



Alpena County Home Improvement Program

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MEMORANDUM

DATE: February 14, 2024

TO: Alpena County Facilities, Capital & Strategic Planning Committee

FROM: Nicki Janish

SUBJECT: Approval of Home Improvement Project #EM 22-01

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:

Description: The exterior of this home is suffering large areas of decay and water damage and requires all siding to be removed and replaced. In addition to the siding, properly vented soffit and fascia will be installed, along with kick out flashings to roofs that abut the house walls to prevent water from washing down the face of those walls and creating future problems.

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 \$47,200, and there is one mortgage on the home with a balance of \$60,000.

Per the program's guidelines, all projects exceeding \$15,000 qualify for a 0%-interest, deferred loan, and create future spending for this Program. The total project cost is \$33,625; however, the homeowner has approval for a \$10,000 grant through the Federal Home Loan Bank for this project, which has been confirmed and verified. The balance of \$23,625 will be funded with a combination of Program Income and HPG Funds. Estimated administrative fees to be collected on this project are \$3,500.

I hereby ask that this project be approved.

Respectfully Submitted,



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