



## 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:** 09/07/2017  
**Re:** Action on offer to purchase 2502 14<sup>th</sup> St

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#### File: 17-1261

2502 14<sup>th</sup> Street: Home built by Western Technical College

Listed for sale on 8/14/2017 for \$158,000, purchase price was determined by the HUD max allowed sales price for a 2 bedroom home. The assessed value is \$166,100.

Offer to purchase received on 9/1/2017 for list price of \$158,000.

- Buyer will have a down payment of \$28,000 plus closing costs therefore is not asking for a 2<sup>nd</sup> mortgage
- Buyer meets all underwriting criteria (front and back end ratios, debt to income and credit score)

It is Staff's recommendation to accept the offer to purchase contingent upon the Buyer understanding that the home will be subject to the resale provision which establishes certain conditions in the event of a sale or transfer of title (either voluntarily or involuntarily) during the "period of affordability," which is **15 years from the date of sale**. If the property is sold, the purchasers must confirm that their income is below 80 percent of Median Family Income for the City of La Crosse at the time of purchase. The new home must be affordable to the new buyer.

