



# Infill Housing Incentive Program Guidelines Revision



Corpus Christi B Corporation  
August 15, 2022



# Infill Housing Incentive Program



- Authorized in December 2015 by Article II, Chapter 20 of the City of Corpus Christi Code of Ordinances to:
  - Provide decent affordable housing
  - 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
  - Revitalize existing neighborhoods
  - Reduce code enforcement abatement expense



# IHIP Program Guidelines



- Reimbursement of expenses up to \$25,000
  - building permit fees,
  - tap fees
  - demolition,
  - water/wastewater infrastructure
  - street improvements
- Program requirements
  - Home's sales price and value must be at \$204,800 or less
  - Homebuyers must have incomes at or below 80% of the area median
  - Recapture period of 5 years in the event a subsidized home is sold, transferred, or no longer remains homebuyer's primary residence



# Revised Program Guidelines



- Existing Guidelines on Zoning
  - Limited to lots zoned RS-4.5, RS-6, RS-10, RS-15
- Revised Guidelines
  - Continues to include lots zoned RS-4.5, RS-6, RS-10, RS-15
  - Adds a provision allowing the Director of Development Services to approve lots zoned other than RS
    - For example, if the surrounding neighborhood is comprised of low-density multifamily and single-family homes but is zoned RM-3, the lot could be approved for the program