



AGENDA MEMORANDUM

Future Item for the City Council Meeting of April 12, 2016
Action Item for the City Council Meeting of April 19, 2016

DATE: March 30, 2016
TO: Ronald L. Olson, City Manager
FROM: E. Jay Ellington, Interim Assistant City Manager
jayell@cctexas.com
361.826.3898

Annual Board Meeting of the Corpus Christi Housing Finance Corporation

CAPTION:

Annual Board Meeting of the Corpus Christi Housing Finance Corporation

PURPOSE:

The purpose is to hold the Annual Board Meeting of the Corpus Christi Housing Finance Corporation in order to elect officers and consider the adoption of a resolution pertaining to a loan to be made in connection with the 711 Glenoak Apartments, an affordable housing project.

BACKGROUND AND FINDINGS:

Election of Officers

Each year, the CCHFC must conduct its annual meeting and elect new officers. The Bylaws provide for the following: President, Vice President, Secretary, Assistant Secretary, Treasurer, Assistant Treasurer, General Manager and Assistant General Manager. Typically, the President and Vice President have been elected from the Board of Directors, and in 2015 the Board elected Lillian Riojas and Chad Magill, respectively, to those positions.

The Bylaws provide that all officers do not have to be Board members, and the remaining positions have been held by the persons on City staff holding the functional equivalent positions. The recommendation for these positions is as follows:

Secretary	Rebecca Huerta
Assistant Secretary	Paul Pierce
Treasurer	Constance P. Sanchez
Assistant Treasurer	Alma Casas
General Manager	Ronald L. Olson
Assistant General Manager	E. Jay Ellington

911 Glenoak Apartments Project

TG 110 Glenoak, LP is the owner of the 911 Glenoak Apartments and was awarded low-income housing tax credits from the Texas Department of Housing and Community Affairs (TDHCA) from the statewide at-risk pool. This project also was awarded local HOME funds from the Corpus Christi Community Improvement Corporation, but its eligibility for the tax credits is conditioned upon the receipt of an additional loan from a local housing entity. The project is coordinated by Housing & Community Services, Inc. of San Antonio (HCS).

The 911 Glenoak Apartments are an existing 68-unit multi-family housing development at 711 Glenoak Drive in Corpus Christi. The closing of the tax credit transaction will result in the complete redevelopment of that project.

On February 17, 2015, the CCHFC Board approved the issuance of a loan commitment to provide an interim loan in an amount up to the difference between the minimum amount required under TDHCA rules for the local points award (estimated at \$1,020,000) and the actual amount of HOME funds allocated to the project. After completion of the scoring by TDHCA and the HOME funds allocation by the Corpus Christi Community Improvement Corporation, the resulting interim loan requirement is \$720,000. As required by the conditions of the loan commitment made by the CCHFC, HCS has made arrangements with its lender for the project, Wells Fargo Bank, National Association, to loan the \$720,000 to the CCHFC, which will re-loan the funds to TG 110 Glenoak, LP, the owner of the project. The loan from Wells Fargo Bank will be a special obligation of the CCHFC repayable solely from the proceeds that it receives from its loan to TG 110 Glenoak, LP.

Approval of the attached Resolution authorizing the \$720,000 loan from Wells Fargo Bank and the lending of said \$720,000 loan proceeds to TG Glenoak, LP is required for the project to close.

ALTERNATIVES:

N/A. The City has already committed its HOME Program funds for the project. The remaining funding amount must be made from the loan structure proposed.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The action conforms to all applicable City and CCHFC policies.

EMERGENCY / NON-EMERGENCY:

Non-Emergency. This item requires only one meeting of the CCHFC Board.

DEPARTMENTAL CLEARANCES:

Housing and Community Development and City Secretary's Office

FINANCIAL IMPACT:☐ Operating☐ Revenue☐ Capital☒ Not applicable

Fiscal Year: 2015-2016	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: N/A**RECOMMENDATION:**

Staff recommends the approval of the loan to TG 110 Glenoak, LP.

LIST OF SUPPORTING DOCUMENTS:

Agenda for CCHFC Board Meeting
Unapproved January 12, 2016, Board Meeting Minutes
Treasurers Report
Resolution Relating to 711 Glenoak Apartments