



Alpena County Home Improvement Program

719 W. Chisholm Street, Ste. 5
Alpena, MI 49707
www.alpenacounty.org

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MEMORANDUM

DATE: December 13, 2023

TO: Alpena County Facilities, Capital & Strategic Planning Committee

FROM: Nicki Janish

SUBJECT: Approval of Home Improvement Project #EM 22-31 and MI-HOPE #10009030

MESSAGE: Per the Alpena County Home Improvement Program's Procedural Guidelines, all projects estimated to exceed \$15,000 must have Board approval in order to proceed. The following project meets all requirements of the Program's Guidelines and it is my recommendation that it be approved:

Project #: EM 22-31 and MI-HOPE #10009030

Description: Homeowner's insurance company has threatened termination of coverage unless certain repairs are addressed on this home. Those repairs include windows, doors, soffit, and fascia. Upon inspection, there are additional repairs also requiring attention including the furnace, hot water heater, some electrical and plumbing issues, and handrails/guardrails on steps, all of which fall under our Program Income Emergency Repair and HPG (Housing Preservation Grant) Programs.

We have funding through MSHDA's MI-HOPE Program that will address the windows, doors, soffit, and fascia. Those funds can also address the furnace, and hot water heater. Under that program, the homeowner qualifies for up to \$25,000 in energy efficiency repairs. This funding is expended by MSHDA and no liens are allowed for MI-HOPE projects. Approximately \$22,500 will go into the cost of the repair, and approximately \$2,500 of that amount is collectable as a Project Delivery Fee to this organization. The estimated cost for the combined windows, doors, soffit, fascia, furnace, and hot water heater is approximately \$32,500. Therefore, approximately \$10,000 of that cost, along with an estimated \$10,000 for electrical, plumbing, and handrail/guardrail repairs will fall back on our Program Income Emergency Repair and HPG Programs.

Homeowner meets all eligibility requirements to receive assistance through all programs based on ownership status, income and asset guidelines, household size, up-to-date property taxes, and current homeowner's insurance. The SEV on the home is \$36,400, and



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there are no liens or mortgages on the home.

Per our procedural guidelines, all projects exceeding \$15,000 qualify for a 0%-interest, deferred loan, and create future spending for this Program. The estimated cost of the project over and above the MI-HOPE portion is \$20,000, and the project will be funded with both Program Income and HPG Funds. Estimated administrative fees to be collected on this portion of the project are \$3,300.

I hereby ask that this project be approved.

Respectfully Submitted,



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