Council Communication

Department: Community Development Applicant: USA Builders LLC 2423 S. 8th Street Council Bluffs, IA 51501	Reso. of Intent No. _____ Reso. to Dispose No. _____ Case # OTB-24-003 OTB-24-004	Set Public Hearing: 3/11/2024 Public Hearing: 3/25/2024

Subject/Title

Request of USA Builders LLC, represented by Miguel Santa Cruz, to purchase City-owned property located at 827 16th Avenue legally described as Howards Addition W 55 FT, Lots 1 & 21, Block 2, City of Council Bluffs, Pottawattamie County, Iowa and property located at 1709 4th Avenue legally described as Beers Subdivision, Lot 3, Block 45, City of Council Bluffs, Pottawattamie County, Iowa.

Location: 827 16th Avenue and 1709 4th Avenue

Background/Discussion

The Community Development Department has received an offer from USA Builders, LLC to purchase City-owned property located at 827 16th Avenue legally described as Howards Addition W 55 FT, Lots 1 & 21, Block 2 and 1709 4th Avenue legally described as Beers Subdivision, Lot 3, Block 45, City of Council Bluffs, Pottawattamie County, Iowa.

In 2023, the Community Development Department acquired the houses located at 827 16th Avenue and 1709 4th Avenue through the Community Development Block Grant – COVID-19 Assistance Program (CDBG-CV). The previously dilapidated homes were demolished and the land prepped for new development. On January 26, 2024, the City released a Request for Proposals from developers to construct a new single-family unit on each property that would be sold to a family at or below 80% of the median family income to meet CDBG program guidelines. On February 23, 2024, RFP responses were due and USA Builders, LLC submitted the only proposal.

The property is classified as and 'buildable' and 'transitional preserve.' The 'preserve' designation allowed Community Development staff to complete the required CDBG disposition process. The applicant commits to constructing a new, affordable residential unit within fifteen months that will be sold to a homebuyer meeting the CDBG income guidelines. Each lot will be sold for $0.00 with a maximum sales price of $180,000. This is a reasonable agreement given the federal restrictions on the use of the lot.

The 827 16th Avenue property is 55 feet wide by 62 feet deep for a total of 3,410 square feet, which exceeds all site development standards for a property located in the R-3/Low Density Multi-family Residential. The property is located in the Flood Zone X protected by the levee. The 1709 4th Avenue property is 60 feet wide by 100 feet deep for a total of 6,000 square feet, which exceeds all site development standards for a property located in the R-2/Two-Family Residential District. The property is located within a flood zone.

Recommendation

The Community Development Department recommends selling of the property located at 827 16th Avenue legally described as Howards Addition W 55 FT, Lots 1 & 21, Block 2, City of Council Bluffs, Pottawattamie County, Iowa and property located at 1709 4th Avenue legally described as Beers Subdivision, Lot 3, Block 45, City of Council Bluffs, Pottawattamie County, Iowa on the March 25, 2024 City Council Meeting.

Attachments

Attachment A: Location Map 827 16th Avenue
Attachment B: Location Map 1709 4th Avenue
Attachment C: IonWave Application

Prepared by: Marianne Collins, Housing & Economic Development Planner, Community Development Department
Submitted by: Courtney Harter, Director Planning & Community Development, Community Development Department