



PLANNING AND DEVELOPMENT

400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7512 | F: (608) 789-7318

Memorandum

To: Housing Rehabilitation Review Board
From: Replacement Housing Staff- Dawn Reinhart
Date: 7/7/2016
Re: **16-0681 Amend Housing Rehabilitation Policies to allow applicants earning 120% of the CMI to receive CDBG Housing Rehabilitation Loans if their home is located in the City's Neighborhood Revitalization Strategy Area.**

The City of La Crosse recently had its Neighborhood Revitalization Strategy Area approved by the Department of Housing and Urban Development. This offers the City additional flexibility for its Community Development Funds to assist individuals making more than 80% of the CMI if they live in the target area for revitalization mapped (on page 3 and 4).

Therefore, City staff is proposed to offer the Housing Rehabilitation Loan Program to individuals earning 120% of the County Median Income or less (who live in a qualifying area).

	Current Limits (80% CMI)	120% of the County Median
1	\$37,950.00	\$56,875.00
2	\$43,350.00	\$65,000.00
3	\$48,750.00	\$73,125.00
4	\$54,150.00	\$81,250.00
5	\$58,500.00	\$87,750.00
6	\$62,850.00	\$94,250.00
7	\$67,150.00	\$100,750.00
8	\$71,500.00	\$107,250.00

The rationale for increasing the accessibility of the loan program is as follows:

1. Our strategy areas are some of the highest poverty areas, highest rental areas, and lowest valued homes in the City. This is why these areas were selected.
2. By offering special incentives for these neighborhoods, we can help attract more owner, middle-income residents to this area and encourage households make repairs to very old housing stock.
3. The limited nature of the areas ensures that participation in this program will still be limited.
4. Long term, this will help stabilize or increase homes values.

JASON GILMAN, AICP, PLANNING & DEVELOPMENT DIRECTOR
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