Council Communication

Department: Community Development CASE # OTB-21-008 Applicant: Jarrod McIntyre Turn the Paige Investments, LLC 19627 Brookside Lane Gretna, NE 68025	Resolution of Intent No. _____ Resolution to Dispose No. _____	Set Public Hearing: 08/09/21 Public Hearing: 08/23/21

Subject/Title

Request of the Community Development Department to dispose of the property generally located at 1218 22nd Avenue to Turn the Paige, LLC (Jarrod McIntyre) for the construction of a new single-family attached dwelling unit to be sold to families at or below 80% of the median family income.

Location: Property addressed as 1218 22nd Avenue.

Background/Discussion

In 2017, Habitat for Humanity (Habitat) returned this parcel located at 1218 22nd Avenue, which was originally acquired with Neighborhood Stabilization Funds in 2011 because Habitat determined the site was not properly served with city water and sewer. The Community Development Department completed the needed infrastructure improvements with CDBG entitlement grant funds. On April 7, 2021, the City released a Request for Proposals (RFP) for developers to construct a new single-family attached dwelling unit (2 units total) on the property, and to be sold to families at or below 80% of the median family income to meet CDBG program guidelines. On May 11, 2021, RFP responses were due and Turn the Paige, LLC submitted the lowest bid proposal. Therefore, Turn the Paige, LLC was awarded the contract.

The property is classified as 'buildable' and 'transitional preserve.' The 'transitional preserve' designation allowed Community Development staff to complete the required CDBG disposition process. Turn the Paige, LLC is committed to constructing a new, affordable single-family attached dwelling unit by August 2022 that will be sold to homebuyers meeting the CDBG income guidelines.

The RFP included that the lot would be sold for zero cost to the developer with a home sales price of $170,000 per unit (two units total). This sales price along with the home-buyer to potentially qualify for up to $30,000 in down payment assistance meets the affordability of the CDBG income guidelines.

The subject property is 66 feet wide by 165 feet deep, and is 10,890 square feet in size, which exceeds all site development standards for a property located in the R-2/Two-Family Residential District. The property is large enough to accommodate a single-family attached dwelling unit, as proposed. The property is located in the Flood Zone X protected by the levee.

Recommendation

The Community Development Department recommends disposing of the property legally described as Lots 11 & 12, Block 11, Burns Addition, City of Council Bluffs, Pottawattamie County, Iowa, to Turn the Paige Investments, LLC, subject to the following conditions:

1. The purchase price shall be $0.
2. Turn the Paige Investments, LLC shall construct a new single-family attached dwelling unit (2 units total) on the property by August 2022.
3. The maximum sale price of the newly constructed home shall be no more than $170,000 per unit.
4. Each unit shall be sold to a family at or below 80% of the median family income to meet CDBG program guidelines, as approved by the Community Development Department.

Attachment A: Location Map

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