

# INFORMAL STAFF REPORT

## MEMORANDUM

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**To:** Margie C. Rose, City Manager

**Thru:** E. Jay Ellington, Interim Assistant City Manager

**From:** Rudy Bentancourt, HCD Director

**Date:** February 23, 2017

**Subject:** Housing Tax Credit Developer Information

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### **Request**

To provide in the Legistar items, pictures of projects that TDHCA Tax Credit applicants have done.

### **Background & Findings**

During the February 21, 2017 City Council presentation regarding Resolutions of Support for Housing Tax Credits, a request was made by to provide information from the developers who are requesting the Resolutions. The information should include developer information and pictures of projects which have been done, as well as renderings, if any, of the projects being proposed. Since the February 21, 2017 City Council meeting, the Oaklake on Rodd Field project has withdrawn their request for a Resolution. There are currently three (3) proposed projects in Region 10 Category – Urban which include The Avanti Bayside, Sea Gulf Villa and The Village at Henderson and there is one (1) proposed project in the At-Risk Set-Aside Category which is Samuel Place Apartments.

### **Conclusion**

The following information includes the request by City Council.

## **The Avanti Bayside**

Madhouse Development Services, Inc. (“Madhouse”) is the developer of The Avanti Bayside and is a nationally recognized family-owned development company based in Austin. Madhouse was established in 1999 by a group of housing and community development professionals who were segueing from local and state government to the private development sector. With over 20 years of continuous success, Madhouse is well established in the multifamily housing industry, providing expertise in the areas of finance, development, construction, and asset management of quality affordable and market-rate rental housing.

Through hard work and dedication to its principles, Madhouse has earned a reputation as a developer who balances respect for value with sensitivity to environment and design. After developing thousands of apartment homes, Madhouse has refined the ability to assess proposals based on sound economic principles, not current fancy. Madhouse strives to find innovative, carefully-considered solutions that are the most financially, environmentally, and socially rewarding for our clients and of the greatest value to the citizens we serve. Our institutional values are built upon the cornerstones of integrity, reliability, transparency, and performance. In 2015, Madhouse was ranked 39<sup>th</sup> by the *Affordable Housing Finance Magazine* in its list of the Top 50 Affordable Housing Developers in the country. Madhouse was also featured in the 2016 *Affordable Housing Finance Magazine* in its list of the Top 50 Affordable Housing Developers in the country with a ranking of 41<sup>st</sup>.



Madhouse Development – RiverStone Apartments  
Currently being constructed in Corpus Christi – Airline Rd.



Madhouse Development – Bella Terra Development (Brownsville, TX)



Madhouse Development – Bella Terra Development (Brownsville, TX)



Madhouse Development – Highland Villas Development (Bryan, TX)



Madhouse Development – Highland Villas Development (Bryan, TX)

## **Sea Gulf Villa**

The ITEX Group is a vertically-integrated real estate investment, development, construction and property management company with major offices in Houston and Port Arthur, TX. ITEX employs 205 Texas-based employees. ITEX's founder acquired Park Central Management and six of its apartment developments in 2004. Mr. Akbari had joined Park Central in the late 1970s and eventually risen to the position of President before purchasing the company. Today ITEX has developed, acquired, constructed and/or managed 55 apartment developments and is currently managing approximately 4,600 rental housing units. In addition to 9% tax credit multi-family new or rehabilitated developments financed through the Texas Department of Housing and Community Affairs, ITEX has been selected to construct new or rehabilitate over 1,500 apartments for several housing authorities in TX, LA and AR.

ITEX is developing and will, in most cases, serve as general contractor for these developments. In addition, ITEX has significant experience is rehabilitating historic properties, building new market rate apartments, single family homes, and townhomes, retail/commercial mixed used developments, transit-oriented developments, and all types of mixed-income developments, including large tract subdivisions. ITEX's construction company has approximately \$110 million in multi-family developments under construction for its own use or for other developers/owners. One of the nice things about working with a vertically-integrated development company is that we take responsibility for everything. Our non-profit partner is LULAC that has two very successful developments in the area including LULAC Westpark Apartments in Corpus Christi and LULAC Amistad Apartments in Sinton.



ITEX – Village at Palm Center Development (Houston, TX)



ITEX – Park Central Development (Port Arthur, TX)



ITEX – Park Central Development (Port Arthur, TX)



ITEX – Providence on Major Development (Beaumont, TX)



ITEX – Providence on Major Development (Beaumont, TX)

## The Village at Henderson and Samuel Place Apartments

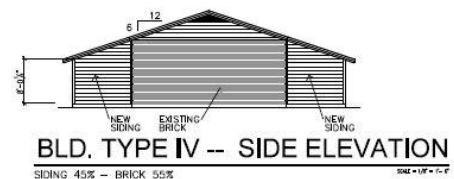
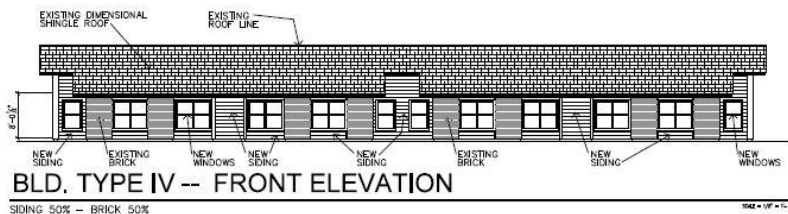
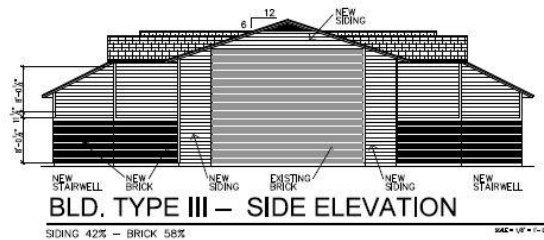
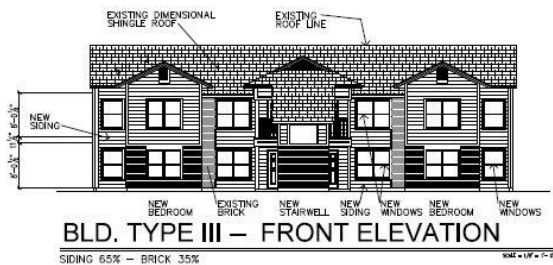
PROSEPERA Housing Community Service (PHCS) is a community based 501(c)(3) nonprofit aimed at the development and management of affordable housing. PHCS provides oversight and guidance for the ownership and operation of affordable housing properties for the benefit of families whose annual income is 60% or less of the area median income. Currently, 49 multifamily properties, with 4,883 units of assisted housing, are under PHCS's oversight.

PHCS is a nonprofit real estate holding company, managing its holdings through PROSPERA Property Management (PPM). PHCS and PPM operate in South Texas with low-income multifamily properties in San Antonio, New Braunfels, Seguin, Luling, Lockhart, Pearsall, Beeville, Corpus Christi, Robstown, Victoria, Harlingen, Brownsville, Weslaco, Edinburg, Laredo, and Del Rio.

PHCS is affiliated with TG 110, Inc. a Corpus Christi Based 501(c)(3). As part of the affiliation, PHCS provides administrative and financial support to TG 110. TG 110 is governed by a five member board composed of low-income resident directors and three community directors who all reside in Corpus Christi, Texas.



PROSPERA HCS – Village at Henderson Development *rendering* (Corpus Christi)



PROSPERA HCS – Samuel Place Apartments Development *rendering* (Corpus Christi)





PROSPERA HCS – Lexington Manor Development (Corpus Christi)



PROSPERA HCS – Lexington Manor Development (Corpus Christi)



PROSPERA HCS – Palms at Leopard Development (Corpus Christi)



PROSPERA HCS – Palms at Leopard Development (Corpus Christi)



PROSPERA HCS – Glenoak Apartments Development (before pictures)



PROSPERA HCS – Glenoak Apartments (currently under construction in Corpus Christi)



PROSPERA HCS – Woodland Creek Development (Corpus Christi)



PROSPERA HCS – Woodland Creek Development (Corpus Christi)