

To create affordable housing,  
you must create affordable houses

Corpus Christi plan to:  
house the poor,  
revitalize neighborhoods,  
and unleash infill development

March 8, 2017

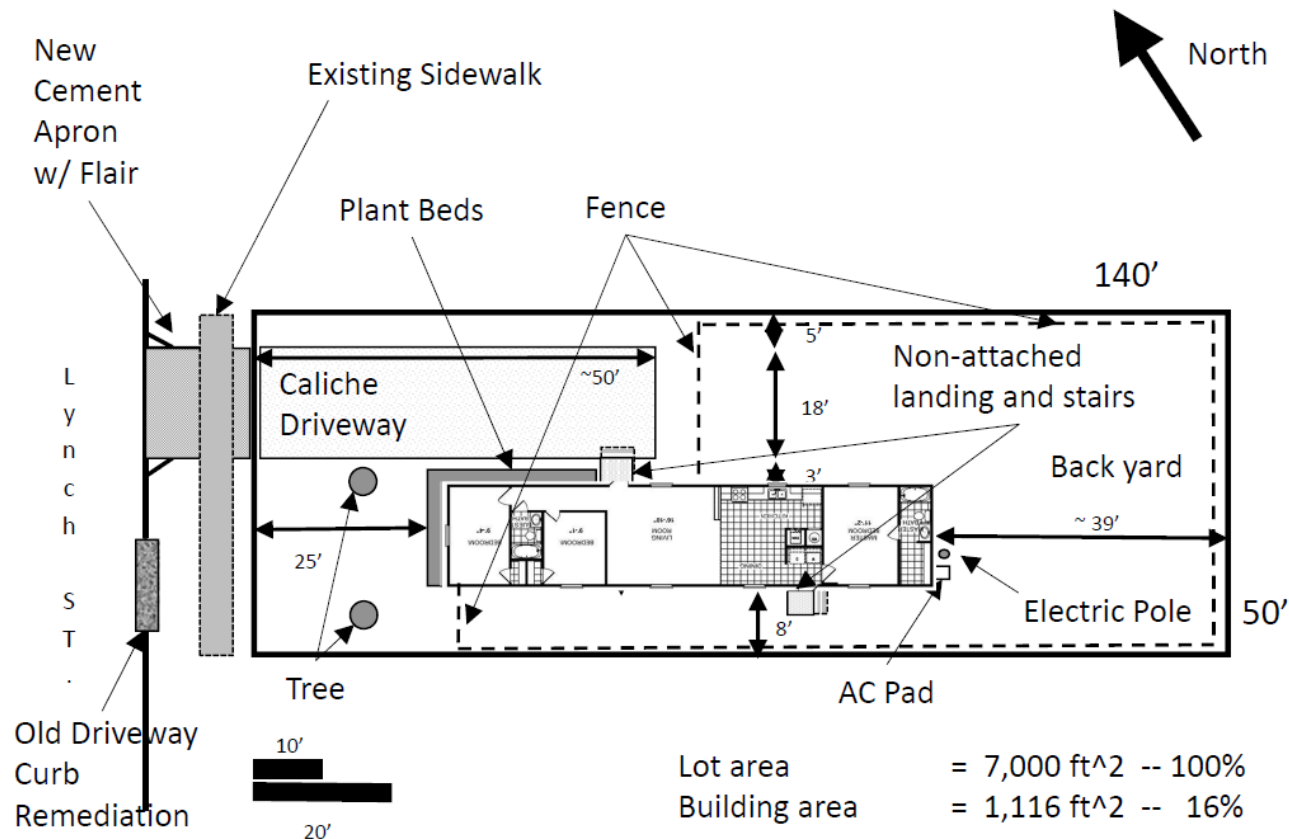
# Corpus Christi Affordable Housing for Infill Lots

To create affordable housing,  
you must create affordable houses

- Site-built homes are non-economic to build in neighborhoods with low housing prices
- Developers target new homes starting at \$175,000 and upscale apartments
- Corpus Christi has many lots that remain undeveloped for decades
- Market has repriced homes and apartments so affordability is an issue
- Manufactured housing can deliver a 3 bed / 2 bath home for \$75,000
- By making lot development economic, hundreds of homes will be built
- I propose building two houses, at my own expense and without subsidy, to demonstrate the viability of this approach

# Infill lots can have a home – High quality manufactured housing

## Site Plan For 2516 Lynch St.



# Manufactured Housing Issues

- Safety
  - Windstorm
  - Flooding
  - Concrete foundation
  - Federal codes regulating every aspect of the homes
  - Factory inspection during construction
  - Currently allowed within Corpus Christi within certain areas
- Aesthetics
  - Conventional construction materials
  - Framed and sided wall affixing home to foundation
  - Pier-and-beam construction consistent with most existing neighborhood housing stock
  - Landscaping and fences to improve sight lines
- Neighborhood suitability
  - To be determined after demonstration project and with substantial stakeholder input

Affordable4Infill@gmail.com as the clearinghouse for comments and objections

# Good Public Policy results

- Leading edge public policy that unites issues of low-income housing, growth from reduced regulation, neighborhood revitalization, urban core renewal.
- Does not favor developers, the politically connected, or the wealthy over regular neighborhood land owners.
- Does not require coercive land acquisition methods such as condemnation.
- Leverages and maximizes existing City infrastructure.
- Improves tax base.
- Not dependent on slow or limited government funding.
- Creates many safe, clean, new, affordable houses.
- Does not change character of existing neighborhoods
- Does not diminish or detract from other affordable housing initiatives.

Give some code variances, get a lot in return