



## AGENDA MEMORANDUM

Future Item for the City Council Meeting of August 21, 2018  
Action Item for City Council Meeting August 28, 2018

**DATE:** 8/14/2018  
**TO:** Keith Selman, Interim City Manager  
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Resolution adopting an Affordable Housing Policy and Program Initiatives for the City of Corpus Christi

### **CAPTION:**

Resolution adopting an Affordable Housing Policy and Program Initiatives for the City of Corpus Christi.

### **PURPOSE:**

The purpose of the resolution is to adopt a policy and program initiatives pertaining to Affordable Housing within the City of Corpus Christi. The policy, once adopted, is intended to provide development incentives for new single family residential construction for low- and moderate-income eligible persons, promote affordable housing core values, encourage private sector development of affordable housing and community development, promote sustainable practices, promote the construction of housing that is affordable to the community's workforce, and encourage infill housing development.

### **BACKGROUND AND FINDINGS:**

On February 27, 2018, City staff made a presentation to City Council regarding an Affordable Housing Policy and Program Initiatives. During the discussion, City Council provided staff guidance to move forward with the Policy and Program Initiatives and bring forth additional information and a possible Ordinance. Since the February 27 City Council meeting, City staff has met numerous times to streamline the approach to the Affordable Housing Policy and Program Initiatives.

The policy and program initiatives will provide affordable housing development by implementing Element 3: Housing and Neighborhoods – Goal 1 and Goal 9 of the PlanCC Comprehensive Plan housing goals and strategies. The strategies will apply to city-wide developed or undeveloped lots to promote the development of single-family residential homes. Multi-family projects are currently supported by a Resolution for Housing Tax Credits and/or by HOME Program funding.

Element 3 of PlanCC Comprehensive Plan is Housing and Neighborhoods. Goal 1 indicates Corpus Christi has a comprehensive housing policy to advise the City on development of quality housing for residents of all income levels in all parts of the city. This policy will serve as an affordable housing policy guide to support Strategy 1. Strategy 1 supports a community-based system to develop and implement a housing policy that includes stakeholders from government, the nonprofit sector, and the private sector. Goal 9 of Element 3 is the

design of new developments to promote a broader sense of neighborhood and community rather than creating isolated subdivisions or apartment complexes developments with a lack of interconnection. This policy supports Strategy 1 which gives consideration to regulations, projects, incentives, and guidelines that promote interconnected development, such as developments with a well-connected street network or appropriate connections to neighboring subdivisions, destinations or bicycle/pedestrian facilities.

The policy will support existing affordable housing programs and will also establish a proposed Gap Financing program to further assist low to moderate income-qualified homebuyers into affordable housing. The policy will also propose an Affordable Housing Reimbursement Program which will reimburse development fees associated with affordable housing. Those likely to use the program(s) are those who purchase a house sold for \$150,000 or below. Those families are the typical client and those approved by banks for that price range.

**ALTERNATIVES:**

Do not adopt the policy.

**OTHER CONSIDERATIONS:**

Not Applicable

**CONFORMITY TO CITY POLICY:**

Not Applicable

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Legal  
 Development Services  
 Housing and Community Development

**FINANCIAL IMPACT:** Not applicable

<b>Fiscal Year: 2018-2019</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Line Item Budget				
Encumbered / Expended Amount				
This item				
<b>BALANCE</b>				

Fund(s):

**RECOMMENDATION:**

Staff recommends the adoption of the Affordable Housing Policy and Program Initiatives.

**LIST OF SUPPORTING DOCUMENTS:**

Resolution  
 Affordable Housing Policy and Program Initiatives  
 PowerPoint Presentation