

Ordinance

Amending the Corpus Christi Code of Ordinances by adding a new chapter, Chapter 20, Housing; Creating Chapter 20, Article I – IN GENERAL; Creating Chapter 20, Article II – INFILL HOUSING INCENTIVE PROGRAM to set forth requirements, procedures and incentives for the development of new home construction in existing Community Development Block Grant (CDBG) neighborhoods; providing for severance; and providing an effective date.

WHEREAS, the City Council desires to promote new home construction in areas where existing street and utility infrastructure is available; and

WHEREAS, the objectives of implementing this program are to:

1. utilize abandoned and/or nonconforming vacant property,
2. provide greater opportunities for decent, affordable housing
3. revitalize existing neighborhoods by building homes on vacant lots
4. generate revenues by returning these properties to the tax rolls, and
5. reduce Code Enforcement abatement expense; and

WHEREAS, Section 272.001 of the Texas Local Government code sets out the manner in which the sale of land owned by a political subdivision may be sold and the City Council desires to utilize such procedures in this program.

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

SECTION 1. The Corpus Christi Code of Ordinances is amended by adding Chapter 20. Housing. Article I – IN GENERAL, as follows:

Chapter 20 Housing

Article I – IN GENERAL

Sec. 20-1. - Definitions.

As used in this chapter:

- (1) CITY means City of Corpus Christi
- (2) FAIR MARKET VALUE means the price the property will bring when offered for sale by one who desires to sell, but is not obligated to sell, and is bought by one who desires to buy, but is under no necessity of buying. For property sold pursuant to a competitive bid process, the highest bid is determinative of the property's fair market value, unless otherwise specified in this Chapter.
- (3) HOUSING UNIT means a newly constructed on site, single family home that meets the values and type of improvements set forth in the Program Guidelines. This does not include a mobile home or a prebuilt home.

- (4) INFILL HOUSING means the insertion of new residential housing units on an infill lot located in an already approved subdivision or neighborhood.
- (5) INFILL HOUSING INCENTIVE PROGRAM means a program approved by City Council that promotes and encourages new home construction in existing Community Development Block Grant (CDBG) neighborhoods.
- (6) INFILL LOT means a privately owned or City owned vacant lot or two non-conforming vacant lots that that have been administratively replat to remove the lot line, located in the CDBG designated areas within the City of Corpus Christi.
- (7) PROGRAM GUIDELINES means guidelines adopted by resolution of the City Council for the operation of the Infill Housing Incentive Program.

SECTION 2. The Corpus Christi Code of Ordinances is amended by adding Chapter 20. Housing. Article II – INFILL HOUSING INCENTIVE PROGRAM, as follows:

Sec. 20-2. - Title

This article shall be known as the infill housing ordinance or the Infill Housing Incentive Program (IHIP).

Sec. 20-3. - Purpose

This article is specifically intended to assist in the development of abandoned and/or nonconforming vacant lots where street and utility infrastructure already exist in the city, expand the local tax base, provide decent affordable housing, revitalize existing neighborhoods and reduce Code Enforcement abatement expense.

Sec. 20-4. – Program Guidelines

(A) The City Council by resolution shall adopt guidelines for the Infill Housing Incentive Program, including, but not limited to:

- (1) the minimum values and type of improvements to be constructed;
- (2) additional eligibility criteria;
- (3) additional incentives, if any, offered by the City to assist the program;
- (4) description of department responsibilities; and
- (5) procedures for the sale of City owned infill lots.

(B) Program guidelines may be revised at any time by resolution of the City Council.

Sec. 20-5. – Eligibility Criteria

(A) Criteria for participation in the IHIP include:

- (1) Submission of a completed IHIP Application to the Housing and Community Development Department and
- (2) Applicants must meet all additional criteria specified in the Program Guidelines.

(B) Additional criteria for City owned infill lots:

- (1) Builder must purchase the infill lots from the City through a competitive bid process and
- (2) Builder must comply with all additional criteria specified in the Program Guidelines.

Sec. 20-6. – Sale of City Owned Infill Lots by Bid

(A) Selected City owned infill lots will be advertised and sold for fair market value through a sealed bid process in accordance with Section 272.001 of the Texas Local Government Code.

(B) Bids must confirm to the bid procedures and specifications set forth in the published notice of sale.

(C) Infill lots will be awarded to the highest bidder. However, the City reserves the right to accept a bid that is lower than the highest bid received if the highest bidder does not meet the criteria of Section 20-5(B) and the City has determined that a lower bid provides the best benefit for the taxpayers of the City.

(D) If the City accepts a bid that is lower than the highest bid received, as described above, then such bid will be deemed the fair market value of the property.

(E) Bidder awarded the infill lot will comply with all requirements specified in the Program Guidelines.

Sec. 20-7. – IHIP Incentives

Applicants who have received approval of their IHIP application will receive incentives specified in the Program Guidelines.

SECTION 3. If for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction it shall not affect any other section paragraph

subdivision clause phrase word or provision of this ordinance for it is the definite intent of this City Council that every section paragraph subdivision clause phrase word or provision hereof be given full force and effect for its purpose.

SECTION 4. This ordinance takes effect upon final passage.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, _____, by the following vote:

Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, _____, by the following vote:

Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

PASSED AND APPROVED, this the _____th day of _____, _____.

ATTEST:

Rebecca Huerta
City Secretary

Nelda Martinez
Mayor