



Alpena County Home Improvement Program

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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 22-28

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 22-28

Description: This home requires a new furnace and bathroom repairs. The furnace is very old and requires replacement in this current season. The bathtub and valves are in a state of disrepair, and active leaking has caused damage to the floor and walls. The bathtub, valves, and flooring require replacement. Due to the urgency of active leaking, a plumbing contractor has already been authorized to temporarily address that concern pending the outcome of this request. All proposed repairs fall within the scope of eligible activities under our Program Income Emergency Repair and HPG (Housing Preservation Grant) Programs. Homeowner meets all eligibility requirements to receive assistance 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 \$29,200, and there are no liens or mortgages on the home.

Per the program's 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 is \$15,800, and the project will be funded with both Program Income and HPG Funds. Estimated administrative fees to be collected on this project are \$2,600.

I hereby ask that this project be approved.

Respectfully Submitted,



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