

Office of Community Development
Residential Façade Grant Program
Final Report

City of Macomb
232 East Jackson Street
Macomb, Illinois



macomb
illinois

Small-town living. Community *driven.*

Conclusion: The Residential Façade Grant Program was a major success.

The Residential Façade Grant Program awarded **34 homeowners \$301,738.81** to improve the facades of their houses (total program cost \$321,738.21 with \$20,000 in administration costs).

With a **per property cost to the City of \$9,462.89**, the program is much more efficient than similar state and federal programs. While the City is thrilled to receive outside funding and different program parameters make comparisons difficult, the City cost of \$9,462.89 compares favorably to a HUD/DCEO Community Development Block Grant Housing Rehabilitation per property cost of \$55,000 and the IHDA Home Repair & Accessibility cost of \$41,666.67 per property.

89% of awardees (34 out of 38) successfully completed the project. Given the reimbursement nature of the program, compliance has been quite simple with this program (successful final inspection triggers payment). With 72 eligible applicants and no need for a 2nd round as originally envisioned, the demand exists for similar programs moving forward.

The project has also achieved the goal of stabilizing neighborhoods and benefiting low to moderate income folks. All quadrants of the City have been impacted and a diverse group of applicants has benefitted from the program. Many recipients have given very positive feedback on the program.

Key Figures:

Total funds disbursed to recipients: \$301,738.81.

Total funds expended: \$321,738.21.

Total construction value: \$480,981.00

Per property cost to City: \$9,462.89

For every dollar of City investment, \$1.49 construction value

Per property construction value: \$14,146.50

Recipients Reimbursed: 34

% recipient program completion: 89%

Program Summary:

What did the program offer? The Western Illinois Regional Council (WIRC) and City of Macomb launched a 90% matching grant program to renovate exteriors of residential properties within City limits. **This façade improvement grant provided homeowners with up to \$10,000 in matching funds through reimbursement, to make improvements to the exterior of their home with a portion visible from the public right-of-way.** The purpose of these improvements is to improve the appearance of owner-occupied residential properties.

The Residential Façade Grant Program aimed to disburse \$330,000 to 38 recipients on a 90% matching basis (homeowner pays 10%). The Western Illinois Regional Council administered applicant intake for \$20,000 (total program budget \$350,000 from ARPA funds). **Program closed September 15, 2023.**

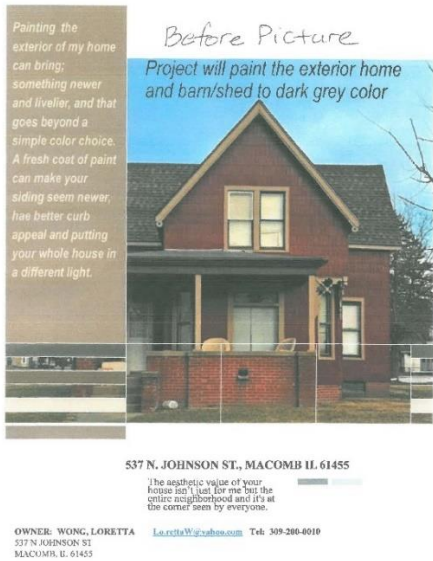
Who was eligible? The target properties include all Macomb low to moderate household income homeowners. WIRC and the City published the eligible area and program parameters. For Round 1, all applicants must have had a household income lower than 100% of Income Limits – HUD 2022 Adjusted Home Income Limits (for example \$78,300.00 Family of 4).

What were Owners' Obligations? Owners must have completed the project application and certification, submitted two qualified bids or quotes, as well as submitted before photos of the property. Staff took after photos upon final inspection. Owners must have adhered to the guidelines specified in the application. The owner was responsible for all work done on their property. Owners must have obtained all required permits and work must have passed all relevant inspections. **The City of Macomb only provided funds upon the successful completion of the project.**

Recipient Properties

1. 537 North Johnson:
Paint / Trim / Wood Repair
Total: \$9,962.05
City Total: \$8,965.85

Before:



After:



2. 625 North White: Window Replacement
Total: \$12,000.00
City Total: \$10,000.00

Before:



After:



3. 1608 East Wheeler: Porch
Total: \$10,100.00
City Total: \$9,090.00

Before:



After:



4. 917 Stadium Drive: Siding
Total: \$14,000.00
City Total: \$10,000.00
Before:



After:



5. 1006 Wheeler: Siding, doors, windows:
Total Cost: \$13,850.00
City Cost: \$10,000

Before:



After:



6. 1249 E. Carroll St.: Porch Remodeling
Total: \$5,303.37
City Total: \$4,473.03

Before:



After:



7. 717 Bobby Ave: Garage Door, replace 2 storm doors.
Total: \$9,833.00
City: \$8,849.70

Before:



After:



8. 535 W McDonough St: Porch Repair
Total: \$1,800.00
City: \$1,620.00

Before:



After:



9. 1010 E. Calhoun St.: Siding, house wrap, deck, windows wrap
Total: \$25,086.40
City: \$10,000

Before:



After:



10. 616 E Wheeler St.: Repair siding, paint
Total: \$9,200
City: \$8,280

Before:



After:



11. 521 W. Jefferson St.: Back porch roof, shingle removal, storm door installation, paint, gutters
Total: \$5,390
City: \$4,851

Before:



After:



12. 714 W. McDonough St.: Siding, Attic vent, shutters exterior light fixture
Total: \$17,009.70
City: \$10,000

Before:



After:



13. 1221 E. Pierce St.: Siding, windows, entry door
Total: \$18,325
City: \$10,000

Before:

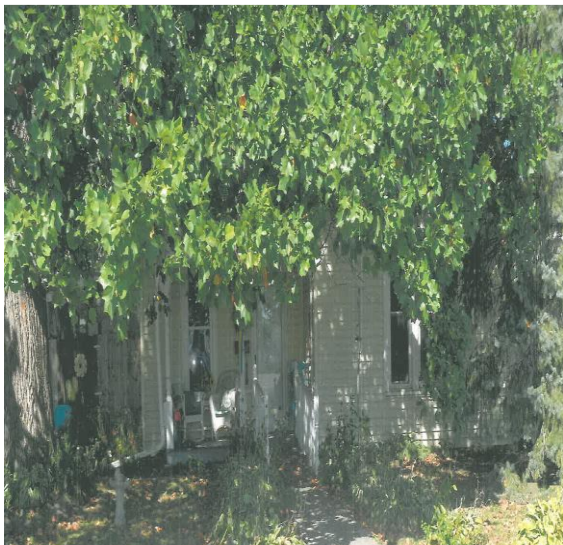


After:



14. 626 N State St.: Misc upgrade to front of house pressure washing (deck, ramp, privacy fence).
Installed removable panels on porch walls.
Total: \$8,200
City: \$7,380

Before:



After:



15. 311 S Mechanic St.: Removing existing front porch, installed new framing material.
Total: \$10,985
City: \$9,886.50

Before:



After:



16. 1602 E Murray St.: Deck repair, siding repair, roof repair, deck roof
Total: \$24,895
City: \$10,000

Before:



After:



17. 1131 Debbie Ln: Shingles, remove soffit & fascia, remove gutter/ haul debris.

Total: \$11,476.81
City: \$10,000

Before:



After:



18. 802 S Madison St: Vinyl replacement windows, siding, roof, garage door
Total: \$32,075
City: \$10,000

Before:



After:



19. 514 N Campbell: Porch wood, replaced siding.
Total: \$4,300
City: \$3,870

Before:



After:



20. 236 W. Grant St: pressure wash house and barn, painting house and barn
Total: \$9,726
City: \$8,753

Before:



After:



21. 445 S Dudley St: Roofing, vent pipe boot, ridge vent
Total: \$11,800
City: \$10,000

Before:



After:



22. 604 S Randolph St: double pane glass window, Steel panel door, storm door,
Total: \$10,264.26
City: \$9,237.38

Before:



After:



23. 1020 E. Elm St.: Siding
Total: \$16,306.91
City: \$10,000

Before:

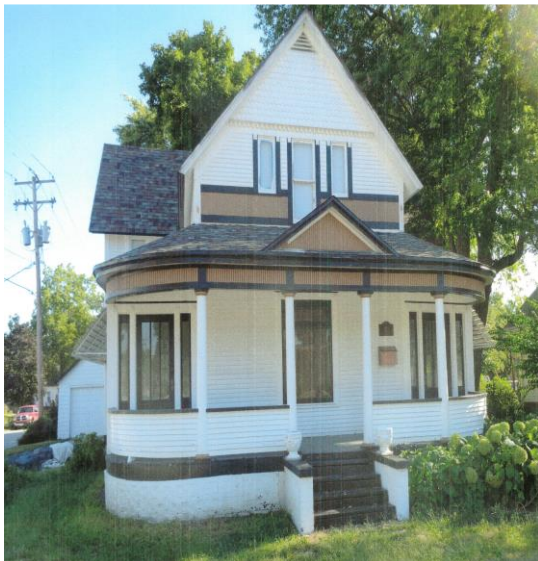


After:



24. 1031 E. Jackson St.: Window Installation
Total: \$10,550.00
City: \$9,495.00

Before:



After:



25. 201 W Barsi Blvd: Siding + Labor
Total: \$11,000
City: \$9,9000

Before:

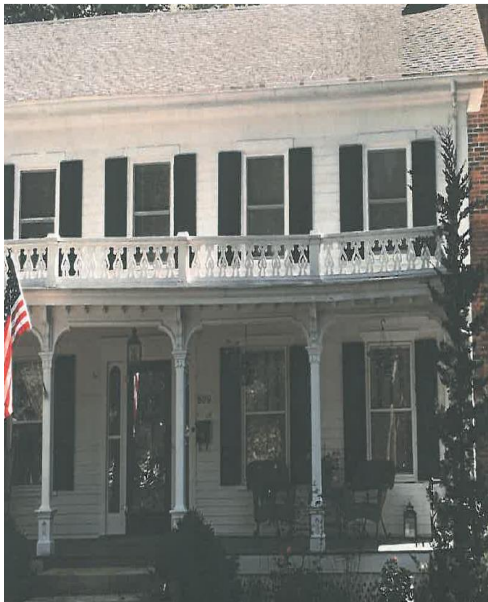


After:



26. 629 S Randolph St: Porch, rotten wood removal, new brace installation
Total: \$9,875
City: \$8,887.50

Before:



After:



27. 508 S McArthur St.: Porch floor, handrails
Total: \$8,880
City: \$7,992

Before:



After:



28. 329 N Pearl St.: Roof, handrails, power wash house
Total: \$17,175
City: \$10,000

Before:



After:



29. 712 E Jefferson St.: Siding, gutters
Total: \$12,500
City: \$10,000

Before:

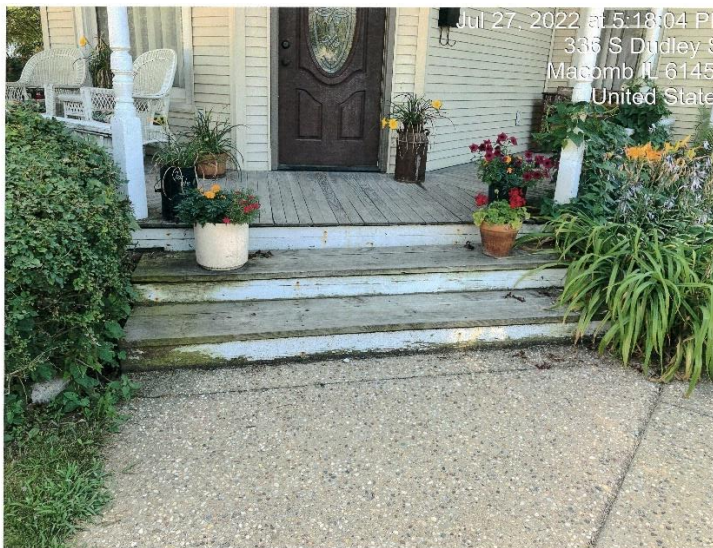


After:



30. 336 S. Dudley St.: porch, paint, porch supports
Total: \$13,520.00
City: \$10,000.00

Before:



After:



31. 716 S. Charles St.: siding, roof
Total: \$26,850.00
City: \$10,000.00

Before:



After:



32. 624 S. Johnson St.: Repainting & tuck-pointing
Total: \$9,030.00
City: 8,127.00

Before:

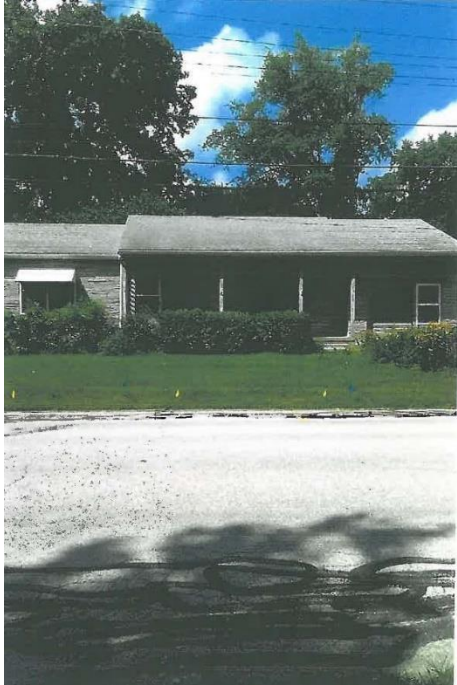


After:



33. 902 E. Piper St.: Windows & doors
Total: \$14,296.00
City: 10,000.00

Before:



After:



34. 810 E. Calhoun St.: Porch repair including floor and parts of roof
Total: \$10,000.00
City: \$9,000

Before:



After:

