



Agenda Commentary

Item Title/ Subject: 13th & Avant Park – Housing Project

Staff Source: Steve Hewitt, City Manager

History/Background Information:

The City has a full block park located at 13th & Avant next to Nance School. This is City property. (see attachment map)

Item/Subject Summary:

The community continues to show a need for additional housing. This concern has been relayed to me from multiple sources. This block could produce 10-14 nice affordable homes on 6000-7800 sq ft tracks. This block has all the utilities on site, the city would need to run a sewer in the alley for connection. The property would need to be design, sewer install, and site prep.

A builder has approached me and would build two (2) small/medium homes for families right away. After those sold, they would continue build as needed. We would allow any builder to build on site. The City could sale the lots at a very affordable cost to keep the pricing of the homes down and pay off any development costs (utilities, etc.). We would have local Realtors advertise the properties. This serves as a beginning to help our local housing need.

I've included the example of what type of homes could be built and possible plat design.

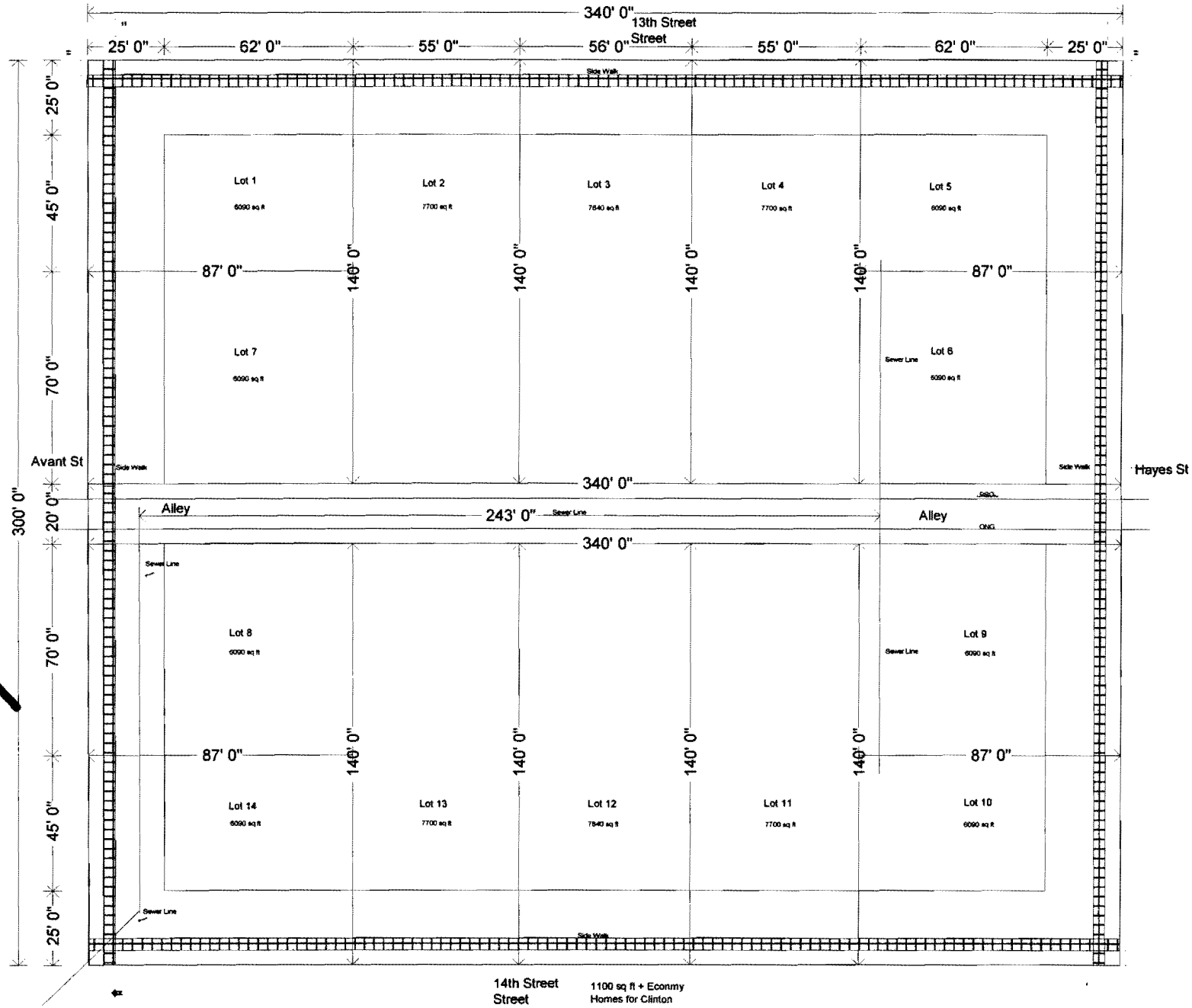
Price/Cost: Design work \$2000-3000. (Total project costs between \$20,000-25,000. (Investment paid off from sale of lots)

Recommendation:

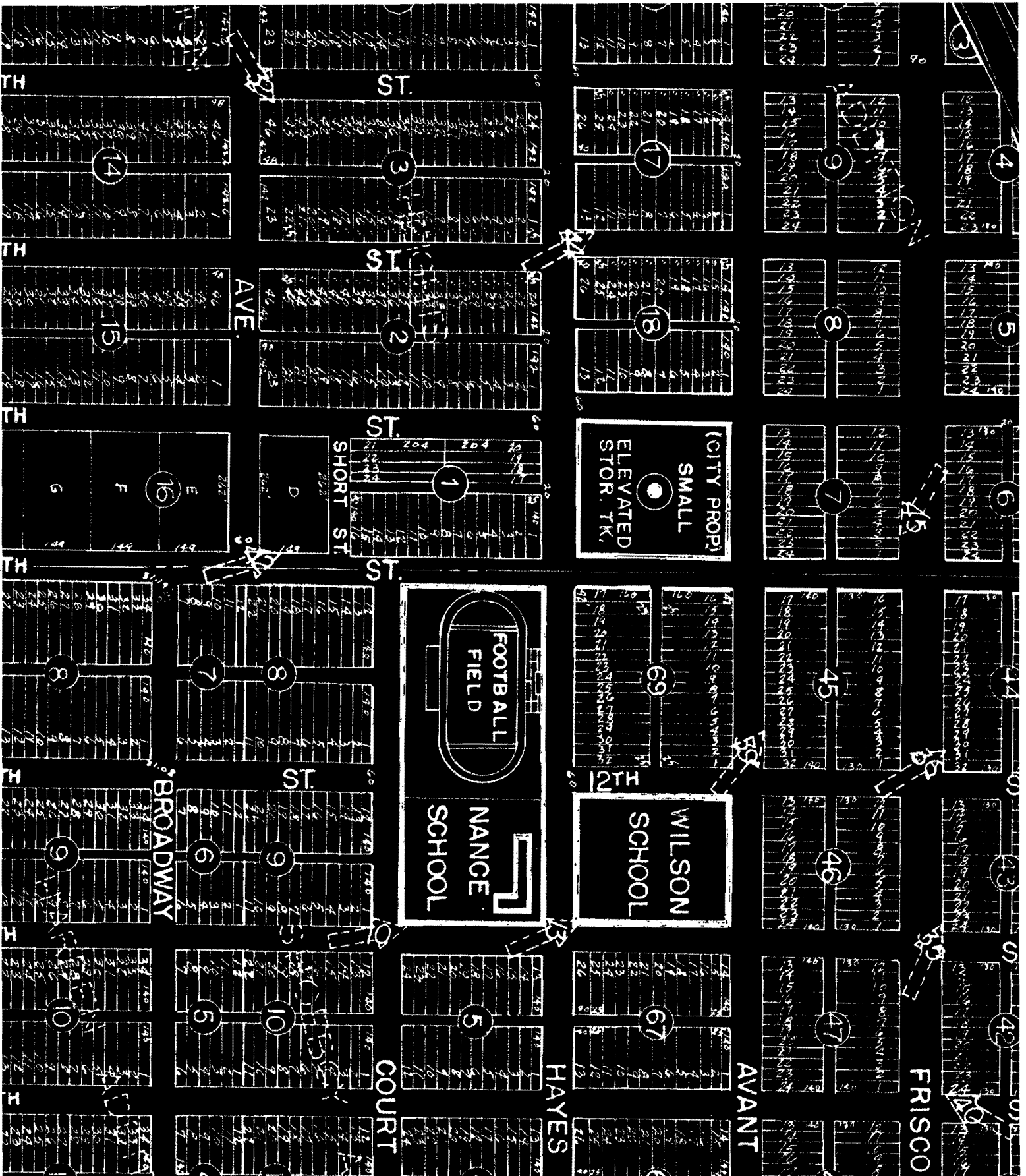
Staff recommends the City moves forward hiring a firm to design the plat.

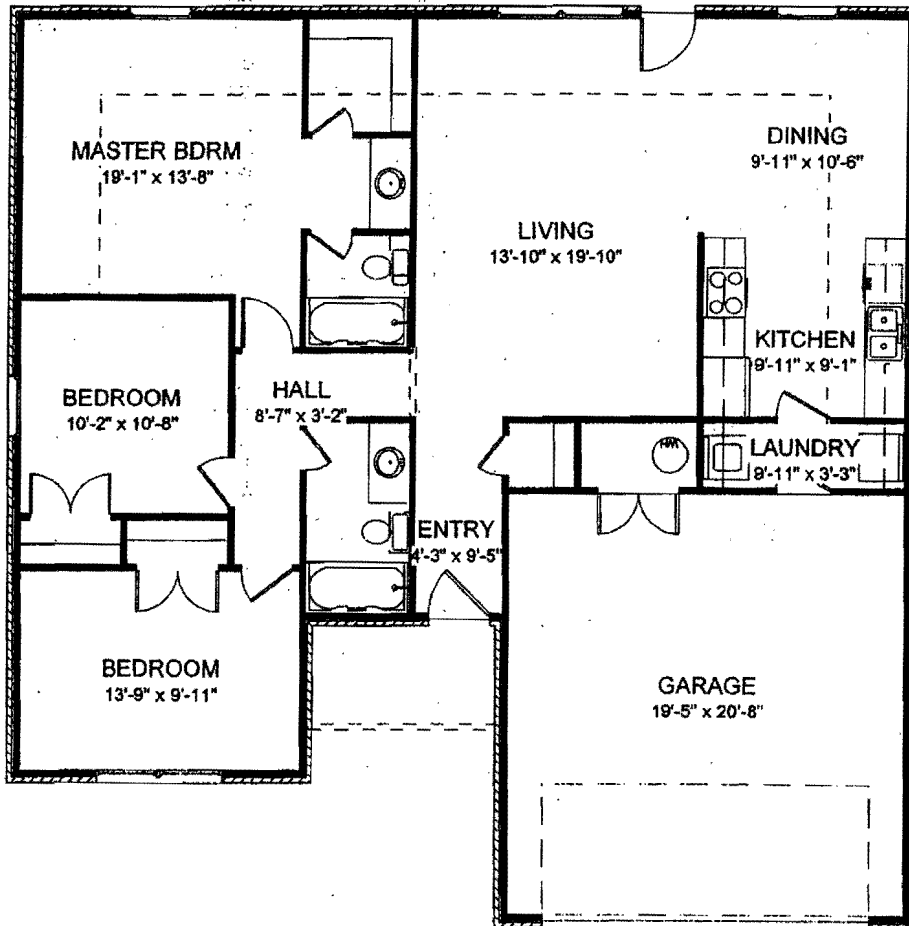
The City would begin an immediate surge of help in our housing economy at a very low risk financial investment. As City Manager, I think it's important to invest in our parks. However, the City needs to have better land use and operate more efficiently. Government should be financially secure and not continue to take on extra costs. The savings maintaining this park would help other park areas (making our Park system better). The City still has outstanding and adequate Parks without this track in our system. Most important, we create an immediate help into our affordable new housing market.

SAMPLE

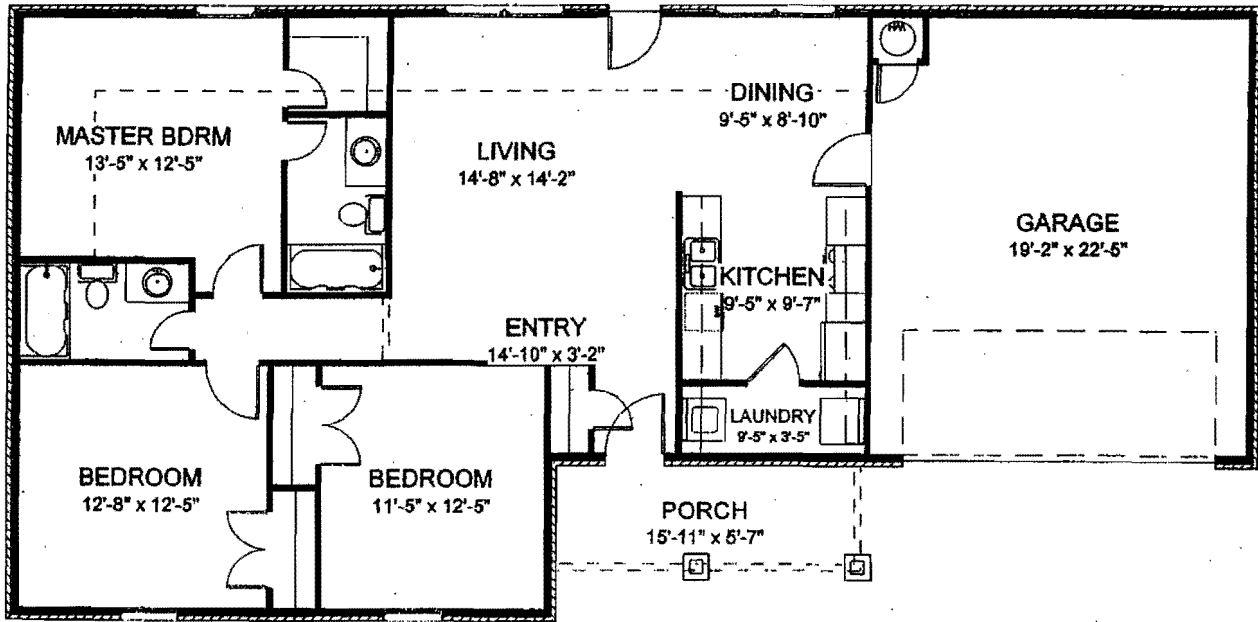


14th Street Street 1100 sq ft + Economy Homes for Clinton





The Fairmont
3 Bedroom, 2 Bath
1364 Square Feet



The Addington
3 Bedroom, 2 Bath
1275 Square Feet