

Housing Improvement Program

Objective: Incentivize the improvement of housing facades in neighborhoods thereby improving property values and community aesthetics. Assistance under this program is in the form of grant money. These grants require property owner participation through a financial contribution. This program is designed to benefit areas designated by Council through the elimination of blight. Grant assistance is for exterior painting and repairs, certain landscaping improvements and front yard fencing improvement. Improvements must be visible from the public right-of-way. Because the purpose of the grant is to improve physical blight in the community for all residents, regardless of owner occupancy, this program is also available to rental properties with certain limitations.

Program Summary:

Grant assistance is available to any eligible property located within a predesignated area. Such assistance is available after a competitive selection process. The City reserves the right not to award any grants and to select recipients, at the sole discretion of the City, that will provide the biggest positive impact of the area. Eligible areas are designated by City Council. Selection of grant recipients will fall under the discretion of the Office of the City Manager.

SINGLE-FAMILY DETACHED HOMES				
	Owner-Occupied		Non-Owner Occupied/Rental	
Program Element	Maximum Benefit	Agency/Owner Participation	Maximum Benefit	Agency/Owner Participation
Exterior Painting /new siding	\$1,000	75% Grant 25% Owner	\$600	50% grant paid by City not to exceed \$600. Remainder paid by property owner or tenant
Exterior Repairs to Primary Structure - includes new windows	\$1,000	70% Grant 30% Owner	\$500	50% grant paid by City not to exceed \$500. Remainder paid by property owner or tenant.

MULTI-FAMILY & APARTMENT BUILDINGS		
Program Element	Maximum Benefit	Agency/Owner Participation
Exterior Painting	The lesser of \$250 per residential unit or \$2,500	50% of the cost paid by the City, up to the maximum benefit, with remainder paid by the property owner or tenant.
Exterior Repairs to Primary Structure	The lesser of \$250 per residential unit or \$2,500	50% of the cost paid by the City, up to the maximum benefit, with remainder paid by the property owner or tenant.

- The Program is to:
 - Encourage property owners to make visible improvements to their homes; and
 - Enhance the character and appearance of the community
- Grant recipients will be reimbursed per the chart.
- The Office of the City Manager shall establish deadlines to submit applications for the Housing Improvement Grant. The grants will be awarded on a competitive basis.
- Applicants will have 120 days from the award of the grant to complete the work and request reimbursement.
- Eligible applicants include property owners and tenants with property owner consent.

All Programs

The application will be made available on the City’s website (www.Klamathfalls.city).

- Applications shall include the following items:
 - Pictures showing the property’s current condition. Pictures must include the area that is to be improved. No grants will be awarded without photographs.
 - A detailed description of the work to be completed and estimated project costs.
 - A completed application signed by a responsible party committing to the work being completed within 120 days. For improvement to nonowner-occupied home when the tenant is the applicant, a completed Owner Consent Form is required.
 - Each property is eligible for only one grant from the City within a 3-year period. Programs may not be “stacked” to obtain additional grant funds in the same grant period.
 - In kind expenses are not eligible for match, i.e. the city will count actual expenses for material or contractors, but not volunteered labor.

Exterior Paint Program

All color choices must be of a neutral tone and approved by the City. Eligible expenses associated with exterior paint include power washing, sanding and other such actions customarily associated with painting. For reimbursement, the work must be complete i.e. the body and trim are finished. No partial payments will be made.

Exterior Repairs to Primary Structure

This category includes exterior repairs that are customarily associated with painting such as repairs to cracks in surface materials and all other exterior repairs that may or may not be structural, but which affect the aesthetic quality of the residential use as determined by the City, e.g. repairs to awnings, eaves, window and door trim, fascia, roofs and roof tiles may be eligible expenses if approved by the City. Removing paint from existing brick and restoring to original brick facades would be eligible.

Grant Awards

Grants will be awarded on the following criteria:

- Overall improvement to the aesthetics of the home
- Match above and beyond that required by the program
- Longevity of the improvement
- Visual impact on neighborhood

Reimbursement

All awards are on a reimbursement approach. Recipients will be responsible to pay all costs up front with the City providing funds upon proof of payment and proof of project completion at the rates shown above.