Council Communication

Department: Community Development CASE #OTB-19-022 Applicant: NeighborWorks Home Solutions Attn: David Hazelwood 222 S. 6th Street Council Bluffs, IA 51501	Resolution of Intent No. _____ Resolution to Dispose No. _____	Set Public Hearing: 8/12/2019 Public Hearing: 8/26/2019

Subject/Title

Request of NeighborWorks Home Solutions, represented by David Hazelwood, to purchase property described as Lots 11 and 12, Block 8, Pierce's Subdivision, City of Council Bluffs, Pottawattamie County, Iowa. The property was formerly addressed as 1828 7th Avenue.

Background/Discussion

The City has received an offer to purchase the property described above. The property is classified as 'transitional dispose' and 'buildable'. The applicant wishes to acquire the lot to construct a new affordable residential dwelling in the next 4 months that would be sold to a homebuyer in the community. According to the adopted policy of April 23, 2018, the property should be priced at the most recent assessed value, which on this property would be $12,159.00.

The applicant has submitted a $1,215.90 down payment, and has is asked for the entire value of the property to be forgiven using a forgivable mortgage (the applicant is also requesting that the down payment be refunded). As is stated in the adopted Inventory and Disposal Policy for Surplus City Policy, any property that has been listed on the Disposal list for greater than 24 months is eligible for a forgivable mortgage. Because this property was only acquired by the City of Council Bluffs on July 9, 2018, approximately 13 months ago, it is not administratively eligible for a forgivable mortgage. The applicant has asked for the forgivable mortgage to be granted as an exception, as they are a non-profit affordable housing developer.

The following costs have been incurred on this property:

Permits and Inspections Division:	$ 1,130.00- Board-Up
Permits and Inspections Division:	$13,684.00- Demolition
Total	$14,814.00

The subject property is 60 feet wide by 130 feet deep, and is 7,800 square feet in size, which exceeds all Site Development standards for a property located in the R-2/Two-Family Residential District. The property is large enough to accommodate a residential dwelling, as the applicant has proposed. The property is located in the AH Flood Zone, meaning any new construction must comply with the flood hazard regulations of that zone.

Recommendation
The Community Development Department recommends setting a public hearing on the disposal of the property legally described as Lots 11 and 12, Block 8, Pierce's Subdivision, City of Council Bluffs, Pottawattamie County, Iowa on the August 26, 2019 City Council Meeting.
Attachment A: Location map **Attachment B:** Letter of Intent
Prepared By: Chris Meeks, Planner, Community Development Department