



SAN ANTONIO FOR GROWTH ON THE EASTSIDE

CHOICE Façade Improvement Grant Policy

The following are the policies of the SAGE Board of Directors as they relate to the CHOICE Façade Improvement Grant Program.

1. Grant applications are reviewed by the Grant Review Committee which makes recommendations to the Board. The Board makes the final decision on all grant awards.
2. Board members, community Grant Review committee members, staff, and family members of board members, Grant Review committee members and staff may not apply for any SAGE Financial Assistance Programs. For this purpose, family members are defined as spouse, children, parents, and siblings (including in-laws).
3. The CHOICE Façade improvement program is limited to for-profit businesses.
4. An environmental assessment fee of \$5,000 will be assessed to each grant. Grantees do not have to match the environmental fee.
5. A match is required on all Choice façade grant awards. Grants in the target area (close proximity to Wheatley and Choice Infill area and along New Braunfels corridor) require only (\$.25) match on every dollar (\$1.00) received. To receive a \$20,000 grant, the applicant must propose a Façade Improvement project with a value of at least \$25,000 in the target area. The target area includes businesses along New Braunfels, in close proximity to Wheatley and the Choice Infill area, and critical corners between Gabriel and Nolan
6. Grants outside of the target area require a fifty cent (\$.50) match for every dollar (\$1.00) received. Environmental Costs will be deducted from grant award. To receive a \$15,000 grant, the applicant must propose a Façade Improvement project with a value of at least \$22,500 in the broader Choice footprint.
7. All projects funded by the CHOICE Façade Improvement Grant program must be on commercial properties located within the CHOICE footprint (see the attached map). No grant program funds will be used for residential properties. The property must be zoned for an appropriate commercial use at the time of the application.
8. Choice Façade Improvement Grant award maximum amount is \$25,000 per qualifying project in the target area and \$20,000 per qualifying project outside of the target area in the broader Choice footprint. The maximum grant amount includes the \$5,000 environmental assessment fee. SAGE will utilize alternate funding sources

for lesser grant amounts. The amount of grant awarded will be recommended by the committee based on their evaluation of the merits of the project as described in the application using the evaluation scorecard.

9. Investors must certify that they are not recovering the matching funds directly from their tenants.
10. All grant funds must be used for façade improvements. Façade improvements include anything on the exterior of the building. Special consideration will be given to projects that include landscaping or other items that improve the community streetscape. Projects whose improvements include CPTED (Crime Prevention through Environmental Design) measures to include interior CCTV enhancements will also be considered.
11. At least 75% of the project must be visible from the street. *For example if an owner chooses to use \$10,000 for façade improvements then \$7,500 must be spent on improvements that are visible from the street.*
12. Projects cannot be initiated until an environmental assessment is completed. Once an environmental report is received, the project must start within 30 days of the report and must be completed within 12 months of the grant award.
13. Grant payments will be limited to items identified in the project information provided at the time of application
14. Applicants may change the scope of their project with SAGE approval one time with the understanding that the amount of the grant will not change
15. Applicants cannot ask for additional funding for a project that has already been funded
16. Grant recipients must wait 12 months after completion of their funded project before applying for a new CHOICE Façade Improvement grant for a new project. The waiting period is per address, per business and per owner. *For example: Mrs. Smith owns Smith Body Shop at 122 Any St. and receives a grant of \$10,000. She completes her project on January 15, 2013. Mrs. Smith is not eligible to apply for another grant for any address or business until January 16, 2014. Let's say Mrs. Smith sells 122 Any St. to Mr. Jones. Mr. Jones is not eligible to apply for a grant to be used at 122 Any St. until January 16, 2014.*
17. The waiting period does not apply to the SAGE Store-Front Grant program. Both grant programs may be used simultaneously by the same owner for the same or different property.
18. Proceeds from a SAGE Store-Front Grant may not be used as the match for a CHOICE Façade Improvement Grant. Proceeds from a CHOICE Façade Improvement Grant may not

be used as the match for a SAGE Store-Front Grant. They must each be matched independently.

19. All CHOICE Façade Improvement Grant applications will be evaluated using the following criteria and scorecard:

Criteria	Max Points
Need of Applicant	15
# of Jobs Created	15
Total Project Value (ROI)	10
Proximity to Wheatley Site	15
Located on High Traffic Corridor	15
Visual Impact	20
Owner Occupied	10
Total Points	100

I certify that I have read and understand these policies.

Property Owner's Signature

Date