

ATTACHMENT A

Flood Victims House Replacement Pilot Program

Sale of City-owned single-family homes to July 22nd flood victims with raze/placard orders

Eligible Parties

- Eligible participants shall be owner-occupants only.
- Home damage must be from the July 22nd flood.
- House must have DNS raze or placard order issued as a result of the flood.
- Participants must not violate City Buyer Policies.
- If the homeowner has a current mortgage, he or she must meet with a mortgage agency for assistance to transfer collateral.
- After demolition and purchase, owner must convey vacant lot to City for no monetary consideration, free and clear of all liens.
- Participant shall release City of any claims related to the flood at time of closing for City property.
- Potential participants must notify City of interest in the program on or before October 15, 2010.

Home Purchase

- DCD will match current house value with value of City house, including renovations.
 - City home price or past assessment, whichever is lower, plus renovation costs to be no greater than 25% of 2010 assessment of flood-damaged house.
 - Price must be acceptable to the lender/mortgage company for exchange.
- Selected house may come from the Extended Listings, Current Listings and list of properties identified for Future Listings. Only vacant homes will be considered for sale to avoid City asking occupants to vacate. Properties will be added to the listings as they are inspected or if redemptions or offers are canceled.
- New In Rem properties will be selectively evaluated to determine suitability for the program based on neighborhood, past assessment and condition.
- DCD may place "holds" on likely replacement properties until October 30th to ensure availability.
- The local Common Council member will be consulted prior to accepting an offer for houses not authorized for marketing, pursuant to 304-49-3 of the Code of Ordinances.
- Offers will be considered on a first come, first served basis.
- The price of the home will be \$1, with some exceptions:
 - The owner must apply any insurance proceeds from his or her previous home to the purchase and/or renovation of the City property.
 - If the new home is valued at more than the previous home, the purchaser must contribute the difference toward the purchase.
- The City will pay for appraisal, title commitment and recording fees for City house conveyance.
- DCD staff will work with the owner to investigate use of NSP to fund repairs to the new property.

