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CITY OF COMMERCE
HOME BEAUTIFICATION GRANT PROGRAM GUIDELINES

Program Summary (General Fund)

Program Purpose

The City of Commerce Home Beautification Grant Program (HBGP) can provide financial assistance to eligible homeowners to complete exterior-only improvements that enhance curb appeal, preserve the condition of homes, and support neighborhood improvement efforts.

Program Funding & Grant Amount

Funding Source: General Fund

Maximum Grant Award: Up to \$10,000 per eligible household (includes all project costs)

Program Term: Two (2) years or until funds are exhausted

Because the maximum award is \$10,000, the program can be designed to fund targeted exterior repairs that can reasonably be completed within the grant cap. Projects requiring full replacement may exceed the program grant amount and grant funding would only partially pay for some improvements.

Estimated Program Capacity

Total Program Budget: \$325,000

Category	Amount
Program Administration	\$75,000
Direct Grant Funding	\$250,000

Estimated Households Served: Approximately **25 households**, depending on approved project costs.

Eligibility Requirements (Summary)

Applicants must meet all requirements, including:

- **Property Type:** Single-family residential, duplexes and residential properties with up to 4 residential units
- **Occupancy:** Owner-occupied (primary residence)
- **Income Eligibility:** Household income must be at or below At or below 180% AMI*
- **Household Income Definition:** Household income includes the income of all persons in the household who are 18 years of age or older

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Income Limits (General Fund Options)

Because this program is funded by the City's General Fund, the City may establish income eligibility at its discretion. Below are the established household income limits at 150% AMI:

Household Size	AMI	180% AMI
1	\$74,600	\$134,280
2	\$85,300	\$153,540
3	\$95,950	\$172,710
4	\$106,600	\$191,880
5	\$115,150	\$207,270
6	\$123,650	\$222,570
7	\$132,200	\$237,960
8	\$140,700	\$253,260

Eligible Improvements (Exterior Only)

Eligible improvements are limited to **exterior repairs and improvements**, including:

- Gates/fence repair or replacement.
- Exterior paint.
- Exterior finish (stucco, wood siding, or other) repairs (partial repairs).
- Exterior door replacement and locks/hardware.
- Limited exterior window replacement (priority windows only).
- Roof repairs (repair only; full replacement only if feasible within the grant cap).
- Exterior trim and dry-rot repairs (including fascia/soffit repairs).
- Exterior stairs, steps, and handrails (when structurally integral).
- Porch repairs (exterior only; when structurally integral).
- Remove security bars and pay for the installation of a security system.
- Replace broken or dilapidated pavement for walkways and driveways visible from the street.
- Work in compliance with Federal regulations for lead based paint hazards and asbestos.

Interior repairs and upgrades are not eligible under this program.

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Allowable Soft Costs (Included in the \$10,000 Grant Cap)

When required for an eligible exterior repair, the plan check fees and permit fees may be included and will count toward the maximum grant amount:

Note: Total project costs, including soft costs (plan checks/permits) and construction, must remain within the \$10,000 maximum grant award.

Typical Price Ranges for Eligible Repairs (Estimates)

Actual costs vary depending on the home's condition, size, and contractor pricing.

Eligible Exterior Repair	Typical Price Range
Exterior Paint (Medium Home: 1,500–2,500 sq. ft.)	\$4,500 – \$15,000
Stucco Patch Repairs / Surface Prep (Partial Areas)	\$1,500 – \$8,000
Wood Siding Repair (Partial Repairs)	\$2,500 – \$10,000
Exterior Door Replacement + Locks/Hardware	\$1,500 – \$4,000
Window Replacement (Priority Windows Only)	\$2,000 – \$8,000 (1–3 windows)
Roof Repairs (Repair Only / Limited Scope)	\$2,500 – \$10,000
Exterior Trim + Dry-Rot Repairs	\$1,000 – \$6,000
Fascia/Soffit Repairs (Limited Scope)	\$1,500 – \$7,500
Stairs/Steps/Handrails Repairs (Limited Scope)	\$1,000 – \$5,000
Porch Repairs (Limited Structural Repairs)	\$3,000 – \$10,000

Repairs Commonly Above \$10,000

The following improvements often exceed \$10,000 when completed as full replacement and may require a reduced scope of work or only partial payment under this program:

- Full roof replacement (\$10,250 – \$26,200)
- Full re-stucco (\$14,000 – \$34,000)
- Full-home window replacement (\$8,000 – \$20,000)
- Full porch reconstruction (\$8,000 – \$24,000)
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Realistic Grant Expectations (Up to \$10,000)

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The \$10,000 grant should be intended to cover priority exterior improvements, such as:

- Paint + surface prep + minor exterior repairs, or
- Roof repair + trim repairs + limited paint touch-ups, or
- New exterior door(s) + a few priority windows, or
- Dry-rot repairs + fascia/soffit repair + paint touch-ups

Lead-Based Paint & Asbestos Compliance

Homes built prior to **1978** require compliance with federal **lead-based paint** requirements if painted surfaces will be disturbed during construction. Asbestos testing and/or abatement may also be required if suspect materials are present and will be impacted during construction activities. These costs may be necessary to safely complete eligible exterior repairs and may be included in the approved scope of work.

Typical Price Ranges (Estimates)

Actual costs vary depending on the size of the home, the number of materials impacted, the extent of containment required, and contractor pricing.

Compliance Item	Typical Price Range
Lead-Based Paint Testing / Inspection (XRF or sampling)	\$300 – \$1,200
Lead Hazard Control / Stabilization (limited exterior areas)	\$1,500 – \$6,000
Lead-Based Paint Abatement (larger exterior scope)	\$5,000 – \$15,000+
Lead Clearance Testing (dust wipes / final clearance)	\$250 – \$600
Asbestos Testing / Survey (suspect materials sampling)	\$350 – \$1,500
Asbestos Abatement / Removal (limited scope)	\$2,000 – \$8,000
Asbestos Abatement / Removal (larger scope)	\$8,000 – \$20,000+
Asbestos Clearance / Air Monitoring (if required)	\$400 – \$1,500

Important Note: Lead-based paint and asbestos-related compliance costs, when required, **count toward the \$10,000 maximum grant award**. If these costs are needed and reduce the funds available for construction, the City may approve a reduced scope of work focused on priority exterior repairs to remain within the grant cap.

Program Process

1. Submit an application and required documents
2. Eligibility review and verification

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3. Property inspection and scope of work development
4. Approval of eligible exterior repairs within the \$10,000 cap
5. Repairs completed and final inspection/closeout