

## Council Communication

<p>Department: Community Development</p> <p>CASE #OTB-20-002</p> <p>Applicant: NeighborWorks Home Solutions Attn: David Hazelwood 222 S. 6<sup>th</sup> Street Council Bluffs, IA 51501</p>	<p>Resolution to Dispose No. _____</p>	<p>Public Hearing: 1/27/2020</p>
<b>Subject/Title</b>		
<p>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 2<sup>nd</sup> Avenue.</p>		
<b>Background/Discussion</b>		
<p>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.</p> <p>The applicant has submitted a \$1,234.20 down payment, and has asked for the 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.</p> <p>The following costs have been incurred on this property: Permits and Inspections Division: \$10,910.00- Board-Up and Demolition</p> <p>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.</p>		
<b>Recommendation</b>		
<p>The Community Development Department recommends disposal of the property legally described as Lot 7, Block 5, Everett's Addition, City of Council Bluffs, Pottawattamie County, Iowa to Neighborworks Home Solutions to allow them to construct a home for a low to moderate income family, subject to the following conditions:</p> <ol style="list-style-type: none"><li>1. The purchase price shall be \$12,324.00, with the remaining balance beyond the \$1,232.20 submitted down payment being forgiven upon the issuance of a Certificate of Occupancy for a constructed home on the parcel.</li><li>2. Closing shall occur on the property within 60 days of the date of decision. The applicant shall have 2 years from the date of decision to construct a home on the property.</li></ol>		
<p><b>Attachment A:</b> Location map <b>Attachment B:</b> Letter of Intent <b>Attachment C:</b> Proposed Home Rendering and Floor Plan</p>		
<p><b>Prepared By:</b> Chris Meeks, Planner, Community Development Department</p>		