



AGENDA MEMORANDUM

Future Item for the City Council Meeting of February 16, 2016
Action Item for City Council Meeting February 23, 2016

DATE: 2/2/2016

TO: Ronald L. Olson, City Manager

FROM: Margie Rose, Deputy City Manager
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Resolution in support of an Affordable Housing project known as the Avanti at Calallen Apartments to satisfy the requirement set forth by the Texas Department of Housing and Community Affairs (TDHCA)

CAPTION:

Resolution of the City Council of the City of Corpus Christi, Texas in support of the proposed affordable housing project known as the Avanti at Calallen Apartments to be developed by MDS Housing Leopard, Ltd.

PURPOSE:

The purpose of the Resolution(s) is to satisfy a requirement set forth by the Texas Department of Housing and Community Affairs' 2016 Qualified Allocation Plan Section 11.9(d)(1) for Housing Tax Credits, which indicates that maximum points are given for a resolution from the Governing Body of a municipality (City of Corpus Christi) supporting the application for development.

BACKGROUND AND FINDINGS:

The City of Corpus Christi's Housing and Community Development Department has received five individual requests for a Resolution to support the application and development of the five developments for affordable rental housing. The developments are hereby requesting a resolution of support for their individual proposed development. The Texas Department of Housing and Community Affairs' (TDHCA) 2016 Qualified Allocation Plan's Section 11.9(d)(1) for Housing Tax Credits indicates that in order to receive maximum points for the application, a Resolution of Local Support must be provided by the Governing Body of the municipality supporting the application or development. The Governing Body may also provide a Resolution of No Objection or No Resolution.

The Avanti at Calallen Apartments, once constructed, will be an affordable housing development located East of Leopard St. and Calicoatte Rd., Corpus Christi, TX 78410. MDS Housing Leopard, Ltd. proposes the construction of approximately 120 new apartments serving low-income seniors at or below 60% of the Area

Median Income. If selected for Housing Tax Credits, the development will be primarily funded through TDHCA and private debt.

The Calallen Apartments, once constructed, will be an affordable housing development located at 14800 Northwest Blvd., Corpus Christi, TX 78410. ProsperaHCS Calallen, LP., proposes the construction of 96 new apartments serving families at or below 60% of the Area Median Income. If selected for Housing Tax Credits, the development will be primarily funded through TDHCA, private debt, and HOME funds from the City of Corpus Christi. The request of HOME funds for this project is \$300,000.

The Cayetano Villas of Calallen Apartments, once constructed, will be an affordable housing development located on Interstate Highway 37 on the corner of Up River Rd., Corpus Christi, TX 78410. Cayetano Housing and Development proposes the construction of 96 new apartments serving families at or below 60% of the Area Median Income. If selected for Housing Tax Credits, the development will be primarily funded through TDHCA and private debt.

Mar Bella Providence Apartments, once constructed, will be an affordable housing development located on 11330 Leopard St., Corpus Christi, TX 78410. The ITEX Group, LLC. proposes the construction of 128 new apartments serving low-income seniors at or below 60% AML of the Area Median Income for 102 units and 26 Market Rate units. If selected for Housing Tax Credits, the development will be primarily funded through TDHCA and private debt.

Samuel Place Apartments, once constructed, will be an Affordable Housing Development located at 4315 Carroll Ln., Corpus Christi, TX 78411. TG 110 Samuel Place, LP., proposes the demolition and reconstruction of 60 apartments serving families at or below 60% of the Area Median Income. If selected for Housing Tax Credits, the development will be primarily funded through TDHCA, private debt, and HOME funds from the City of Corpus Christi. The request of HOME funds for this project is \$200,000.

Of the four requests, one developer (TG 110, Inc.) is competing for the At-Risk Set-Aside pool of funds (a statewide pool of funds) and three developers are competing for the Region 10 Urban Category pool of funds. **Only one development will be awarded Housing Tax Credits from the Region 10 Urban Category.**

Each proposed developer will be available to answer any questions to the City Council regarding their proposed application and project.

For the February 16, 2016 City Council Meeting, the developer for the Cayetano Villas of Calallen Apartments requested to withdraw the request for a resolution of support.

ALTERNATIVES:

None

OTHER CONSIDERATIONS:

This resolution will not prioritize one applicant over the other applicants competing in the Corpus Christi Region 10 Urban Category, but does acknowledge their application of support.

CONFORMITY TO CITY POLICY:

Not Applicable

EMERGENCY / NON-EMERGENCY:

This item is non-emergency

DEPARTMENTAL CLEARANCES:

Legal

FINANCIAL IMPACT:

Not applicable

RECOMMENDATION:

Staff recommends that the City Council recognize the applicant's application for the TDHCA Housing Tax Credit Program and to support the proposed Affordable Housing Projects.

LIST OF SUPPORTING DOCUMENTS:

Resolution – The Avanti at Calallen
Presentation – Affordable Housing Resolutions