



CITY OF MACOMB RESIDENTIAL REHABILITATION TIF PROGRAM

GENERAL OVERVIEW

Through Tax Increment Financing (TIF) funds, the City is offering funding for residential facade rehabilitation that will result in substantial exterior street facing improvements. Grant funding may be awarded to qualified applicants who have not received other City financial assistance or incentives.

PROGRAM ELIGIBILITY

Rehabilitation projects must be street-facing and be a single-family residences, whether owner-occupied or used as rentals. Eligible improvements include exterior painting, repair or replacement of doors and windows, brick repair, tuckpointing, siding, and foundation repair.

OWNER OBLIGATIONS

Applicants must attach a detailed description of the planned improvements, estimated costs of the project, including at least two contractor bids, proof of ownership or lease of the property, and an estimated project schedule. Conceptual sketches, photos, and drawings are encouraged. Applicants must contribute a portion of the project cost—based on the property's EAV—before receiving City funding. All work must be completed within 180 days of City Council approval and must comply with the rehabilitation project guidelines.

Property's Most Recent Equalized Assessed Value (EAV)	Maximum Grant Award
Less than \$50,000	90% of project costs, or \$5,000, whichever is less
\$50,001 - \$74,999	75% of project costs, or \$5,000, whichever is less
\$75,000 - \$99,999	50% of project costs, or \$5,000, whichever is less
\$100,000 or greater	Property not eligible for this Special TIF Program

PROJECT APPROVAL

Completed applications must be turned in to the Office of Community Development at City Hall - 232 E. Jackson St. Submitted applications will then be reviewed on a first come, first serve basis by the Community Development Committee and, if in compliance with program guidelines, is recommended for approval to the Macomb City Council. Funds for this program are limited to budgeted amounts.

