

**Ordinance authorizing the conveyance of 6 lots (0.52 acres total) of surplus land located at or near 2304, 2312, and 2324 Mary Street to Habitat for Humanity Corpus Christi, Inc. for \$10 per lot and development of affordable housing; and authorizing an option to purchase contract and related sale and conveyance with Habitat for Humanity Corpus Christi, Inc for the purchase of 6 lots (0.43 acres-total) of surplus land located at or near 504 and 623 20th Street, 2221 Marguerite Street, and 2614 Mary Street for \$10 per lot and development of affordable housing.**

**WHEREAS**, in accordance with Texas Local Government Code §272.001(g), the City may convey land to an entity for the development of low-income or moderate-income housing for less than fair market value to use the property in a manner that primarily promotes the municipality's public purpose without complying with the notice and bidding requirements of Texas Local Government Code § 272.001(a) or other law.

**WHEREAS**, the City owns vacant Lots 2, 6-8, 11, and 12, Block 9 Patrick Webb Subdivision, which combined is 0.52-acres of surplus land located at or near 2304, 2312, and 2324 Mary Street, as shown in (Exhibit A) attached hereto and incorporated by reference;

**WHEREAS**, the City owns vacant Lots 23A and 24A, Block 2 Eckerd Addition Subdivision, Lots 39 and 40, Block 7, Steele's Addition Subdivision, and Lots 29 and 30, Block 10, Patrick Webb Subdivision, which combined is 0.43-acres of surplus land located at or near 504 and 623 20th Street, 2221 Marguerite Street, 2614 Mary Street, as shown in (Exhibit A) attached hereto and incorporated by reference;

**WHEREAS**, the conveyances are conditioned so that title in any lot described herein will revert to City if the grantee fails to construct a single-family dwelling on such lot for low-income or moderate-income housing and obtain a certificate of occupancy for such dwelling within two years from the date of the conveyance, unless construction of a single-family dwelling has started and a one-year extension is granted to obtain a certificate of occupancy;

**WHEREAS**, the conveyances include Cost Recapture, Reverter, and Covenant Running with the Land where a lot reverts to the City of Corpus Christi if within 10 years (1) a dwelling and lot are sold for a price that exceeds the most recently issued New Homes HOME/HTF Purchase Price Limit for 1-Unit for the Corpus Christi, TX MSA as established and published by the U.S. Department of Housing and Urban Development per 24 C.F.R. § 92.254; or (2) a dwelling and lot are rented for an amount that exceeds the most recently issued Fair Market Rent as established and published by the U.S. Department of Housing and Urban Development per 24 C.F.R. § 888.115; and (3) the City of Corpus Christi is not paid a cost recapture for the land value of the lot at \$5.15 per square foot within 90 days of the sale or rental;

**WHEREAS**, the fair market value of each lot is \$5.15 per square foot;

**WHEREAS**, the construction of low and moderate-income housing will revitalize the neighborhood surrounding the former Lamar Elementary School; and

**WHEREAS**, where the terms and conditions of the transactions effectuate and maintain the public purpose of providing low-income or moderate-income housing per Texas Local Government Code §272.001(g) and/or §253.011.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS, THAT:**

**Section 1.** The City Council specifically finds that the foregoing statements included in the preamble of this ordinance are true and correct and adopts such findings for all intents and purposes related to the authorization of this project.

**Section 2.** The City Manager or designee is authorized to execute all documents necessary to sell and convey approximately 0.52 acres of surplus land, being Lots 2, 6, 7, 8, 11, and 12, Block 9, Patrick Webb Addition Subdivision, City of Corpus Christi, Nueces County, Texas, located at or near 2304, 2312, and 2324 Mary Street to Habitat for Humanity Corpus Christi, Inc in exchange for \$10 per lot and the development of the property for low-income or moderate-income housing.

**Section 3.** The City Manager or designee is authorized to execute an options contract with Habitat for Humanity Corpus Christi, Inc. for the option to purchase approximately 0.43 acres of surplus land being Lots 23A and 24A, Block 2 Eckerd Addition Subdivision, Lots 39 and 40, Block 7, Steele’s Addition Subdivision, and Lots 29 and 30, Block 10, Patrick Webb Addition Subdivision, Corpus Christi, Nueces County, Texas, located at or near 504 and 623 20th Street, 2221 Marguerite Street, and 2614 Mary Street, in exchange for \$10 per lot and maintenance of the property, for a period of 24 months, with such option exercisable upon the construction of low-income or moderate-income housing on Lots 2, 6-8, 11, and 12, Block 9 Patrick Webb Addition Subdivision, City of Corpus Christi, Nueces County Texas.

**Section 4.** The City Manager or designee is authorized to execute all documents necessary to sell and convey approximately 0.43 acres of surplus land, being Lots 23A and 24A, Block 2 Eckerd Addition Subdivision, Lots 39 and 40, Block 7, Steele’s Addition Subdivision, and Lots 29 and 30, Block 10, Patrick Webb Subdivision, Corpus Christi, Nueces County, Texas, located at or near 504 and 623 20th Street, 2221 Marguerite Street, and 2614 Mary Street to Habitat for Humanity Corpus Christi, Inc. in exchange for \$10 per lot and the development of the property for low-income or moderate-income housing.

Introduced and voted on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PASSED and APPROVED on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST:

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Paulette Guajardo, Mayor

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Rebecca Huerta, City Secretary