City of La Crosse Housing Rehabilitation Program HOUSING REHABILITATION APPLICANT SUMMARY

Application Number: 129619 **Date Completed:** Sept 10, 2019

A. APPLICANT

Household Size: 2 Members Age(s): 75

B. PROPERTY

Location: 727 Monitor St **Type of Property:** Single Family

Fair Market Value: \$131,500 Age of House: 1955

C. INSPECTION REPORT FINDINGS AND RECOMMENDATIONS

The HQS Inspection determined that there are structural issues that need to be addressed. The structural issues are the result of a combination of the high flood waters, and consequent high-water table, combined with heavy rains and surface water accumulation. The hydraulic pressures created buckled a foundation wall and heaved the basement slab.

D. REHABILITATION WORK TO BE COMPLETED

- 1. Relocation of all mechanical, laundry facilities and personal items to main floor
 - Includes all electrical, plumbing and HVAC equipment and associated piping, duct-work and wiring
- 2. Re-build of the east foundation wall
- 3. Infill of the basement with Flowable Fill concrete mixture
 - a. A crawlspace will remain @ approximately 2'
- 4. New mechanical room created from bedroom on main level and relocation of all equipment
- 5. Landscape and contour at the east and south elevations for bulk water management
- 6. New gutters
- 7. New Water Heater
- 8. New Furnace
- 9. New roof
- 10. Bathroom remodel

Ε.	TOTAL COST OF REHABILITATION WORK	\$ 57,869
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1. Hard Costs: \$57,869

2. Soft Costs: \$--

F. TOTAL REHAB LOAN AMOUNT \$ 24,869

G. THE DEBT FACTOR IS: .62

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Program at the maximum allowable \$20,000. The total of eligible activities, as defined by the Floodplain Grant, is \$42,842, which will allow for the maximum reimbursement of \$20,000. Approval of the Rehabilitation Loan will be contingent on the homeowner receiving the grant. Additionally, the homeowners have been informed that they will receive a \$13,000 insurance payment for the damages to the foundation wall. The balance of improvement costs (\$24,869) beyond the above reimbursements will be provided through the Rehabilitation Loan.

Photo Summary 129619 129619 129619 : Waiting

Property Photos

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Property Photo Summary 9/4/2019

1

Photo Summary 129619

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129619 : Waiting

2

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Photo Summary 129619

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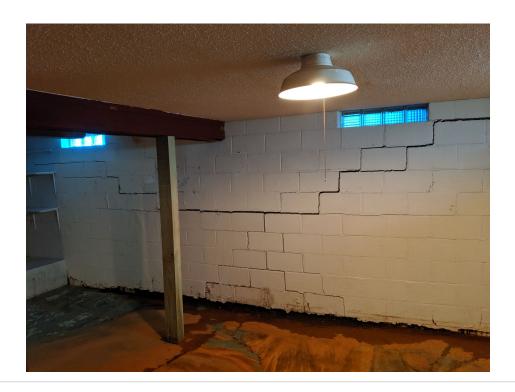
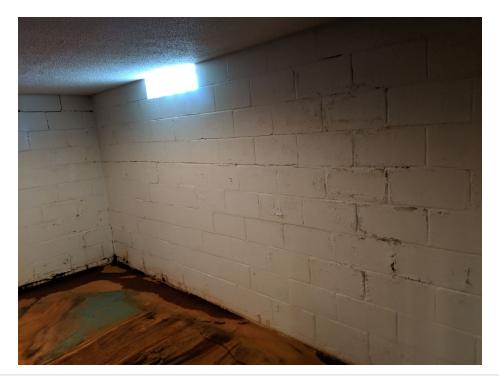


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Photo Summary 129619

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129619 : Waiting

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