



## Newton Downtown Housing Grant

**Purpose:** To assist and encourage property owners within the Main Street District to create or rehabilitate residential units within Downtown Buildings in accordance with the Downtown District Design Guidelines, this program instruction packet, and the Newton City Code.

**Eligibility:** All commercial buildings located in the Main Street District are eligible. The applicant must demonstrate ownership of the building or obtain written permission from the building owner.

All projects must meet the recommendations specified within the Downtown Historic District Design Guidelines, adopted codes for the City of Newton, and the program instructions.

### Eligible Activities:

- Window rehabilitation or replacement in accordance with the Downtown District Design Guidelines (applicant would need to show how rehabilitation of historic windows is not feasible)
- Plumbing, Electrical, and Mechanical work, fixtures, units
- Basic appliances including: dishwasher, clothes washing machine, clothes dryer, refrigerator, stove
- Flooring or rehabilitation of historic flooring
- Construction materials
- Contractor's fees
- Design services from an Architect licensed in the State of Iowa (State Code may require architect involvement in some cases)

### Activities not eligible for grant funds:

- Completed or partially completed work prior to approval of grant
- Work completed (before or after grant approval) without a building or trades permits obtained, when required
- Furniture and decorative accessories
- Exterior building rehabilitation, such as tuck-pointing (see Downtown Façade Grant)
- Exterior Signage (see Downtown Façade Grant)
- Exterior painting (see Downtown Façade Grant)

- Awnings (see Downtown Façade Grant)
- Building Permit or other city permit/application fees

*Note: If elements of the project are not included on these lists, the Downtown Grant Review Board will determine if it can be included in the project during their review.*

**Match Required:** 1:1 up to a maximum of \$20,000 per unit, Permit fees are not an eligible expense, other grants received cannot count towards the applicant's match requirement

**Application Process:** Applicants must submit the Housing Grant Program Application and all required items stipulated within the Application Submittal Checklist. Applicants are strongly encouraged to schedule a consultation with the Main Street Iowa Design Specialists (this is a free service) prior to submitting an application.

**Review Process:** A Downtown Grant Review Board will review the application against the program criteria. The Review Board will provide Newton City Council with a recommendation to Approve, Deny, or Approve with Conditions. The Application and Review Board's recommendation will be forwarded to Newton City Council for final decision. There is no appeal process. However, an applicant may resubmit a revised application an unlimited number of times.

**Review Criteria:** The Downtown Grant Review Board will use the following criteria in making their recommendation on grant awards.

- Compliance with the Downtown Historic District Design Guidelines
- Compliance with adopted City Code (including Building Code, Fire Code, Electrical Code, Mechanical Code, Plumbing Code, and Zoning Code)
- Finding of no adverse impact on the historic character of the building (In certain cases, the Design Review Board may refer to and incorporate into the review process, National Park Service Historic Preservation Briefs)

***If you are considering applying for grant funds, please contact the Newton Main Street office or the City of Newton Community Development office early on in your project planning process.***

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