

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
 - a. 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

E. TOTAL COST OF REHABILITATION WORK

\$ 57,869

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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- H. OTHER COMMENTS** –The homeowners will be applying for the Floodplain Grant 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.

Property Photo Summary

Photo Summary 129619

129619 : Waiting

Property Photos

Uploaded: 9/4/2019 Kevin Conroy



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