

**LAKE ALFRED CITY COMMISSION
OCTOBER 18, 2021**

2.) CRA Resolution 03-21: Residential Façade Improvement Grant Program

Issue: The Community Redevelopment Agency shall consider approval of the residential façade improvement grant program.

Attachments:

- Resolution 03-21

Analysis: On June 21, 2021, the Community Redevelopment Agency Board discussed the potential to establish a residential façade improvement grant program. Community Redevelopment Agencies are given tools above and beyond what is normally afforded to local governments to address blight within the community.

The proposed residential façade improvement program was drafted in part based on provisions from the existing downtown commercial façade grant as well as from other CRA residential façade programs from various cities around the state.

Primary elements of the program include:

- Up to \$15,000 per single family residential home for a wide array of exterior home improvements including roofs, fencing, porches, windows, gutters, and paint among others.
 - Multi-unit residential properties (i.e. townhomes, apartments) may receive the greater of \$15,000 or \$5,000 per unit.
- City will hire a contractor to perform the work, hopefully achieving cost reductions through a larger scale project.
- Each property may receive grant funding once per seven years.
- Grant Application can be customized each year to provide flexibility with the program in order to target specific areas within the CRA or types of improvements to help achieve greater economies of scale (i.e. painting, roofs).

Approximately \$75,000 has been set aside in the current FY 21/22 Budget for façade grants. The commercial façade grant program is currently accepting applications through the end of the calendar year. The residential program will begin accepting applications in January.

Staff Recommendation: Approve Resolution 03-21.

CRA RESOLUTION NO. 03-21

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LAKE ALFRED, FLORIDA; ESTABLISHING THE CRA RESIDENTIAL FAÇADE IMPROVEMENT GRANT PROGRAM; PROVIDING FOR THE INCORPORATION OF RECITALS, AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERRORS; PROVIDING FOR THE REPEAL OF ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Lake Alfred has established a Community Redevelopment Area in accordance with the provisions of Chapter 163 of the Florida Statutes to remediate blight and foster redevelopment; and

WHEREAS, on September 12, 2019, the City of Lake Alfred Community Redevelopment Agency adopted CRA Resolution 02-19 establishing the Façade Improvement Grant Program in accordance with Chapter 163 of the Florida Statutes to remediate blight and foster redevelopment within the City’s Community Redevelopment Area; and

WHEREAS, on June 21, 2021 the City of Lake Alfred Community Redevelopment Agency amended the Façade Improvement Grant Program by CRA Resolution 01-21 and discussed the implementation of a residential program; and

WHEREAS, the Community Redevelopment Agency finds that the promotion of façade improvements within the City of Lake Alfred’s Community Redevelopment Area is beneficial to the overall economic health of the City of Lake Alfred and is consistent with and specifically furthers the goals and objectives of the City of Lake Alfred Community Redevelopment Plan.

NOW THEREFORE BE IT RESOLVED by the Governing Board of the CRA of the City of Lake Alfred, Florida, as follows:

Section 1. Incorporation of Recitals. The above recitals are hereby incorporated herein and serve as a factual basis for the passage of this Resolution.

Section 2. Adoption. The City of Lake Alfred Community Redevelopment Agency does hereby adopt the “Residential Façade Grant Improvement Program” which is attached hereto as Exhibit “A” and incorporated herein by reference.

Section 3. Authorization. The City Manager or his designee is hereby authorized to take all actions necessary to effectuate the intent of this Resolution and to implement the Façade Improvement Grant Program approved herein and in accordance with applicable Florida law.

Section 4. Administrative Correction of Scrivener’s Errors. Any provision in this Resolution may be renumbered or re-lettered and the correction of typographical and/or scrivener’s errors which do not affect the intent may be authorized by the City Manager or his designee, without need of consideration by the Community Redevelopment Agency, by filing a corrected or recodified copy of same with the City Clerk.

Section 5. Conflicts. All Resolutions in conflict with this Resolution are repealed to the extent necessary to give this Resolution full force and effect.

Section 6. Severability. If any section, subsection, sentence, clause, phrase of this resolution, or the application thereof shall be held invalid by any court, administrative agency, or other body with appropriate jurisdiction, the remaining section, subsection, sentences, clauses, or phrases under application shall not be affected thereby. The City of Lake Alfred, Community Redevelopment Agency hereby declares that it would have passed this Resolution, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional.

Section 7. Effective Date. This Resolution shall take effect immediately upon passage.

INTRODUCED AND PASSED by the Community Redevelopment Agency of the City of Lake Alfred, Florida, in a regular session, this 18th day of October 2021.

**CITY OF LAKE ALFRED, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY**

Nancy Z. Daley, Chairman

ATTEST:

Linda Bourgeois, BAS, MMC, City Clerk

Approved as to form:

Frederick J. Murphy, Jr., City Attorney

Community Redevelopment Agency: Residential Façade Improvement Grant Program

The Lake Alfred Community Redevelopment Agency's Residential Façade Improvement Grant Program seeks to preserve and improve the appearance of the housing stock in neighborhoods within the CRA district. The program incentivizes homeowners and tenants to renovate and update the exteriors of residential properties located within the CRA district by providing financial assistance. By offsetting the cost of these projects, the CRA hopes to incentivize visible improvements that will preserve the quality of the neighborhoods, resulting in a greater sense of neighborhood pride and an increase in home values.

To accomplish the goals of the program, the CRA will provide grant funding based upon the following guidelines and requirements:

General Guidelines:

- Funds shall be allocated based upon the application submittal and review period as approved by the Board and subject to the limits of the program and the annual budget allocation.
- The program is a grant award that will pay the contractor directly; no funding is provided directly to the applicant. Grant funds will cover 100% of eligible project costs, with the grant award not to exceed the greater of \$15,000 per residential property (e.g. single family home) or \$5,000 per housing unit on a multi-unit residential property (e.g. quad-plex, townhomes, apartment). Accessory dwelling units shall not count as a housing unit for the purposes of qualifying for additional funding.
- The funding amount may be modified throughout the grant cycle based on need and funding availability.
- Each grant will be limited to one residential property and each residential property is eligible to receive funding through this program once every seven years.
- The City of Lake Alfred CRA provides and manages the funding for the program.
- The CRA will bid out the projects and select a contractor to complete the work for the approved applications.
- Specific goals and criteria may be included in each grant cycle based on the year's specific goals and needs. (ex. Areas or specific improvement types)

Eligibility Requirements:

- The residence must be located within the CRA district.
- Applicant must be the owner of the residence, or a tenant must have written and notarized consent from the owner to perform the work and authorize the associated permits.
- Property taxes to both the City and County must be current.
- Properties must not have active or pending building code or code enforcement violations.
- Notwithstanding the previous, If improvements within an application can bring a housing unit wholly into compliance, the applicant may be considered for the grant.
- A housing unit must not have outstanding utility balances.

- Grants are intended for rehabilitation and restoration only. New construction is ineligible; see below for eligible (and ineligible) improvements.
- Compliance with the eligibility requirements or goals established within the grant cycle for that specific year.

Eligible Improvements:

- Lighting and associated electrical
- Landscaping, hazardous tree removal, and Irrigation installation
- Repair or upgrade of Railings, Windows, Doors, and Gutters.
- Repair or replacement of Columns, Gutters, Eaves, Siding, Shutters, Awnings, and Canopies
- Minor exterior repair such as Painting/Pressure Washing
- Replacement or upgrades to existing porches
- Associated demolition for eligible improvements.
- Repair or upgrade to roofs and driveways.
- Repair, replacement, or removal of fencing
- Replacement of mailboxes and replacement/addition of unit numbering
- Improvements associated with flood hazards such as elevation of utilities, flood proofing, or repair of water damaged exteriors
- Permitting and engineering fees required for improvements

Ineligible Improvements:

- New construction (or additions).
- Interior work (even if visible through windows)
- Replacement of roof, driveways, windows, without an upgrade to the aesthetics.
- Work performed on non-attached accessory dwelling units.

Application:

- Complete Grant Application Form and include/attach the following:
- Copy of Deed/Proof of Ownership; and Notarized owner authorization (if the tenant is implementing the project).
- The complete, written description of all rehabilitation work.
- Photographs of the existing building and proposed project area.
- Should include photographs with project description outlined

Application Process:

- Completed application packets are to be submitted to the City's Community Development Department:

Community Development - City Hall
120 East Pomelo Street
Lake Alfred, FL 33850

- City staff will review the application for completeness. Additional information or clarification may be necessary.

- If complete, the application will be sent to the Review Committee for evaluation and feedback. Additional information or clarification may be necessary to determine if an application is sufficient to be transmitted to the Board.
- The Review Committee will consist of the City Manager or his designee and other staff members appointed by the City Manager. The Review Committee shall provide guidance and a recommendation to the Board on applications received based upon funding availability, improving economies of scale, and adherence to the goals of the specific grant cycle.
- The City of Lake Alfred's Community Redevelopment Agency Board will make the final determination on application approval and funding amounts awarded.
- The application process will formally open on January 1st of each fiscal year and will close on March 31st. Any application received during this time will be reviewed and presented concurrently to the Board in the following quarter. Applications received after the formal application period closes will be considered on a first come first serve basis and be limited to remaining funds, if any.
- Applications may be approved in part or whole based on the goals set by the grant cycle in the specific year.