ATTACHMENT A

Habitat for Humanity® of Council Bluffs

July 10, 2023

City of Council Bluffs
Christopher Gibbons
209 Pearl Street
Council Bluffs, IA 51570

Subject: Letter of Intent – Baldwin Court Development Plan

Dear Mr. Gibbons,

Habitat for Humanity of Council Bluffs (HFHCB) is proposing to develop three parcels at the SE corner of S 8th Street and 1st Avenue. The proposed development is for (6) 3–4-bedroom attached, single family townhomes. Completed units would be sold for owner occupancy to qualifying buyers identified through the HFHCB Homeownership Program.

The lots are currently zoned for commercial use, but given the extreme need for affordable housing units, HFHCB is suggesting that the city consider allowing the lots to be rezoned for residential development. If approved, HFHCB is committed to working toward a second phase of the project that could add an additional 6-8 units to the site.

These lots have been vacant for some time and the surrounding neighborhood is in dire need of investment to remove blight and add value back to the area. The proposed development will bring affordable housing opportunities, energy, and tax revenue to the community's urban core. The 2-story structures will be compatible with the surrounding residences and provide a tasteful urban/modern feel to the area.

Site Details:

1. Utilities exist adjacent to the site and support existing development. No gas connection is proposed for this development. A homeowner's association will address utility, alley/access maintenance, and landscaping.

2. No area is being considered for dedicated public use.

3. We are proposing naming the development Baldwin Court Townhomes, borrowing from the community park/garden that currently exists on the property and as an homage to the historical street names of that intersection. A sign stating that designation will be located at the corner of S. 8th St and 1st Ave.

4. Outdoor lighting will be limited to typical single-family exterior lighting. No light poles are being proposed.

We hope to break ground as soon as the development is approved, and the project is permitted. Our anticipated start date to break ground would be August/September 2023. The construction timeline for this project would take us through to a completion date – verified by a certificate of occupancy for all six units – by July/August of 2024. Home sale closings to HFHCB program participants would be scheduled shortly thereafter.

Also included with this letter is:

- Attachment A: Townhome Concept
- Attachment B: Survey
- Attachment C: Lot descriptions/Pott County Assessor pages
- Attachment D: Residential Development Overlay
- Attachment E: Planned Residential Development Plan Application
- Attachment F: Rezoning Application
- Attachment G: Final Plat; Minor Sub-Division Application
- Attachment H: Proposed Landscaping Plan
- Attachment I: Proposed Signage Plan

Habitat for Humanity of Council Bluffs is excited to bring these units to the Council Bluffs market. Please review and let us know what questions you have.

Sincerely,

Blake Johnson

Executive Director