Council Communication

Department: Community Development CASE #OTB-20-002 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: 1/13/2020 Public Hearing: 1/27/2020

Subject/Title

Request of NeighborWorks Home Solutions, represented by David Hazelwood, to purchase property described as Lot 7, Block 5, Everett's Addition, City of Council Bluffs, Pottawattamie County, Iowa. The property was formerly addressed as 1810 2nd 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 $12,324.00.

The applicant has submitted a $1,234.20 down payment, and has asked for the entire value of the property beyond the down payment to be forgiven using a forgivable mortgage. 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 12 months is eligible to be sold to non-profit homebuilders using a forgivable mortgage. Because this property was acquired by the City of Council Bluffs on July 27, 2015, the property would be eligible for a forgivable mortgage.

The following costs have been incurred on this property:
Permits and Inspections Division: $10,910.00- Board-Up and Demolition

The subject property is 60 feet wide by 138 feet deep, and is 8,280 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 Lot 7, Block 5, Everett's Addition, City of Council Bluffs, Pottawattamie County, Iowa on the January 27, 2020 City Council Meeting.

Attachment A: Location map
Attachment B: Letter of Intent
Attachment C: Proposed Home Rendering and Floor Plan

Prepared By: Chris Meeks, Planner, Community Development Department