



FACADE GRANT PROGRAM

Development Authority
Facade Grant Committee
City of Hapeville
3468 N. Fulton Avenue
Hapeville, Georgia 30354
(404) 669-8269

Development Authority Façade Grant Program

Questions and Answers



How does the matching grant program work? Through the Development Authority, the City of Hapeville is offering grants for façade improvements. Applications are accepted and reviewed monthly.

Who is eligible to receive the grant? Any commercial tenant or commercial property owner located within the city limits may receive grants from the Development Authority for storefront improvements.

What types of projects qualify for grant funding? Eligible projects will visibly improve the unique historic and architectural character of the storefront. Examples include but are not limited to replacing signs, new awnings, exterior painting, window and door replacement, and storefront restoration.

Who approves my proposed project? Exterior changes to your building must be approved by the Façade Grant Committee. The Façade Grant Committee and the Development Authority will review your grant application and score it based on the criteria outlined on page 4.

How do I obtain a matching grant? Contact the Development Authority at (404) 669-2120 to schedule an appointment, complete the attached application, and submit renderings of your proposed project.

How soon should my project be completed? All work must be completed within three months of your grant award. Grant funds will not be dispersed until all specified work is completed and reviewed. The grantee must sign an affidavit that all work is completed and must disclose all invoices related to the project before receiving reimbursement. Providing false information to the Development Authority is a felony.

Are there any restrictions? Grant funds are to be utilized specifically for exterior improvements. A maximum amount of \$2,500 per building is available during each calendar year. Funds are awarded at the discretion of the Development Authority based on criteria ranking in the Façade Grant Score Sheet. The Development Authority reserves the right to reduce the amount of matching funds awarded based on the number of applications and the merit of projects proposed.

Who should I contact?	Development Authority, Façade Grant Committee
	City of Hapeville
	3468 N. Fulton Avenue
	Hapeville, Georgia 30354
	Office: (404) 669-8269

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Example 1

Mr. Smith wants to paint his commercial building. The estimate is \$1300.00. Mr. Smith applies for a 50% match. The Development Authority Grant Review Board approves a \$650.00 grant. The grant award is made available with the stipulation that the Downtown Development Director approves paint color selections.

Example 2

Mrs. Black wants to hang a new wall sign and install wiring and new light fixtures to illuminate the new sign. Total project cost is \$2000.00. Mrs. Black already has \$1500 to spend on the project, and applies for a \$500.00 grant. The Development Authority Grant Review Board approves the \$500.00 grant with the stipulation that the Downtown Development Director approves the lighting and sign design. The Review Board also requires Mrs. Black to remove all non-conforming signs from the building in order to receive the grant.

Example 3

Mr. Jenkins wants to restore his storefront to its original appearance. This includes uncovering and reinstalling transom windows, installing a raised panel front door, replacing a deteriorated metal awning with a fabric awning, and redesigning his wall sign. Total project cost is \$7000.00. The Development Authority Grant Review Board awards the maximum amount of \$2500.00 to assist with the renovation. The board requires all alterations to be approved by the Downtown Development Director and follow the Secretary of the Interior's Standards for Rehabilitation.

Example 4

Mrs. Martin's storefront is in excellent condition. She wishes to purchase four terra cotta planters and flowering plants to place on the sidewalk in front of her store. Total cost is \$200.00 and she applies for a 50% matching grant. The Development Authority Grant Review Board feels the project will not substantially improve her storefront and denies the grant.

Example 5

Mr. Chang's convenient store needs a new roof which will cost \$15,000.00. Mr. Chang applies for the maximum grant amount, \$2500.00. The Development Authority Grant Review Board feels that roof replacement is a routine maintenance issue and does not meet the goals of the grant program because the appearance of the façade will not be improved. His grant application is denied.

Example 6

Mrs. Crane's drugstore has an original and historic neon sign on the façade that she would like to restore. The sign restoration is estimated at \$1400.00. The Development Authority Grant Review Board likes the project, but only awards a 20% match due to the high number of applicants seeking grants. Since it is a relatively small project with minimal impact to the façade, Mrs. Crane is encouraged to reapply for the full 50% match at a later date when fewer applicants are competing for funding.

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Criteria of Evaluation

1. **Property Visibility.** Some properties have greater visibility than others. Two-story buildings, corner lots, and uniquely designed buildings may stand out more than other buildings surrounding them. Buildings (both historic and modern) that provide a 'gateway' into the downtown area may have a higher visibility than those situated in the center of the Central Business District. These 'gateway' buildings introduce people to the district and can greatly influence their perception of the area. Properties that front secondary roads may not be as visible due to decreased motor and pedestrian traffic. Ranking the visibility of each property should be done on an individual basis taking these factors into consideration. Priority should be given to projects that enhance the most visible properties.
2. **Importance to the Area.** Certain buildings/businesses are important to the character of downtown. New businesses located downtown are important to the character of downtown. New business located in downtown are important to revitalization efforts and should be assisted when possible. Larger buildings and vacant buildings are also important because of their potential impact on the tax base. Properties with unique and exceptional architectural details are important because they help create a historic atmosphere. Priority should be given to properties that are important to the downtown area.
3. **Significance of Property.** The historic character of the Central Business District is enhanced or diminished by buildings in the area. Buildings that play an important role in the history of Hapeville are significant (like the depot, post office, schools, etc...) . Unique examples of architecture are important because of their design and architectural significance. Modern intrusions that detract from the district are less significant. Priority should be given to projects that enhance historically and architecturally significant buildings.
4. **Existing Condition.** The existing conditions of our downtown buildings range from poor (abandoned/structurally unstable) to excellent (well maintained). Buildings suffering from demolition by neglect may require immediate assistance to ensure their continued existence and marketability. Properties already in excellent condition may require less assistance. Priority should be given to projects that improve properties in poor to good condition.
5. **Potential for Improvement.** Buildings that are already in excellent condition may have less potential for improvement than buildings in poor condition. A property in the Central Business District that is already well maintained will benefit less from the addition of an awning (or other improvement) than other buildings in worse condition. A greater impact may be achieved by improving the buildings in poor condition. Priority should be given to projects that enhance buildings with the greatest potential for improvement.
6. **Impact of Improvement.** Some changes may benefit the property more than others. The replacement of inappropriate modern windows may have a greater impact on the property than new signage. Restoring original transom windows or replacing a dated metal awning may have a greater impact than repainting a building. Priority should be given to projects that will have the greatest impact on the building.
7. **Facade Improvement Start Date.** No applications will be accepted for any improvements done on the applicant's property prior to the approval of the grant application by the Façade Grant Committee and Hapeville Development Authority.

**Development Authority
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Application

Applicant Name: _____

Mailing Address: _____

Phone Number: _____

Building Address: _____

Name of Tenant: _____

Name of Business: _____

Type of Business: _____

Property Owner's Name (Printed) : _____

Property Owner's Signature: _____

Project Cost: _____

Amount of Grant Applied for: _____

Please attach the following:

- 1. Contractor's cost estimate or bid on contractor's letterhead**
- 2. Letter of consent from property owner if the applicant is a tenant**
- 3. Photograph of existing building**
- 4. Rendering of proposed project**
- 5. Paint samples (when applicable)**

I do hereby swear or affirm that the information provided herein is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. Providing false information to the Development Authority is a felony.

APPLICANT'S SIGNATURE: _____ **DATE:** _____