



Neighborhood Reinvestment Act Rental Façade Program

**Ordinance No. 15345*

The City of Jefferson has authorized a Rental Façade Improvement program to enhance the aesthetics of the City by improving the exterior appearance and condition of neighborhood residential rental properties. Funds are limited, subject to annual Council appropriation and are available on a competitive basis.

The Rental Façade Program assist landlords to complete façade improvements by reimbursing up to 50% of the cost of improvements to the building. Exterior façade improvements must be significant, exceeding \$10,000. The City will reimburse \$5,000 for single family and up to \$10,000 for duplex. The landlord/property owner must submit documentation showing ability to fund project in its entirety as this is a reimbursement program. Renovations started or completed prior to application approval are ineligible for reimbursement.

The owner of the real estate shall agree to permit the City to recapture the full amount of any reimbursements made if the property ceases to be occupied within 5 years of the date when the owner first becomes eligible to participate in the program. The owner shall further agree to permit the City to assert a lien on the real estate in form of a Deed of Trust in the amount of funds made to the property owner.

Eligible Real Estate:

1. Areas of eligibility include Old Town District and properties located adjacent to and east of the Old Town District. Boundary map may be viewed at <http://www.midmogis.org/oldtown/>.
2. The residential structure located on real property constructed before December 31, 1959.
3. The detached single family or two unit duplex is utilized as rental property.
 - a. Property must have been originally constructed as single family or two unit duplex and still utilized as such.
4. Exterior façade improvements must be significant, exceeding \$10,000.00. Landscaping improvements are ineligible.
5. Improvement projects must meet appearance guidelines published by the Historic Preservation Commission, which, at a minimum, that the improvements be:
 - a. Consistent with the appearance of the building as originally constructed;
 - b. Consistent with the appearance of other buildings in the vicinity as originally constructed in the City at the same time;
 - c. Consistent with the present appearance of other buildings on the same block which were constructed at approximately the same time.
6. Plans for façade improvements must be approved by the Façade Improvement Committee.
7. The property does not have delinquent taxes, liens, assessments, or other fees due to the City.

Applications are available at City Hall from Planning and Protective Services or online at www.jeffersoncitymo.gov. Completed applications should be returned to Jayme Abbott, Neighborhood Services Coordinator, 320 E McCarty St, Jefferson City, MO 65101 or jabbott@jeffcitymo.org. Please call 573-634-6410 for any questions.

Individuals should contact the ADA Coordinator at (573)634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.



**City of Jefferson
Neighborhood Reinvestment Act
Rental Façade Application Form**

Name _____
Address _____
Telephone _____
E-Mail _____

Property Information:

Address of Property: _____

Current Use of Property: Rental Vacant Rental after completion of improvements

Year Built: _____ Type of Dwelling: Single Family Residence 2 Unit Duplex

Estimated Project Cost: \$ _____ Estimated Completion Date: _____

Documentation: Return this form with the following attachments:

- Documentation showing ability to fund project in its entirety as this is a reimbursement program.
- Written bid estimates, by third party, listing proposed exterior renovations, including materials, color swatches, etc. Landscaping is an ineligible expense.
- 2D or 3D drawing of showing architecture changes (i.e. porches, columns, railings, patios, etc.).
- Brief explanation how the improvements will be consistent with appearance of the building and/or neighborhood as originally constructed.

Certification By Owner/Applicant

The Owner/Applicant certifies that all information and supporting documentation in this application is given for the purpose of certifying to the City of Jefferson eligibility for the Rental Façade Program and was completed to the best of the Applicant's knowledge and belief. Verification of any information contained in this application may be obtained from any source named herein. I understand funding for this program is subject to annual appropriation by the City Council.

The Owner/Applicant covenants and agrees that as a further condition to participating in this program, the owner of the real estate shall agree to permit the City to recapture the full amount of any assistance through Deed of Trust if the property ceases to be occupied within 5 years of the date when the owner first becomes eligible to participate in the program.

Signature of Applicant

Date

Completed applications should be returned to Jayme Abbott, Neighborhood Services Coordinator, 320 E McCarty St, Jefferson City, MO 65101 or jabbott@jeffcitymo.org. Please call 573-634-6410 for any questions.

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