

FACADE IMPROVEMENT GRANT

ABOUT

The Downtown Concord Facade Improvement Grant Program encourages investment in the appearance, functionality, and preservation of commercial properties within Downtown Concord. The program provides matching grants for exterior improvements that enhance building facades, support small business growth, promote historic preservation, and contribute to a vibrant, walkable downtown environment.



PROGRAM DETAILS & ELIGIBILITY

Eligible applicants may receive reimbursement for up to 50% of eligible project costs, not to exceed \$5,000 per project. Projects must meet the following eligibility criteria:

- Property must be located within the MSD (see map on last page).
- Building must be an existing structure, no less than ten (10) years old at the time of application submittal.
- Building must have street frontage with an active ground floor area accessible to the primary street.
- Applicant must be a for-profit business or mixed-use development.
- If the applicant is a tenant, they must have written approval from the property owner supporting the improvements to be made and agree to the terms and conditions of the grant award.
- Project must adhere to City of Concord zoning requirements, Center City Design Standards, and Secretary of the Interior Standards for Redevelopment (if applicable).

Applications will be accepted and reviewed on a "first-come, first-served" basis.

Only one grant will be awarded per owner or tenant per fiscal year (July 1 – June 30).

QUALIFIED IMPROVEMENTS

- Removal of false fronts (such as aluminum panels)
- Restoration or replacement of windows, doors, storefront systems, and architectural details
- Masonry repair and repointing
- Exterior facade repairs
- Permanent exterior lighting
- Permanent signage
- Awnings and canopies
- Outdoor dining patios and decks
- Exterior painting associated with an approved rehabilitation project
- Design, architectural, engineering, and permit costs directly associated with an approved project

INELIGIBLE IMPROVEMENTS

- Interior renovations
- Routine maintenance
- Roof repairs not visible from the public right-of-way
- Temporary signage or banners
- Window signage and window painting
- Furniture, fixtures, and equipment
- Landscaping and irrigation
- Property acquisition
- Inventory or operating expenses

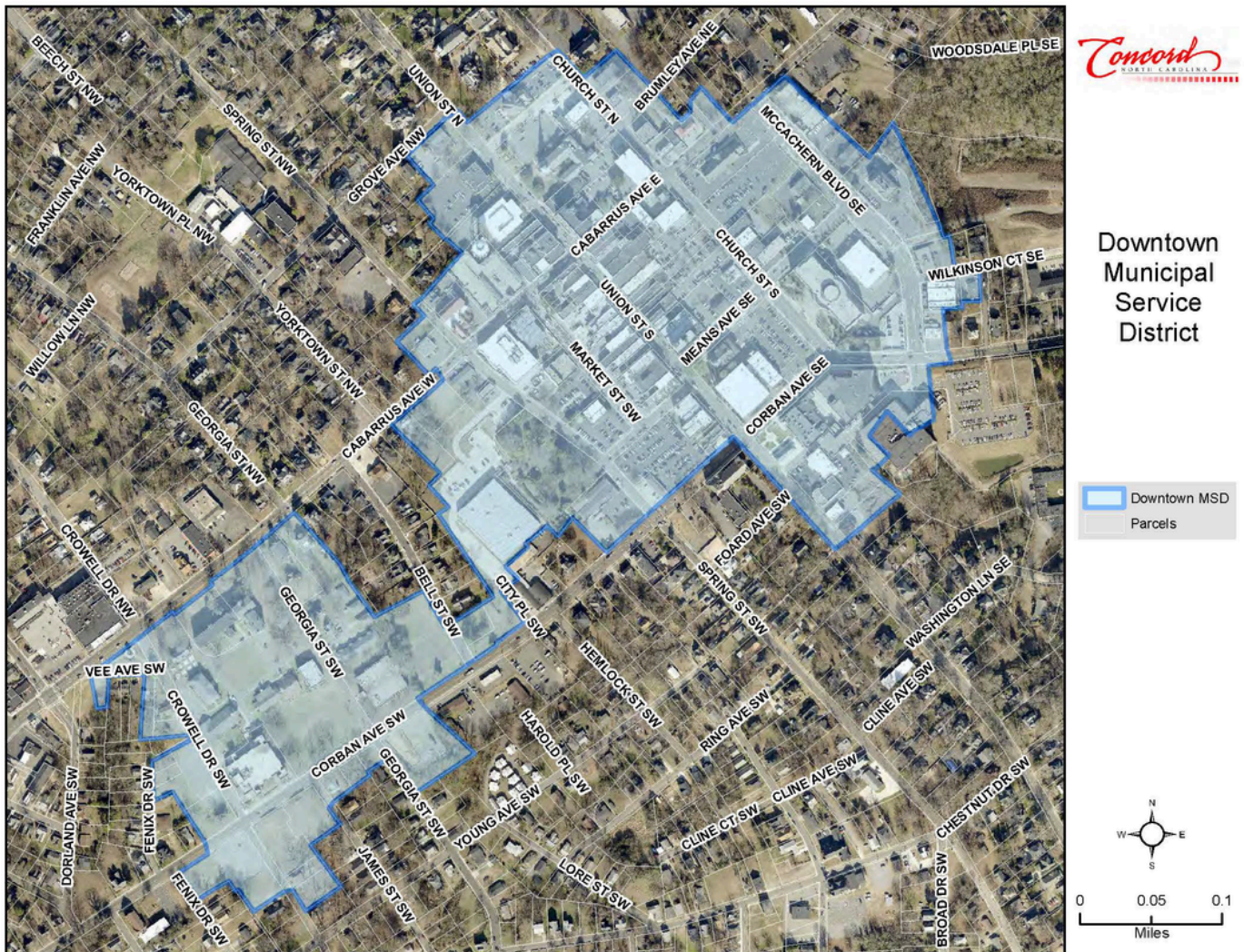
APPLICATION PROCESS

- The applicant must obtain all appropriate permits and approvals.
- Applicant must submit a completed grant application, including the required supplemental documents before staff will begin their review of the application.
- The City of Concord Planning and Development Services Department will review all applications and determine eligibility.
- After approval, the City will enter into a contract with the applicant outlining the scope of work and terms of the grant agreement.
- Applicant has twelve (12) months to complete construction from the date of staff approval and notification.
- After project completion, applicant must provide itemized receipts for project cost and satisfactory proof that the project was completed according to plans submitted as part of the grant application.

GRANT PAYMENTS

The City of Concord will make one payment at the completion of the improvement.

- If the project is completed below cost, the City will not pay more than 50% of the total project cost.
- Improvements funded through this program must remain in place for a minimum of four (4) years following grant disbursement.
- If improvements are removed, substantially altered, or not maintained during this period, the City may require repayment of all or a portion of the grant funds.



For more information and an application, please contact:

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