

Infill Housing Incentive Program (IHIP)

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Infill Housing Incentive Program

Purpose:

To Develop an Incentive Program that Promotes and Encourages New Home Construction in Existing CDBG Neighborhoods Through The Use of City and or Privately Owned Vacant Properties.



Infill Housing Incentive Program

Overview

- Applies to All Single Family Infill Lots Within CDBG Boundaries
- Provides Incentives and Fee Waivers to All Owners.
- Sale of City-Owned Lots Through a Bid Process



Infill Housing Incentive Program

Benefits:

- Utilizes Abandoned, and/or Nonconforming Vacant Property
 - Helps Fulfill Housing Needs
 - Revitalizes Neighborhoods
 - Increases Future City Property Tax Revenue
 - Reduces Code Enforcement Abatement Expense
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Infill Housing Incentive Program

Program Guidelines:

- Vacant Properties Within The City's CDBG Boundaries (Beginning With City Owned Lots)
- Competitive Bid Process; Meet Minimum Building Specifications
- Builder Experience and Financial Capability
- Build According to City of Corpus Christi Unified Development Code
- Single Family Home – 900 to 1300 Square Feet
- Construction Must Begin Within 120 Days of Sale; Completed Within 6 Months
- Sales Price Subject to Market Rates (Estimate of \$80,000 - \$100,000)



Infill Housing Incentive Program

Program Incentives:

- Waiver or Reimbursement of Development Fees
 - Waiver or Reimbursement of Water, Wastewater and Gas Tap Fees
 - Rebate City Sales Taxes Paid on Construction Materials.
 - City Provide Up to Two Roll-Off Containers at Actual Cost During Construction
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Thank You
