



AGENDA MEMORANDUM
Corpus Christi Business & Job Development Corporation (Type A) Meeting
April 18, 2022

DATE: April 7, 2022

TO: President and Honorable Board Members,
Corpus Christi Business & Job Development Corporation

THROUGH: Peter Zanoni, City Manager

FROM: Tracey K. Cantu, Interim Director of Neighborhood Services
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361-826-3021

An agreement for costs related to ALMA at Greenwood a new construction affordable rental housing project with 152 units for households at or below 60 percent of the area median income located on 10 acres at Greenwood and Gollihar

CAPTION:

Motion authorizing an agreement with the City of Corpus Christi to provide \$160,560 from the Corpus Christi Business & Job Development Corporation (Type A) affordable housing fund to provide the Corpus Christi Housing Finance Corporation funds for ALMA at Greenwood a 152-unit new construction affordable rental housing project for households at or below 60 percent of the area median income located on 10 acres at Greenwood and Gollihar.

SUMMARY:

This motion approves an agreement between the Corpus Christi Business & Job Development Corporation (Type A) and the City of Corpus Christi for \$160,560 for ALMA at Greenwood a 152-unit new construction affordable rental housing project for households at or below 60 percent of the area median income located on 10 acres at Greenwood and Gollihar.

BACKGROUND AND FINDINGS:

Adelante Development, LLC is proposing a 152-unit multifamily affordable rental housing project, ALMA at Greenwood, on 10 acres located at Greenwood Dr. and Gollihar Rd. All units would serve households at or below 60 percent of the area median income.

The development's \$30,803,558 proposal includes \$15,000,000 in private activity bonds issued by the Corpus Christi Housing Finance Corporation (CCHFC), \$9,607,293 in 4% Low-income Housing Tax Credit equity, \$1,986,065 in deferred developer fees, \$225,000 in materials contributions from the General Contractor, \$481,483 from the CCHFC, \$160,560 from Type A, \$1,191,871 from Type B, and \$1,166,086 from the HOME Investment Partnerships Program. The

proposal includes a request that the CCHFC join the development partnership (Greenwood Manor, LP) as the General Partner so that the property may qualify for property tax-exemption. The CCHFC has adopted the \$15,000,000 bond issuance resolution for the project under the development partnership of Greenwood Manor, LP.

Corpus Christi Business & Job Development Corporation (Type A) affordable housing funds will be granted to the Corpus Christi Housing Finance Corporation which will loan funds to the project. There will be two loans made to the project from all City and City related sources. The Type A funds, Type B funds and CCHFC funds will be one deferred loan for \$1,833,914 made from the CCHFC to the project at 3 percent interest and amortized over 40 years with repayment beginning 2037 (year 14). The City HOME funds will be a \$1,166,086 deferred loan to the project at 3 percent interest and amortized over 40 years with repayment beginning 2037 (year 14) as well. The CCHFC loan will subordinate to the City HOME loan. Both loans are repayable through net cashflow and will be paid in full when the Limited Partner (tax credit equity investor) exits the deal through a sale in 2039 (year 16).

The project timeline includes the following briefings, presentations for approvals, closings, and construction dates:

City Council Briefing – April 12, 2022
Type A Board – April 18, 2022
Type B Board – April 18, 2022
CCHFC Board Meeting – April 19, 2022
City Council 1st Reading – April 19, 2022
City Council 2nd Reading – April 26, 2022
4% Low-income Housing Tax Credit Award – July 22, 2022
FY2023/PY2022 HUD HOME Allocation Council Meeting – August 2022
Bond Closing Date – August 23, 2022 (bond reservation expiration)
Construction Start – August 2022
Project Completion – December 2023

Eligible reimbursements will be funded by the Corpus Christi Business & Job Development Corporation (Type A) affordable housing fund pursuant to an agreement with the City of Corpus Christi for \$160,560.

ALTERNATIVES:

The Corpus Christi Business & Job Development Corporation (Type A) can choose not to authorize the agreement causing the project to be infeasible.

FINANCIAL IMPACT:

The funding source for ALMA at Greenwood is Type A Housing Fund 1140 for \$160,560 for FY22.

Funding Detail:

Fund:	1140
Organization/Activity:	15000
Mission Element:	132
Project # (CIP Only):	N/A

Account: 530000

RECOMMENDATION:

City staff recommends approval of the agreement with the City for ALMA at Greenwood.

LIST OF SUPPORTING DOCUMENTS:

Agreement
PowerPoint