



CITY OF CORPUS CHRISTI

PLANNING & ECONOMIC DEVELOPMENT

February 19, 2026

Mr. Bobby Wilkinson
Executive Director
Texas Department of Housing and Community Affairs
Low-Income Housing Tax Credit Program
P.O. Box 13941
Austin, TX 78711-3941

Re: Sea Gulf Villas, TDHCA #26061, Corpus Christi, TX - Proximity to Refineries

Dear Mr. Wilkinson,

Please be advised that the City of Corpus Christi City Council approved a Resolution of Support for Sea Gulf Villas, TDHCA 9% Low-income Housing Tax Credit application #26061, at their meeting held on February 17, 2026. The City is aware of TDHCA's rule that a development site that is within two miles of a refinery may be considered undesirable and may be ineligible for the receipt of tax credits.

Sea Gulf Villas is located 1.85 miles, within two miles, of Refinery Row, which includes facilities owned by Flint Hills Resources, Magellan Terminal Holdings, and CITGO. However, the development of a residential community that is that distance from the refineries is permitted in our City. The project will rehabilitate a vacant building that was previously multifamily rental, and the City does not have any ordinances in place that would restrict the development of the proposed apartment community.

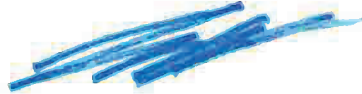
Please note that many prominent areas in Corpus Christi are within two miles of a refinery, including existing residential developments, our downtown urban core, City Hall, and the Nueces County Courthouse, as well as major tourist attractions such as the Bayfront Arts and Science Park, the Corpus Christi Museum of Science and History, the U.S.S. Lexington Museum, and the Texas State Aquarium.

Sea Gulf Villas, TDHCA #26061, Corpus Christi, TX - Proximity to Refineries

Because our City does not prohibit this development on this site, we respectfully request that you not consider its proximity to the refineries to be an undesirable site feature and that you permit this application to proceed.

Thank you for your consideration.

Sincerely,



Jennifer Buxton
Director (interim)
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(361) 826-3976

cc: David Fournier via dfournier@fishpondliving.com
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