



City of Corpus Christi
Housing Development Fee Waivers
for Non-qualifying Homebuyers

Program Guidelines

City of Corpus Christi

Housing Development Fee Waivers for Non-qualifying Homebuyers

1. Purpose

The purpose of the Housing Development Fee Waivers for Non-qualifying Homebuyers 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

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 in one of the following single-family residential zones:
 - RS-15, RS-10, RS-6 and RS-4.5 (see Unified Development Code for definitions).
- 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.
- e. Home construction must be completed and receive Certificate of Occupancy within nine months of construction start date.
 - 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. Sales price and finished home value of \$80,000 minimum not to exceed 80% of the area median sales price as determined by the U.S. Department of Housing and Urban Development adjusted annually.

5. Fee Waivers

- a. 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.

- b. 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.
- c. Builders must agree to enter into an Infill Housing Development Fee Waiver Agreement with the City that will set out the terms and conditions of the Housing Development Fee Waiver Program for the particular property.
- d. The Builder 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 and sold for a price that meets the requirements of this program.

6. Sale of City Owned 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 V.T.C.A., Local Government Code § 272.001.
- 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 subsection 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.

7. 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. Neighborhood Services Department 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 the amount of waived fees.
 - 5) Promote the program to builders.
 - 6) Release liens as builders sell homes.

8. 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.