





## PLANNING AND DEVELOPMENT

400 La Crosse Street | La Crosse, WI 54601 | P: (608) 789-7512 | F: (608) 789-7318

## Memorandum

**To:** Community Development Committee

**From:** Dawn Reinhart **Date:** 8/10/2018 **File ID:** 18-1140

Re: Action on acquisition of 704 Charles St

Assessed Value: \$60,800 Fair Market Value: \$70,300 Floodplain depth: 3-4ft BFE

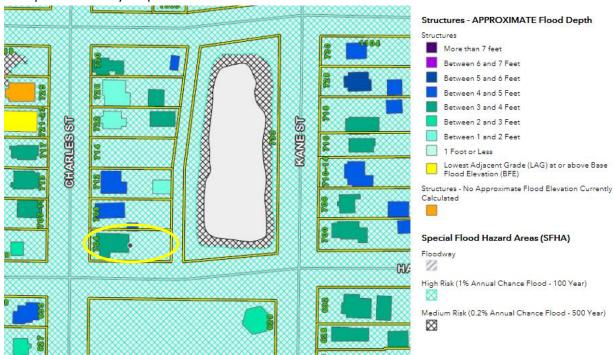
Lot Size: 50x133 Housing market index: Two steps below average

The owner of 704 Charles St was approached multiple times by both the City and Impact 7 to see if they would sell. They recently contacted Staff with a proposal. They will sell to the City for Fair Market Value plus satisfying or forgiving their outstanding housing rehabilitation (HRP) loan. This translates into a purchase price of \$90,252.58. This property would likely stay residential as there are 3 other property owners on the block that do not wish to sell. Impact 7 no longer needs this parcel for their current development at 700 Kane St.

<u>Background:</u> The RHP has purchase 708, 714 & 722 Charles St. The acquisition price for these properties was \$46,000 each. The property owner at 726 Charles St was asking \$107,000 and it's assessed at \$99,700. This home was built in the late 80's and is in very good condition. The City rejected their request to pay \$107,000. The property owner at 712 Charles St was asking \$115,000, assessed at \$96,900. The City rejected their request to pay \$115,000 or even assessed value.

<u>Staff recommendations:</u> Replacement Housing and Housing Rehabilitation Program serve two different purposes. The Housing Rehabilitation program benefits the homeowner by allowing them to make necessary maintenance repairs so they have a decent, safe and affordable home to live in. The CDC should not consider any offers to purchase that contain language to reduce, forgive or satisfy HRP Loans. This should be a separate request to the Committee and the Committee should evaluate the request according the HRP guidelines.

## Floodplain Inventory Map



## Housing Market Index Map





