



Dangerous and Dilapidated Program- New Program Areas Program Summary and Instruction Booklet

The following document summarizes the expanded program areas of the Dangerous and Dilapidated Program. These program areas will not replace the tools currently used within the D&D Program, but rather, will be additions to the work that the City is already and will continue doing with the Notice and Order Process under the 1997 Uniform Code for the Abatement of Dangerous Buildings, the Direct Purchase and demolition of dilapidated buildings, acquisition through the tax certificate process, and the use of State of Iowa code 657A to acquire abandoned buildings.

The primary goal of the additional program areas is to spark private participation and investment in the program's goals of neighborhood revitalization, renewal, and improved curb appeal.

The following summarizes four new tools for the D&D Program, which encourages private sector participation:

- Grant for Private Demolition
- Sale & Rehabilitation of City-owned Residential Structures
- Grant for Private Rehabilitation of non-historic homes
- Grant for Private Rehabilitation of historic homes

Grant for Private Demolition

Goal: To improve neighborhoods through the demolition of dangerous and dilapidated buildings.

Quick Description: A reimbursement grant to private citizens for acquisition and/or demolition related expenses for a dilapidated structure. The dilapidated building(s) must be demolished and no zoning non-conformities created (i.e. leaving a garage standing without a primary structure).

Property Eligibility: The building(s) must meet at least 1 of the criteria for a dangerous structure found in Chapter 3 of the 1997 Uniform Code for the Abatement of Dangerous Buildings.

Maximum Allowable Grant: Up to \$20,000. Projects may receive partial reimbursement throughout the process of project completion.

Costs Eligible for Reimbursement: Property acquisition costs, dilapidated building demolition costs, equipment rental, contractor fees, and/or land-fill fees. Copies of receipts and proof of payment for all invoices shall be provided for City verification prior to release of reimbursement funds following the final inspection of the demolition site.

Only prior acquisition costs can be considered for reimbursement of a property, provided the purchase took place no more than 12 months prior to the grant for demolition application. All other costs incurred prior to approval of the grant by City Council shall not be considered eligible for reimbursement.

Submittal Process: Applicant completes the Grant for Private Acquisition & Demolition Application Form and submits, along with any supporting materials, to the City of Newton Planning and Zoning Department, 1700 N 4th AVE W, Newton, Iowa 50208. Supporting materials may include: copy of deed, documentation of purchase price for property, photographs of the site, quote or estimate for demolition costs, written summary of the condition history of the property (if known).

Approval Process: Staff will process the application, conduct and inspection of the property per the 1997 Uniform Code for the Abatement of Dangerous Buildings and provide findings to the Newton City Council.

Rehabilitation of City-owned Residential Structures

Goal: To assist in the preservation and improvement of existing housing stock that is declining, but not to a point where demolition is necessary.

Quick Description: Conveyance of City-owned property to contractors for rehabilitation in accordance with a City approved work plan that increases the value of the property.

The conveyance of property process will be competitive and the City Council will select the offer in the best interest of the City.

Determination of Property to be Rehabilitated: Each property that is acquired by the City will be inspected to determine whether demolition or rehabilitation is the best course of action.

Submittal Process: Applicant submits a letter of interest to be included on the notification list for City-owned rehabilitation projects. Plan specifications will be sent to those individuals or firms.

Conveyance of Property: Following State code requirements for the disposal of publicly owned property, the City of Newton will transfer ownership of the property to the contractor using a Special Warranty Deed and entering into a redevelopment agreement with the contractor. The contractor will agree to complete the rehabilitation per City specification.

In the case that an element or element(s) of the work plan be determined to be infeasible by the contractor *and* the Newton Building Trades Board, an alternate work plan may be developed and is subject to review and approval by the Newton Building Trades Board.

Upon completion of the project per the approved work plan, the City will release the Special Warranty Deed and the contractor will own the property to sell or rent.

Approval Process: The City of Newton, through its staff and Building Trades Board, will develop a work plan for rehabilitation for the eligible city-owned property. The property and work plan package will be offered up to contractors who may provide a competitive offer.

Building Permits: Building and trades permits shall be obtained by the contractor. Permit fees will not be waived.

Grant for Private Rehabilitation for Non- Historic Home

(Non-Historic District Property or Not Contributing Structure to a Historic District)

Goal: To assist in the preservation and improvement of existing housing stock that is declining, but not to a point where demolition is necessary.

Quick Description: A reimbursement grant to private citizens/contractors who acquire and rehabilitate a dilapidated structure, increasing the property value.

Maximum Allowable Grant and Program Areas: The maximum grant received per property will be project specific. A contractor or property owner can apply for grant funds in the following areas. A 50% applicant cash match for each program area shall be met.

Foundation Work: \$10,000.

Interior Structural Work (wall reconstruction, reconstruction of floors/stairs, repair/replacement of joists, etc.): \$15,000.

Windows and Doors: \$10,000

HVAC: \$6,000

Plumbing: \$8,000

Electrical: \$5,000

Exterior Treatment (Siding, Tuck-pointing, Stucco, Exterior Paint etc.): \$10,000

Roofing: \$6,000

Full plan sets showing proposed work and including material specifications shall be submitted for review.

The City will not invest in a property found to have structural deficiencies that are not planned to be addressed in the work plan. Property owners should plan to have the property available for inspection by staff and/or board members.

Submittal Process: Applicant completes the Grant for Rehabilitation of Non-Historic Home and submits, along with any supporting materials, to the City of Newton Planning and Zoning Department, 1700 N 4th AVE W, Newton, Iowa 50208. Supporting materials include: Written description of work, full plan sets showing proposed work, including material specifications, photographs of interior and exterior of the property.

Approval Process: Applications and plan documents will be reviewed by the Building Trades Board for recommendation on grant funding to the Newton City Council.

Building Permits: Building and trades permits shall be obtained by the contractor. Permit fees will not be waived.

Grant for Private Rehabilitation for Historic Home

(Home located within an established or identified potential Historic District)

Goal: To assist in the preservation and improvement of historic homes in a manner that aligns with the Secretary of Interior's Standards for Rehabilitation.

Quick Description: A reimbursement grant to private citizens/contractors who acquire and rehabilitate a dilapidated historic structure, increasing the property value.

Maximum Allowable Grant and Program Areas: The maximum grant received per property will be project specific. A contractor or property owner can apply for grant funds in the following areas and a 50% match for each area shall be met.

Professional Preservation Design Services: \$5,000

Foundation Work: \$10,000.

Interior Structural Work (wall reconstruction, reconstruction of floors/stairs, repair/replacement of joists, etc.): \$15,000.

Historic Rehabilitation of Character Defining Features: \$10,000

Windows and Doors: \$10,000

HVAC: \$6,000

Plumbing 8,000

Electrical: \$5,000

Exterior Treatment (Siding, Tuck-pointing, Stucco, Exterior Paint etc.): \$15,000

Roofing: \$6,000

Full plan sets showing proposed work and including material specifications shall be submitted for review. Rehabilitation methods should align with the Secretary for Interior's standards for rehabilitation and/or use materials that are appropriate for the historic nature of the structure. Vinyl siding is not considered an appropriate exterior covering for a historic structure.

The City will not invest in a property found to have structural deficiencies that are not planned to be addressed in the work plan. Property owners should plan to have the property available for inspection by staff and/or board members.

Submittal Process: Applicant completes the Grant for Rehabilitation Historic Home and submits, along with any supporting materials, to the City of Newton Planning and Zoning Department, 1700 N 4th AVE W, Newton, Iowa 50208. Supporting materials include: Written description of work, full plan sets showing proposed work, including material specifications, photographs of interior and exterior of the property.

Approval Process: Applications and plan documents will be reviewed by the Building Trades Board and Historic Preservation Commission for recommendation on grant funding to the Newton City Council. Projects shall align with the Secretary of Interior's Standards for rehabilitation.

Building Permits: Building and trades permits shall be obtained by the contractor. Permit fees will not be waived.