Attachment A - Application Form
Redevelopment of Land Located
at 1st Avenue and S. 8th Street

Bidder Information

1. Name of Business: Habitat for Humanity o fCouncil Bluffs
2. Address: 1228 S Main Street
3. City, State & Zip Code: Council Bluffs, IA 51503
4. Contact Person: Blake Johnson Title: Executive Director
5. Phone: 402-515-1415 Fax: _____ Email: bjohnson@habitatcb.org
6. FEIN: 42-1394987

Bid Amount: 12950

(Appraised Value $40,000)

Provide narrative if proposing a bid amount less than appraised value.

The county asseses this properties tax value at $25,900. Given the significant investment committed to the neighboring townhome development, and partnership with city planning to create a multiphased expansion of those original six townhomes, we are requesting that our offer of half of the tax valuation be considered.

Business Information

1. Provide a brief description and history of the individual or business entity.

Habitat Council Bluffs was affiliated in 1994. To date, we have built over 90 homes in Council Bluffs and we are commited to ramping up our production of affordable housing in the coming years.

We provide the homes we build to qualified buyers under 80% AMI with an affordable mortgage to purchase the home.

Besides homebuilding and mortgage creation, we also offer home repair solutions for owner occupied homes and opperate a retail thrift store dedicated to providing affordable building materials, furniture, and home decor.

2. Business Structure:

☐ Cooperative ☐ Corporation ☐ Limited Liability Company ☑ Non-Profit / Government
☐ Partnership ☐ Sole Proprietorship ☐ Individual

3. Is business currently located within Council Bluffs and relocating? ☑ Yes ☐ No

If Yes, list current business location: 1228 S Main St

Project Information

1. Describe in detail the proposed project. (Include project proposed project, timeline with dates, building renovation and construction, onsite infrastructure improvements, etc.). Use additional pages as necessary.

Habitat for Humanity of Council Bluffs is proposing a use of this property to complete a second phase of our Baldwin Court Townhome project. These are 4BR/2BA homes that compliment the surrounding neighborhood architecture, revitaliz this urban core neighborhood, and bring much needed invesment to a lot that has sat underutilized for many years.

Phase I of six townhomes is currently underway. Phase II planning will begin this summer (2024) and construction would happen during our 2026 fiscal budget year (July 2025 - June 2026)

A new private drive will be constructed to provide access to the development, as well as property covenants and HOA will apply as an extention of Phase I of the project.

Project Timeline *(add additional rows as needed)*	Beginning Activity Date	Activity Completion Date
Pre builld planning/financing Baldwin Court Phase II	7/1/2024	6/31/2025
Constructionof Baldwin Court Phase II	7/1/2025	6/31/2026
All properties constructed and closed	6/31/2026	

Project Budget

1. Please complete the budget below. Include only anticipated to incur directly:

Use of Funds	Estimated Cost	Source A	Source B	Source C
Aquisition	12950			
Engineering/permits	24000			
6 townhome construction costs	1200000			
Concrete private drive	65000			
TOTAL	$ 1301950	$	$	$

2. Please complete the chart below with proposed financing for the project:

Estimated Financing			
Source of Funds Add additional lines as needed	Amount	Form of Funds (Loan or cash)	Conditions
Source A:	$ 400000	HFH Cash	Sale of Phase I Townhomes
Source B:	$ 75000	Grant	
Source C:	$ 826950	Line of Credit	Secured by mortgage on properties
TOTAL	$ 1301950		

3. Outline any conditions for your proposed bid (i.e. rezoning, financing, etc):

Lot will need to be rezoned as R-3 with replat of new development. We will also require a parking variance similar to Phase I

4. Proposals will be evaluated on the following criteria:

   Price (20 points)
   Proposed Reuse (25 points)
   Neighborhood Compatibility (20 points)
   Feasibility (20 points)
   Timeframe (10 Points)
   Other (5 points)

The bidder is hereby advised that by signature of this proposal he/she is deemed to have acknowledged all requirements. All bids are final, no bids received may be withdrawn or amended after being duly received and recorded by the City of Council Bluffs.

Name: Blake Johnson

Title: Executive Director

Signature: 

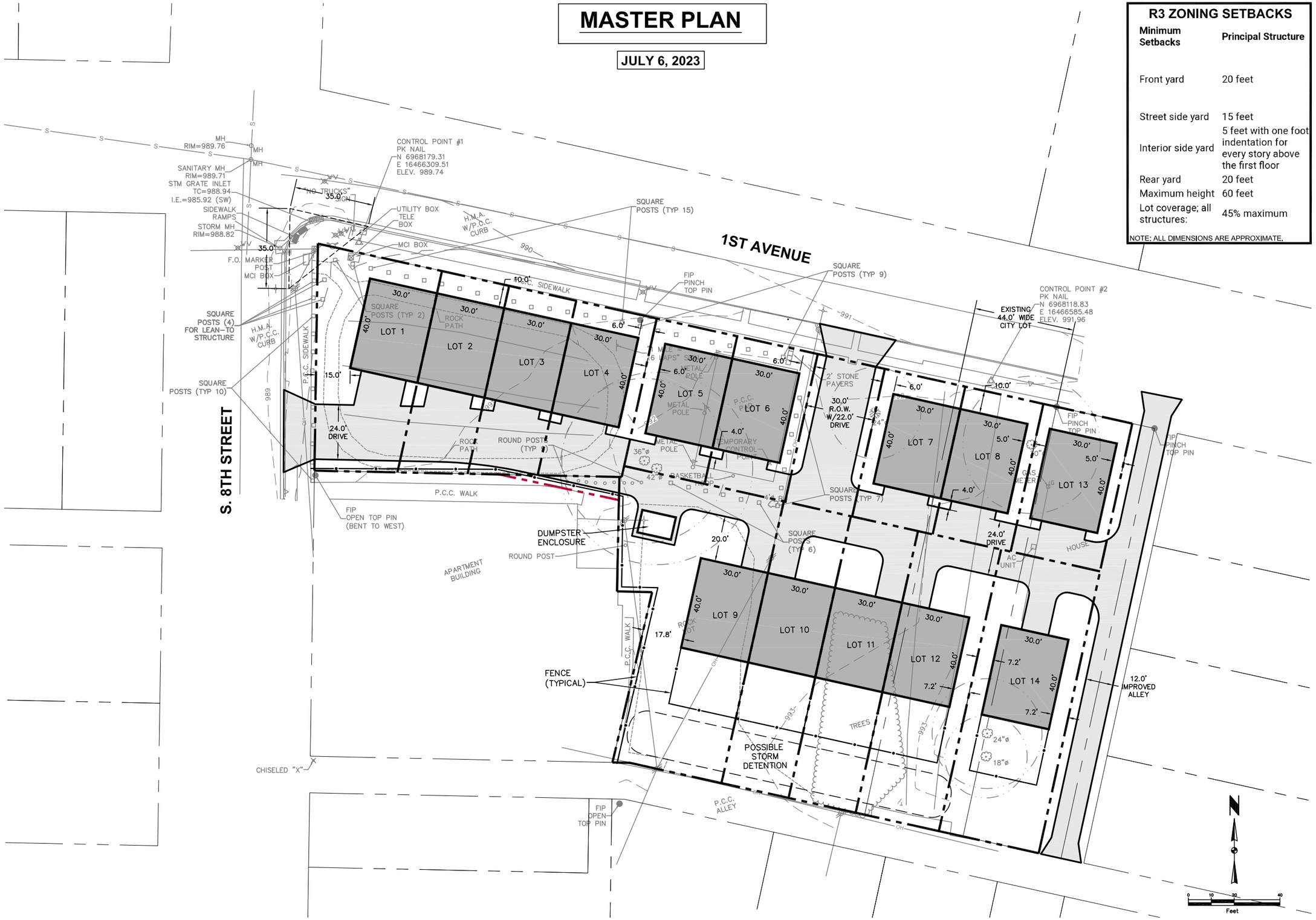
MASTER PLAN

JULY 6, 2023

R3 ZONING SETBACKS

Minimum Setbacks	Principal Structure
Front yard	20 feet
Street side yard	15 feet
Interior side yard	5 feet with one foot indentation for every story above the first floor
Rear yard	20 feet
Maximum height	60 feet
Lot coverage; all structures:	45% maximum

NOTE: ALL DIMENSIONS ARE APPROXIMATE.



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hgm ASSOCIATES INC.
640 FIFTH AVENUE COUNCIL BLUFFS, IOWA
PHONE: (712) 323-0530

revision	date

JNS drawn
JEJ designed
JEJ approved
JULY23 date

project H.F.H. 1ST AVENUE LOTS
client HABITAT FOR HUMANITY
sheet **LOT LAYOUT - MASTER PLAN**

project no. 104523
sheet **1 OF 4**

hgm:
fb:

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PHASE 1

JULY 6, 2023

R3 ZONING SETBACKS

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1ST AVENUE

S. 8TH STREET

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6

MH RIM=989.76
SANITARY MH RIM=989.71
STM GRATE INLET TC=988.94 I.E.=985.92 (SW)
SIDEWALK RAMPS
STORM MH RIM=988.82
F.O. MARKER POST MCI BOX
"NO TRUCKS" SIGN
35.0'
CONTROL POINT #1 PK NAIL N 6968179.31 E 16466309.51 ELEV. 989.74
UTILITY BOX TELE BOX
MCI BOX
H.M.A. W/P.C.C. CURB
SQUARE POSTS (TYP 15)
SQUARE POSTS (4) FOR LEAN-TO STRUCTURE
SQUARE POSTS (TYP 10)
SQUARE POSTS (TYP 2)
ROCK PATH
10.0' P.C.C. SIDEWALK
FIP PINCH TOP PIN
SQUARE POSTS (TYP 9)
CONTROL POINT #2 PK NAIL N 6968118.83 E 16466585.48 ELEV. 991.96
EXISTING 44.0' WIDE CITY LOT
"MISS UTILITY" 1-800-292-8989
METAL POLE
2' STONE PAVERS
24.0' DRIVE
ROUND POSTS (TYP 1)
TEMPORARY CONTROL POINT
BASKETBALL
GAS METER
AC UNIT
HOUSE
P.C.C. WALK
FIP OPEN TOP PIN (BENT TO WEST)
SQUARE POSTS (TYP 7)
DUMPSTER ENCLOSURE
SQUARE POSTS (TYP 6)
ROUND POST
APARTMENT BUILDING
ROCK LOT
FENCE (TYPICAL)
POSSIBLE STORM DETENTION
TREES
CHISELED "X"
FIP OPEN TOP PIN
P.C.C. ALLEY
989
990
991
992
993

0 10 20 40 Feet

hgm associates inc.
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JNS	drawn	
JEJ	designed	
JEJ	approved	
JUL'23	date	revision date

project H.F.H. 1ST AVENUE LOTS
client HABITAT FOR HUMANITY
sheet **LOT LAYOUT - PHASE 1**

project no. 104523
sheet **2 OF 4**

hgm:
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PHASE 2

JULY 6, 2023

R3 ZONING SETBACKS

Minimum Setbacks	Principal Structure
Front yard	20 feet
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1ST AVENUE

S. 8TH STREET

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12

CONTROL POINT #1
PK NAIL
N 6968179.31
E 16466309.51
ELEV. 989.74

CONTROL POINT #2
PK NAIL
N 6968118.83
E 16466585.48
ELEV. 991.96

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SIDEWALK RAMPS
"NO TRUCKS" SIGN
UTILITY BOX TELE BOX
MCI BOX
F.O. MARKER POST MCI BOX
H.M.A. W/P.C.C. CURB
P.C.C. SIDEWALK
SQUARE POSTS (TYP 15)
SQUARE POSTS (TYP 9)
SQUARE POSTS (4) FOR LEAN-TO STRUCTURE
SQUARE POSTS (TYP 10)
SQUARE POSTS (TYP 2)
SQUARE POSTS (TYP 7)
SQUARE POSTS (TYP 6)
FIP PINCH TOP PIN
EXISTING 44.0' WIDE CITY LOT
ROCK PATH
ROUND POSTS (TYP 7)
METAL POLE
TEMPORARY CONTROL POINT
BASKETBALL
2' STONE PAVERS
30.0' R.O.W. W/22.0' DRIVE
24.0' DRIVE
GAS METER
AC UNIT
HOUSE
P.C.C. WALK
FIP OPEN TOP PIN (BENT TO WEST)
DUMPSTER ENCLOSURE
ROUND POST
APARTMENT BUILDING
FENCE (TYPICAL)
TREES
POSSIBLE STORM DETENTION
CHISELED "X"
FIP OPEN TOP PIN
P.C.C. ALLEY
24"ø
18"ø
36"ø
42"ø
30"ø

0 10 20 40
Feet

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JEJ	designed	
JEJ	approved	
JULY 23	date	revision

project H.F.H. 1ST AVENUE LOTS
client HABITAT FOR HUMANITY
sheet **LOT LAYOUT - PHASE 2**

project no. 104523
sheet **3 OF 4**

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PHASE 3

JULY 6, 2023

R3 ZONING SETBACKS

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S. 8TH STREET

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14

EXISTING 44.0' WIDE CITY LOT

CONTROL POINT #1
PK NAIL
N 6968179.31
E 16466309.51
ELEV. 989.74

CONTROL POINT #2
PK NAIL
N 6968118.83
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SQUARE POSTS (TYP 10)
SQUARE POSTS (TYP 2)
P.C.C. SIDEWALK
10.0' P.C.C. SIDEWALK
ROCK PATH
ROUND POSTS (TYP 8)
FIP PINCH TOP PIN
METAL POLE
"NO MAPS" SIGN
2' STONE PAVERS
30.0' R.O.W. W/22.0' DRIVE
24.0' DRIVE
4.0' TEMPORARY CONTROL POINT
BASKETBALL HOOP
GAS METER
AC UNIT
HOUSE
P.C.C. WALK
FIP OPEN TOP PIN (BENT TO WEST)
DUMPSTER ENCLOSURE
ROUND POST
APARTMENT BUILDING
SQUARE POSTS (TYP 7)
SQUARE POSTS (TYP 6)
FENCE (TYPICAL)
12.0' IMPROVED ALLEY
POSSIBLE STORM DETENTION
TREES
24"ø
18"ø
CHISELED "X"
FIP OPEN TOP PIN
P.C.C. ALLEY

0 10 20 40
Feet

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JNS drawn	JEJ designed	JEJ approved	JULY 23 date	revision

project H.F.H. 1ST AVENUE LOTS
client HABITAT FOR HUMANITY
sheet **LOT LAYOUT - PHASE 3**

project no. 104523
sheet **4 OF 4**

hgm:
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