



CITY OF CORPUS CHRISTI

AGENDA MEMORANDUM

Public Hearing and Motion for Corpus Christi B Corporation August 10, 2026

DATE: August 4, 2026

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

THROUGH: Michael Dice, Interim Assistant City Manager

FROM: Jennifer Buxton, Interim Director Planning & Economic Development
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Corpus Christi Huntwick Avenue LP Type B Funding Agreement and Budget Amendment for \$1 million

CAPTION:

Motion authorizing the First Amendment to the Affordable Housing Project Loan Agreement between the Corpus Christi B Corporation and Corpus Christi Huntwick Avenue LP, commonly known as Palo Verde Senior Apartments, increasing the incentive amount by \$1,000,000.00, totaling \$2,000,000.00 for the development of 75 affordable senior rental housing units located at 5501 Huntwick Avenue and appropriating \$1,000,000.00 from the Type B Affordable Housing Fund FY 2026.

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 unexecuted agreement removing unnecessary federal regulatory requirements while maintaining the State of Texas regulatory requirements was approved on January 12, 2026. Additional funds of \$1 million have been requested to address decreased debt capacity and decreased tax credit equity.

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. Before execution, an amendment to the agreement removing unnecessary federal regulatory requirements

while maintaining the State of Texas regulatory requirements was approved on January 12, 2026. According to the developer, since January 12, 2026, both debt capacity and tax credit equity have decreased, creating a gap in excess of \$1 million and has requested additional Type B funds of \$1 million.

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:	1147 Type B Housing Fund
Organization/Activity:	15000- Affordable Housing
Department:	57 Economic Development
Project # (CIP Only):	N/A
Account:	530005 Payment to Subrecipients

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:

Amendment
Presentation