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CITY OF ANDERSON
FACADE GRANT PROGRAM GUIDELINES
Effective 01-01-10

I. GENERAL

The Facade Incentive Grant Program provides financial assistance for improvement projects on building facades in the Downtown District. The standard for design can be found in the Anderson Downtown Historic District Design Guidelines which are based on the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings. The intent of the grant program is to encourage appropriate revitalization to as many private properties in the Downtown District as possible. The property owner agrees to maintain the property after completing the work on the building.

II. ELIGIBLE PROPERTIES

Projects for structures located in the area from Greenville Street to River Street, from Murray Avenue to Fant Street are eligible to apply for grant funding. The legal owner of the property as listed in the County Property Records must provide permission for the work and must agree to the maintenance of the property regarding the grant-assisted work.

III. GUIDELINES

- A. Prior approval by the Board of Architectural Review is a prerequisite for any façade grant applicant. Routine maintenance such as painting with no color change is exempt from Board review but does require approval of the staff committee.
- B. Applications will be accepted in 2 funding cycles with \$12,500 available in each cycle. Due dates for these funding cycles are July 15th and January 15th of each fiscal year.
- C. Applications will be evaluated utilizing selection criteria by the Downtown Development Commission.
- D. There is no carry-over of funding or reimbursable projects from one fiscal year to the next.
- E. Projects must be completed within 120 days from approval date, and no later than June 30. ***Failure to complete projects within 4 months of approval date will result in loss of approved funds.***
- F. There is no reimbursement for projects started before receiving approval for grant funding.
- G. The amount of the grant for approved projects is 50% of the project total with a maximum of \$2,500 per façade and \$5,000 per building, subject to funding availability.

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IV. Selection Criteria

The Selection Criteria addresses priorities that have been identified in The Downtown Master Plan. Applications will be evaluated by these criteria and will be scored by the Downtown Development Commission.

No previous award for property	3
Less than 5 years	2
Less than 2 years	1
Least Developed Areas of Downtown	2
Developed Areas of Downtown	1
Business is identified as a Market Potential in the Claritas Marketing Data for Downtown	2
Not identified as a Market Potential in the Claritas Marketing Data for Downtown	1
Supports Downtown living	1
Does not support Downtown living	0
Supports Downtown tourism	1
Does not support Downtown tourism	0
Improvements that will significantly increase property values	1
Improvements that most likely will not increase property values	0

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V. APPLICATION PROCESS

- A. Submit application to the Board of Architectural Review if applicable. For information on this process visit <http://www.downtownanderson.com/designguidelines.html> or call the City Planner at 864-260-4005.
- B. Upon Board of Architectural Review approval, verify funding availability and submit:
 - 1. Facade Grant Application
 - 2. Cost estimate of proposed work.

VI. FAÇADE PROJECT

- A. Do not begin project until grant approval is received.
- B. *Failure to complete projects within 4 months of approval date will result in loss of approved funds.***
- C. Construction projects require building permits. Contact the City Building Department at 864-231-2217. Contractors must have a professional trade license and a city business license.
- D. Signs require permits. For applications, call 864-332-5716.

VII. REIMBURSEMENT PROCESS

Reimbursement will occur after:

- 1. Project completion and final inspection by a member of the Downtown Development Commission.
- 2. Submittal of signed Façade Maintenance Covenant Agreement.
- 3. Submittal of paid invoices, two-sided cancelled check copies or signed statement from applicant invoice has been paid.

Send all materials to:

Arlene Young,
Downtown Development Director
City of Anderson
401 S. Main St., City Hall
Anderson, SC 29624

For more information, call 864-231-2200.