



# **Infill Housing Incentive Program and Housing Development Fee Waivers for Non-qualified Homebuyers Program Guidelines Revisions**



City Council  
March 21, 2023



# Programs Goals and Funding

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- Goals
    - Increases homeownership opportunities
    - Revitalizes existing neighborhoods
    - Adds to the assessed value rolls, increasing future City property tax revenue
    - Improves maintenance of properties and potentially reduces crime
    - Reduces Code Enforcement abatement expense
  - Funding
    - Infill Housing Incentive Program is funded through an agreement with the Corpus Christi Type B Corporation for \$1,000,000
    - Housing Development Fee Waivers for Non-qualifying Homebuyers is funded with \$100,000 General Fund
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# Current IHIP Program Guidelines



- Reimbursement of expenses up to \$25,000
  - Building permit fees
  - Municipal solid waste fees
  - Tap fees
  - Demolition
  - Water/wastewater infrastructure
  - Street improvements
- Program requirements include:
  - Home's sale price must be at 80% of the area median sale price adjusted annually
    - \$211,200 as of June 2022
  - Homebuyers must have incomes at or below 80% of the area median
    - Family of four is \$62,000
    - Recapture period of 5 years for homebuyer



# Current Fee Waivers Program Guidelines

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- Fee Waivers up to \$7,000
  - Building permit fees
  - Municipal solid waste fees
  - Tap fees
  - Reinspection fees are not included
- Program requirements include:
  - Home's sales price and value must be at 80% of the area median sales price adjusted annually
    - \$211,200 as of June 2022



# Revised Program Guidelines

- Changes the name of the Infill Housing Incentive Program to the Affordable Housing Fee Reimbursement Program
- Changes the name of the Housing Development Fee Waivers for Non-Qualifying Homebuyers Program to the Infill Housing Fee Waiver Program
- Changes Allowable Zoning Designation
  - Currently limited to RS-4.5, RS-6, RS-10, RS-15
  - Expands to all zones where the type of home being built qualifies (for example, townhomes and single family may qualify if the lot allows)



# Revised Program Guidelines Continued

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- Increases Home Sale Price for the Affordable Housing Fee Reimbursement Program
  - Increases the home sale price to the maximum allowed under Type B regulations set by the State of Texas
  - Home sale price increase to 95% of the area median sales price as determined by the U.S. Department of Housing and Urban Development adjusted annually (last adjusted in June 2022, the current home sale price maximum is \$251,000)
- Eliminates the Home Sale Price for the Infill Housing Fee Waiver Program



**Questions?**



City Council  
February 28, 2023