Attachment B

NeighborWorks®
HOME SOLUTIONS

March 1, 2021

Community Development Department
City of Council Bluffs
209 Pearl Street
Council Bluffs, IA 51503

Community Development Department:

New Community Development Corporation dba NeighborWorks® Home Solutions is submitting Applications to Purchase City Property for Parcel 7544 25 281 005; 315 Benton Street; Johnson Addition; Lot 47; S58' and Parcel 7544 25 281 004, 319 Benton Street; Johnson Addition; Lot 47 & S1/2 Lot 48, N2'. We are requesting a "Forgivable Mortgage" for the properties listed.

NeighborWorks® Home Solutions recognizes the properties are listed as 315 & 319 Benton Street have met the requirements for a "Forgivable Mortgage" consideration. NeighborWorks® Home Solutions would respectfully request the Community Development Department and the Council Bluffs City Council approve and provide a "forgivable mortgage" to NWHS as the affordable housing developer and non-profit.

Granting NeighborWorks® Home Solutions these properties would allow us to construct one single family dwelling in a 4-month timeline. NWHS intent is to combine both parcels into a single parcel for an affordable housing option. Development of our single family project would provide a profound social impact by contributing an energy efficient and sustainable affordable house for a homebuyer in our community. This project in collaboration with other dwellings in the neighborhood would allowed us to engage in the positive evolution of the neighborhood and its vitality. Housing construction is its own economic engine that simultaneously enhances a communities' ability to attract new business, generate local income by construction, create & support existing jobs, stimulate wages and increase local taxes base. Our project would have a long term impact to our community on many different levels.

Sincerely,

David Hazlewood
Chief Operating Officer

Enclosed:
Application
Administrative Fee
Down Payment(s)
Conceptual Plan

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Council Bluffs, IA 51501

EQUAL HOUSING OPPORTUNITY