Attachment 'B'

Habitat for Humanity® of Council Bluffs

April 26, 2024

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

Subject: Letter of Intent – Offer to purchase a city owned buildable lot located at 756 Mynster St.

Dear Mr. Gibbons,

Habitat for Humanity of Council Bluffs (HFHCB) is proposing to develop a single-family new home construction at this address. The completed home would be sold for owner occupancy to qualifying buyers identified through the HFHCB Homeownership Program.

We are requesting approval of an offer to purchase this property for a total of 10% of the current assessed valuation, with the remaining amount offered to HFHCB by way of a forgiven mortgage.
Cash offer: $1410
Forgiven Mortgage: $12,690

Given the extreme need for affordable housing units, HFHCB works diligently to establish not only homes like this one, but relationships with other local affordable housing non-profits to create opportunities for collaboration. This home will be constructed in a new partnership with Neighborworks Home Solutions and The 712 Initiative. The three non-profits will collectively work together to build three small bungalow style units as infill projects adjacent to the corner of 8th and Mynster Streets.

The proposed home will bring an affordable mortgage opportunity to a qualified buyer, allowing for individual equity and pride of neighborhood to be established. With increased tax revenue for the city, and our commitment to build relationships with our non-profit partners, we believe this to be a great use of this property.

Site Details:

1. Utilities exist adjacent to the site and support existing development. No gas connection is proposed for this home.
2. After acquisition of the property – HFH will work with The 712 Initiative on a lot line adjustment with the property to the East – evening out the parcels for development of an additional unit.
3. No garage is planned for this project. A parking variance will be requested for only a single car parking pad front loaded on the property.
4. The overall site coverage is above the maximum standard of 35% - Site coverage of home and driveway after lot line adjustment - 38%
5. Front yard setback can be adjusted to match neighboring properties.

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We aim to construct the foundation and complete underground utility work starting in the spring of 2025. The construction timeline will be managed by Neighborworks Home solutions acting as the lead builder. Construction of the home would take us through to a completion date – verified by a certificate of occupancy for the home – by summer of 2025. The closing home sale to a HFHCB program participant would be scheduled shortly thereafter.

Also included with this letter are:

- Attachment A: Application to purchase city property
- Attachment B: Lot description/Pott County Assessor pages
- Attachment C: Plot plan
- Attachment D: 2BR/1BA home plans
- Attachment E: Proposed property use diagram with neighboring property
- Attachment F: Conditional Use Permit application

Habitat for Humanity of Council Bluffs is excited to build new partnerships with partnering non-profits to provide housing opportunities to those that could not otherwise afford it.

Sincerely,

Blake Johnson
Executive Director
Habitat for Humanity of Council Bluffs