

City of La Crosse
Housing Rehabilitation Program
HOUSING REHABILITATION APPLICANT SUMMARY

Application Number: 126218

Date Completed: July 9, 2019

A. APPLICANT

Household Size: 7

Members Age(s): 43,53,19,18
17,13,11

B. PROPERTY

Location: 322 Avon St
Fair Market Value: \$101,800

Type of Property: Single Family
Age of House: 1937

C. INSPECTION REPORT FINDINGS AND RECOMMENDATIONS

The HQS Inspection determined that there are electrical issues that need to be addressed to satisfy both HQS and Code Compliance, significant lead based paint repairs, ceiling, wall and structural repairs. Other improvements include bathroom remodeling (2) and demo and removal of a garage structure which is under a raze order from the City.

D. REHABILITATION WORK TO BE COMPLETED

1. Demo and removal of the dilapidated garage structure; grading and seeding over area
2. Reinforce floor joists compromised by wanton cutting and notching
3. Complete bathroom remodel at upper level; main level bath sub-floor repairs, new under-layment and floor covering
4. Rear deck level and new rail and baluster system
5. Window Replacement
6. Lead-based paint repairs: interior window components, door slabs, jambs and trim; exterior above grade foundation wall and rear deck rim joists
7. Electrical HQS and Code Compliance

E. TOTAL COST OF REHABILITATION WORK **\$ 41,800.00**

1. Hard Costs: **\$ 24,900**

2. Soft Costs: **\$ 16,900**

F. TOTAL CITY LOAN AMOUNT **\$ 28,800.00**

G. THE DEBT FACTOR IS: **.76**

H. OTHER COMMENTS: The homeowner will receive AHP funds from Couleecap of \$13,000, which is critical to making the project feasible. The home is located in the floodplain (5' below BFE) and the total cost of the improvements is approaching the maximum 50% of FMV.

Property Photo Summary

Photo Summary 126218

126218 : Waiting

Property Photos

Uploaded: 7/2/2019 Kevin Conroy



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