

**Ordinance authorizing the conveyance of a tract of land located within the city at 1901 Brennan Street to Habitat for Humanity to be re-platted and rezoned by Habitat for Humanity for construction of a single-family affordable house at 1902 Lipan Street, subject to specified conditions; authorizing the City Manager or designee to execute all necessary documents related to the transaction; and providing for severance.**

**Whereas**, it is the City Council's express intention and goal to support the creation, construction, and occupation of affordable housing available to low-income individuals and families within the City of Corpus Christi ("City");

**Whereas**, to advance the goal, the City Council has determined that particular parcels of municipally-owned land may be sold to qualified nonprofit corporations for the development of affordable single-family housing units so long as reasonable conditions are imposed and met;

**Whereas**, in accordance with Section 253.010 of the Texas Local Government Code, the City Council may provide for the manner in which any land acquired by the city may be sold to a qualified nonprofit corporation;

**Whereas**, the City has determined that Habitat for Humanity Corpus Christi, Inc., a Texas nonprofit corporation, ("Habitat") is a qualified nonprofit corporation pursuant to the provisions of Section 253.010 of the Texas Local Government Code;

**Whereas**, the City desires to sell a tract of land to Habitat, and Habitat desires to purchase the land from the City, and re-plat and rezone the land for construction of a single-family affordable house on the rezoned and replatted land that will comprise property located at 1902 Lipan Street; and

**Whereas**, the City agrees to convey the tract of land to Habitat, and Habitat agrees to accept the land, subject to the imposition of reasonable terms and conditions set out in the conveyance documents.

**Be it ordained by the City Council of the City of Corpus Christi, Texas:**

**Section 1:** The City Manager or designee is authorized to execute all necessary documents related to the purchase of a tract of land by Habitat for Humanity Corpus Christi, Inc. ("Habitat"), in exchange for the payment of \$10, and subject to the imposition of reasonable terms and conditions upon Habitat in the conveyance documents including, but not limited to: (a) a restriction that limits development of a structure on the lots comprising property located at 1902 Lipan Street, as re-platted after conveyance by the City of a 316 square foot tract of land, of structures on the land to single-family housing and only those structures that meet the definition of "affordable housing," as the term is defined under federal law, available for purchase by low-income individuals and families; (b) a reversion clause in the City's beneficial favor, as a condition to be met by Habitat subsequent to the conveyance, requiring completion of construction and occupancy of the structure within 36 months of

conveyance; and (c) a restriction against the re-conveyance of the land by Habitat at a price in excess of the acquisition price. Furthermore, subject to the above stated terms and conditions, the City Manager or designee is authorized to convey the following specific tract of real property: 316 square feet of land out of Lots 13 and 14, Block 4, Brennan Addition, Corpus Christi, Nueces County, Texas. This 316 square foot tract being more fully described by meets and bounds in **Exhibit A**.

**Section 2:** Habitat shall rezone and replat this tract of land in order to comply with the City of Corpus Christi's residential zoning requirements and minimum lot size requirements for residential construction.

**Section 3:** If, for any reason, any section, paragraph, subdivision, clause, phrase, word, or provision of this ordinance is held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it will not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this ordinance, for it is the definite intent of the City Council that every section, paragraph, subdivision, phrase, word and provision of this ordinance be given full force and effect for its purpose.

**Section 4:** A copy of the executed documents shall be filed in the office of the City Secretary.

That the foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Debbie Lindsey-Opel	_____		

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Debbie Lindsey-Opel	_____		

PASSED AND APPROVED, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

ATTEST:

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Mayor