



Exterior Home Improvement Matching Fund 2025 – 2026 Fiscal Year Program Requirements Ferguson Neighborhood Improvement Program (FNIP)

Program Summary

Sponsored by the Ferguson Neighborhood Improvement Program (FNIP) Exterior Home Improvement Matching Fund is a 50% matching grant of up to \$1,500 maximum toward any eligible projects. The homeowner pays for the project upfront and FNIP issues a 50% reimbursement once all the below requirements have been met.

Applicants must be eligible for the grant as outlined in the following Program Requirements.

Required attachments: (1) *Completed application and requirements checklist*, (2) *project plan and pictures detailing the existing area targeted for improvement*, (3) *Contractor bid or materials list if owner is performing the work*. **Applications are accepted on a first come-first served basis; gifts are given until none remain. One application per residence.**

I. Eligible Projects

Eligible projects include owner occupied, exterior home improvement projects that are within the City of Ferguson. Projects *must* increase the pride, distinction, and beauty of the residence, and/or improve the appearance and value of individual houses. **Project approval must be obtained prior to starting the work. Insurance jobs are not eligible.**

II. Project Requirements

Qualified projects must already have matching funds pledged by the homeowner. All project applicants must attach a contractor bid with a detailed plan for the improvement project, including a budget. Projects using owner's labor (materials only) are also possible and will be considered, a list of materials must be attached. FNIP will match 50%, up to \$1,500, for materials only for a project that is approved through this process, using owner supplied labor.

III. Acceptable Uses of Fund

The FNIP Board will vote on the acceptable uses of the funds on a case-by-case basis. Projects may include – exterior code violation abatements, driveway repairs, exterior repairs, painting, guttering, siding, and roof repairs, window replacements, tree removal and trimming, etc.

IV. Terms of the Fund

- a. The recipients (and their contractors) will have six months from the approval notification to complete the project. Extensions requests are considered and must be submitted in writing.
- b. **Upon project completion, finished project pictures, a dated paid receipt, or a cancelled check must be submitted to FNIP prior to reimbursing the homeowner.** Ferguson Public Works may conduct an inspection pursuant to detailed plans and any building permits (*if required*). If a contractor is to be paid directly, a contractor provided lien waiver will be required in addition to the above requirements.
- c. The recipients agree that their names may be used for the purpose of publicizing the Exterior Home Improvement Matching Fund.



Exterior Home Improvement Matching Fund 2025 – 2026 Fiscal Year Low-Income Program Addendum Ferguson Neighborhood Improvement Program (FNIP)

Low-Income Program Summary

Sponsored by the Ferguson Neighborhood Improvement Program (FNIP) Exterior Home Improvement Fund is a grant of up to \$1,500 maximum toward eligible projects.

Applicants must be eligible for the grant as outlined in the Exterior Home Improvement Matching Fund Program (EIP) Requirements, Sections I, III, and IV. In addition to the EIP Required attachments all applicants applying for the Low-Income Program are required to provide proof of Household Income for all occupants in the residence. *Additional Required attachments: (1) 1040 Federal tax return for the previous year for each occupant of the residence. If a 1040 Federal tax return was not filed then other proof of income will be required for each occupant. All Social Security numbers and bank account numbers should be redacted (blacked out) prior to submitting the information to FNIP. Applications are accepted on a first come-first served basis; gifts are given until none remain.*

I. Low-Income Qualifications

Low-Income applicants supplied 1040 Federal tax return, benefit/award letters, or other proof of annual income will be used to assess if the Household Income is below 80% of the 2023 Ferguson Median Income level as defined by the HUD and the U.S. Census Bureau, currently listed as \$36,885, (80% of \$46,106).

II. Low-Income Project Requirements

Qualified projects do not require matching funds pledged to the exterior improvement project by the homeowner. The maximum grant is \$1,500. All project applicants must attach a contractor bid with a detailed plan for the improvement project, including a budget. Projects using owner's labor (materials only) are also possible and will be considered. Additional details are required for owner supplied labor projects.



Exterior Home Improvement Matching Fund 2025 – 2026 Fiscal Year Program Requirements

Ferguson Neighborhood Improvement Program (FNIP)

Requirements Checklist:

Each of the below statements is **REQUIRED** to qualify for this program. Each box beside the respective requirement must be initialed and the document must be signed and dated by the homeowner. **Failure to submit this form will disqualify the applicant from the program.**

Initials

I am the owner of this property and I reside at this address.

I do NOT have any outstanding real estate property taxes owed at this time.

I have fully read and understand the requirements for this program.

I understand that I **MUST** obtain approval in writing prior to starting this work.

I understand a **DATED PAID RECEIPT** is required for my reimbursement payment.

I understand completed pictures are required upon completion of the work.

(Signature)

(Date)

(Witness Signature)

(Date)

Please print:

Name: _____

Address: _____

Phone Number: _____



Exterior Home Improvement Matching Fund

2025 – 2026 Program Application

Ferguson Neighborhood Improvement Program

OFFICE USE

Application Num.

APPLICANT INFORMATION

Applicant Name:		Date:	
Current Address:			
City, ST:		Zip Code:	
Project Address:			
Applicant Phone:		Alternate Phone:	
Email Address:			

PROJECT INFORMATION

Brief Project Description:			
	<i>(i.e. exterior painting, code violation abatement, driveway repairs, tree work, etc.)</i>		
Who Is Doing The Work?	<input type="checkbox"/> Owner is Providing Labor and Completing the Work <i>(attach materials list)</i> <input type="checkbox"/> Contractor is doing the work <i>(attach Contractor bid)</i>		
Contractor Name:			
Address & Phone #:			
Est. Start Date:			
Est. Completion Date:			
Total Bid Amount:			
How Did You Hear About Us?			
Please attach the following:	<input type="checkbox"/> This Application and the Requirements Checklist <input type="checkbox"/> Detailed Project Plan <input type="checkbox"/> Pictures of Existing Area to be Improved <i>(proof of condition)</i> <input type="checkbox"/> Contractors Bid (or Materials List if Owner is performing work) <input type="checkbox"/> City of Ferguson Building Permit (if required) – <i>please contact Public Works for more information</i>		

I, the undersigned applicant, certify the information on this application to be true, complete, and accurate to the best of my knowledge. I have read and agree with the terms of the guidelines, and terms of the gift.

Signature of Applicant:		Date:	
Print Name:		Cellular Phone:	

Completed applications can be emailed to: fnipdirector@gmail.com
 or postal mailed to: **FNIP, P.O. Box 11062, St. Louis, MO 63135**
 or dropped off at the **Ferguson Library**