



## AGENDA MEMORANDUM

Corpus Christi B Corporation Workshop of August 25, 2021

**DATE:** August 17, 2021

**TO:** President and Honorable Board Members,  
Corpus Christi B Corporation

**THROUGH:** Peter Zanoni, City Manager

**FROM:** Tracey Cantu, Interim Director of Neighborhood Services Department  
[traceyc@cctexas.com](mailto:traceyc@cctexas.com)  
(361) 826-3021

### Corpus Christi B Corporation Workshop on Infill Housing Incentive Program

#### **STAFF PRESENTER(S):**

<b><u>Name</u></b>	<b><u>Title/Position</u></b>	<b><u>Department</u></b>
1. Neiman Young, PhD	Assistant City Manager	Executive Department
2. Tracey Cantu	Interim Director	Neighborhood Services
3. Jennifer Buxton	Assistant Director	Neighborhood Services

#### **BACKGROUND:**

On December 15, 2015, City Council approved Ordinance 030722 amending the Code of Ordinances to include Chapter 20, Housing, Article I In General and Article II Infill Housing Incentive Program. The articles were intended to assist in the development of abandoned and/or nonconforming vacant lots where street and utility infrastructure already exists in the city; to expand the local tax base; to increase the City's inventory of affordable housing; and to revitalize existing neighborhoods.

The IHIP guidelines, as adopted in 2015, did not maintain adequate incentives for homebuilders to participate in the City's infill program. This is because the policy's restrictions on sales price had not kept up with increasing construction costs. Therefore, participating developers would be forced to sell the home at a loss.

On June 29, 2021, City Council revised the IHIP guidelines to change the incentive from a department fee waiver to a reimbursement of up to \$25,000. The revisions also expanded eligible expenses to include permits, fees, demolition, water/wastewater infrastructure improvements, and infrastructure improvements to the sewer lines and streets. Also, the revision increased the length of time a builder has to complete the home from six to nine months, removed the maximum square footage requirement, increased the allowable sales price to 80% of the area median, restricted homebuyers to those households with incomes at or below 80% of the area median, and set recapture requirements for the homebuyer.

Eligible reimbursements will be funded by the Corpus Christi B Corporation – Type B (Affordable Housing) funding pursuant to a two-year agreement with the Corpus Christi B Corporation for one million dollars.

**LIST OF SUPPORTING DOCUMENTS:**

Infill Housing Incentive Program Guidelines  
PowerPoint – Infill Housing