



City of Auburn, Maine
Business & Community Development
60 Court Street | Auburn, Maine 04210
www.auburnmaine.gov | 207.333.6601

Downtown Curb Appeal Program (DCAP)

Purpose

The purpose of the Downtown Curb Appeal Program is to promote revitalization of properties in the Downtown District by providing financial assistance to residents for improvement and maintenance to existing residential buildings. Financial assistance is made available to provide a visual impact on the exterior of existing single-family residences and owner-occupied multi-unit buildings, thus improving the quality of the neighborhood, improve the sense of place and marketability of the overall area. The intent of this program is to incentivize residents to take reinvest in their buildings and communities.

Eligibility

Owners of a single-family residence or owner-occupied multi-unit who are below 120% of the area median income (AMI) and are located within the Downtown, New Auburn or Union Street Census tracts are eligible for financial assistance. The funds can be used to upgrade and rehabilitate the exterior façade of their buildings. Only projects, which have not begun prior to being awarded, are eligible.

Eligible items may include:

- **Exterior Improvements** to the façade, including but not limited to, the following: changing exterior wall covering, landscaping, lighting, screening of unsightly utilities and to a limited extent, paving of parking areas.
- **Exterior Maintenance** measures that improve the overall looks of the façade and ensure the sustainability of exterior surfaces, such as cleaning, painting, tuckpointing, repairing, power washing, sand blasting, acid washing, window glazing, and caulking.

In order to be eligible to receive grant funds, all property taxes, real and personal, owed on the property that is the subject of the application must be current at the time the application is made. Any property on which there is past due balance for such taxes will be removed from consideration.

Property Conditions

All properties enrolled within the program will have a Housing Safety Inspection (HIS) conducted by Community Development Staff. This inspection will check every room in each unit to assure the base level of safety in present. This inspection does not supersede or circumvent any regular or required inspections by city Code Enforcement during the duly and regularly permitted process to be carried out in part with funding from this program. If the owner/building qualify for additional Community Development programs (such as the Critical Repair program or the Lead Hazard Control grant) city staff will expand the application to include these repairs. In such case, the most restrictive qualification standards and post-construction conditions will apply.

All projects must be reviewed and approved by the Community Development Office and all work we conducted with proper permitting and approvals from the city Code Enforcement office.

Scoring Criteria



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- The level of private investment utilized for the renovation. Applicants providing more than a 50% match will receive higher priority
- The potential impact the project will have on the surrounding area (visual prominence/significance)
- Whether the proposed improvements restore the historical character of the building
- The building's level of blight
- Whether the building is abandoned
- Improvements must be adjacent to a public space; however, priority is given to projects renovating multiple facades
- Whether the applicant has utilized the city incentive programs in the recent past

Funding

The City of Auburn may allocate \$215,000 from the City ARPA funds for this program to complete projects on a minimum of 18 separate properties within the Downtown District. Maximum assistance is \$10,000 per unit and can be combined with other city rehab programs.

All work must take place after an approved and separate scope of work and budget. A closing for a forgivable loan will be executed and approved funds will be held in a city managed escrow account. Contractors will be paid pari passu to matching funds and other programs funds which may be included. Financial assistance will only be available to those projects meeting eligibility requirements and preference will be given to projects that can be completed in a timely manner and make the most visual impact to the downtown area.

If additional funds are part of the financial package more restrictive procurement, inspection & post-construction conditions (including owner occupancy or Fair Market Rent standards) will apply.