



April 3, 2023

To: City of La Crosse

Re: Offers to Purchase as 2706 and 2702 Onalaska Avenue, La Crosse

To Whom It May Concern:

Please accept our Offers to Purchase for vacant land located at 2706 and 2702 Onalaska Avenue, La Crosse. Habitat for Humanity La Crosse Area proposes construction of a single-family home on the property to be sold to an income-eligible, first-time homeowner.

Examples of potential construction are attached. Habitat for Humanity La Crosse Area is now a licensed manufactured housing dealer with the State of Wisconsin, and Jeremy Reed, our Construction Manager, is a licensed manufactured housing salesperson. We are currently working with Friendship Homes out of Montevideo, MN. We will be purchasing and placing a modular home on a crawl space on the property. The home will meet all City building codes and will meet or exceed Focus on Energy standards.

We anticipate breaking ground on the property in summer 2023. Current timeline for delivery of the home is 60 days following order. Set, completion, and sale of the home is anticipated to be complete by April 30, 2024. The use of modular housing will allow our organization to greatly reduce our construction time and costs. The estimated assessed value will be \$175,000 each.

Kahya Fox, Executive Director, has extensive experience with modular housing, having been a licensed salesperson while employed as the Housing Assistant Director at Couleecap. Utilizing that experience, Habitat for Humanity La Crosse Area is partnering with the Next Step Network to include modular housing as a cost-effective option for affordable housing development.

Habitat La Crosse is the current owner of a vacant lot purchased from the City of La Crosse and located at 2502 Onalaska Avenue. This home will also be developed in 2023, though it will be a stick-built home and will follow the traditional Habitat for Humanity timeline for new home construction. Potential additional land donated to Habitat for Humanity by the City of La Crosse will be developed using modular housing.

Both homes on Onalaska Avenue are located in the flood plain. We have already received base-flood elevations for both properties and will bring both parcels out of the flood plain following completion. Kahya Fox also has extensive experience with flood plain

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Providing Families With a Place to Call Home

construction, having assisted with the elevation of five homes in Gays Mills, WI, as part of the State of Wisconsin's Emergency Assistance Program (EAP).

Habitat for Humanity La Crosse Area brings people together to build homes, communities, and hope. We believe that decent, affordable housing should be a matter of conscience and action; we realize that there are people in our community who are living in inadequate conditions and that joining together we can provide a hand up – not a hand out. For 30 years, Habitat for Humanity La Crosse Area has built 56 homes for families in the Coulee Region.

Thank you for your continued support of our organization.

Sincerely,

A handwritten signature in black ink, appearing to read "Kahya Fox". The signature is fluid and cursive, with a large initial "K" and "F".

Kahya Fox
Executive Director