

Renovating the Old, Brings in New Families

Small towns struggle to keep up with housing, through building newer homes to accommodate new residents, to updating existing buildings. Wolbach is no stranger to this challenge. In their community at 204 Kelso St. there is a four-plex apartment unit which had built in 1973 and, for the most part, contained most of the original features from that time. Recognizing their need for updates, Wolbach sought a grant to accomplish this task.

CNEDD was happy to help. The first step was to check out the property and see what needed changed. The apartments were assessed approximately at \$77,000. While the building was structurally sound, a lot needed done to bring them up to date. There were broken windows and doors, peeling paint, damaged siding, weeds everywhere, and cracking cement. The inside of the apartments were even worse. Every room needed a complete overhaul. There needed to be more sound proofing between apartments. The hot water heaters, air conditioners, and furnaces all needed replaced. Kitchen pipes kept freezing. The electrical outlets needed to be updated to today's standard. There needed to be handrails by the stairs. The flooring was cracking and peeling.

This project was no small matter. Wolbach sought a NAHTF grant totaling \$126,795 to totally rehabilitate this four-plex unit. When they were awarded the grant, they had two units occupied. With that in mind, they renovated the two empty units, then had the renters move into the new ones, so they could renovate the other two units. With practically everything needing fixed, the process took awhile to complete, but in the end these apartments are very nice and are now appraised at almost \$80,000! CNEDD was proud to have helped Wolbach in their time of need. This was a good experience for everyone involved and was only the start to a long and successful partnership between Wolbach and CNEDD.



Before the Renovation, 2012

After the Renovation, 2012