

Corpus Christi Housing Authority REQUEST FOR QUALIFICATIONS FOR DEVELOPER PARTNER SERVICES RFQ No. 26023 Amendment 4

June 6, 2026

Request for Qualifications (RFQ) No. 26023 – Developer Partner Services, is hereby amended as follows.

1. **Question:** Will respondents need to include prospective 3rd party team members, such as Architects, engineers, or other professional consultants in the submission?

Answer: Not for RFQ submission.

2. **Question:** Are there any recent Phase I or II Environmental Assessment documents available for review for any of the sites?

Answer: No.

3. **Question:** Has CCHA determined that there are significant environmental issues or concerns with impacted soils, particularly on potential new construction sites?

Answer: No determinations have been made

4. **Question:** Can you provide a copy of the presentation from the Pre-Proposal Conference?

Answer: Yes. Attached.



An Equal Housing Provider

Request for Qualifications for Developer Partner Services RFQ No. 26023

**Pre-Proposal Conference
June 3, 2026, at 2:00 PM CDT**

Vision Statement



To transform aging housing assets into vibrant, sustainable communities that expand affordable housing opportunities, improve quality of life, and ensure that more families have access to safe, decent, and affordable housing for generations.



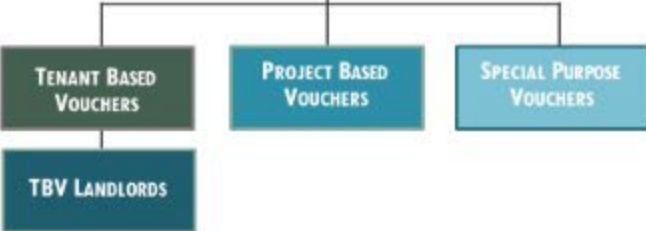
CORPUS CHRISTI HOUSING AUTHORITY | COASTAL HOUSING PARTNERS

BOARD OF COMMISSIONERS and EXECUTIVE OFFICERS

CCHA
Executive Partner

CHP
Executive Partner

HOUSING & URBAN DEVELOPMENT
HCVP
Program
HOUSING CHOICE VOUCHER
PROGRAM



CORBAN TOWNHOMES
TAX CREDIT

HAMPTON PORT
TAX CREDIT

SEABREEZE
TAX CREDIT

BLUEBONNET GARDENS
PROPERTY OWNER & RENTAL

12 RAD
Properties
1,714 Units
(Rental Assistance Demonstration)

THANKSGIVING HOMES
Development & Rental

CORPUS CHRISTI FINANCE CORPORATION

ROYAL PALM GARDENS DEVELOPMENT

- COMMUNICATIONS
- EXECUTIVE
- FINANCE
- HUMAN RESOURCES
- INFORMATION TECHNOLOGY (IT)
- LANDSCAPING
- MAINTENANCE
- PROCUREMENT

Corpus Christi Housing Authority Leadership



Rhen C. Bass, Sr., CPA

President & Chief Executive Officer

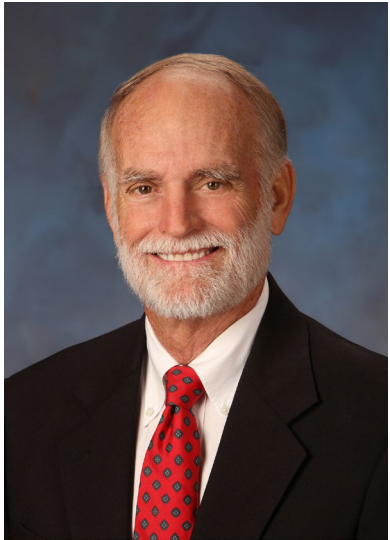
- 17 years of public housing experience
- Five (5) years at Corpus Christi Housing Authority (CCHA)
- Certified Public Accountant with more than 44 years of diverse and progressive experience in accounting and finance

Executive Staff Experience

These staff members have a combined 23 years of public housing experience.

- **Debbie Lindsey-Opel**
Interim Chief Operations Officer
- **Karen Miranda**
Vice President of Rental Properties
- **Jose Garcia**
Vice President of Maintenance & Construction
- **Tadd Grimes**
Director of Finance

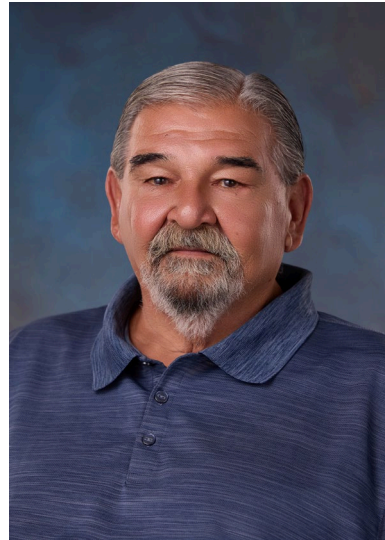
Corpus Christi Housing Authority Board of Commissioners



Greg Smith
Chairperson



Joe McComb
Vice-Chairperson



Richard A. Balli Sr.
Resident Commissioner



**Judith
Gonzalez-Rodriguez**
Commissioner



Lori Garcia
Commissioner

Corpus Christi Housing Authority Team Members



Coats Rose

A PROFESSIONAL CORPORATION

HOUSTON | AUSTIN | DALLAS | CINCINNATI

Mattye Jones
Director

mjones@coatsrose.com

972-982-8453

Taylor Hawes
Of Counsel

thawes@coatsrose.com

972-982-8457

Corpus Christi Housing Authority Redevelopment Goals and Objectives



Redevelopment Success Framework

Preserve affordability • Modernize Assets • Protect Residents • Expand Opportunity

Modernize & Preserve

- ❖ Transform aging assets for highest and best use
- ❖ Maintain and expand long-term affordability

Grow Housing Capacity

- ❖ Increase affordable units and families served
- ❖ Leverage Faircloth authority and financing resources

Strengthen Communities

- ❖ Create safe, modern, sustainable communities
- ❖ Promote neighborhood reinvestment and pride

Protect & Support Residents

- ❖ Minimize displacement through careful phasing
- ❖ Connect residents to education, workforce, and services

Build a Future-Ready Platform

- ❖ Reduce long-term capital needs and improve performance
- ❖ Create a redevelopment framework that supports CCHA's mission

Protect residents • Preserve Affordability • Strengthen Assets • Reduce long-term Risk • Keep CCHA/CHP in Strategic Control

Corpus Christi Housing Authority

Background



- Entire public housing portfolio converted to RAD (~ 1,714 units)
- Three (3) separate LIHTC properties (438 units)
- Housing Choice Vouchers Administers (3,390 vouchers)
- Thanksgiving Homes rentals (33 single family homes)
- Strong relationship with the City of Corpus Christi (\$1.4M in landlord payments)

Bluebonnet Gardens



Residents Served

- ~5,0000 individuals

Demographics

- 487 seniors (11%) age 60+
- 2,153 children (50%)
- 777 individuals with disabilities (18%)

- **Project-based (BBG RAD Properties) Waiting list**
- 39,226 applicants

Housing Choice Voucher Program



Residents served (tenant-based)

- ~ 3,517 individuals

Demographics

- 525 seniors (15%) age 60+;
- 1,465 children (42%);
- 864 individuals with disabilities (25%)

Tenant-based vouchers Waiting List

- 18,502 applicants

Resident Services



- Food banks
- Senior Food Box Distribution
- Financial literacy
- Budgeting workshops
- Credit counseling
- After-school programs
- Youth Recreation Center
- Homework assistance & tutoring
- Summer enrichment programs
- GED and adult education
- Transportation referrals
- Seniors' social and recreational activities
- Eviction prevention counseling
- Lease compliance education
- Workforce development agencies

La Armada I



Total Units: 250

One Bedroom: 78

Two Bedroom: 84

Three Bedroom: 88

A community located just off Ayers Street in the Port Ayers area featuring durable brick and stucco exteriors, the property offers a variety of housing options including townhome-style, single-level, and ADA-accessible units to meet diverse living needs. Conveniently situated within walking distance of Del Mar College, restaurants, and shopping centers, La Armada I provides both comfort and accessibility. Residents enjoy spacious floor plans, cable-ready units, paid gas and water, on-site laundry facilities, and access to a shared recreation center and playground. The property also offers onsite resident services that support community engagement and resident well-being. Additional services include 24-hour maintenance, pest control, waste management, and the convenience of online rent payment and maintenance requests.

DATE COMPLETED:	1941
BUILDING DESCRIPTION:	Brick Veneer Row Houses; 50 Buildings (including 1 office)
ACREAGE OF LOT:	22.74
COMMUNITY FACILITIES:	Shared Playground; Shared Recreation Center; Laundry Facility; Resident Services

LA ARMADA I

1455 Southgate Drive
Corpus Christi, TX 78415



La Armada II



Total Units: 400

One Bedroom: 60

Two Bedroom: 237

Three Bedroom: 103

Offers comfortable and convenient living in the heart of the Port Ayers area, just off Ayers Street. This well-maintained community features durable brick and stucco exteriors and a variety of housing options, including townhome-style, single-level, and ADA-accessible units. Each residence includes central air and heating and is cable-ready, with paid gas and water for added value. Residents enjoy spacious floor plans, on-site laundry facilities, and access to a shared recreation center and playground. The community also features a on-site Head Start facility and provides on-site resident services to support families. Essential services such as 24-hour maintenance, pest control, and waste management are provided, along with the convenience of online rent payment and maintenance requests.

DATE COMPLETED:	1941
BUILDING DESCRIPTION:	Stucco Row Houses; Metal Roof; 71 Buildings
ACREAGE OF LOT:	36.47
COMMUNITY FACILITIES:	Shared Playground; Shared Recreation Center; Laundry Facility, Resident Services; Head Start Facility

LA ARMADA II

1455 Southgate Drive
Corpus Christi, TX 78415



La Armada III



Total Units: 100

One Bedroom: 14

Two Bedroom: 61

Three Bedroom: 25

A family-oriented community located off Ayers Street, offering a comfortable living experience near public transportation, local eateries, shopping centers, CCISD schools, the H-E-B Tennis Center, and Del Mar College. The property features spacious, cable-ready units with central air and heating, and paid gas and water. Residents benefit from on-site laundry facilities, a community BBQ pit, ADA-accessible units, and essential services such as 24-hour maintenance, pest control, and waste management. With online rent payment and maintenance request options, La Armada III provides a practical and well-connected place to call home.

DATE COMPLETED:	1941
BUILDING DESCRIPTION:	Stucco Row Houses; Metal Roofing; 19 Buildings
ACREAGE OF LOT:	5.47
COMMUNITY FACILITIES:	Barbecue Pit; Laundry Facility

LA ARMADA III

1404 Tompkins Street
Corpus Christi, TX 78404



Clairelaine Gardens



Total Units: 186

Efficiency: 56

One Bedroom: 84

Two Bedroom: 42

Three Bedroom: 4

A well-situated multi-family community located between Rojo Street and Arlington Drive, offering both comfort and convenience. Residents enjoy spacious floor plans, renovated interiors, and cable-ready units with paid gas and water. The property includes on-site laundry facilities and ADA-accessible units, along with essential services such as 24-hour maintenance, pest control, and waste management. The community also provides on-site resident services that support resident needs and community engagement. With online rent payment and maintenance request options, Clairelaine Gardens provides a practical and well-connected living experience near Travis Elementary, Del Mar College, H-E-B, and a variety of local shops and restaurants.

DATE COMPLETED:	1963
BUILDING DESCRIPTION:	Row Houses with Stucco Exterior; 1 Office; 36 Buildings
ACREAGE OF LOT:	10.967
COMMUNITY FACILITIES:	Laundry Facility; Resident Services

CLAIRELAINE GARDENS

1410 Arlington Drive
Corpus Christi, TX 78415



Navarro Place



Total Units: 210

One Bedroom: 70

Two Bedroom: 108

Three Bedroom: 32

A well-established multi-family community nestled between 19th and Mussett Streets in a culturally rich area of Corpus Christi. Its prime location offers easy access to recreation and childcare centers, cultural museums, and is just minutes from Downtown. The property features townhome-style, single-level, and ADA-accessible units with spacious, cable-ready layouts, and paid gas and water. Residents enjoy on-site laundry facilities, a community room, a playground, and a community BBQ pit. The community also includes an on-site Head Start facility and essential services include 24-hour maintenance, pest control, and waste management, along with the convenience of online rent payment and maintenance request options.

DATE COMPLETED:	1941
BUILDING DESCRIPTION:	Concrete Masonry Row Houses; 43 Buildings (35 Dwelling Buildings)
ACREAGE OF LOT:	14.46
COMMUNITY FACILITIES:	3.8 Acres of Park Area; Playground; Barbecue Pit; Community Room; Laundry Facility; Head Start Facility

NAVARRO PLACE

180 N. 19th Street
Corpus Christi, TX 78408



George W. Wiggins Homes



Total Units: 158

One Bedroom: 48

Two Bedroom: 70

Three Bedroom: 40

Conveniently located near Morgan Avenue and 19th Street, Wiggins Homes offers residents an address of distinction in one of Corpus Christi's most established neighborhoods. This park-like community features townhome-style, single-level, and ADA-accessible units nestled among stately oak trees. Each residence is cable-ready, and residents benefit from paid water and gas, waste management, pest control, and 24-hour maintenance services. The property also features a park and playground with the convenience of online rent payment and online maintenance request submissions, making Wiggins Homes a well-rounded choice for a variety of residential needs.

DATE COMPLETED:	1940
BUILDING DESCRIPTION:	Concrete Masonry Row Houses; 36 Buildings
ACREAGE OF LOT:	13.9
COMMUNITY FACILITIES:	4.62 Acres of Park Area; Playground

GEORGE W. WIGGINS HOMES

2320 Buford Street
Corpus Christi, TX 78405



Request for Qualifications for Developer Partner Services



RFQ No. 26023

PRE-PROPOSAL CONFERENCE	June 3, 2026
DEVELOPER QUESTIONS ON RFQ DUE	June 5, 2026
STATEMENTS OF QUALIFICATIONS DUE	June 11, 2026, at 4:00 PM CDT
POTENTIAL INTERVIEWS WITH RESPONDENTS	June 22-24, 2026

Opportunity Zones/New Market Areas



All sites seeking redevelopment /redevelopment are beneficially located in both:

- Opportunity Zones and
- New Market Tax Credits Area

Why Corpus Christi

A Gulf Coast market built for growth



\$57B+

in new capital investment over the past 10 years



#1

Best City to Start a Business in the U.S.



421,933

MSA population

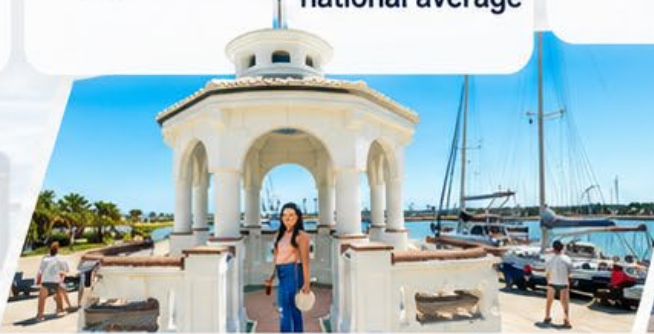


Cost of living about **10%** below the national average



223

average days of sunshine



CORPUS CHRISTI
COASTAL BEND, TEXAS

Affordable. Connected. Coastal. Ready for Investment.

Talent, Lifestyle, and Affordability

A place where businesses can recruit — and people want to live



11,500+

students at Texas A&M University-Corpus Christi



12,200+

students at Del Mar College



1,000+

students at the Craft Training Center



77.6

Housing index

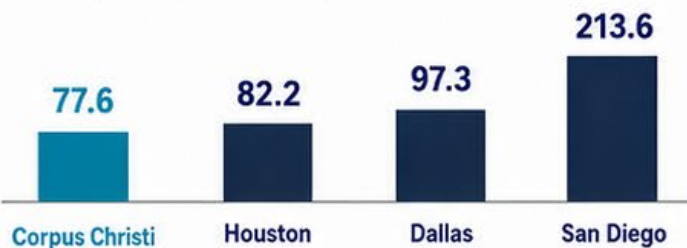


6 islands | 9 beaches

19+ parks with trails

HOUSING AFFORDABILITY COMPARISON

Housing Index (Lower is Better)



Cost of living about **10%** below the national average



CORPUS CHRISTI
COASTAL BEND, TEXAS

Affordable. Connected. Coastal. Ready for Investment.



Questions

An Equal Housing Provider