

IHCDA Rehabilitation Priority List

Priority #1: Health and Safety

LEAD Based Paint hazards identified by a risk assessment or lead inspection- All housing units in a project assisted with HOME or CDBG funds must comply with regulations found at 24 CFR Part 35

Moisture intrusion (including mold assessment and remediation as needed)

Installation of combination audible/visual smoke alarms in accordance with the State Building Code

Non-functioning furnace

Combustion appliance health/safety issues and code violations

Electrical system hazards and building code violations

Plumbing deficiencies and building code violations, including sewer/septic

Urgent AIP modifications:

- Access to entry door (clear path, ramp, etc.)
- Reconfigurations/additions to increase accessibility
- Update of systems needed for necessary medical equipment

Priority #2: Structural

Roof issues- defective roof covering, decking, structural issues, flashing, gutters

Structural component and foundation issues

Various structural issues, interchangeable priority level

- Pest infestation
- Interior walls and ceilings repaired as part of structural issue
- Porches/sidewalks
- Windows- repaired/replaced as part of structural/security issue
- Doors- repaired/replaced as part of structural/security issue

Priority #3: Aging in Place

Accessibility improvements not already addressed in health and safety

Priority #4: Energy

HVAC Improvements

Insulation and air sealing measures

Miscellaneous items - after all other priorities have been addressed and if there is funding remaining additional items may be conducted for increased comfort

- Floor coverings if creating tripping hazard and/or unsanitary
- Inoperable kitchen appliances
- Siding (not addressed under other criteria)
- Tree removal for safety purposes