



May 15, 2018

City Manager of the City of Corpus Christi
1202 Leopard Street
Corpus Christi Texas 78401

City Manager Margie C. Rose,

On behalf of the Community Development Corporation of Brownsville, CDCB, it is a pleasure to have the opportunity to partner with the City of Corpus Christi to assist in expanding affordable housing options. CDCB is requesting the conveyance of (4) infill development properties currently owned by the City located at the following addresses:

- (1) 502 Eighteenth Street, Corpus Christi Texas 78405 & (2) 508 Eighteenth Street, Corpus Christi Texas 78405
(3) 4238 Barrera Drive, Corpus Christi Texas 78416
(4) 1018 Lake Street, Corpus Christi Texas 78401*

CDCB is a private 501(c)3 non-profit community housing development corporation (CHDO). Founded in 1974, CDCB has been providing safe, sanitary affordable housing to the citizens for the past 41 years. Over the last 9 months, we have been training a local contractor and designing model housing that is truly affordable. In process, located at 2517 Persimmons Corpus Christi, Tx 78415, is a 1,581 square foot, 3 bedroom and 2 bath, single-family unit with granite counter tops, stainless steel appliances (dishwasher, stove, refrigerator, microwave), enclosed water heater, windstorm certified, energy star and one-car garage house. The sale price for this home will be roughly \$155,000 (construction is roughly \$120,000 - lot cost is \$25,000); Removing the garage would reduce the sale price to \$135,000. Conveyance of infill property by the City of Corpus Christi will allow a reduction of overall cost (cost of property acquisition) – making the house more affordable for the future homeowners in Corpus Christi.

On the requested lots above – CDCB will work with Corpus Christi clients 80% AMI and below to design and construct new residential houses for homeownership. Sales prices for these single-family homes will range between \$90,000 – 160,000 and each unit will range between 800 and 1600 square feet.

CDCB will operate and administer the home builder and buyer program conducting and carrying out the following activities and duties.

- Borrower Applicant Intake and qualification review, including income qualification (80% or less of AMI)
- Conduct Homebuyer Counseling for each client (in partnership with Catholic Charities)
- Environmental Site Approval (if necessary for client home purchase) - design and construction
- Manage Closing Process as it relates to sourcing of funds

We hope conveyance of said (4) properties is agreeable to the City of Corpus Christi. If you have any questions and/or concerns please do not hesitate to contact me. We look forward to working with the City of Corpus for affordable housing infill development.

Best,

Chloe Dotson
Director of Real Estate Development
Community Development Corporation of Brownsville
956.579.4489