



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.

JASON GILMAN, AICP, PLANNING & DEVELOPMENT DIRECTOR
TIM ACKLIN, AICP, SENIOR PLANNER - HERITAGE PRESERVATION
LEWIS KUHLMAN, AICP, ENVIRONMENTAL PLANNER
ANDREA SCHNICK, ECONOMIC DEVELOPMENT PLANNER
SARA OLSON, CLERK STENO

CAROLINE GREGERSON, COMMUNITY DEVELOPMENT ADMINISTRATOR
DAWN REINHART, NEIGHBORHOOD HOUSING DEVELOPMENT ASSOCIATE
TARA FITZGERALD, FEDERAL PROGRAMS ACCOUNTING TECHNICIAN
KEVIN CLEMENTS, HOUSING SPECIALIST
KEVIN CONROY, HOUSING REHABILITATION SPECIALIST

**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
7. New storm door

E. PROJECT COST ESTIMATE: \$29,239

F. RENOVATION LOAN AMOUNT: \$21,929

F. THE DEBT FACTOR IS: .97

G. OTHER COMMENTS –

Property Photo Summary

Photo Summary Reno1719

Reno1719 : Waiting

Property Photos

Uploaded: 9/3/2019 Kevin Conroy



Uploaded: 9/3/2019 Kevin Conroy



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Uploaded: 9/4/2019 Kevin Conroy



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Photo Summary Reno1719

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Property Photos

Uploaded: 1/9/2020 Kevin Conroy



Uploaded: 1/9/2020 Kevin Conroy



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