





PLANNING AND DEVELOPMENT

400 La Crosse Street | La Crosse, WI 54601 | P: (608) 789-7512

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.

City of La Crosse Housing Renovation Program HOUSING RENOVATION APPLICANT SUMMARY

A. PROPERTY

Location: 2806 23rd St S **Type of Property:** Single Family

Fair Market: \$82,200 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

Property Photos

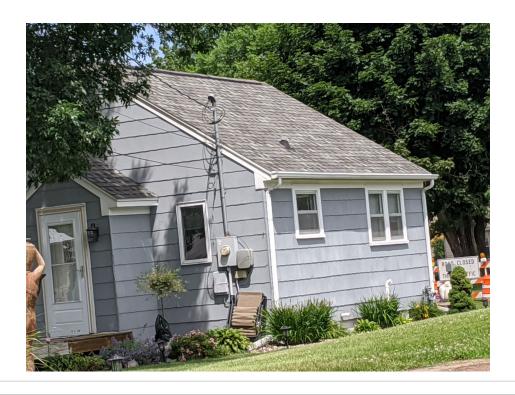
Uploaded: 8/5/2020 Kevin Conroy



Reno2420 : Waiting

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Uploaded: 8/5/2020 Kevin Conroy



Property Photo Summary 8/5/2020

Property Photo Summary

Photo Summary Reno2420

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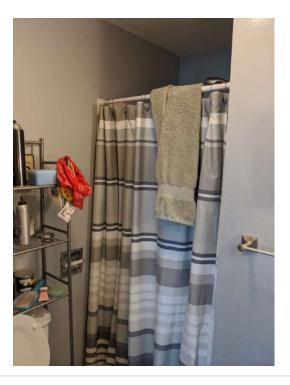


Property Photo Summary 8/5/2020 2

Property Photo Summary

Photo Summary Reno2420

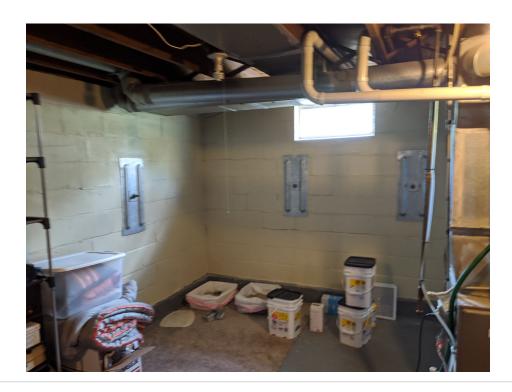
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Reno2420 : Waiting

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Uploaded: 8/5/2020 Kevin Conroy



Property Photo Summary 8/5/2020