Council Communication

Department: Community Development CASE #OTB-20-005 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: 6/8/2020 Public Hearing: 6/22/2020

Subject/Title

Request of NeighborWorks Home Solutions, represented by David Hazelwood, to purchase property described as Lot 8, Catalpa Block Subdivision, City of Council Bluffs, Pottawattamie County, Iowa. The property was formerly addressed as 3133 Avenue B

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 $10,517.00.

The applicant has submitted the entirety of the value of the property, $10,517.00 as the down payment. 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 has only been actively marketed for approximately one month, the property is not eligible for a forgivable mortgage.

The following costs have been incurred on this property:

Legal Department:	$ 235.00- Filing Fee
Permits and Inspections Division:	$14,496.28- Demolition
Total	$14,731.28

The subject property is 42.23 feet wide by 120 feet deep, which is 5,040 square feet in area, and is located in the R-2/Two-Family Residential District. While the subject property does not meet the required 50 foot lot width for a property located in the R-2 Zoning District, the property is considered buildable as a home with a width of at least 20 feet and an area of 500 square feet can be constructed on the lot and still meet all required setbacks.

There is a competing offer with on this same property that has been assigned the case number of #OTB-20-008. The competing offer is from USA Builders, represented by Miguel Santacruz, who also proposes to construct a single family dwelling on the property. The two offers are currently scheduled to be reviewed at the same public hearing.

Recommendation
The Community Development Department recommends setting a public hearing on the disposal of the property legally described as Lot 8, Catalpa Block Subdivision, City of Council Bluffs, Pottawattamie County, Iowa on the June 22, 2020 City Council Meeting.
Attachment A: Location map **Attachment B:** Letter of Intent **Attachment C:** Proposed Site Plan and Home Plans
Prepared By: Chris Meeks, Planner, Community Development Department