

Infill Housing Fee Waiver Program



October 31, 2023



Infill Housing Fee Waivers Program

- Formerly the Housing Development Fee Waivers for Non-Qualifying Homebuyers
- Program encourages new development in existing neighborhoods on infill lots
- Fee Waivers up to \$7,000 (Building permit fees, Municipal solid waste fees, and Tap fees)

Budget:

- FY 2023 – 100K – General Fund
 - 18 Approvals - \$39,164.28 expended (excluding pending)
 - 4 Approvals pending. Approximately \$12,000
 - \$51,164.28 total obligated (including pending)
 - \$48,835.72 left unspent
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Revised Program Guidelines

- Changes Allowable Zoning Designation
 - Currently limited to RS-4.5, RS-6, RS-10, RS-15
 - Expands to all zones where the type of home being built is permitted by the zoning district. Single Family homes are permitted in multi family zoning districts.
 - Increases maximum Home Sale Price from 80% of the area median sales price (\$213,280) to 95% of the area median sales price (\$253,000) as determined by the U.S. Department of Housing and Urban Development adjusted annually (\$266, 600 -last adjusted in June 2023)
 - No repayment requirements if the home is rented to a Corpus Christi Housing Authority tenant
 - Accessory Dwelling Units included as eligible unit type
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Zoning

Existing SF subdivisions all located within RM (Multi family) zoning districts throughout the downtown area. All prime areas for infill SF housing and currently not eligible for fee waiver.

