Council Communication

Department: Community Development CASE #OTB-21-002 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: 02/08/21 Public Hearing: 02/22/21

Subject/Title

Request of NeighborWorks Home Solutions, represented by David Hazelwood, to purchase property legally described as Lot 4, Block 12, Bayliss 2nd Addition, City of Council Bluffs, Pottawattamie County, Iowa. Location: Property formerly addressed as 921 1st Avenue.

Background/Discussion

The Community Development Department has received an offer from NeighborWorks Home Solutions to purchase surplus city-owned property legally described as being Lot 4, Block 12, Bayliss 2nd Addition. The subject property is zoned R-3/Multi-Family Residential District and is classified as 'transitional dispose' and 'buildable'. The applicant proposes to acquire the property and build a new affordable single-family dwelling in the next 4 months that would be sold to a homebuyer in the community. According to the adopted Inventory and Disposal Policy for Surplus City Property ("the Policy"), dated April 23, 2018, the subject property should be priced at its most recent assessed land value which is $11,995.00.

The applicant has submitted the required 10% down payment ($1,199.50) along with a $50.00 application fee. They have requested the remaining land value beyond the 10% down payment ($10,795.50) be waived using a forgivable mortgage. According to the adopted Policy any property that has been placed on the Disposal list greater than 12 months is eligible to be sold to a non-profit homebuilder using a forgivable mortgage. This property was acquired by the City of Council Bluffs on November 18, 2015 via 657A and is eligible for a forgivable mortgage.

The City has incurred a total of $14,946.00 in board-up, demolition, and legal costs for this property.

The subject property measures 66'x 130' (8,580 square feet), which exceeds the minimum R-3 District lot size requirements, and has conforming lot dimensions to accommodate the proposed residential dwelling.

Recommendation

The Community Development Department recommends setting a public hearing on the disposal of the property legally described as Lot 4, Block 12, Bayliss 2nd Addition, City of Council Bluffs, Pottawattamie County, Iowa on the February 22, 2021 City Council Meeting.

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

Prepared By: Christopher N. Gibbons, Planning Manager, Community Development Department