



COUNCIL AGENDA ITEM MEMORANDUM

DEPT./DIVISION SUBMISSION & REVIEW:

Nancy Glover, Director of Housing & Community Development

ITEM DESCRIPTION: PUBLIC HEARING: Conduct a public hearing and consider adopting a resolution of support for the Texas Home Collaborative (Village Communities of Texas), a regional housing authority, in partnership with the Cesar Chavez Foundation, to acquire, rehabilitate and operate the affordable housing community known as the Village at Meadowbend, located at 2787 S. Martin Luther King Jr. Drive in Temple, and authorizing the execution of a Cooperation Agreement in support of such development.

BACKGROUND: The Village Communities of Texas (VCT), a regional housing authority, requests authority from the City of Temple to acquire, rehabilitate and operate the affordable housing community known as the Village at Meadowbend, located at 2787 S. Martin Luther King Drive. The Cesar Chavez Foundation will be the Developer for the project. The Developer's representatives presented details about the project during the March 6, 2025 Council Workshop.

The Village at Meadowbend is a 237-unit apartment complex. It was built in two phases between 2003 and 2006. The Developer intends to combine and refinance the developments as a single 4% tax credit transaction along with a tax-exempt bond with the VCT. The proposed improvements would accomplish rehabilitation of the interior of each unit, as well as refresh the exterior, while also addressing accessibility and path of travel issues. Following the rehabilitation process, all apartments will be affordable to those making 40, 50, or 60% of the area median income. The Developer intends to invest at least \$50,000 per unit – or a total of \$11,850,000 in rehabilitation costs. These improvements will allow Village at Meadowbend to operate more efficiently.

In order to complete this project, the City is required to conduct a public hearing, provide a resolution of support and sign a Cooperation Agreement that outlines the provisions of the acquisition and redevelopment of the apartments. The Developer is not seeking any monetary support from the City for this project.

ALIGNMENT WITH ADOPTED PLANS:

Plan	Comments
Strategic Plan	This item supports the City of Temple’s Strategic Plan goal of “Neighborhoods Where People Love to Live”, as well as the Strategic Plan commitment of “Foster cohesive, distinct, vibrant, safe, and attractive neighborhoods where citizens take pride and are engaged with their community.”

STAFF RECOMMENDATION: Conduct the public hearing and adopt the resolution as presented in the item description.

BOARDS & COMMISSIONS RECOMMENDATION: This item was not reviewed by any of the official boards and commissions.

FISCAL IMPACT: Not applicable.

ATTACHMENTS:
Resolution