



EXTERIOR RENOVATION PROGRAM

Program Fact Sheet

The Exterior Renovation Program is designed to assist homeowners with improving and maintaining their homes while enhancing property values, curb appeal, and overall neighborhood conditions within the City of Wood River. The program provides financial assistance for exterior repairs and improvements to owner-occupied single-family homes.

How the Program Works

The homeowner submits an application including a description of the proposed work and required documentation. The City will conduct an initial inspection of the property to determine eligibility, identify any code violations, and confirm the scope of work.

The program operates as a matching reimbursement program. The homeowner is responsible for paying for the approved work upfront. Once the work is completed, inspected, and approved by the City, reimbursement is issued based on the applicant's income level and program guidelines.

A lien (restrictive covenant) is recorded on the property requiring the homeowner to maintain the home as their primary residence for five years. If the homeowner does not remain in the home for the full five-year period, repayment to the City is required on a prorated basis.

Who is eligible?

Homeowners who:

- Own and occupy a single-family residence within the City of Wood River
- Use the property as their primary residence
- Provide all required documentation to verify household income
- Are current on all taxes, liens, and municipal obligations

What are the Program Requirements?

- The Property must be within Wood River city limits
- The Property must be single family, owner-occupied residence
- Property must be structurally sound or capable of being brought into compliance with City codes
- Property must comply with City building and zoning requirements
- Property must not have delinquent taxes, liens, or outstanding municipal fees
- Applicant must provide income documentation and project cost documentation
- The applicant must submit to an initial inspection and allow inspections during and after completion of the work
- Work must be completed within one year of approval
- Applicant must sign a Program Agreement & Notice of Lien
- Applicants may only receive assistance once per property every five years

How much assistance is available?

The program provides matching assistance up to \$5,000 per property, based on income levels:

- Up to 30% MAI → City reimburses 80% (homeowner pays 20%)
- 31–50% MAI → City reimburses 60% (homeowner pays 40%)
- 51–80% MAI → City reimburses 40% (homeowner pays 60%)
- Above 80% MAI → City reimburses 20% (homeowner pays 80%)

2026	Household Members							
Income Limit	1	2	3	4	5	6	7	8
80%	63,600	72,650	81,750	90,800	98,100	105,350	112,600	119,900
50%	39,750	45,400	51,100	56,750	61,300	65,850	70,400	74,950
30%	23,850	27,250	30,650	34,050	38,680	44,360	50,040	55,720