City Council Communication

Department: Community Development CASE #OTB-24-006 Applicant: Habitat for Humanity of Council Bluffs 1228 South Main Street Council Bluffs, IA 51503	Reso. of Intent No. _____ Reso. to dispose No. _____	Set Public Hearing: 6/10/2024 Public Hearing: 6/24/2024

Subject/Title

Request of Habitat for Humanity of Council Bluffs, represented by Blake Johnson, to purchase City owned property legally described as the West 84.6 feet of Lot 1, Block 3, Grimes Addition, City of Council Bluffs, Pottawattamie County, Iowa. The property was formerly addressed at 756 Mynster Street.

Background/Discussion

The City has received an offer from Habitat for Humanity of Council Bluffs to purchase the property described above. The property is classified as 'transitional dispose' and 'buildable.' The City of Council Bluffs acquired the property in March of 2001. As is stated in the *Inventory and Disposal Policy for Surplus City Property*, adopted by City Council on April 23, 2018, the property would be eligible for a forgivable mortgage as it has been actively marketed on the Surplus Property list for more than the required 24 months.

According to the adopted *Inventory and Disposal Policy for Surplus City Property*, the property should be priced at the most recent assessed value, which on this property would be $14,100.00. The applicant has offered 10% of the assessed value ($1,410.00) to purchase the property, with the remaining 90% being forgiven by City of Council Bluffs in accordance with the *Inventory and Disposal Policy for Surplus City Property*. The applicant has submitted a $1,410.00 down payment.

The following costs have been incurred on the subject property:

Permits and Inspections Division/Parks and Recreation Department: Mowing Costs:	$	4,018.55
Total	$	4,018.55

The applicant, Habitat for Humanity of Council Bluffs, wishes to acquire the subject property to build a new infill dwelling structure. This request is part of a collaborative effort between Habitat for Humanity of Council Bluffs, The 712 Initiative, and NeighborWorks Home Solutions to provide affordable housing options for low-to-moderate income buyers. Each entity will develop a vacant property located in the immediate vicinity of the North 8th Street/Mynster Street intersection with a single-family dwelling. The same house plan will be used on all three properties. In order to facilitate development on their respective properties, Habitat for Humanity, The 712 Initiative, and NeighborWorks have each submitted a request to obtain a conditional use permit for an 'infill dwelling structure' from the Zoning Board of Adjustment, which will allow them to adopt site-specific development plans for the proposed single-family dwellings (see Cases #CU-24-003, #CU-24-004, and #CU-24-005). A public hearing on these requests will be held by the Zoning Board of Adjustment on June 18, 2024.

The subject property is located immediately to the west of the vacant lot proposed to be developed by The 712 Initiative. Due to the substandard size of the adjoining lot, Habitat for Humanity and The 712 Initiative will request to adjust the shared property line 17 feet to the west upon acquisition. The proposed lot line adjustment is intended to facilitate development on the adjoining lot.

Recommendation

The Community Development Department recommends approval of the request of Habitat for Humanity of Council Bluffs to purchase City owned property legally described as the West 84.6 feet of Lot 1, Block 3, Grimes Addition, City of Council Bluffs, Pottawattamie County, Iowa for the reasons stated above and subject to the following conditions:

A. The purchase price be $14,100 with the remaining balance beyond the submitted $1,410.00 down payment being forgiven by the City of Council Bluffs upon issuance of a Certificate of Occupancy for a completed home within 24 months of the City Council's approval date; and

B. Closing must occur within 60 days of the date of approval.

Attachments

Attachment A: Zoning/Location Case Map
Attachment B: Letter of Intent
Attachment C: Plot Plan
Attachment D: Conceptual Site Layout/Property Line Adjustment
Attachment E: Floor Plan
Attachment F: Building Elevations

Prepared by: Moises Monrroy, Planner, Community Development Department