



211 Cherry Street Downingtown PA 19335

484-880-1530

Downtown Resilience Fund Homeowner Exterior Improvement Program

PROGRAM GOALS:

Improve the exterior of properties in the Borough Designated target neighborhood and correct exterior blight of properties in the neighborhood

ELIGIBLE PROPERTIES:

Only properties in the area designated Borough of Downingtown Homeowner-occupied target area. Vacant or For-Sale properties and rental properties are not eligible.

ELIGIBLE APPLICANTS:

Homeowners/Occupants: One project per property will be permitted.

PROPERTY STANDARDS:

Properties must be structurally sound; Property owners may not have any outstanding municipal debt, including city and school district taxes, utilities, or other municipal liens on the building.

TERMS OF GRANT:

The grant will be awarded to qualified homeowner applicants for eligible property improvement projects. The grant covers a maximum of 50% of the total project cost, with a grant of not to exceed \$5000 per property.

The property owner is responsible for all project costs exceeding the maximum grant amount. The property owner will pay the contractor. The fund will pay the contractor the match amount upon proof of payment.

Payment will be made only after approved work is completed and paid invoices are submitted to the Downingtown Resilience Fund.



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STEP-BY-STEP INSTRUCTIONS FOR GRANT

1. Complete the application form, provide attachments, and submit. The funds will improve the building envelopes of homeowner properties within the Borough Designated Target Area.
2. The process would be as follows:
3. The fund will select several estimators/quality control individuals.

The homeowner will fund \$500 for construction specifications and estimate documents, including the completion sign-off. A detailed construction write-up enumerating all of the project elements will then be put out to bid. The homeowner will then discuss and agree upon this.

4. The homeowner project will be put to bid. Every contractor will bid on the same specifications.
5. The Fund will also put the bid specs on our website and seek bids for the projects. Contractors must meet the qualifications necessary to do work in the municipality. The homeowner will be free to pursue their contractors. There will be no work by the homeowner through a force (materials) account. The lowest qualified bidder will be accepted.
6. Because the measurements and scope will be detailed enough to give a concise list of work to be done, and the project is only exterior improvements, the contractor can view the potential improvements without access from the homeowner. This will allow for more participation in the bidding process.
7. The bids will be submitted to the homeowner, and then the homeowner will select the bid and submit it to the Fund. The Fund will then approve the bid the homeowner has selected.



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8. The owner or contractor must obtain all necessary permits from the Downingtown Code Enforcement Office before work begins.
9. The contractor will then do the work with the initial material deposit in hand from the homeowner. The work will be completed.
10. The estimator will then inspect the work and give the Fund and the homeowner approval to finalize payment.
11. The fund will then issue a check for the match, including the \$500 paid to the estimator by the homeowner on a one-for-one dollar match up to \$5000

EXAMPLES OF ELIGIBLE IMPROVEMENTS:

- Repair of exterior elements deterioration, such as porch stairs, painting, brick raking and repointing cleaning, waterproofing walls
- Exterior structural improvements – replacing wood or masonry repairs.
- Improvements to address drainage of the neighborhood, such as stormwater landscaping and downspouts
- Roof replacement, exterior door/opening replacement, and window replacements
- Flood Proofing

Flood Proofing to include:

Floodproof Glass Systems

Floodproof glass systems are versatile flood protection solutions. They are suitable for use in a range of applications, including sea walls, bulkheads, residential and commercial protection, and critical facilities. These systems are tested to withstand up to 10 feet of water, are hurricane impact-rated, and meet ANSI/FM 2510 standards. They provide reliable passive flood protection while conforming to architectural design.



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Floodproof Windows

Floodproof Windows are passive flood-rated glazing systems that are always ready to protect from rising flood water and debris impact. They are hurricane impact-rated and tested to withstand up to 10' of water and significant missile collisions. No storage, installation, or deployment is needed before a flood event.

Pedestrian Flood Door/Garage Door

Flood doors are a practical solution for protecting buildings against flood damage. They look and operate like regular doors, but they transform into a sealed flood barrier when activated. They are hydrostatically tested up to 6 feet and are typically used as egress doors in mechanical and electrical rooms and for critical infrastructure protection.

Roof Repairs

Nail Down Loose Shingles

Not all shingles are entirely uniform. Even if they were manufactured the same and put on the same roof, each shingle lives a unique life that can cause it to hold steady or blow away like confetti at a children's birthday party. One of the keys to holding onto your shingles is to ensure each is nailed down properly and that no weak shingles are left in place before the big storm. Shingles that have come loose or are no longer securely nailed should be re-nailed or entirely replaced with a fresh shingle.

Roofing Cement on Shingles

If a shingle is still of good quality and doesn't need a new nail, but you're still worried about it coming up, a line of roofing cement around the edge should hold it much more tightly. Apply the cement to much of your roof to keep a firm grip on any shingle you mark.



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Construction Adhesive on Rafters and Trusses

Along the same lines, you should reinforce your rafters and/or trusses to ensure they stay on when the wind and tree branches start to fly fast onto your roof. A bead of construction adhesive on the rafters and trusses that join the roof deck will help everything stay together when the house is most stressed.

Reinforce Your Flashing

Flashing keeps the rain out, so you want to ensure it is adequate and in good condition during a hurricane. Flashing is metal sheathing where a roof feature like a chimney, window, or vent intersects with the weatherproofing of the roof. If your flashing has gaps or looks like it might be decaying, have a professional patch, reinforce, reseal, or replace it to keep you safe and dry during the next hurricane.

Hurricane Clips or Tie-Downs

Finally, if you're worried that your roof will not only take damage but perhaps could fly away, there are tie-downs, also fondly known as hurricane clips. These sheets of strategically twisted metal connect to the beams of your roof and the tops of the walls, ensuring that the overhang can't pick up your roof and flip off your house.

Effective Drainage Solutions to Prevent Flooding

Water damage can be a significant problem for homeowners, especially those living in flood-prone areas. Heavy rainfall and poor drainage can turn your yard into a soggy mess, causing soil erosion, weakening foundations, and harming your landscape. Effective yard drainage solutions are crucial to protect your property and keep your outdoor spaces dry and functional,

Channel Drains

Channel drains, also known as trench drains, are another efficient drainage solution. These drains are designed to collect surface water and transport it away from problem areas.



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How Channel Drains Work

Channel drains consist of grated surface channels connected to a drainage system. They are typically installed in areas where water pools, such as driveways, patios, and walkways. Water enters through the grate and flows into the channel, which leads to the drainage system.

French Drains

French drains are another popular solution for yards with water problems. They redirect groundwater and prevent it from reaching unwanted areas.

How French Drains Work

French drains consist of a perforated pipe surrounded by gravel. The pipe is installed in a trench, and excess water flows into the pipe through the gravel. The water then moves through the pipe and is discharged away from the home.

Grading and Sloping Your Yard

Proper grading and sloping of your yard are essential for adequate drainage. By shaping the land to direct water flow, you can prevent it from pooling near your home or other structures.

How Grading and Sloping Work

Grading involves adding or removing soil to create a slope that directs water away from buildings and toward designated drainage areas. This technique can be used with other drainage solutions to enhance overall effectiveness.

Creating Berms

Berms are raised areas of soil that can help redirect water and create barriers against flooding. They are often used in combination with other drainage solutions for maximum effectiveness.

How Berms Work

Berms are built by piling soil into mounds and shaping them to guide water flow. These raised areas can be landscaped with plants or grass to blend seamlessly into your yard. By redirecting water, berms help prevent pooling and manage runoff.



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Resolving Construction Disputes

Disputes can arise from various sources, including delays, design errors, and material quality issues. Effective dispute resolution is crucial for maintaining project timelines and minimizing financial losses. In most cases, the contractor will interface with the Estimator concerning the sign-off for payment.

The Estimator will attempt to mitigate the risk of disputes from the outset. It is critical to encourage collaboration among all project participants. Aligning the goals and commitments of subcontracted firms with those of other stakeholders can create a unified approach, reducing the likelihood of conflict.

Implementing these strategies can help construction professionals effectively navigate disputes, ensuring that projects stay on track and within budget. Ignoring potential conflicts can lead to significant financial repercussions and strained relationships; thus, addressing them promptly and effectively is key to a successful project outcome.

If a dispute arises that the estimator can not resolve, it is essential to establish clear communication channels. The responsible party should issue a formal written notice, a letter, or an email to the Resilience Fund Board and all other stakeholders about the issue. This proactive approach ensures transparency and sets the stage for collaborative problem-solving. If the issue cannot be resolved, the following steps should be taken:

Review Contractual Obligations

Most construction contracts include specific clauses outlining how to address delays and other disputes. Familiarizing all parties with these obligations can help them identify responsibilities and potential remedies. The contractor must notify the homeowner of any circumstances causing delays, thus safeguarding their rights for time extensions or compensation.



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Mediation and Negotiation

Engaging a mediator can provide a neutral platform for resolution if disputes escalate. Mediation encourages communication and negotiation, allowing the parties to discuss differing perspectives on issues, such as design responsibilities or material quality. This collaborative approach can help preserve relationships and lead to mutually agreeable solutions.

Alternative Dispute Resolution (ADR)

When mediation fails, alternative dispute resolution methods, such as arbitration, can be beneficial. ADR offers a structured process for resolving conflicts while typically avoiding the lengthy and costly nature of litigation.

Documentation

Record Keeping and documentation by the Homeowner, Contractor, and Estimator is essential. Thorough documentation of all project-related communications, changes, and decisions is vital. Proper records can provide necessary evidence if disputes require formal intervention and help clarify the timeline of events for all parties involved.



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MAP OF TARGET AREA. Borough of Downingtown 12-04-24

