

# DHCD MONTHLY PROGRESS REPORT

# Warsaw Housing Rehabilitation Project #23-23-14

PROJECT: WARSAW HOUSING

CONTRACT #: 23-23-14

LOCALITY: Town of Warsaw

FROM: Alex Eguiguren

MONTH: JANUARY 2026

PRODUCTS - Per 08-14-24 Agreement	% COMPLETE	STATUS
Rehabilitation of three houses to DHCD Housing Rehab Standards; (CDBG and Non-CDBG Funds) benefiting 6 LMI individuals	99%	Bay Aging has scheduled the weatherization work to be done at the last of the three rehab homes. The snow and ice have delayed all construction work.
Substantial Reconstruction of two houses to DHCD Housing Rehab Standards; (CDBG and Non-CDBG Funds) benefiting 4 LMI individuals.	85%	Construction of the external ramp to the first manufactured house has been completed. The second manufactured house has been installed on piers and the foundation-wall footings have been poured. Beyond that, the snow and ice have delayed all construction work.
Implementation of sidewalk improvements with leverage funds (\$30,000)	100%	Sidewalk improvements have been completed. Other work will be done regarding driveways that will count as additional leverage for the project.

<b>EXPENDITURES:</b>	<b>Grant Amount: \$ 632,534</b>	<b>Amt Expended: \$568,312</b>	<b>Amt Obligated: \$645,522</b>
	<b>Leverage Amt: \$ 58,250</b>	<b>Doc. Amt Expended: \$3,336</b>	<b>Sources: Town, PDC</b>
<b>Last Draw/Remittance #007 submitted on: <u>11-25-25</u></b>			
<b>Date of last PMT meeting: <u>01-20-26</u></b>		<b>Date of next PMT meeting: <u>02-17-26</u></b>	<b>PMT Meeting Minutes: <u>YES</u></b>
<b>COMMENTS: As the project approaches completion, the Town will submit a budget-revision request to adjust line-item totals.</b>			

# **AGENDA**

## **Management Team Meeting**

**Warsaw Scattered Site Housing Rehabilitation Project  
CIG # 23-23-14**

**Tuesday, January 20, 2026, at 1:00 p.m. at Warsaw's Town Hall**

- 1) Update - Rehabilitation of three houses to DHCD Housing Rehab Standards benefiting 6 LMI individuals
  
- 2) Update - Substantial Reconstruction of two houses to DHCD Housing Rehab Standards benefiting 4 LMI individuals
  
- 3) Next Meeting



**NOTES – Warsaw Scattered Site Housing Rehabilitation Project - CIG# 23-23-14**  
**Management Team Meeting**

**January 20, 2026, at 1 p.m. at Warsaw's Town Hall**

Attendance: Clay Woolard, Jesse Schools, Alex Eguiguren, Ruby Tian, Missy Coates, and Julia Blackley-Rice.

- 1) Rehabilitation of three houses to DHCD Housing Rehab Standards benefiting 6 LMI individuals

Ruby Tian: All three properties have been completed. There is the Bay Aging weatherization work for 195 Belle Ville Lane that will be done next there.

Missy Coates: Randy Furrow stopped by to thank the Town for the rehabilitation of his house. Ron Mundie has done the same over the phone.

- 2) Substantial Reconstruction of two houses to DHCD Housing Rehab Standards benefiting 4 LMI individuals

Ruby Tian: The contractor is working on the ramp for the house at 150 Meadowbrook Road.

Julia Blackley-Rice: There is one drawdown left for that house.

Missy Coates: I will check with Joseph about the paved-driveway requirement, if it is part of the match requirement/contribution.

Alex Eguiguren: What about the concrete landing at the bottom of the entrance steps---is it a Town or County requirement?

Clay Woolard: It is not required. And for the house at 150 Meadowbrook, once Dominion hooks up the electricity, I'll do a final inspection. We can still get a C.O. while the tub is being changed to a shower.

Alex Eguiguren: Clayton Homes should be done with the house at 150 Meadowbrook by the end of January, and we hope that 171 Belle Ville Lane will be completed by the end of February. Once payments are made, there will be a need to submit a budget revision to DHCD before we can close out the grant.

- 3) Next Meeting: February 17, 2026, at 11 a.m. at the Warsaw Town Hall.

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**Photos – CIG #23-23-14**

**171 Belle Ville Lane – Home Installed:**



**150 Meadowbrook Road – Access Ramp Completed:**

