



AGENDA MEMORANDUM
Corpus Christi B Corporation Meeting
August 15, 2022

DATE: August 15, 2022

TO: President and Honorable Board Members, Corpus Christi B Corporation

THROUGH: Peter Zaroni, City Manager

THROUGH: Constance Sanchez, Chief Financial Officer
constancep@cctexas.com
361-826-3189

FROM: Linda Stewart, Director, Neighborhood Services
lindas@cctexas.com
361-826-3862

Motion Amending Infill Housing Incentive Program Guidelines to Expand Eligible Zoning
--

CAPTION:

Motion amending the agreement with the City of Corpus Christi amending the Infill Housing Incentive Program Guidelines to include additional lots by allowing additional zoning.

SUMMARY:

The Motion revises the Infill Housing Incentive Program (IHIP) guidelines to include lots with zoning that allows for single-family dwellings but are not exclusive to single-family. The Director of Development Services approval is required to support single-family in these non-single-family zones.

BACKGROUND AND FINDINGS:

On December 15, 2015, City Council approved Ordinance 030722 amending the Code of Ordinances to include Chapter 20, Housing, Article I In General and Article II Infill Housing Incentive Program. The articles were intended to assist in the development of abandoned and/or nonconforming vacant lots where street and utility infrastructure already exists in the city; to expand the local tax base; to increase the City's inventory of affordable housing; and to revitalize existing neighborhoods.

On September 20, 2022, the Corpus Christi B Corporation authorized \$1,000,000 for the Infill Housing Incentive Program. City Council approved the funding agreement and program guidelines on January 11, 2022.

To help address the availability of infill lots and to achieve the program goals, the proposed revised program guidelines include additional zoning designations. The adopted program guidelines limit zoning to RS-15, RS-10, RS-6 and RS-4.5. The revised program guidelines provide an opportunity for the Director of Development Services to consider the circumstances and allow a dwelling under this program when it would be appropriate to locate a single-family dwelling in a multi-family zone such as in a RM-3 zone. The Director will consider the use of the adjacent properties before approval. The program change will allow for development of an appropriate lot without the added cost of rezoning while still qualifying under this program.

If approved, the agreement and revised guidelines will be presented to City Council on August 23, 2022.

ALTERNATIVES:

The Corpus Christi B Corporation could choose not to amend the program guidelines.

FINANCIAL IMPACT:

The revised program guidelines have no financial impact.

Funding Detail:

Fund:	1147
Organization/Activity:	15000
Mission Element:	132
Project # (CIP Only):	N/A
Account:	530000

RECOMMENDATION:

City staff recommends approval of the Infill Housing Incentive Program Guidelines revision.

LIST OF SUPPORTING DOCUMENTS:

CCBC Agreement with Exhibit A
Redlined Infill Housing Incentive Program Guidelines
PowerPoint