



Office of the City Administrator

To: Mayor Welch, Common Council Members
From: Al Hulick, City Administrator
Date: February 19, 2019
Subject: Discussion and Possible Action Regarding the Creation of a Residential Exterior Improvement Program

Summary

The Mayor and City Staff in conjunction with the Community Development Authority (CDA) have created a Residential Exterior Improvement Program. The purpose of the program is to encourage the upkeep and appearance of residential homes, as well as mitigate the presence of blighted properties, within residential districts of the community. The funding source of this program would be TIF dollars.

Background

The City of Milton has offered a Façade Grant Program to businesses within the community for over a decade. The purpose of that program is to assist business property owners to maintain and improve the look of the exteriors of their buildings. This program has been very successful over the last decade in assisting over 30 property owners to improve the exterior of their businesses.

The Façade Grant Program was used as a template for the creation of the Residential Exterior Improvement Program (REIP). Similar to the Façade Grant program, the REIP is a 50% matching grant program that utilizes TIF dollars as its funding source. The REIP guidelines provide a different set of criteria than the Façade Grant program, as it is directed solely at owner occupied residential properties.

Analysis

The program provides matching grants up to \$5,000 for projects that will help maintain and enhance the overall attractiveness and vitality of residential districts that is consistent with community expectations and neighborhood preservation; as well as removing blighting influences, which can diminish property values in and around the subject residence. The program is intended to provide financial assistance in order to spur individual investment into one's own home. The grant funds are meant to serve an important yet secondary role to private financing for improvement projects.

The CDA will review each application, and provide a recommendation to the Common Council. The final decision rests with the Common Council.



The program applies to residential properties within TID 7, 9 and 10 or within a half-mile of the boundaries of TID 6, 9, or 10 that are located within the City of Milton, as identified on the attached maps. Properties located within one half-mile of TID 7 may be eligible for the program as well, but would require an additional approval from the Joint Review Board.

Available funds will be used to provide grant monies for the purpose of maintaining and improving the exteriors of residential properties in neighborhoods located within applicable TID proximities. The eligibility criteria are as follows:

1. Property / Applicant Eligibility

- a. The home must be over 25-years old.
- b. The home owner must have owned and lived in the home for at least 5-years.
- c. The assessed value of the home cannot be over 125% of the average assessed home value in the City of Milton, as established by the City Assessor on an annual basis.

2. Eligible Projects

- a. Any improvements must be visible from the public right-of-way.
- b. Repair/replacement of the building's original materials and decorative details.
- c. Replace exterior material with modern material (i.e. vinyl siding).
- d. Cleaning of exterior building surfaces.
- e. Tuck pointing and masonry repair.
- f. Painting of exterior building surfaces.
- g. Repair of entrances, doors, windows, transoms, or other public exterior elements that have fallen into disrepair (broken, damaged, missing, etc.). If repair isn't possible or cost prohibitive, the Community Development Authority will consider, with final approval from the Common Council, replacement rather than repair of the these items.
- h. Roof repairs
- i. Replacement of non-hard surface driveways (gravel, grass, etc.) with hard surface materials (asphalt, concrete, pavers, etc.)
- j. Removal of tree stumps that are located in the front or side setbacks, or terrace.
- k. Other construction activities to improve the exterior of a building as approved by the Common Council.

The program is specifically a matching grant program based on the criteria below:

1. The Common Council has available a limited amount of funding. The program is considered first come, first-serve. Grants may be awarded only if the Common Council has adequate funds available for this program.
2. Program funds may be used to grant up to 50% of the total project costs, not to exceed \$5,000. Therefore, to receive this maximum amount a project would require at least \$10,000 in total project cost. Actual project costs may be greater than this



- maximum amount; however such costs shall be the sole responsibility of the applicant.
3. The City shall only provide up to a maximum of \$25,000 worth of grants on an annual basis.

Recommendation

The Community Development Authority unanimously forwarded a favorable recommendation to the Common Council for the creation of this program. If the Council chooses to adopt this program, Staff will work on preparing marketing materials and set a “start” date for 2019 applications to be received.