Council Communication

Department: Community Development CASE #OTB-21-001 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 5, Block I, Curtis and Ramsey's Addition, City of Council Bluffs, Pottawattamie County, Iowa. Location: Property formerly addressed as 1009 6th 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 5, Block I, Curtis and Ramsey's 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 $10,517.00.

The applicant has submitted the required 10% down payment ($1,051.70) along with a $50.00 application fee. They have requested the remaining land value beyond the 10% down payment ($9,465.30) 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 October 15, 2019 via 657A and is eligible for a forgivable mortgage.

The City has incurred a total of $11,061.00 in board-up, demolition, and legal costs for this property.

The subject property measures 55'x 130' (7,150 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 disposal of surplus city-owned property legally described as Lot 5, Block I, Curtis and Ramsey's Addition, City of Council Bluffs, Pottawattamie County, Iowa to NeighborWorks Home Solutions to allow them to construct a residential dwelling for a low-to-moderate income homebuyer, subject to the following conditions:

1. The purchase price shall be $10,517.00, with the remaining balance beyond the $1,051.70

submitted down payment being forgiven upon issuance of a Certificate of Occupancy for a residential dwelling on the parcel; and 2. The applicant shall close on the subject property within 60 days of the date of decision, and shall have two years from the date of decision to construct a residential dwelling on the property.
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