



*Façade Improvement
Interest Form*

Date _____

Name _____

Residential Address _____

Telephone Number _____

What improvements could be done to your property?

PROGRAM PROCEDURES

- Pre-Qualification Application submitted to the Redevelopment Agency including an improvement budget, preliminary sketches and color photographs of the property.
- Redevelopment Agency staff will review the pre-qualification application and notify the applicant of their eligibility for the grant. An inspection of the exterior of the property will be required.
- Applicants will then complete the grant application and return it to the Redevelopment Agency along with all the necessary documents. Applicants must provide three (3) estimates from State of California licensed contractors.
- Property owner will gain approval for improvements from the Design Review Commission.
- Property owner will gain approval for grant from the Redevelopment Advisory Committee.
- Property owner will sign the affordability covenants.
- Property owner, or their chosen contractor, will obtain the necessary building permits.
- The Redevelopment Agency will pay the contractor directly once the improvements are completed and any building permits signed off.
- The Agency will record the façade Improvement easement with Merced County.



**Redevelopment Agency of the
City of Merced**

**RESIDENTIAL
FAÇADE
IMPROVEMENT
GRANT
PROGRAM**

**Application Form and Design
Guidelines Available at:**

www.cityofmerced.org

**Redevelopment Agency
City of Merced
678 West 18th Street
Merced, CA 95340
Tel: 209-385-6827**

Residential Façade Improvement Grant Program

The purpose of the Façade Improvement Grant Program is to encourage and assist property owners to restore and improve the appearance of their residential properties.

GRANT PROGRAM

Grants are available up to \$18,000.00 per property to be used toward eligible improvements. These grants do not require a match and do not have to be paid back to the Redevelopment Agency as long as the property owner meets the general requirements of the program.

Eligible Applicants and Locations:

All property owners located within Redevelopment Project Area II and the Gateways Redevelopment Project Area.

BEFORE



AFTER



Eligible Improvements:

Exterior façade improvements visible from the public right of way. Including the following, but not limited to:

- Landscaping
- Painting
- Roofing
- Window Repair/Replacement

REVIEW CRITERIA

- Need for the physical improvements.
- Design compatibility with neighborhood.
- Project aesthetically enhances or restores historical character to the neighborhood.
- Compliance with City of Merced Municipal Code and applicable building codes.

GENERAL REQUIREMENTS

Properties located within the Redevelopment Project Areas are eligible for the grant. The project must provide a comprehensive façade improvement including the use of several eligible improvements.

The project must be approved by the Design Review Commission and the Redevelopment Agency Advisory Committee. The property owner must obtain all of the necessary building permits and hire a State of California licensed contractor to complete the work.

The property owner will also be required to sign affordability agreements. These agreements will require the grant recipient to sell and/or rent the property at an affordable rate for Merced County. Further information on the affordability requirement may be obtained from the Redevelopment Agency office.

MAINTENANCE REQUIREMENTS

The grant recipient will be required to sign a “Façade Improvement Maintenance Agreement”. The property owner must maintain and perform any repairs needed to the improvements paid for by the Redevelopment Agency.



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