Agreement. The CCHFC shall invoice CCHA for the costs of this procurement as the same are payable, and CCHA agrees to reimburse the CCHFC such costs as and when they are incurred.

3. **PERIOD OF PERFORMANCE.** This Agreement shall be effective from the latest date of signatures below and continue for one year.

4. EXPENDITURES OF REVENUES.

Each party agrees to be responsible for costs relating to its respective activities under this Agreement and acknowledges that all expenditures under this Agreement shall be paid with current revenues of the paying party.

5. TERMINATION. Performance under this Agreement may be terminated by either party with or without cause upon 30 days' written notice prior to entry into a contract for the Assessment and Toolkit as provided above. After such contract has been approved, the parties agree that this Agreement shall only be terminable due to default.

6. NOTICES. All notices to parties under this Agreement shall be in writing and sent to the names and address stated below. Either party to the Agreement may change the name and address by notice to the other in accordance herewith, and any change shall take effect immediately upon receipt of the notice.

Corpus Christi Housing Authority
3701 Ayers St.
Corpus Christi, TX 78415

City of Corpus Christi
Planning and Economic Development Department
Attn: Corpus Christi Housing Finance Corporation
P.O. Box 9277
Corpus Christi, TX 78469

7. AMENDMENTS AUTHORIZED. The representatives who were authorized to sign this Agreement are authorized to execute minor amendments to this agreement, to extend deadlines or minor changes in the scope of work.

8. SEVERABILITY. If any of the provisions of the Agreement in the application thereof to any person or circumstance, is rendered or declared illegal for any reason, or shall be invalid or unenforceable, the remainder of the Agreement and the application of the provision to other persons or circumstances shall not be affected thereby, but shall be enforced to the greatest extent by applicable law. The parties agree that this Agreement shall be reformed to replace the stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

9. DISPUTE RESOLUTION PROCESS. The parties agree to an informal mediation regarding disputes that arise prior to litigation of any and all claim(s) related to this Agreement.

10. MISCELLANEOUS. This Agreement constitutes the entire agreement between the parties relative to the subject matter and may only be modified or amended by a written agreement signed by both parties. It shall be construed in accordance with the laws of the State of Texas.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their authorized representative.

CORPUS CHRISTI HOUSING AUTHORITY

By: : Rhen C. Bass
Name: Rhen C. Bass
Title: : Interim CEO
Date: 11-19-2025

CORPUS CHRISTI HOUSING FINANCE CORPORATION

By: :
Name: Peter Zanoni
Title: : General Manager
Date: 11.21.25

EXHIBIT A

The Housing Needs Assessment will identify current and projected gaps between demand for and supply of housing within the city limits at all household income levels and housing types. The Housing Needs assessment will provide a critical review of the community's housing ecosystem, including demographic and housing data trends and projections, as well as current and anticipated future financial and policy barriers/challenges. While the focus of the analysis is on affordable housing needs, a comprehensive investigation across all incomes and housing types is necessary because of the market pressures on lower-income households. Based on the findings of the Housing Needs Assessment, the consultant team will prepare a Toolkit with recommended policy and programs to address the current and projected gap in housing availability at all income levels and housing types. Both the Housing Needs Assessment and Toolkit documents will establish quantitative metrics that will permit the measurement of progress over time.

The Assessment shall include demographic and housing data analysis from secondary sources. Such sources should include but are not limited to U.S. Decennial Census and American Community Survey, HUD CHAS dataset, Texas Demographic Center, local appraisal district datasets, local and state real estate research centers such as the Texas A&M Real Estate Center and local Realtor associations, as well as private-sector real estate data sources. The presentation shall include GIS and data visualization software to be able to communicate key findings that emerge from the data analysis, including geographic distribution of housing needs and opportunities.

The Housing Needs Assessment should also include a financial feasibility analysis that evaluates financing gaps related to housing development costs compared to sales prices for ownership, operating costs for multifamily, and available financing tools for types of housing needed as indicated by the demographic and housing data analysis, such as single-family, duplex, triplex, and multifamily projects. The intention of the financial feasibility analysis is to identify barriers to housing development within City limits. This portion of the scope of work should incorporate stakeholder input from local housing developers, organizations that provide housing services to the local houseless community, and real estate, finance, and insurance professionals to explore regulatory, permitting, financial and other barriers that impact local housing delivery.

The Housing Toolkit should include recommended policy and program initiatives that will address the specific and measurable current and projected housing gaps and barriers identified. The Housing Toolkit should include production targets of housing over time, detailed by household income category and housing type.