

# 2024 Harambee Neighborhood Improvement District (HNID) Grant Program

## Guidelines

### Purpose

The Harambee Neighborhood Improvement district (HNID) provides grant opportunities for eligible homeowners to undertake needed repairs to their primary residence with a goal to eliminate blight and stabilize property values. A grant between **\$500 and \$10,000** is available for properties that are owner-occupied. Property owners are responsible for project cost over \$10,000. In cases where the cost of repair exceeds \$10,000, the HNID and Riverworks will work with residents in attempting to find additional funding from other sources. We encourage any resident who seeks home improvements listed as eligible activities (page 2) to apply for the program.

### Homeowner Contribution

The homeowner must contribute to the total project cost unless otherwise waived based on income eligibility. The homeowner will choose their own contractor. If necessary, the HNID will provide a Letter of intent guaranteeing payment in full that can be used in lieu of any down payments required by a contractor doing work for applicants whose financial contributions have been waived. Otherwise, the property owner is responsible for down payments and will be reimbursed for the contract of less than \$10,000 with a check to the homeowner upon completion and inspection of work. Income eligible applicants who have had their contributions waived may tender down payments to contractors and be reimbursed via a check upon completion of work. Liability will be the responsibility of contractor, as agreements will be between the homeowner and contractor.

The homeowner may leverage other resources to meet their financial requirement by utilizing other home repair initiatives (i.e. Housing Trust fund, Habitat for Humanity's Critical Repair program, Neighborhood Improvement Project, etc.). A homeowner's own labor, or the labor of other family members or volunteers cannot be counted towards the owner's contribution. Applicants who have benefitted from this grant program in the past MAY NOT apply again for five (5) years. Payment from the homeowner to contractor must be verifiable in the form of receipt and canceled personal check or bank statement, receipt and copy of cashier's check, or receipt and money order. *No cash payments will be recognized.*

All projects must begin within a thirty (30) day timeframe. A 30-day extension may be granted if requested in writing.

### Eligible Activities

**NOTE: All work must be done by Licensed and Bonded Contractors and Applicants must secure a minimum Two (2) estimates for the work requested for the HNID Grant.**

**All work must pass the City of Milwaukee inspection, if applicable.**

- Structural repairs.
- Roof repair or replacement.
- Porch repair or replacement - Permit required.
- Foundation or tuck-pointing repairs.
- Code Compliance.
- Necessary repairs as identified by a Department of Neighborhood Services (DNS) Building Inspector.
- Health and Safety – Air conditioning requires prescription from doctor.
- Energy Efficiency Improvements.
- HVAC repairs, insulation and alternative energy improvements.
- Water Efficiency Improvement.
- Replacement of sewer laterals, old piping, low flow fixtures and other water efficiency improvements i.e. disconnecting downspouts and installation of rain barrels.
- Painting of the front of the home e.g. door, shutters and porch.
- Security improvements, e.g.; door bells with cameras, lighting, fencing, and security hardware.

All project contracts will be between a single contractor (cases of multiple contractors will need to be approved by the HNID Board) and the homeowner. A contractor or homeowner will be responsible for payment for any subcontractor work. All Scopes of Work for projects will be pre-approved and signed off on by a HNID Consultant before a check will be issued to the contractor.

In the case where the homeowner options to pay for the full cost of project, a Single Party Check will be issued to the homeowner upon sign-off by the HNID Consultant, and verification of payment.