

Guidelines for Façade Program 2017:

What is the Façade Program?

As part of the Union Gardens Elm Street Program, the Façade Program helps neighborhood residents cover the cost of improvements to the façade of their homes. **You must live in the Union Gardens Target Area – see attached map.** The grant can cover half, sometimes all, of the repair costs. The façade is defined as any area that can be viewed from the street. The Program's goals are:

- Improve exterior appearance and condition of neighborhood properties;
- Correct exterior blight;
- Help neighborhood residents to improve their homes;
- Maintain the historic integrity and architectural appearance of the neighborhood.

What can the façade program do for you?

Only owner-occupied (homeowners) houses are eligible for this program. There is a \$5,000 maximum grant limit for each house. Home must be located in the Union Gardens Elm Street targeted neighborhood.

Homeowners must be at or below 115% of area median income. People with limited income (at or below 80% of median income) may be eligible to receive 100% of project costs. See income guidelines on the next page.

Grant money can be used for such items as:

- Exterior Painting
- New Siding or brick repair/pointing
- Doors and windows
- Porch repair and painting
- Surface cleaning
- Siding repair
- Wheelchair ramps
- Gutters and downspouts

Ineligible Uses (grant money **cannot** be used for):

- Sidewalks, curbs, driveways, or roof repairs
- Tree trimming/removal, fencing, or landscaping
- Projects either in process or completed prior to façade grant approval
- Projects which may damage the building, such as sandblasting
- Projects which are inappropriate or incompatible with the historic context of the neighborhood
- Any interior project

Simple steps to apply:

1. Obtain an application by one of these methods:
 - stopping at the LEDC Elm Street Office at 23 S. Lansdowne Ave., Lansdowne, PA 19050,
 - calling Jeanne Ketcham, Elm Street Manager, at 610.745.4013, or
 - emailing a request to Jeanne at Jeanne@LansdownesFuture.org
2. Fill out the application and return it to the Elm Street Office, along with the required documentation (such as proof of residency, proof of income, etc.) as listed on the application.
4. The Elm Street Manager will set up a meeting to review your application, the programs, and all of the details.
5. A Scope of Work and cost estimates will be done after your application is reviewed and pre-approved. Project will go out to bid after final approval.
- 6.. All renovations must comply with the Design Guidelines which have been created for this neighborhood. Copies available upon request.

Income Guidelines:

To receive a **100% rehab grant**, you must be at or below:

Household Size Maximum annual income (80% of area median)

One Person	\$46,600
Two Persons	53,250
Three Persons	59,900
Four Persons	66,550
Five Persons	71,900
Six Persons	77,200
Seven Persons	82,550
Eight Persons	87,850

If your income is higher than the above limits, you may qualify for a matching grant. To receive a **50% matching grant**, you must be at or below:

Household Size Maximum annual income (115% of area median)

One Person	\$67,045
Two Persons	76,590
Three Persons	86,135
Four Persons	95,680
Five Persons	103,385
Six Persons	111,090
Seven Persons	118,680
Eight Persons	126,385

Homeowners receiving 100% grant funds are still encouraged to add some of their own funds or talents, whenever possible, to the renovation of their home so that as many improvements as possible can be made at one time to their home. Architectural, design, and construction assistance will be provided to you at no extra cost.

