

City Infill Housing Incentive Program (IHIP) and Type A Pilot Program

City Council Meeting - December 8, 2015





Council Direction - November 17, 2015

1. Bring to City Council for Discussion and Adoption:
 - City Infill Housing Incentive Program (IHIP)
 - Type A Pilot Program
 2. Implement Both Infill Housing Incentive Program and Type A Pilot Program
 3. Provide Periodic Progress Reports to City Council With Results and Recommendations
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City Infill Housing Incentive Program

Overview

- Applies to All Single Family Infill Lots Within CDBG Boundaries, whether Private or City-Owned
- Provides Incentives and Fee Waivers to All Owners
- Sale of City-Owned Lots Will Be Through a Bid Process



City Infill Housing Incentive Program

Benefits:

- Utilizes Abandoned, and/or Nonconforming Vacant Property
 - Helps Fulfill Housing Needs
 - Revitalizes Neighborhoods
 - Increases Future City Property Tax Revenue
 - Reduces Code Enforcement Abatement Expense
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City Infill Housing Incentive Program

Program Guidelines:

- Vacant Properties Within the City's CDBG Boundaries (Beginning With City Owned Lots)
 - Competitive Bid Process; Meet Minimum Building Specifications
 - Builder Experience and Financial Capability
 - Build According to City of Corpus Christi Unified Development Code
 - Single Family Home – 900 to 1300 Square Feet
 - Construction Must Begin Within 120 Days of Sale; Completed Within 6 Months
 - Sales Price Subject to Market Rates (Estimate of \$80,000 - \$100,000)
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Type A Pilot Program

Type A Pilot Program

- September 21 - The Type A Board Approved Funding to Construct a Small Home within CDBG Boundaries
 - Construction Contract Will be Advertised for Bid
 - Once Constructed, House Will be Sold to Buyer Who Qualifies Under HUD Guidelines
 - Sale Price Would Include the Bid Price Plus Nominal Costs for Land and Fees
 - Potential for Homebuyer Assistance Programs offered by Housing & Community Development Department
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What Happens Next?

- City Infill Housing Incentive Program (IHIP)
 - Dec. 8 and Dec. 15 Council action (ordinance and resolution)
 - Dec. 16 implementation

 - Type A Pilot Program (HUD Restrictions)
 - Dec. 8 and Dec. 15 Council action (resolution)
 - Type A approval Dec. 14
 - Dec. 16 implementation
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City Infill Housing Incentive Program Type A Pilot Project

Thank You
