Council Communication

Department: Community Development	Ordinance No.: N/A Resolution No.: 21-	Public Hearing: April 26, 2021 Contract Award: May 24, 2021

Subject/Title

Public hearing to approve the plans, specifications and form of contract for the Hillside Estates Subdivision Infrastructure Project.

Location

The northeast corn of the Franklin and Bennett Avenue

Legally described as: Lot 1, Franklin Heights Subdivision, City of Council Bluffs, Pottawattamie County, Iowa.

Background/Discussion

Background

In 2020, the City began working with Turn the Paige Development on a proposed subdivision on a city-owned parcel located on the corner of Franklin and Bennett Avenues. The original proposal consisted of 25-35 homes consisting of single-family attached and detached units. City Council approve the sale of the property (Resolution 20-235) for the appraised value of $275,000.

As part of the proposed project, the developer wished to utilize Community Development Block Grant (CDBG) funds to complete the needed infrastructure improvements. The developer committed to 51% of the units being sold to households earning at or below 80% of the median family income (MFI), which meets the requirements set by the Department of Housing and Urban Development (HUD) for the use of CDBG funds support for persons of low-to-moderate income. City Council approved the FY2021 CDBG budget (Resolution 20-259) which included an allocation to this project of $1 million.

Discussion

The City wishes to construct the infrastructure for the 27-unit subdivision that will include 14 units sold to households with incomes at or below 80% MFI. This will include 14 attached and 13 detached single-family units. The infrastructure is funded through the Community Development Block Grant (CDBG) allocation of $1 million for FY2021. Additional costs incurred shall be funded through CDBG or additional sources identified locally.

The timeline shall be as follows:

Public Hearing	April 26, 2021
Distribute Bid Documents	April 27, 2021
Bid Opening	May 14, 2021
City Council Award Contract	May 24, 2021
Start	June 1, 2021

Because CDBG funds are being used on the property, the infrastructure project must be completed by the City prior to transfer to the developer. Upon completion, the offer to buy process will be completed.

Staff Recommendation

Staff recommends approval of the resolution approving the plans, specifications and form of contract for the Hillside Estates Infrastructure Project.

Attachment

1. Site Plan

Plans are on file with the City Clerk's Office.

Submitted by: Courtney Harter, Housing & Economic Development Manager, Community Development Department
Approved by: Courtney Harter, Housing & Economic Development Manager, Community Development Department