

Introduced by: City Manager Nathan Mai-Lombardo

AN ORDINANCE AMENDING THE BERKELEY EXTERIOR HOUSING
NEIGHBORHOOD STABILIZATION GRANT PROGRAM

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BERKELEY,
MISSOURI, as follows:

- Section 1.** The City of Berkeley, Missouri hereby adopts the attached Berkeley Exterior Housing Neighborhood Stabilization Grant program.
- Section 2.** The program is open to all owner-occupied residents with a valid occupancy permits, excluding those who owned their property before 1980. Owner-occupies shall mean those occupying the single-family home as their primary resident.
- Section 3.** The program allows for Berkeley employees to qualify for the program. City Council members cannot participate.
- Section 4.** The program shall be available each year as funds are available and approved by the Council.
- Section 5.** The attached guidelines are hereby incorporated herein and made a part of this ordinance, as if fully set out herein.
- Section 6.** This Ordinance shall be in full force and effect upon its passage.

1st Reading this _____ day of _____ 2024
2nd Reading this _____ day of _____ 2024
3rd Reading, PASSED and APPROVED, this _____ day of _____ 2024

ATTEST:

Babatunde Deinbo, Mayor

Deanna L. Jones, City Clerk

Approved as to Form:
Donnell Smith, City Attorney

Final Roll Call:			
Councilwoman Verges	Aye	Nay	Absent
Councilwoman Williams	Aye	Nay	Absent
Councilman Hoskins	Aye	Nay	Absent
Councilwoman Anthony	Aye	Nay	Absent
Councilman Hindeleh	Aye	Nay	Absent
Councilwoman-at-Large Crawford-Graham	Aye	Nay	Absent
Mayor Deinbo	Aye	Nay	Absent

Chapter 510

Exterior Housing Neighborhood Stabilization Grant Program

Section 510.010 Adoption of Program; General Guidelines.

- A. The City of Berkeley, Missouri hereby adopts the Berkeley Exterior Housing Neighborhood Stabilization Grant Program as set out herein.
- B. The program is open to all owner-occupied residents with a valid occupancy permit. Owner-occupied shall mean those occupying the single-family home as their primary resident.
- C. The program allows for Berkeley employees to qualify for the program.
- D. The program shall be available each year as funds are made available and approved by the Council.

Section 510.020 Purpose.

- A. The purpose of the housing neighborhood stabilization grant is to improve the appearance of the exterior of the housing stock in the City of Berkeley, such as an existing exterior housing code violation or appearance improvement.

Section 510.030 Policy.

- A. Primary residents will be eligible for a 50% match of their project costs up to a match of two thousand five-hundred-dollars (\$2,500.00).
- B. The work will be for exterior repairs only.
- C. The yearly application process will be developed by the Code Enforcement Department.
- D. Home owners must select the contractor and provide the name to City staff. Family contractors are not allowed to bid on work.
- E. A permit may be required depending on the scope of work. This is determined on an individual project basis.
- F. Work must be performed by a "State of Missouri" licensed contractor.
- G. Work must be inspected and approved by Code Enforcement or Inspections staff before any money is paid directly to the contractor.
- H. The City will not make down payments.
- I. Multiple items can be approved for improvements but the total match will not exceed two thousand five hundred dollars (\$2,500.00).
- J. Homeowner must pay their part of the project costs before the matching funds will be paid to the contractor, with proof shown.
- K. Once approved, payment can take up to thirty (30) days.
- L. Exceptions to the cost limit may be approved by the City Manager on an individual basis based on financial need, impact of the project in the community, and condition of the residence.

Section 510.040 Eligibility for Neighborhood Stabilization Grant.

- A. The following are the eligibility requirements for the program:
 - 1. The house must be the primary residence of the applicant.
 - 2. The property must be located in the City of Berkeley.
 - 3. Inspection of internal dwelling is not required.

4. Real estate taxes must be current.
5. All liens must be satisfied.
6. There will not be an income eligibility requirement.
7. Must provide proof of ownership through St. Louis County Tax Office.

Section 510.050 Exterior Home Improvement Eligibility.

- A. The following exterior home repair items are acceptable under this program:
 1. Driveways and walkways.
 2. Exterior doors.
 3. Windows.
 4. Roof.
 5. Gutters and downspouts.
 6. Painting of exterior house. Proper preparation is required.
 7. Non-decorative landscaping such as dead tree removal, tree trimming, and major brush clearing.
 8. Porches and decks.
 9. Caulking and wintering.
 10. Overhang.
 11. Tuck-pointing.
 12. Drainage issues.
 13. Other items may be approved by the City Manager on an individual basis based on physical need, impact of the project in the community, and condition of the residence.