



OPERATION FACELIFT

A CITY OF SAN ANTONIO

MATCHING GRANT PROGRAM

FOR BUSINESS FAÇADE IMPROVEMENTS TO COMMERCIAL BUILDINGS IN THE Tobin Hill COMMERCIAL REVITALIZATION ZONE

A key element of a neighborhood revitalization effort is the return of activity to a commercial corridor. Fresh paint, new awnings, or complete façade rehabilitation are first steps can be the catalyst to spur new commercial investment and excitement for patronizing participating businesses.

Operation Facelift provides resources for these first steps.

Operation Facelift Grants are equally matched, dollar for dollar, to private funds supplied by the business owner, in award amounts between \$500 and \$15,000.

Example: If a business owner put up \$500 of her own money for façade improvement, Operation Facelift provides for matching that \$500. The business owner would then have \$1,000 to invest in façade improvement.

Operation Facelift Grants are reimbursable.

In the example above, the business owner must first meet the requirements of the grant. (*See below for summary, and Operation Facelift grant application for complete requirements.*) The grantee must then pay the entire \$1,000 out of pocket on the façade improvements. The grantee then submits receipts for reimbursement of the \$500 Operation Facelift Grant. Reimbursement is on a quarterly basis.

Businesses Must Apply for Operation Facelift Grants.

Application must be complete and approved **before** construction begins

- Property must be eligible for the Operation Facelift grant (See below.)
- Façade project must be eligible (See below.)
- Projects that are eligible for funding will be considered on a first come, first served basis. There is no deadline; applications are accepted year round. However, projects may be limited due to budget constraints and funding availability.

Operation Facelift Grants are solely for façade improvements.

The purpose of Operation Facelift is to:

- Reverse the deterioration of commercial structures in the targeted areas.
- Enhance efforts to market vacant space and attract new businesses.
- Stimulate private investment and economic growth.
- Promote consistency in design and create a fresh and aesthetically pleasing environment.
- Assist property owners with the appropriate exterior rehabilitation of their buildings & bring them up to code.
- Reduce the perception of crime.
- Invest in historic preservation and rehabilitation.

Eligible Properties.

1. Properties must be in an officially declared Neighborhood Commercial Revitalization Corridor to be eligible. Properties that are still in NCR Partnership Project status are not eligible.
2. Commercial properties, either owner or tenant occupied within the NCR target areas. (Tenants must have a signed lease and the property owner's approval.)
3. Property must be maintained for commercial use as per the City of San Antonio's Unified Development Code sections 35-310.08 – 35-310.14.

Eligible Properties (continued)

4. Owners of vacant buildings are encouraged to apply and improve property as a catalyst for future occupancy. However, if the building is vacant at the time of application, proof of future occupancy in the form of a lease agreement is required.
5. Mixed use buildings with retail/commercial in the storefront may be considered.

Non Eligible Properties: Properties zoned as residential are not eligible.

Eligible Improvements:

All improvements must be permanent or fixed. Eligible improvements may include, but are not limited to:

1. Complete facade rehabilitation;
2. Replacement of broken window panes, aluminum or wood windows and broken store front glass
3. Scraping, priming, and painting of window frames, cornice and store front
4. Painting of brick facades where brick has been previously painted
5. Repair or replace deteriorating signage and brackets when attached to the building
6. Repair or replace missing or broken tile
7. Repair or replace worn awnings or canopies
8. Removal of metal slipcovers to expose original materials
9. Certain types of security elements or security recommendations
10. Rehabilitation of the upper facade and display areas or side walls of a building may also be eligible if street level improvements are approved
11. Roof repair when incidental to overall facade improvements

Other minor repairs, when incidental to overall façade improvements, may be included. Examples:

- Exterior lighting
- Certain types of security elements or security recommendations
- Roof repair
- Repair of sidewalk, ADA accessibility
- Detached signage

In addition, professional, architectural, and City permit fees may be included in the total improvement costs.

INELIGIBLE IMPROVEMENTS:

1. Improvements which do not conform to the adopted design guidelines
2. New construction
3. Parking lots
4. Landscaping
5. Burglar bars
6. Fence alone
7. Roofs or re-roofing alone
8. Blank walls
9. Work performed or which has been placed under contract prior to approval of an application

The Process

1. Determine eligibility
2. Complete and submit application with “before” photos
3. City of San Antonio performs Environmental Review. This includes a review by the State Historical Preservation Office.
4. Business meets with city Design Review Team to agree on project design
5. If accepted & approved, business signs Grant Agreement and Covenant with city
6. Business attends a pre-construction meeting with contractor and city
7. Business starts project with appropriate permits
8. Project implemented with appropriate legal compliance by Business, including Davis Bacon Act
9. When project completed, Business arranges for final inspection by the Design Review Team
10. Business submits all invoices, receipts and “after” photos with letter certifying work completion and request for reimbursement of matching funds.
11. Reimbursement check for matching Operation Facelift funds is issued by the city to the business.

Assistance with Operation Facelift Grant Applications will be available.