



Winston-Salem Choice Neighborhood Initiative

Residential Façade Improvement Grant



Program Administered:

City of Winston-Salem

Housing Development Department

100 E. 1st Street

Winston-Salem, NC

(336) 743-1278



Program Purpose

The City of Winston-Salem and Housing Authority of Winston-Salem (HAWS) are co-recipients of the Choice Neighborhood Initiative grant. One component of the project is focused on neighborhood revitalization and addressing Critical Community Improvements (CCI). As part of the CNI project, The City has developed a Home Improvement Program. The purpose of the program is to assist eligible homeowners in the CNI target area to make exterior improvements to their properties.

Maximum Grant Amount

Approved applicants will receive a grant not to exceed \$20,000 worth of exterior home improvements. City will accept improvement application until all the improvement funds are expended. Applicants are required to submit proof of ownership information. The pre-construction meeting will be conducted with the property owner, city, and contractor to evaluate the exterior of the home and create a scope of work within the approved funding amount. Applicants are selected based on application submittal date, geographic location, disability needs, and home evaluation grade provided by Regrid Survey Software.

Applicant Eligibility Criteria

1. Location

The subject property is required to be located within the CNI boundaries. Please see the boundary in the appendix.

2. Homeowner Eligibility Requirements

Homeowners must hold title to the property and can show proof of ownership and have a primary residence within the City of Winston-Salem.

3. Principle Residence

The property does not have to be the owner's principal residence to receive financial assistance. If the home is not owner-occupied, the owner completes all required documentation and include information for the current tenant. Owner-occupied structures will receive priority for financial assistance.

4. Eligible Structures

Single family homes and multifamily units with a maximum of 4 attached units are eligible for improvements. Sheds and standalone garages are not eligible for improvements. Some Accessory Dwelling Units (ADUs) are eligible for the grant on a case-by-case basis. Manufactured homes are not eligible for financial assistance.

Eligible Improvements

1. All exterior façade improvements are eligible for financial assistance with thorough detail. Examples of exterior façade improvements are:
 - replacing or repairing roofs
 - replacing or repair siding and/or mortar
 - replacing or repairing windows and doors
 - repairing walkways and/or exterior steps
 - making ADA improvements for persons with disabilities
 - landscaping (i.e., tree installation or removal, sod installation, shrubbery installation)
 - installation or painting of shutters
 - installation of storm doors
2. Interior repairs are not eligible for the Façade Improvement Program. If the exterior repair requires some interior improvement for the function of the repair, a detailed plan and images will be documented during the improvement process. A referral will be made to Forsyth County Community and Economic Development Department for any interior improvements.

Contractor Selection and Improvement Process

1. The homeowner must review and complete the entire Home Improvement Application and sign the City of Winston-Salem's Liability Waiver. These forms should be submitted in-hand or via email to Samuel Hunter (samuelhu@cityofws.org).
2. City staff will review the interest form and contact the homeowner if their home meets the eligibility criteria. Priority will be given to owner-occupied homes, persons with disabilities, or other case by case applicants.
3. After staff determines the application is complete and the property is eligible city staff, the applicant, and the selected contractor(s) will meet to determine the final scope and timeline.
4. Once the work is completed, the applicant is required to schedule a final inspection to ensure that the work was completed safely and properly.

Winston-Salem Choice Neighborhood Initiative
Home Improvement Program Application

Applicant Name _____

Property Owner Name _____

Email _____

Phone Number _____

Address _____

Property Information

Subject Property Address _____

Is the property located within the CNI boundary area? *(See appendix)* _____

Does this property have any outstanding code violations? _____

Is this property current on all property taxes? _____

Is this property your primary residence? If it is not your primary residence, please include the occupants name, number, and email address. _____

Affidavit

Please read the City of Winston-Salem Property Owner Access to Property and Release and Waiver of Liability Form understood its contents prior to signing this document. *(See form attached)*

Additional Information (* required)

Proof of current ownership* (Please attach to application)

Applicant Signature _____

Date _____

CITY OF WINSTON-SALEM
PROPERTY OWNER ACCESS TO PROPERTY AND RELEASE
AND WAIVER OF LIABILITY FORM

As property owner of the property described herein, I hereby grant access to the City of Winston Salem personnel, contractors, agents, officers, employees and vehicles (collectively referred to hereinafter as the “City”) to the property located at _____ (hereinafter “Subject Property”), Winston-Salem, NC for the purpose of assessment, repair, and/or construction related to the Choice Neighborhood Improvement Project (hereinafter the “Project”). I hereby agree to make the City aware of any known hazardous conditions on the Subject Property before entry. I understand that if I should become aware of additional hazardous conditions while the City is accessing the Subject Property that I am obligated to make the City aware of such immediately.

In authorizing this access I agree to unconditionally release, indemnify and hold harmless the City from any and all claims, liabilities, demands, damages, actions, or causes of action, of any kind or character (including, without limitation, attorneys’ fees, costs and expenses), that may arise in any manner, by reason of death, injury, or damage to my person or property, or both, as a result of the presence of the City of the Subject Property and the Project. I further agree not to make a claim or sue for injuries or damages relating to any matter released herein. I release the City from any and all liability related to the Project.

I have carefully read this City of Winston-Salem Property Owner Access to Property and Release and Waiver of Liability Form understood its contents and voluntarily sign the same.

Signature: _____ Address: _____

Print Name: _____ Phone: _____

Email: _____ Date: _____

Witness: _____ Date: _____

Appendix

Figure 1: Choice Neighborhood Initiative Boundary Limit

