

# NEIGHBORHOOD EMPOWERMENT ZONE



## **Policy Description:**

Described in Chapter 378 of the Texas Local Government Code, [www.statutes.legis.state.tx.us/Docs/LG/pdf/LG.378.pdf](http://www.statutes.legis.state.tx.us/Docs/LG/pdf/LG.378.pdf), a City may create a Neighborhood Empowerment Zone as long as the zone promotes the creation of affordable housing, including manufactured housing, in the zone; an increase in economic development in the zone; an increase in the quality of social services, education, or public safety provided to residents of the zone; or the rehabilitation of affordable housing in the zone. A City may create more than one zone and may include an area in more than one zone.

In addition to other powers that a City may exercise, a City may: (1) waive or adopt fees related to the construction of buildings in the zone, including fees related to the inspection of buildings and impact fees; (2) enter into agreements, for a period of not more than 10 years, for the purpose of benefiting the zone, for refunds of municipal sales tax on sales made in the zone; (3) enter into agreements abating municipal property taxes on property in the zone subject to the duration limits of Section 312.204, Tax Code; and (4) set baseline performance standards, such as the Energy Star Program as developed by the Department of Energy, to encourage the use of alternative building materials that address concerns relating to the environment or to the building costs, maintenance, or energy consumption.

## **Eligibility Criteria:**

- In order to create the zone, the City must create a resolution containing the following:
  - (1) A description of the boundaries of the zone;
  - (2) A finding by the governing body that the creation of the zone benefits and is for the public purpose of increasing the public health, safety, and welfare of the persons in the City; and
  - (3) A finding by the governing body that the creation of the zone satisfies the requirements of Section 312.202, Tax Code.

## **How to Apply:**

The City shall not grant any incentive unless the business submits a full and complete application and provides additional information as may be requested. The accuracy of the information in the application is the sole responsibility of the applicant. Upon request, the applicant shall provide supporting documentation.

Any misstatement of or error in fact may render an application null and void and may be cause for repeal of any ordinance adopted in reliance of said information.

If it is determined that the application meets these guidelines, a full and financial programmatic review will be conducted. This review may be done by City Staff, an outside agency or consultant and will ensure conformance with these guidelines.

**Local Action Required:**

Please contact the City of Corpus Christi's Economic Development Office at (361) 826-3850 to request the application or visit [www.cctexas.com/economicdevelopment](http://www.cctexas.com/economicdevelopment) to download the application.

An application fee of \$2,000 will be submitted at the same time the application for economic incentives is submitted. The fee must be paid in the form of a check or money order and made payable to the City of Corpus Christi, Texas.

**Additional Resources:**

Development Services  
[www.cctexas.com/developmentservices](http://www.cctexas.com/developmentservices)

Neighborhood Services  
[www.cctexas.com/neighborhoodservices/](http://www.cctexas.com/neighborhoodservices/)

Community Development  
[www.cctexas.com/communitydevelopment/](http://www.cctexas.com/communitydevelopment/)