



1200 WEST CENTER
PROPERTY SALE

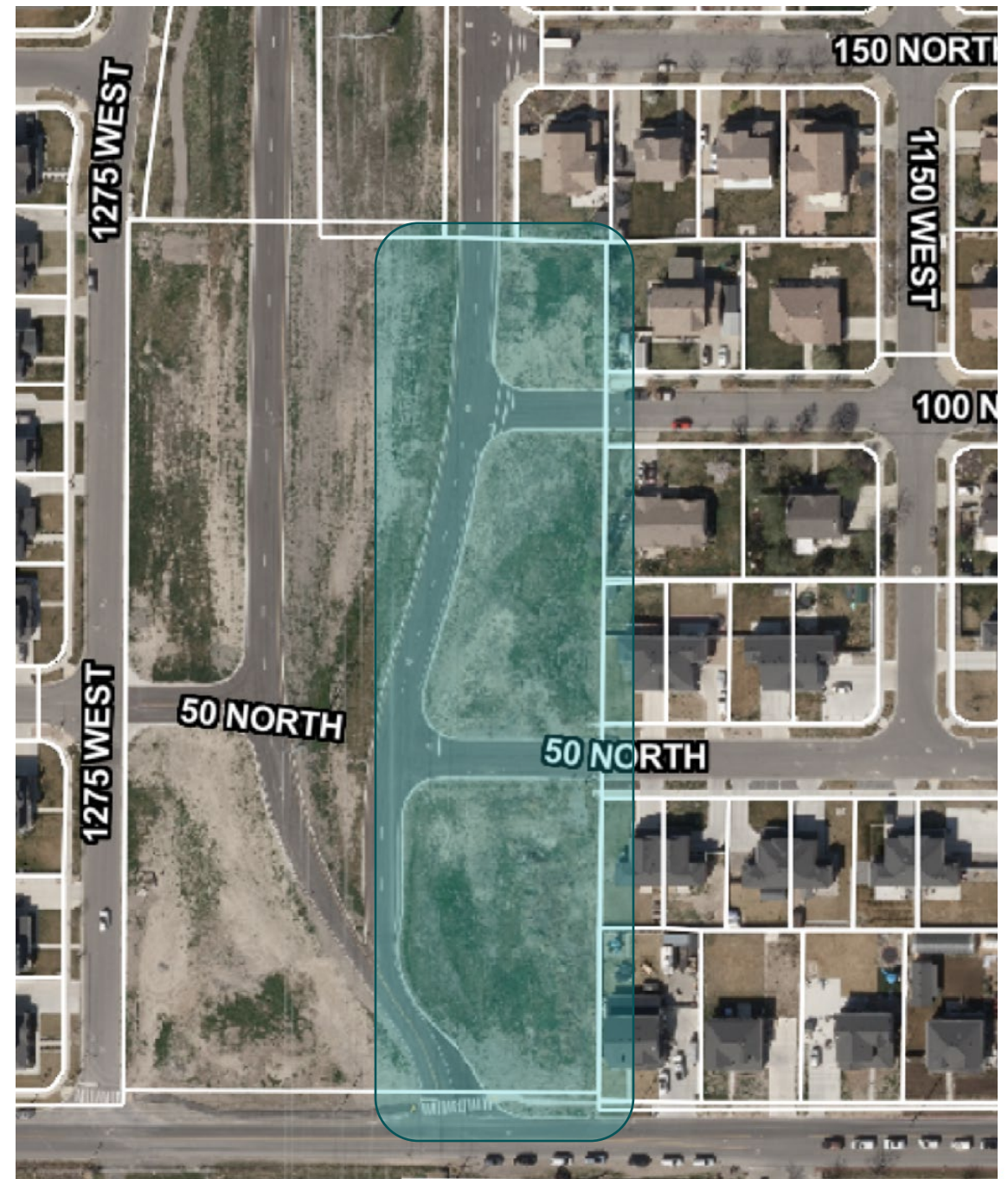
SEPTEMBER 15, 2026



PROPERTY

Zoning
Yield
Size

R1-10000 w/ Westfields Overlay
8 units (4 SF/4 townhomes)
Roughly 1.5 acres developable





WHAT DID WE ASK FOR?

City RFP Requirements

Housing Concept

Quality, variety and an approach that can be repeated

Attainability

A clear explanation of who benefits and how

City Value

Fair market value, with flexibility in payment terms

Ability to Deliver

Financial capacity and enforceable performance terms



WHAT IS WOOD SPRINGS COTTAGES?

RESPONDENT PROPOSAL

14

2 value cottages
9 base cottages
3 garage variants

proposed homes

H4U nonprofit development model
One garage variant includes an ADU





WOOD SPRINGS COTTAGES





The Value Cottage (FlexValue) · Lots 1-2 — 960 ft² · 2 Bed / 1.5-2.5 Bath · 2 dedicated parking + visitor



MAIN LEVEL



UPPER LEVEL



UPPER LEVEL

Optional 2nd story with one full bath for additional value entry point.

The Garage Cottage — Primary Suite (FlexGarage Spec C) · Lot 10 — 1,758 ft² · 4 Bed / 2.5 Bath · 2-car garage + 1 surface



FRONT ELEVATION



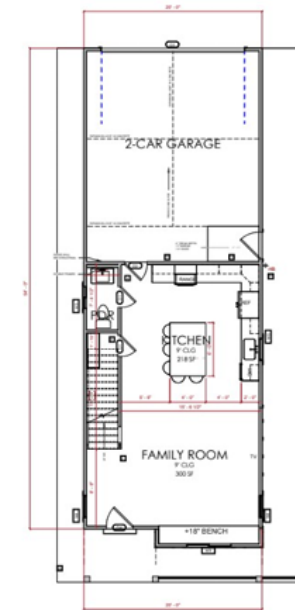
RIGHT ELEVATION



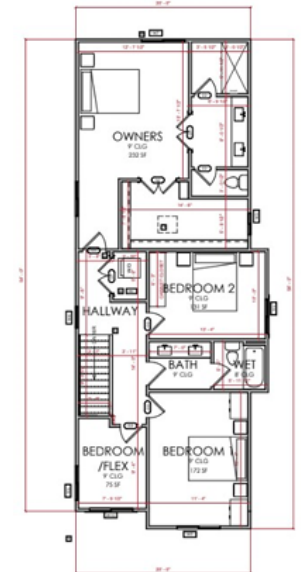
REAR ELEVATION



LEFT ELEVATION



MAIN LEVEL



UPPER LEVEL



HOW WOULD AFFORDABILITY WORK?

Respondent Proposal

Appraised Value Proposed home sale price

Actual Cost Basis Proposed financed portion, including a 4% developer fee

Difference Equity Assistance Lien

For staff review: Buyer Payment, Lien Repayment and Resale Terms



WHAT IS THE CITY ASKED TO PROVIDE?

Respondent Proposal

Land and Zoning	Existing-zoning appraisal assumptions; overlay for 14 homes
Payment Timing	Land proceeds and fees paid at individual home closings
Lien Priority	City subordination to project financing
Other Assistance	Fee relief and possible RDA assistance



WHAT IS NEXT?

If Council is Comfortable

Appraisal

Property Purchase Agreement

Development Agreement