



City of Carbondale
 Planning & Development Management
 200 S. Illinois Avenue
 Carbondale, Illinois 62901
 Phone (618) 457-3248
 Fax (618) 457-3289
 Explorecarbondale.com

CURB APPEAL ASSISTANCE PROGRAM APPLICATION

The Curb Appeal Assistance program offers funding for homeowners to renovate and update the exterior of their home. The City will provide no less than \$500 and no more than \$3,000 towards curb appeal projects.

Eligible projects include, but are not limited to, the following...

- 1) Siding, Exterior cladding, Exterior brickwork, etc.
- 2) Windows
- 3) Roofing
- 4) Front doors and garage doors
- 5) Driveways
- 6) Front yard decks, sidewalks, and porches

To be eligible...

- 1) Applicant must own and occupy your home as your principal residence
- 2) The home must be located within the corporate limits of the city of Carbondale
- 3) The household cannot earn more than 180% of the median area income (see table below)
- 4) The applicant must provide matching funds towards the project proportionate to the household income (see table below)
- 5) Applicant must enter into a grant agreement with the City and place a restrictive covenant on the home which will require a portion of the grant funds to be repaid in the event the home is no longer maintained as the applicant's principal residence. The grant funds will be prorated and forgiven in equal amounts each month the home remains owner-occupied, with all funds being forgiven five years after the grant.

2019 Income Limit	Household Members							
	1	2	3	4	5	6	7	8
180%	83,588	95,513	107,438	119,363	128,925	138,488	148,050	157,613
100%	46,438	53,063	59,688	66,313	71,625	76,938	82,250	87,563
80%	37,150	42,450	47,750	53,050	57,300	61,550	65,800	70,050
50%	23,250	26,550	29,850	33,150	35,850	38,500	41,150	43,800
30%	13,950	16,910	21,330	25,750	30,170	34,590	39,010	43,430

Income Level	Owner Match
>80% MAI	100%
50% - 80% MAI	80%
30% - 50% MAI	50%
<30% MAI	30%

CURB APPEAL ASSISTANCE PROGRAM APPLICATION

The agreements and restrictive covenants will be executed at the time the application is approved. Upon the completion of a pre-inspection, the City will provide grant funds up-front for the completion of the project. The applicant will be responsible to complete the proposed scope of work within 45 days of the execution of all necessary documents and submit all receipts and invoices. City staff will complete an inspection of the project upon completion to verify that the project was completed as proposed.



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CURB APPEAL ASSISTANCE PROGRAM APPLICATION

Applicant(s)		Phone	
Address of Applicant (City, State, Zip)			
Number of Persons which occupy the residence	Estimated Annual Household Income \$	Estimated contributions by the homeowner \$	
Type of work performed (or to be performed) with homeowner's contribution			
<p>Please attach the following</p> <ol style="list-style-type: none"> 1) Proof of ownership (quit claim or warranty deed) 2) 2 months recent paystubs of all employed occupants of the household (18+) 3) Previous year's tax returns for all employed occupants of the household (18+) 4) 2 recent months of checking/savings account statements for all occupants 			
<p>I have reviewed Ordinance No. 2016-27 as attached and understand the terms and conditions and further allow the City to verify all the above information in order to ensure that the program requirements are met. Submission of this application does not in itself obligate the City or Home Owner without execution of the agreement.</p>			
Homeowner		Homeowner	
Signature		Signature	
Date		Date	

For Office Use Only		
HP Administrator		Date
Development Services Director		Date
Approval by City Manager		Date

CITY OF CARBONDALE, ILLINOIS

ORDINANCE NO. 2016-53

AN ORDINANCE AMENDING THE CURB APPEAL ASSISTANCE PROGRAM IN
THE CITY OF CARBONDALE, ILLINOIS

ADOPTED BY THE CITY COUNCIL

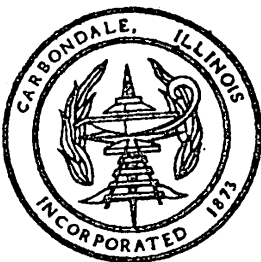
OF THE CITY OF CARBONDALE, ILLINOIS

THIS 20TH DAY OF SEPTEMBER, 2016

Published in pamphlet form by authority of the City of Council of the City of Carbondale,
Jackson County, Illinois, this 21st day of September, 2016.

CERTIFICATE OF PUBLICATION

I, Jennifer R. Sorrell, the duly qualified City Clerk of the City of Carbondale,
Illinois, and the official custodian of the records of said City, do hereby certify that this
Ordinance was published in pamphlet form by authority of the City Council on the 21st day
of September, 2016.




Jennifer R. Sorrell, City Clerk

ORDINANCE 2016-53

AN ORDINANCE AMENDING THE CURB APPEAL ASSISTANCE PROGRAM IN
THE CITY OF CARBONDALE, ILLINOIS

WHEREAS, the City of Carbondale, Illinois, is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, pursuant to Article VII, Section 6(a), of the Illinois Constitution, 1970, the City of Carbondale may exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power to regulate for the protection of the public health, safety, morals and welfare; and

WHEREAS, on May 24, 2016, the City Council of the City of Carbondale established, in Ordinance 2016-27, a curb appeal assistance program to encourage the enhancement of the aesthetics of residential neighborhoods; and

WHEREAS, since the grant was formed, City staff has noticed that the 120% maximum Median Are Income requirement may be limiting participation; and

WHEREAS, the City Council finds it in the best interest of the City of Carbondale to amend the language to allow for the maximum Median Area Income limit to be raised to 180%; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CARBONDALE, ILLINOIS, AS FOLLOWS:

SECTION 1. That the City Council hereby amends the Curb Appeal Assistance Program so that the 120% Median Area Income limit be raised to 180%.

SECTION 2. That the City Manager of the City of Carbondale is hereby authorized to and shall take any and all reasonable, necessary and proper actions to carry out the intent and

purposes of this Ordinance, including but not limited to, establishing terms and conditions for eligibility under the Curb Appeal Assistance Program and entering into agreements with eligible recipients for funding under the Curb Appeal Assistance Program.

SECTION 3. That the Finance Director is hereby authorized to disperse the funds necessary to accomplish the intent of this Ordinance.

SECTION 4. That all ordinances and parts thereof in conflict herewith are expressly repealed and are of no other force and effect.

SECTION 5. That it is the intention of the City Council of the City of Carbondale that this Ordinance and every provision thereof shall be considered separable, and the invalidity of any section, clause, or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 6. That the City Council of the City of Carbondale finds that the subject matter of this Ordinance pertains to the government and affairs of the City of Carbondale and is passed pursuant to authorities granted it by State statutes and the Home Rule powers of the City of Carbondale pursuant to the provisions of Article VII, Section 6(a) of the Illinois Constitution.

SECTION 7. That this Ordinance shall take effect upon its passage, approval, recording, and publication in pamphlet form in accordance with law.



APPROVED: 
John M. Henry, Mayor

ATTEST: 
Jennifer R. Sorrell, City Clerk

FOR: Bradshaw, Fronabarger, Grant,
Harvey, Kang, Loos, Henry
AGAINST: None
PASSED: September 20, 2016
APPROVED: September 20, 2016
RECORDED: September 21, 2016
PUBLISHED: September 21, 2016

CITY OF CARBONDALE, ILLINOIS
ORDINANCE NO. 2016-54

AN ORDINANCE AMENDING THE DOWN PAYMENT ASSISTANCE PROGRAM IN
THE CITY OF CARBONDALE, ILLINOIS

ADOPTED BY THE CITY COUNCIL
OF THE CITY OF CARBONDALE, ILLINOIS
THIS 20TH DAY OF SEPTEMBER, 2016

Published in pamphlet form by authority of the City of Council of the City of Carbondale,
Jackson County, Illinois, this 21st day of September, 2016.

CERTIFICATE OF PUBLICATION

I, Jennifer R. Sorrell, the duly qualified City Clerk of the City of Carbondale,
Illinois, and the official custodian of the records of said City, do hereby certify that this
Ordinance was published in pamphlet form by authority of the City Council on the 21st day
of September, 2016.





Jennifer R. Sorrell, City Clerk

ORDINANCE 2016-54

AN ORDINANCE AMENDING THE DOWN PAYMENT ASSISTANCE PROGRAM IN
THE CITY OF CARBONDALE, ILLINOIS

WHEREAS, the City of Carbondale, Illinois, is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, pursuant to Article VII, Section 6(a), of the Illinois Constitution, 1970, the City of Carbondale may exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power to regulate for the protection of the public health, safety, morals and welfare; and

WHEREAS, on May 24, 2016, the City Council of the City of Carbondale established, in Ordinance 2016-28, a down payment assistance program to encourage homeownership in the city of Carbondale; and

WHEREAS, since the grant was formed, City staff has noticed that the 120% maximum Median Area Income requirement may be limiting participation; and

WHEREAS, the City Council finds it in the best interest of the City of Carbondale to amend the language to allow for the maximum Median Area Income limit to be raised to 180%; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CARBONDALE, ILLINOIS, AS FOLLOWS:

SECTION 1. That the City Council hereby amends the Down Payment Assistance Program so that the 120% Median Area Income limit be raised to 180%.

SECTION 2. That the City Manager of the City of Carbondale is hereby authorized to and shall take any and all reasonable, necessary and proper actions to carry out the intent and

purposes of this Ordinance, including but not limited to, establishing terms and conditions for eligibility under the Down Payment Assistance Program and entering into agreements with eligible recipients for funding under the Down Payment Assistance Program.

SECTION 3. That the Finance Director is hereby authorized to disperse the funds necessary to accomplish the intent of this Ordinance.

SECTION 4. That all ordinances and parts thereof in conflict herewith are expressly repealed and are of no other force and effect.

SECTION 5. That it is the intention of the City Council of the City of Carbondale that this Ordinance and every provision thereof shall be considered separable, and the invalidity of any section, clause, or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 6. That the City Council of the City of Carbondale finds that the subject matter of this Ordinance pertains to the government and affairs of the City of Carbondale and is passed pursuant to authorities granted it by State statutes and the Home Rule powers of the City of Carbondale pursuant to the provisions of Article VII, Section 6(a) of the Illinois Constitution.

SECTION 7. That this Ordinance shall take effect upon its passage, approval, recording, and publication in pamphlet form in accordance with law.



APPROVED: _____

John M. Henry
John M. Henry, Mayor

ATTEST: _____

Jennifer R. Sorrell
Jennifer R. Sorrell, City Clerk

FOR: Bradshaw, Fronabarger, Grant,
Harvey, Kang, Loos, Henry
AGAINST: None
PASSED: September 20, 2016
APPROVED: September 20, 2016
RECORDED: September 21, 2016
PUBLISHED: September 21, 2016

CITY OF CARBONDALE, ILLINOIS

ORDINANCE NO. 2016-27

AN ORDINANCE ESTABLISHING A CURB APPEAL ASSISTANCE PROGRAM IN
THE CITY OF CARBONDALE, ILLINOIS

ADOPTED BY THE CITY COUNCIL

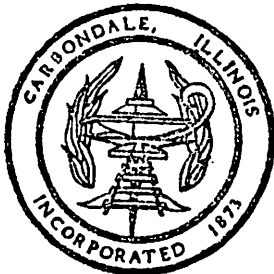
OF THE CITY OF CARBONDALE, ILLINOIS

THIS 24TH DAY OF MAY, 2016

Published in pamphlet form by authority of the City of Council of the City of Carbondale,
Jackson County, Illinois, this 25th day of May, 2016.

CERTIFICATE OF PUBLICATION

I, Jennifer R. Sorrell, the duly qualified City Clerk of the City of Carbondale,
Illinois, and the official custodian of the records of said City, do hereby certify that this
Ordinance was published in pamphlet form by authority of the City Council on the 25th
day of May, 2016.




Jennifer R. Sorrell, City Clerk

ORDINANCE 2016-27

AN ORDINANCE ESTABLISHING A CURB APPEAL ASSISTANCE PROGRAM IN
THE CITY OF CARBONDALE, ILLINOIS

WHEREAS, the City of Carbondale, Illinois, is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, pursuant to Article VII, Section 6(a), of the Illinois Constitution, 1970, the City of Carbondale may exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power to regulate for the protection of the public health, safety, morals and welfare; and

WHEREAS, enhanced aesthetics of the City's residential areas can enhance the marketability of homes in the neighborhood; and

WHEREAS, the City Council of the City of Carbondale in an effort to increase owner occupied homes has established other incentives to encourage home ownership, an increase in the aesthetics of residential neighborhoods will have a positive effect on increasing the likelihood of homes be purchased,

WHEREAS, the City Council of the City of Carbondale wishes to establish a Curb Appeal Assistance Program, wherein the City would provide matching funds up to \$3,000, the homeowner's required match would be proportionate to their income levels based upon the Median Area Income (MAI) Levels for the current year; and

WHEREAS, the homeowner would be required to record a restrictive covenant on the property which will require the home to remain owner-occupied for a period of five (5) years with the curb appeal assistance being recaptured if the property ceases to be owner occupied at a prorated rate of 1/60th of the original amount for each month the home is owner-occupied during the five (5) years; and

WHEREAS, the City Council of the City of Carbondale, Illinois finds it in the best interest of the City of Carbondale to establish a Curb Appeal Assistance Program with a matching funds of up to \$3,000 based upon the MAI Levels for the current year, with a restrictive covenant being recorded on the property in which the home will remain owner-occupied for a period of five (5) years with the curb appeal assistance being recaptured if the property ceases to be owner occupied at a prorated rate of 1/60th of the original amount for each month the home is owner-occupied during the five (5) years; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CARBONDALE, ILLINOIS, AS FOLLOWS:

SECTION 1. The City of Carbondale hereby establishes a Curb Appeal Assistance Program with a matching funds of up to \$3,000 based upon the MAI Levels for the current year, with a restrictive covenant being recorded on the home which will require the home to remain owner-occupied for a period of five (5) years with the curb appeal assistance being recaptured at a prorated rate of 1/60th of the original amount for each month the home is owner occupied during the five (5) years. Assistance shall not be provided for any household with an income exceeding 120% of the MAI levels for the current year.

SECTION 2. That the City Manager of the City of Carbondale is hereby authorized to and shall take any and all reasonable, necessary and proper actions to carry out the intent and purposes of this Ordinance, including but not limited to, establishing terms and conditions for eligibility under the Curb Appeal Assistance Program and entering into agreements with eligible recipients for funding.

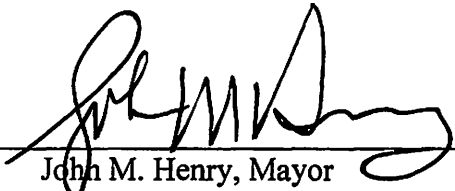
SECTION 3. That the Finance Director is hereby authorized to disperse the funds necessary to accomplish the intent of this Ordinance.

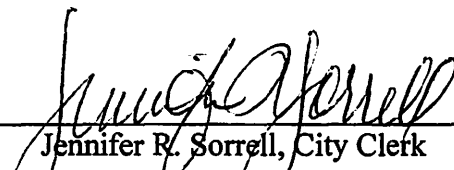
SECTION 4. That all ordinances and parts thereof in conflict herewith are expressly repealed and are of no other force and effect.

SECTION 5. That it is the intention of the City Council of the City of Carbondale that this Ordinance and every provision thereof shall be considered separable and the invalidity of any section, clause, or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 6. That the City Council of the City of Carbondale finds that the subject matter of this Ordinance pertains to the government and affairs of the City of Carbondale and is passed pursuant to authorities granted it by State statutes and the Home Rule powers of the City of Carbondale pursuant to the provisions of Article VII, Section 6(a) of the Illinois Constitution.


SECTION 7. That this Ordinance shall take effect upon its passage, approval, recording, and publication in pamphlet form in accordance with law.

APPROVED: 
John M. Henry, Mayor

ATTEST: 
Jennifer R. Sorrell, City Clerk

APPROVE TO LEGALITY AND FORM:




Leonard "Jamie" Snyder, Assistant City Attorney

FOR: Kang, Bradshaw, Harvey,
Fronabarger, Grant, Loos, Henry
AGAINST: None
PASSED: May 24, 2016
APPROVED: May 24, 2016
RECORDED: May 25, 2016
PUBLISHED: May 25, 2016

