



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 first-come first-served basis.

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.
4. Exterior improvements must be significant, exceeding 10,000.00.
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 building/façade improvements must be approved by the Façade Improvement Committee.
7. The property does not have any delinquent taxes, liens, assessments, or other fees due to the City.

Rental Façade Program

The Rental Façade Program helps landlords with rental properties by paying for 50% of the cost of improvements to the façade of their buildings, up to \$5,000 per unit with a maximum of \$10,000. The landlord/property owner must show proof of his/her funds to match the façade program. Renovations completed prior to application for program funds are not eligible 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.

Applications are available at City Hall from Planning and Protective Services or online at www.jeffcitymo.org. 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: _____

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:

- Evidence of funds which can include a letter from a financial institution. The letter must include lender contact name and phone number for verification.
- List of proposed exterior renovations, including materials, color swatches, etc.
- Cost estimate of exterior improvements.

Certification By Owner/Applicant

The Owner/Applicant certifies that all information in this application, and all information furnished in support of 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:
Jayne Abbott, Neighborhood Services Coordinator
320 E McCarty St
Jefferson City, MO 65101

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.