

HOUSING AND  
NEIGHBORHOODS

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# Facade Rehabilitation Grant

Adopted 7/1/2016  
Amended 3/5/24

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# City of Raleigh Facade Rehabilitation Grant Program

Economic development is a priority for the Raleigh community and its residents. Attracting new businesses and expanding existing businesses in the city is a part of this goal. The City of Raleigh's Facade Rehabilitation Grant encourages growth and development by assisting property owners and businesses with improvements, renovations, and/or additions to their exterior spaces.

Do you need help making sure your business's exterior is equipped and customer-friendly? Apply for a Facade Rehabilitation Grant.



## Program details

- Grant applications will be accepted on a "first-come, first-served" basis.
- Grants are awarded on a quarterly basis.
- Grant amounts up to \$5,000 outside Priority Areas for Economic Development.
- Grant amounts up to \$10,000 inside Priority Areas for Economic Development.
- Grant funds are allocated \$50,000 per year.
- Facade Rehabilitation Grant may be used in conjunction with a City of Raleigh Building Up-fit Grant.
- Grant requires a 1:1 match by the tenant or property owner. Approved applicants must spend an amount on improvements, renovations, and/or additions at least equal to the amount of grant funds provided.

## Qualified improvements include

- Removal of false fronts (such as aluminum panels)
- Repair or replacement of windows, doors and cornices
- Repair or replacement of facade materials
- Exterior painting (when associated with a larger rehabilitation effort)
- Design and construction costs
- Artist fees for qualified art or murals
- Labor costs and equipment rental for art or mural
- Construction and material costs for art or mural
- Exterior Painting and lighting costs for art or mural

# Program Details

## Criteria for qualifying projects

- The property must be located within the City of Raleigh.
- The property must be subject to City of Raleigh ad valorem taxes.
- The applicant must be the occupant of the improved property.
- If the applicant is a tenant, they must have a fully signed lease and written approval from the property owner supporting the improvements to be made and agree to the terms and conditions of the grant award. A lease term of a minimum of three (3) years is required.
- Funding must support capital investment (expenditures for improvements, renovations and/or additions to the property) and cannot be used for personal property located upon or used in connection with the property.
- The improvements, renovations and/or additions must have been undertaken after appropriate permits from the City of Raleigh have been obtained.
- Improvements made must remain with the property for a minimum of three (3) years following the disbursement of grant funds.
- If the funded improvements are removed from the property or damaged and not repaired within the three-year occupancy period, funds shall be repaid to the city as follows:
  - 100 percent of grant paid if within the first year following grant payment.
  - 66.6 percent of grant paid if within the second year following grant payment.
  - 33.3 percent of grant paid if within the third year following grant payment.
- If the grantee fails to pay taxes owed to the City of Raleigh during the three-year occupancy period and continues to fail to pay such taxes within 10 business days of receiving notice of tax delinquency from the city, the entire grant amount must be repaid to the city.
- Murals must have an impact on the property's facade. Murals covering facade's in good condition are ineligible.
- The tenant's use must be an office, personal service, retailer, eating establishment, or industrial use space (as defined in the Unified Development Ordinance).
- Rehabilitation projects for loading docks are eligible.
- Program excludes bars, night clubs, taverns, and lounges.
- Facade projects must be visible from public street.
- Space or building must currently exist.

## Disqualifying factors

Improvements, renovations, and/or additions to the commercial property shall not qualify for a grant if the applicant or property owner has applied for or been approved for building permits or began construction on the project prior to the award of the grant. Other factors include: delinquency in the payment of any taxes, assessments, fees, or other debts owed to the city.

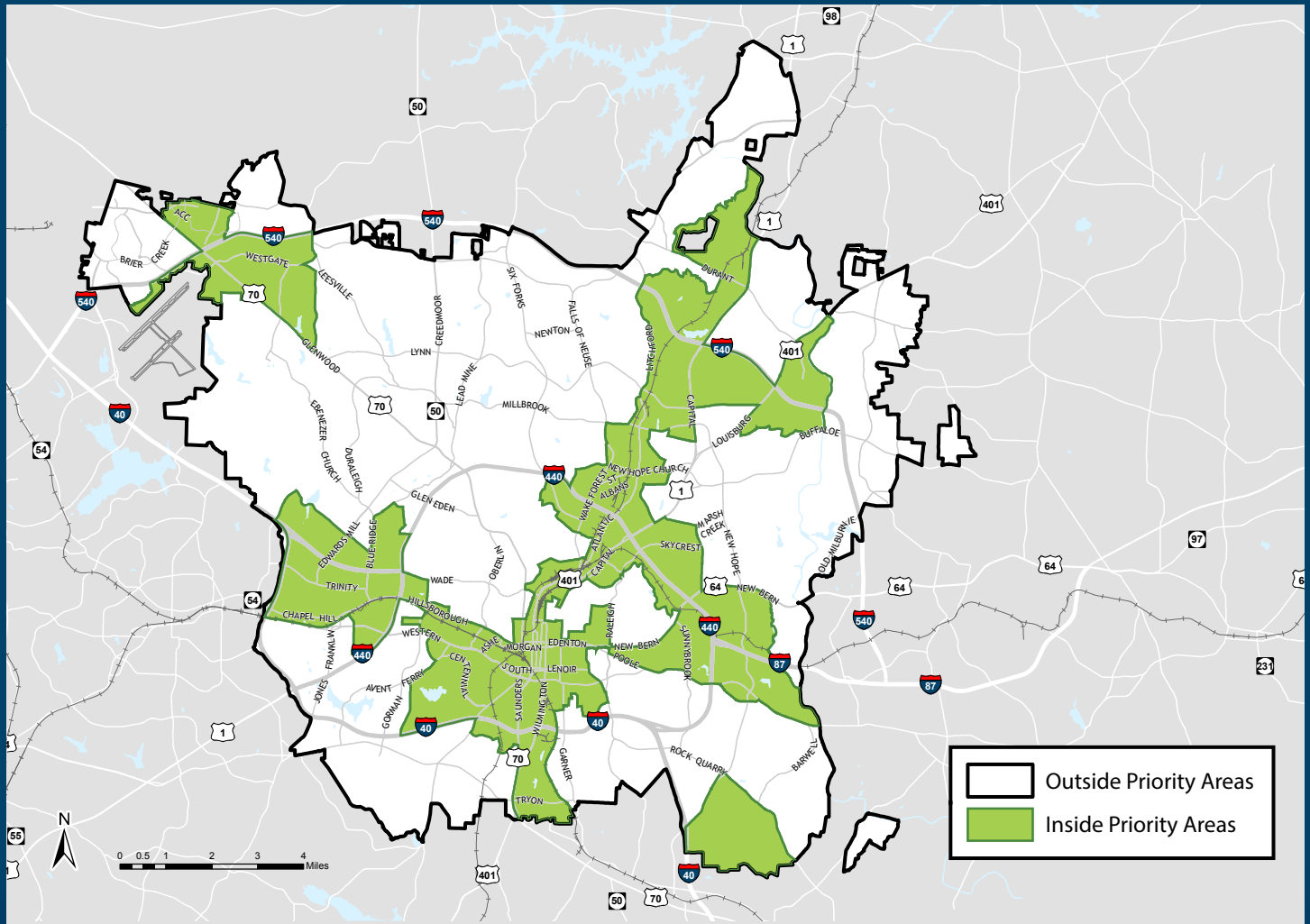
## Grant process

- Applicant must complete a Facade Rehabilitation Grant pre-application and staff will provide an application via email if a pre-applicant is determined to be eligible to apply. Ineligible applicants will be notified.
- Applicant must complete a Facade Rehabilitation Grant application.
- The Small Business Development team and Review Committee will score all of the grant applications under consideration.
- Tied scores will be broken in favor of the earliest submitted application.
- If property is a historic landmark or district, applicants must provide documentation.
- The Small Business Development team shall give written notice to each applicant of the approval or disapproval of each grant application.
- Applicants must include a rendering of the final project.
- The applicant must obtain all appropriate permits before any improvements, renovations, and/or additions are undertaken.
- Applicants must submit a site map of the property along with photographs of the facades, clearly indicating the street names from which each photo was taken.
- Project must be completed and any permits closed before grant funds will be disbursed.

## Upon approval for a grant

- Any changes to qualifying expenditures must be approved by The Small Business Development team in order to qualify for reimbursement.
- Once the grant is approved, the grantee has up to six (6) months to obtain building permits and up to six (6) months to complete zoning and COA requirements,, and one year after the date of the building permit(s) being issued to complete the project and obtain a certificate of occupancy or compliance and open for business. If one or all of these criteria are not met then the grantee will be notified in writing that the grant is terminated.
- Grantees can request an extension if nearing the six-month or one-year lapse points. One extension, of no longer than six (6) months, may be granted, per project, at the discretion of the City Manager or their designee.
- The City Manager, or their designee, may offer a second extension of six (6) months per project if the grantee has been working in good faith on the project, but unforeseen circumstances have produced delay. Any extension request must be made in writing with the reasons for the project delay fully explained. This change is retroactive and applies to grantees in the first grant funding cycle as well as future grantees.
- Consideration and potential award of grant is independent of any developments plans reviewed by the city.
- All projects are subject to applicable zoning and building codes.
- The grant shall be awarded only after the work has been completed and a final inspection has been made by The Small Business Development team to determine that the work has been satisfactorily and entirely completed according to approved plans and specifications.
- Proof of costs and payment, in the form of paid invoices, will be required.

# Priority Areas for Economic Development



Scoring Criteria	Maximum Points
<b>Level of Capital Investment</b> \$0 - \$4,999 (5 points) \$5,000 - \$9,999 (10 points) \$10,000 or more (15 points)	15
<b>Level of Rehabilitation</b> Minor project (5 point) Repair & replacement (10 points) Major rehabilitation (15 points)	15
<b>Located inside Priority Areas for Economic Development</b>	20
<b>Appropriate rehabilitation of contributing building in a designated historic district or individually listed historic district</b>	5
<b>Rehabilitates a deteriorated and/or a dilapidated property and abates an environmentally impaired building (i.e. lead, asbestos, brownfields, etc.)</b>	10
<b>Reuses a vacant or underutilized property</b>	5
<b>Located in a designated transit route or corridor (within a ¼ mile of transit stop)</b>	15
<b>Fosters Economic Development or Community Development opportunities</b> Strategic ED (6 points) Strategic CD (4 points)	10
<b>Project contains energy efficient elements</b> EE HVAC (2 points) EE LED Lightning (1 point) EE Window/Doors (1 point) Other energy/water (1 point)	5
<b>TOTAL POSSIBLE POINTS</b>	<b>100</b>

Examples	
<b>Minor rehabilitation</b>	<b>Repainting the facade:</b> Applying a new coat of paint to the exterior walls. <b>Minor repairs:</b> Fixing small cracks or damages on the facade.
<b>Repair &amp; replacement</b>	<b>Window replacement:</b> Replacing old or damaged windows with new, energy-efficient ones. <b>Door replacement:</b> Installing new entrance doors that match the architectural style. <b>Awning replacement:</b> Replacing worn or damaged awnings with new ones. <b>Brick and mortar repair:</b> Replacing damaged bricks and repointing mortar joints.
<b>Major rehabilitation</b>	<b>Complete facade overhaul:</b> Significant structural and aesthetic improvements to the entire facade. <b>Historic restoration:</b> Restoring the facade to its original historic condition, including architectural details. <b>Accessibility improvements:</b> Adding ramps, handrails, and other features to improve accessibility. <b>Structural repairs:</b> Addressing major structural issues such as foundational repairs or major wall reinforcements.

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