



Residential Revitalization Grant

The purpose of the Residential Revitalization Program is to provide an incentive to property owners to revitalize residential property in Smith Center with new homes, new structures, and/or property improvements that will increase the appraised property value.

Program Guidelines

A matching grant up to \$3,000 is available for a qualifying residential revitalization project with clear and specific plans to build new homes or residential structures or make significant improvements that will improve the property's value.

Property owners may apply for up to \$3,000 in reimbursement for project costs of \$6,000 or more, with the amount requested matched dollar for dollar by the property owner. Examples: If the total project costs \$2,000, the project may be eligible for a \$1,000 reimbursement. If the project costs \$7,700, it may be eligible for the maximum \$3,000 in reimbursement.

The property owner will provide:

1. Completed program application.
2. Photos of the property to be revitalized.
3. A bid from a contractor, if hiring the work done. Work done by property owners may qualify for a revitalization grant award.
4. Proof that property taxes are paid up to date from the County Treasurer.
5. The city building inspector and/or members of the SCED board must be provided access to inspect the interior of a dwelling to determine if it is a candidate for the program.

Applications must be received in a timely manner to allow sufficient time for the department director to evaluate the project before presenting the grant application at the next monthly Economic Development supervisory board meeting.

All grant awards are subject to the availability of funds.

Applicants are encouraged to participate in the Smith County Neighborhood Revitalization Plan, a property tax rebate program. More information is available through the Smith County Appraiser's office.

Program Rules

- The grant award is a reimbursement grant, paid after the project is completed.
- Grant applications must be approved by the SCED supervisory board and city council before any revitalization work begins.
- Proposed project timelines for revitalization projects will be considered for each applicant. Ideally, projects will be completed within (6) six-months from the date of grant approval. If a contractor is unable to complete the job in that time, please notify the SCED department in writing and request an extension.
- SCED prefers that all program participants use local contractors when possible.

Project/Grant application process:

1. SCED will notify the applicant of approval or denial of the grant application by email, phone call, or letter.
2. Property owner will execute the project and pays invoices for contracted services and purchased materials.
3. The property owner or contractor must notify SCED once the project has been completed for inspection and final approval.
4. The Property owner provides to SCED the receipts, and/or cancelled check(s) to verify the contractor has been paid, if using a contractor.
5. SCED will inspect the project and take pictures. Before and after photos may be published to promote the use and benefit of this program.
6. SCED will schedule a check presentation and take a photograph.
7. A yard sign will be displayed on the property for 30 days demonstrating that revitalization was supported by SCED funds.