



## AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting of December 8, 2015  
Second Reading Ordinance for the City Council Meeting of December 15, 2015

**DATE:** November 25, 2015  
**TO:** Ronald L. Olson, City Manager  
**FROM:** Susan K. Thorpe, Assistant City Manager  
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Amending the Code of Ordinances to create the City of Corpus Christi Infill Housing Incentive Program (IHIP)

### **CAPTION:**

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.

### **PURPOSE:**

The purpose of this item is to amend the Corpus Christi Code of Ordinances to create the Corpus Christi Infill Housing Incentive Program (IHIP).

The purpose of the IHIP is to promote and encourage new home construction in existing CDBG neighborhoods on privately owned vacant lots and City owned vacant lots. This program applies to targeted areas where existing street and utility infrastructure is available to promote the development of single-family residential homes.

The Housing & Community Development Department will administer the application process and determine eligibility of lots for the program. The Real Estate Division will administer the sale of land. The Development Services Department will ensure compliance with development requirements and track waived fees.

### **BACKGROUND AND FINDINGS:**

Based on the City Council direction from Housing Workshop #4 presented on November 10, 2015, City staff are bringing forward the Infill Housing Incentive Program (IHIP) for Council discussion and possible adoption. The effective date of IHIP will be immediately upon second reading, which is scheduled for the December 15 Council meeting. Once adopted, staff will implement and publicize the Infill Housing Incentive Program, put out bid documents in line with program guidelines and a list of available City-owned lots, with minimum bid amounts. Staff will evaluate bids and award each lot separately.

Staff will provide periodic progress reports to City Council with results and recommendations.

**ALTERNATIVES:**

Do not create Infill Housing Incentive Program; rely on market conditions to create housing opportunities.

**OTHER CONSIDERATIONS:**

Not applicable.

**CONFORMITY TO CITY POLICY:**

- Draft Plan CC 2035 Element 4 – Housing and Neighborhoods: High-quality, safe, connected and diverse neighborhoods provide a variety of living choices.
- City Council 3rd Priority - Downtown Revitalization, Including Well Designed, Tailored Incentives, Homeless & Housing Policies, Incentive Options for Mixed Use Development Such as TIF Gap Financing, & Improved Lighting & Safety

**EMERGENCY / NON-EMERGENCY:**

Non-emergency item.

**DEPARTMENTAL CLEARANCES:**

**FINANCIAL IMPACT:**

X Operating       Revenue       Capital       Not applicable

<b>Fiscal Year: 2015-2016</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

**Comments:**

**RECOMMENDATION:**

Staff recommends adoption of the ordinance.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance – Infill Housing Program  
Infill Housing Incentive Program – Guidelines & Application