

Corpus Christi Business and Job Development Corporation
Affordable Housing
Goals and Strategies
Originally approved 2006; revised January 2015

The following Affordable Housing goals, strategies, and activities were developed in 2006 through a series of facilitated meetings that involved various representatives from development, real estate, general business, and the community at-large. This planning effort identified the activities in the City and Region on which to focus time, resources, and attention of the Corpus Christi Business and Job Development Corporation (4A-Board) and City administration.

This developed listing of Goals and Strategies will provide specific guidelines and strategic actions and tasks that will be used as an evaluation tool for the annual award of allocated Affordable Housing funds made available through the 1/8th cent sales tax initiative.

The 4A Board should establish specific performance targets with each annual funding allocation and utilize these developed goals and strategies in an annual review to ensure completion of funded projects per proposals and timelines.

Revisions in January 2015 are consistent with HUD regulations and current economic conditions.

DESIRED RESULTS FOR AFFORDABLE HOUSING:

To increase affordable housing opportunities for stable families to live in quality housing on a long-term basis with a first priority on home ownership and secondary priority on home rental.

GOAL 1: Increase the availability of affordable, accessible, and fair housing by sponsoring and supporting relevant legislation, regulation, and policy that would provide a direct benefit to the homebuyer:

STRATEGY 1.1 Utilize resources/funding available for affordable housing programs to supplement the fees associated with infrastructure/construction costs and thus providing an economic incentive to builders and a direct benefit to homebuyers by sustaining affordability.

TASK 1.A Support Building Codes for cost effective construction (e.g. the omission of garages and allowing single-loaded driveways in affordable housing construction, and reducing the costs of development/construction fees associated with affordable housing projects)

TASK 1.B Support Development Codes and Zoning Regulations (e.g. platting, allowing alternative housing in residential zoned districts)

TIME FRAME: On-going with the initiation of these efforts in October 2006

RESPONSIBLE ORGANIZATIONS:

City of Corpus Christi, Development Services, Planning Commission, City Council, Association of General Contractors, Builders Association, Coastal Bend Council of Governments Affordable Housing Committee

EXPECTED OUTCOMES:

To attract and retain builders for the construction of affordable housing and securing the price of affordable housing by reducing the construction and development costs and streamlining permitting processes.

GOAL 2: Increase the availability of affordable, accessible, and fair housing to the citizens of the City Corpus Christi:

STRATEGY 2.1 Provide purchase/payment assistance to potential homebuyers and assistance for development of affordable rental property

TASK 2.A Support programs that provide assistance for homebuyers to buy down interest rates on affordable housing loans/mortgages

TASK 2.B Support programs that provide assistance for homebuyers with down payment and closing costs on affordable housing

TASK 2.C Support programs and services that reduce loan amounts on affordable housing

TASK 2.D **Support programs that provide assistance for the development and sustainability of affordable and accessible rental property**

TIME FRAME: On-going

RESPONSIBLE ORGANIZATIONS:

4A Board, City of Corpus Christi Community Development, Corpus Christi Community Development Corporation, City Council, Coastal Bend Council of Governments, Community Housing Development Organizations (CHDO), Private and Public Financial Institutions, Non-Profit Housing Counseling Organizations, and Real Estate Industry

EXPECTED OUTCOMES:

To increase homeownership for single-family residences and the availability of affordable rental property, which will contribute to the overall revitalization and quality of life in existing neighborhoods

GOAL 3: Concentrate efforts for affordable housing in target locations

STRATEGY 3.1 Support and prioritize infill housing projects in existing neighborhoods

TASK 3.A Increase the inventory of foreclosed residential lots for increased infill housing projects

TASK 3.B Review and identify vacant lots for potential purchase for infill and neighborhood revitalization projects. Utilize foreclosed property at City cost.

STRATEGY 3.2 Support rehabilitation projects/programs/services in existing neighborhoods.

TASK 3.C Continue to provide low interest/forgivable loans and grants to homeowners for emergency, minor and major rehabilitation projects.

STRATEGY 3.3 Support new development/construction and rehabilitation of affordable housing projects for single family ownership and rental housing.

TASK 3.D Provide loans and grants to assist in development, construction and rehabilitation of properties for affordable rental housing.

TIME-FRAME: On-going

RESPONSIBLE ORGANIZATIONS:

City of Corpus Christi, Nueces County, Private and Public Financial Institutions, Non-profit Housing Counseling Organizations, Community Housing Development Organizations, Corpus Christi Community Development Corporation

EXPECTED OUTCOMES:

To increase home ownership of single-family residences in established and new neighborhoods. To increase availability of affordable rental housing in established and new neighborhoods. To improve the overall quality of life in existing neighborhoods.

GOAL 4: To increase the participation and availability of Builders, Manufacturers, and Suppliers for affordable housing projects.

STRATEGY 4.1 Support the use of industrialized (modular) and other alternative housing in existing neighborhoods.

TASK 4.A Research and solicit qualified builders, manufacturers, and suppliers of alternative housing products.

TASK 4.B Solicit the support of Economic Development Agencies, the Association of General Contractors and the Builders Association for affordable housing construction alternatives.

TIME FRAME: On-going with the initiation of the research to begin November 2006

RESPONSIBLE ORGANIZATIONS:

City of Corpus Christi, Coastal Bend Council of Governments Affordable Housing Committee, and Community Housing Development Organizations (CHDO), Associations of Builders and Contractors

EXPECTED OUTCOMES:

The availability of affordable housing options will be increased and varied.