

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

Application Number: 130119

Date Completed: March 10, 2020

A. APPLICANT

Household Size: 1

Members Age(s): 58

B. PROPERTY

Location: 618 5th Ave S

Type of Property: Single Family

Fair Market Value: \$119,200

Age of House: 1880

C. INSPECTION REPORT FINDINGS AND RECOMMENDATIONS

The HQS Inspection determined that there are electrical issues, lead-based paint repairs, wall and ceiling repairs and structural repairs, that need to be addressed to satisfy both HQS and Code Compliance.

D. REHABILITATION WORK TO BE COMPLETED

1. Repairs to plaster and lath ceilings and walls
2. Electrical HQS and Code Compliance: many un-grounded outlets
3. Replacement of existing standing seam roof and rolled roofing with new standing seam roof
4. Select window replacement
5. Crawl-space floor reinforcement: add beam and post supports
6. Main level bath: gut rehab
7. Upper level bath: Walls and ceiling repair; floor replacement

E. TOTAL COST OF REHABILITATION WORK **\$ 41,026.00**

1. Hard Costs: **\$22,994**

2. Soft Costs: **\$18,032**

F. TOTAL REHAB LOAN AMOUNT **\$ 35,000.00**

G. THE DEBT FACTOR IS: **.79**

H. OTHER COMMENTS –This project will be completed as an Abatement project. The homeowner only received 1 (one) bid for the project. The homeowner elected to accept this bid. Based on previous Housing Rehabilitation project costs, the amounts in the bid for this homeowner are fair. Additionally, the homeowner will contribute personal funds for the amount beyond the maximum Rehabilitation Loan amount of \$35,000.

Property Photo Summary

Photo Summary 130119

130119 : Waiting

Property Photos

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