



Infill Housing Incentives



Type B



Infill Housing Incentive Program



- Authorized in December 2015 by Article II. Chapter 20 of the City of Corpus Christi Code of Ordinances to:
 - Provide decent affordable housing
 - Assist in the development of abandoned and/or nonconforming vacant lots where street and utility infrastructure already exist in the City
 - Expand the local tax base
 - Revitalize existing neighborhoods
 - Reduce code enforcement abatement expense
- Program had not been updated in six years



Original Program Guidelines

- Builders qualify for incentives if a home is built in CDBG block group areas
- Incentives included:
 - Waiver of building permits, platting fees, and zoning fees
 - Waiver of water, wastewater and gas tap fees
 - 2 roll-off containers provided at City expense
- Program was extremely difficult to use because of the IHIP's requirement that the sales price of finished home be limited to \$100,000



Revised Program Guidelines



- Funding change from General Fund to Type B
 - No line item in the General Fund budget was ever designated for Infill Housing Incentive Program
- Type of assistance changed from waivers to reimbursements
 - Fee “waivers” impact enterprise fund departments (i.e. Development Services and Utilities)
 - These departments depend upon these fees to sustain their operating budgets)
- Maintained legacy eligible expenses to include: building permit fees, tap fees, platting and zoning fees and other costs
- Added new eligible expenses to include: demolition, water/wastewater infrastructure and street improvements
- Amount of assistance changed from no cap to up to a ceiling of \$25,000



Revised Program Guidelines

- Removed maximum size limit
- Included provisions to meet Type B requirements:
 - Increased homes sales price from \$100,000 to \$204,000
 - Required home buyers have incomes at or below 80% of the area median
 - Required a 5-year recapture period in the event a subsidized home is sold, transferred, or no longer remains homebuyer's primary residence
- City staff will manage administrative requirements to qualify home buyers



Income Limits



Family Size	80% Area Median Income
1-person	\$38,850
2-person	\$44,400
3-person	\$49,950
4-person	\$55,450
5-person	\$59,900



Estimated Budget (Type B Funds)

FY 2022 – FY 2023

Marketing:	\$2,000
Staff Time:	\$98,000
Infrastructure Improvements:	\$500,000
Fees:	\$250,000
Demolition and other:	\$150,000
TOTAL	\$1,000,000



Next Steps



- Approve motion authorizing two-year agreement with the City for \$1 million
- Education and outreach campaign to Realtors, homebuilders and homebuyers
- Pre-qualify potential homebuyers