



Memorandum

To: Community Development Committee
From: Kevin Conroy
Date: October 13, 2020
Re: Reno2420 Change Order and Loan Increase Request

Reno2420 was approved at the August 11, 2020 committee meeting for \$24,459. After approval the homeowner discovered that the electrical work for the bathroom remodel was not included in the contractor's bid. The electrical work for the bathroom adds \$2330. Additionally, the homeowner would like to upgrade the flooring in the bathroom from a sheet vinyl to a laminated plank flooring and to include replacement of the kitchen floor as well. This adds \$2220. A total loan increase of \$4550 is requested.

The new loan amount of **\$29,009** maintains an acceptable debt ratio of .93, is below the maximum loan amount for the program of \$35,000, and there are also sufficient available funds for the 2020 Renovation Program to support the loan increase.

VACANT, PLANNING & DEVELOPMENT DIRECTOR
TIM ACKLIN, AICP, SENIOR PLANNER
ANDREA TRANE, ECONOMIC DEVELOPMENT PLANNER & INTERIM DIRECTOR
LEWIS KUHLMAN, AICP, ENVIRONMENTAL PLANNER
JACK ZABROWSKI, ASSOCIATE PLANNER

CAROLINE GREGERSON, COMMUNITY DEVELOPMENT ADMINISTRATOR
DAWN REINHART, NEIGHBORHOOD HOUSING DEVELOPMENT ASSOCIATE
TARA FITZGERALD, PROGRAM COORDINATOR
KEVIN CLEMENTS, HOUSING SPECIALIST
KEVIN CONROY, HOUSING REHABILITATION SPECIALIST

City of La Crosse
Housing Renovation Program
HOUSING RENOVATION APPLICANT SUMMARY

Application Number: Reno2420

Date Completed: August 11, 2020

A. PROPERTY

Location: 2806 23rd St S
Fair Market: \$82,200

Type of Property: Single Family
Age of House: 1931

B. HQS INSPECTION REPORT FINDINGS

The HQS Inspection identified minor electrical upgrades needed for code compliance.

C. HQS RENOVATION WORK TO BE COMPLETED

1. Replace ungrounded outlets with GFI

D. PROPOSED RENOVATION IMPROVEMENTS

1. Main Level Bathroom Remodel
 - a. Open up adjacent walls and enlarge floorspace
 - b. New tub/fixtures with solid surfaces wall surround
 - c. New vanity sink/fixtures
 - d. New Toilet
 - e. New flooring
 - f. New electrical
2. Window Replacement of all remaining original and some failing windows
3. New Gutters
4. New Fascia on East and West eaves
5. Electrical upgrades: ungrounded outlets replaced with GFIC

E. PROJECT COST ESTIMATE: \$24,459

F. RENOVATION LOAN AMOUNT: \$24,459

F. THE DEBT FACTOR IS: .90

G. OTHER COMMENTS –The exterior improvements satisfy the required minimum of 25% of total project cost towards the exterior.

Property Photo Summary

Photo Summary Reno2420

Reno2420 : Waiting

Property Photos

Uploaded: 8/5/2020 Kevin Conroy



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