

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

**Application Number:** 130520

**Date Completed:** October 13, 2020

**A. APPLICANT**

**Household Size:** 3

**Members Age(s):** 57, 38, 26

**B. PROPERTY**

**Location:** 1716 Wood St

**Type of Property:** Single Family

**Fair Market Value:** \$141,300

**Age of House:** 1898

**C. INSPECTION REPORT FINDINGS AND RECOMMENDATIONS**

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

**D. REHABILITATION WORK TO BE COMPLETED**

1. Vinyl Insert Window Replacements
  - a. Resize the opening and add egress to rear room used as bedroom
2. Electrical HQS and Code Compliance
3. Interior window sill refinishing
4. Kitchen floor structural repair and flooring replacement
5. Main level bathroom remodel
  - a. New tub/shower unit; new vanity/sink; new toilet stool; new fixtures
  - b. New flooring
  - c. New bath exhaust
  - d. Wall/ceiling repairs and painting

**E. TOTAL COST OF REHABILITATION WORK                      \$ 19,450**

**1. Hard Costs:                      \$15,550**

**2. Soft Costs:                      \$3,900**

**a. All soft costs will be covered under LSHP lead grant**

**F. TOTAL REHAB LOAN AMOUNT                                      \$ 15,550**

**G. THE DEBT FACTOR IS:    .47**

**H. OTHER COMMENTS** –The homeowner qualifies for a LSHP grant of \$3900 as she has children under the age of six (6) who visit the home for a minimum of 3 hrs/day, 2-times per week, and meets the guidelines for household healthcare. Only one bid was received for the project, all costs are in line, and the homeowner elected to accept the bid.

# Property Photo Summary

Photo Summary 130520

130520 : Waiting

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## Property Photos

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