

CORPUS CHRISTI HOUSING AUTHORITY
SPECIAL MEETING OF THE BOARD OF COMMISSIONERS
CCHA BOARDROOM - 3701 AYERS STREET, CORPUS CHRISTI, TEXAS, 78415
September 30, 2026
5:00 p.m.

AGENDA

CALL TO ORDER

Roll Call/Confirmation of Quorum

PUBLIC COMMENTS (Note: There will be a three-minute time limitation)

NEW BUSINESS

- No. 26-34: Consider and take action to approve the 2027 Annual Budget Plans for Fiscal Year 2026-2027.
- No. 26-35: Consider and take action to assign Lewis, Brisbois, Bisgaard & Smith to serve as litigation counsel regarding litigation threatened by Gary Allsup.
- No. 26-36 Consider and take action to terminate the purchase agreement for the CCISD Los Encinos School Tract and authorizing recovery of earnest money.

BOARD COMMENTS

- Future Agenda Items

ADJOURNMENT

A RESOLUTION OF THE CORPUS CHRISTI HOUSING AUTHORITY

**APPROVAL OF THE 2027 ANNUAL BUDGET PLANS
FOR FISCAL YEAR 10/01/2026 TO 09/30/2027**

BE IT RESOLVED by the Board of Commissioners of the Corpus Christi Housing Authority that approval of the annual operating budgets for Corpus Christi Housing Authority (Housing Choice Voucher Program) and Coastal Housing Partners (Management Services, Bluebonnet Gardens, Corpus Christi Finance Corporation, and Thanksgiving Homes, and Tax Credit Properties) for the fiscal year ended 9/30/2027 is hereby approved effective September 30, 2026.

The Board of Commissioners authorizes and directs the President and Chief Executive Officer to take the actions required to implement this resolution and to do such acts and/or execute such documents as necessary commensurate with the instructions and authorizations of this resolution and pursuant to all local, state, and federal laws and HUD regulations.

Greg Smith, Chair
CCHA Board of Commissioners

Rhen C. Bass, President and CEO
Corpus Christi Housing Authority

CORPUS CHRISTI HOUSING AUTHORITY

HOUSING TO HOME!



FISCAL YEAR 2026-2027

TAXPAYER IMPACT STATEMENT

House Bill 1522, passed by the Texas Legislature in 2025, amends section 551.043 of the Texas Government Code to require that the notice of a meeting required to be posted under section 551.043(a) of the Texas Open Meetings Act, at which a governmental body will discuss or adopt a budget for the governmental body, must include a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year.

The following table compares the property tax bill attributable to the Corpus Christi Housing Authority (CCHA) for a median-valued homestead property in the City of Corpus Christi, Nueces County, for (1) the current fiscal year and (2) if the CCHA budget is adopted as proposed:

		FY 2025-2026 CCHA Rate as Adopted	FY 2026-2027 CCHA Rate as Proposed
Tax Rate			
*CCHA is not a taxing jurisdiction and therefore does not assess taxes on the median-valued homestead property		\$0.00	\$0.00
Median-valued homestead property	Nueces County	\$185,381	\$189,385
		\$0.00	\$0.00

**A RESOLUTION OF THE CORPUS CHRISTI HOUSING AUTHORITY
APPROVAL TO ASSIGN LEWIS, BRISBOIS, BISGAARD & SMITH TO SERVE AS LITIGATION
COUNSEL REGARDING LITIGATION THREATENED BY GARY ALLSUP**

BE IT RESOLVED, that the Board of Commissioners of the Corpus Christi Housing Authority hereby authorizes approval to assign Lewis, Brisbois, Bisgaard & Smith to serve as litigation counsel regarding litigation threatened by Gary Allsup.

The Board of Commissioners authorizes and directs the Chief Executive Officer to take the actions required to implement this Resolution, and to do such acts and /or execute such documents as necessary commensurate with instructions and authorizations of this Resolution, and pursuant to all local, state and federal laws and HUD regulations.

Greg Smith, Chair
CCHA Board of Commissioners

Rhen C. Bass, President and CEO
Corpus Christi Housing Authority

A RESOLUTION OF THE CORPUS CHRISTI HOUSING AUTHORITY

APPROVING TERMINATION OF THE PURCHASE AGREEMENT FOR THE CCISD LOS ENCINOS SCHOOL TRACT AND AUTHORIZING RECOVERY OF EARNEST MONEY

WHEREAS, the Corpus Christi Housing Authority ("CCHA") entered into a purchase agreement with the Corpus Christi Independent School District ("CCISD") for the property commonly known as the Los Encinos School Tract; and

WHEREAS, the agreement provides a 90-day due diligence period for CCHA to evaluate the property for its intended use; and

WHEREAS, CCHA's due diligence identified that the property is located in FEMA Flood Zone AE; and

WHEREAS, after evaluating the flood designation and its implications for the proposed affordable housing development, CCHA has determined that the property does not meet its development requirements; and

WHEREAS, CCHA intends to exercise its right to terminate the purchase agreement during the due diligence period pursuant to Section 11.12 of the agreement;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CORPUS CHRISTI HOUSING AUTHORITY THAT:

1. The Board approves termination of the purchase agreement for the Los Encinos School Tract pursuant to Section 11.12 of the agreement.
2. The President and Chief Executive Officer is authorized and directed to deliver written notice of termination to CCISD within the due diligence period and in the manner required by the agreement.
3. The President and Chief Executive Officer is authorized to request the return of CCHA's earnest money and to execute and deliver any documents reasonably necessary to complete the termination and recover the earnest money in accordance with the agreement.

Greg Smith, Chair
CCHA Board of Commissioners

Rhen C. Bass, President and CEO
Corpus Christi Housing Authority