

**City of La Crosse  
Housing Rehabilitation Program  
HOUSING REHABILITATION APPLICANT SUMMARY**

**Application Number:** 129419

**Date Completed:** October 8, 2019

**A. APPLICANT**

**Household Size:** 3

**Members Age(s):** 34, 38, 3

**B. PROPERTY**

**Location:** 407 21<sup>st</sup> St S

**Type of Property:** Single Family

**Fair Market Value:** \$81,400

**Age of House:** 1935

**C. INSPECTION REPORT FINDINGS AND RECOMMENDATIONS**

The HQS Inspection determined that there are relatively minor electrical issues and lead-based paint repairs that need to be addressed to satisfy both HQS and Code Compliance. The balance of the improvements are upgrades to the bathroom and kitchen; repairs and painting to walls and ceilings; replacements of floor coverings and adding a new ductless mini-split heat pump to service a bonus room.

**D. REHABILITATION WORK TO BE COMPLETED**

1. New ductless mini-split to service a garage space that was converted to a family room.
2. Electrical HQS and Code Compliance: primarily addressing ungrounded outlets
3. Bathroom remodel: new shower/tub, vanity and fixtures, paint/repair wall/ceilings, replace flooring
4. Replace windows in 4 rooms
5. Repair and update walls and ceiling in various rooms
6. Exterior trim painting

**E. TOTAL COST OF REHABILITATION WORK** **\$ 23,155.00**

**1. Hard Costs:** **\$22,455**

**2. Soft Costs:** **\$700**

**F. TOTAL REHAB LOAN AMOUNT** **\$ 23,155.00**

**G. THE DEBT FACTOR IS:** **.84**

**H. OTHER COMMENTS** –Only 1 (one) bid was received for the general contract. In comparison to previous bids received, the single bid received is, in total, fair. 2 (Two) bids were received for the Heat Pump.  
The new assessed value was used for the debt factor calculation.

# Property Photo Summary

Photo Summary 129419

129419 : Waiting

## Property Photos

Uploaded: 9/23/2019 Kevin Conroy



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