

**Resolution amending the City’s Program Guidelines for Housing Development Fee Waivers for property sold to Non-Qualifying Homebuyers to expand eligibility of the types of zoning; increase the home sale price limit; inclusion of Accessory Dwelling Units; and change the name of the program.**

**WHEREAS**, On September 7, 2021, City Council approved \$100,000 in the FY 2021-2022 Budget to provide fee waivers to developers who build residential buildings on infill lots, and on December 14, 2021, City Council approved Guidelines for Housing Development Fee Waivers for Properties sold to Non-qualifying Homebuyers to govern fee waivers for properties sold to buyers who are not required to qualify as low-income;

**WHEREAS**, to improve the efficiency and effectiveness of the program, the City Council desires to expand eligibility of the types of zoning in which lots may qualify for said program; increase home sale price restrictions; allow Accessory Dwelling Units; allow extensions for project completion; and allow units to convert to rental units for Corpus Christi Housing Authority clients;

**WHEREAS**, to reduce confusion, City staff recommend changing the program name to Infill Housing Fee Waiver Program.

**THEREFORE, be it resolved by the City Council of the City of Corpus Christi, Texas:**

**Section 1.** The City Council hereby adopts the amended **Infill Housing Fee Waiver Program Guidelines** attached hereto.

PASSED and APPROVED on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

ATTEST:

\_\_\_\_\_  
Paulette Guajardo, Mayor

\_\_\_\_\_  
Rebecca Huerta, City Secretary

# City of Corpus Christi

## Infill Housing Fee Waiver Program

### 1. Purpose

The purpose of the Infill Housing Fee Waiver Program is to promote and encourage new home construction for sale through fee waivers. This program applies to infill lots in areas where existing street and utility infrastructure is available.

### 2. Benefits

- a. Revitalizes existing neighborhoods
- b. Adds to the assessed value rolls, increasing future City property tax revenue
- c. Improves maintenance of properties and potentially reduces crime
- d. Reduces Code Enforcement abatement expense
- e. Improves housing density in areas where the city already has existing infrastructure

### 3. Definitions

“Infill lot” or “infill housing” is the insertion of additional housing units into an already approved subdivision or neighborhood. Specifically for this program, this means the construction of new residential housing units built on a vacant lot or built on two non-conforming lots by re-platting through an administrative plat to remove the lot line within the City of Corpus Christi.

### 4. Eligibility Criteria

- a. Must meet the definition of infill lots.
- b. Must be zoned appropriately for the type of home being built.
- c. Must not be in an airport overflight zone or the Navy’s Air Installations Compatible Use Zones (AICUZ), which includes the Accident Potential Zones (APZ) and Clear Zones.
- d. Home construction must begin within 120 days of being notified that the funding reservation is granted. If construction will not take place before 120 days, an extension request should be submitted via email to the Planning and Community Development Department at [feewaivers@cctexas.com](mailto:feewaivers@cctexas.com). Extensions are not guaranteed.
- e. Home construction must be completed and receive Certificate of Occupancy within nine months of construction start date. If construction is not completed within nine months, an extension request should be submitted via email. Extensions are not guaranteed.
  - 1) Must meet all building standards and Unified Development Code requirements.
  - 2) Must result in a newly constructed, on-site, single family home with finished floor plan of 900 square feet minimum.
- f. No mobile homes, no prebuilt homes moved onto the site.
- g. Will be subject to all permit requirements.
- h. Accessory Dwelling Units are eligible for the program and must meet all requirements of the Unified Development Code Section (5.3.2.A).
- i. Sales price and finished home value of \$80,000 minimum not to exceed 95% of the area median

sales price as determined by the U.S. Department of Housing and Urban Development adjusted annually. When calculating the sales price, downpayment (grants and loans) and closing costs provided by the seller will be excluded.

- j. With notification to the City, homes may be converted to rental homes in lieu of sale if the home will be rented to a Corpus Christi Housing Authority client.

## **5. Fee Waivers**

Builders may seek a waiver of certain development fees, not to exceed \$7,000 per lot. Waived fees may include fees for building permits and plan review, municipal solid waste fees, tap fees for water, wastewater, and gas, and other fees required for building a single-family home under these guidelines. Fee waivers do not include reinspection fees.

- a. Builders will be able to reserve funds by submitting their business information such as name and contact information, the lot address, ownership status, amount of anticipated waiver request, projected completion schedule and projected sales price.
- b. The Lot Owner and City shall also co-sign a lien document that will be filed in the Nueces County Deed Records against the property being developed to cover the amount of Fee Waivers awarded to Developer until such time that the residential home is completed in accordance with the terms of this program.

## **6. Department Responsibilities**

- a. Executive/Management will:
  - 1) Establish program objectives and develop implementation procedures.
  - 2) Report to City Council the results of the program on at least an annual basis.
- b. Planning and Community Development will:
  - 1) Manage the overall program to meet housing needs of the community.
  - 2) Update website information about this program including the names of builders receiving fee waivers, the lots for which waivers have been provided and the amount of reservations made.
  - 3) Confirm unit eligibility for the program and submit a letter of eligibility to Development Services so that Development Services can waive the fees.
  - 4) Reimburse Development Services for waived fees.
  - 5) Promote the program to builders.
  - 6) Release liens as builders sell homes.

## **7. Other Conditions**

- a. This program will be monitored and assessed for viability and may be discontinued at the discretion of the City of Corpus Christi.
- b. The City will comply with the Tax Code Sec 34.051 Resale by taxing unit for the purpose of urban development.