





P L A N N I N G A N D D E V E L O P M E N T 400 La Crosse Street | La Crosse, WI 54601 | P: (608) 789-7512

Memorandum

To: Community Development Committee From: Kevin Conroy Date: January 8, 2020 Re: Renovation Project Loan Increase Request: Reno1719

This project was approved by the Community Development Committee on September 10, 2019. The project is complete but the client did not follow procedure for change orders and went ahead with additional work without submitting a change order request. The additional work repaired deteriorated sheathing and framing members on the garage and then added new roofing. The repairs are \$5,571 above the approved contract amount \$29,239. There are sufficient funds available in TIF 15, where this project is located, to extend the additional amount. The additional loan amount will increase the debt ratio from .97 to .99, still within the required ratio. CDBG staff support extending the additional loan amount of **\$4,178.25** (\$5,571 less homeowner 25% contribution) and ask for CDC approval.

City of La Crosse Housing Renovation Program HOUSING RENOVATION APPLICANT SUMMARY

Application Number: Reno1719

Date Completed: Sept10, 2019

A. PROPERTY Location: 1824 Hyde St Fair Market: \$155,600

Type of Property: Single Family **Age of House:** 1950

B. HQS INSPECTION REPORT FINDINGS The HQS Inspection identified minor electrical issues to correct; entry handrail safety improvements and structural issues with the rafter system.

C. HQS RENOVATION WORK TO BE COMPLETED

- 1. Electrical repairs: Replace defective GFI outlet receptacle
- 2. Install new entry step handrail
- 3. Reinforce roof rafters
- 4. Replace soffit and fascia

D. PROPOSED RENOVATION IMPROVEMENTS

- 1. Siding Replacement
 - a. Includes new exterior trim around windows and doors
- 2. New aluminum soffit and fascia
- 3. New Gutters
- 4. New treated landing, rails and steps at the rear
- 5. Electrical
- 6. Shore-up and reinforce rafters that have sagged from snow weight

.97

7. New storm door

E.PROJECT COST ESTIMATE:\$29,239F.RENOVATION LOAN AMOUNT:\$21,929

F. THE DEBT FACTOR IS:

G. OTHER COMMENTS -

Photo Summary Reno1719

Property Photos

Uploaded: 9/3/2019 Kevin Conroy



Uploaded: 9/3/2019 Kevin Conroy



Photo Summary Reno1719

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Uploaded: 9/3/2019 Kevin Conroy



Photo Summary Reno1719

Uploaded: 9/3/2019 Kevin Conroy



Uploaded: 9/4/2019 Kevin Conroy

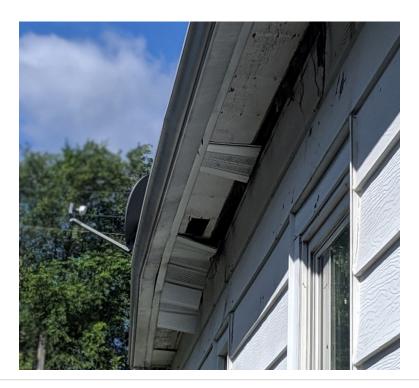


Photo Summary Reno1719

Property Photos

Uploaded: 1/9/2020 Kevin Conroy



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