



BUENA VISTA CDBG FAÇADE IMPROVEMENT PROGRAM

BE PART OF THE TRANSFORMATION!



OCTOBER 2021

PROGRAM GOALS

- 1) ELIMINATE BLIGHT
- 2) STIMULATE INVESTMENT
- 3) BEAUTIFY DOWNTOWN



THE FAÇADE IMPROVEMENT PROGRAM IS A...



One-time concentrated project



Coordinated partnership between property owners and City



Forgivable loan program



Helping hand to assist you in bettering your property



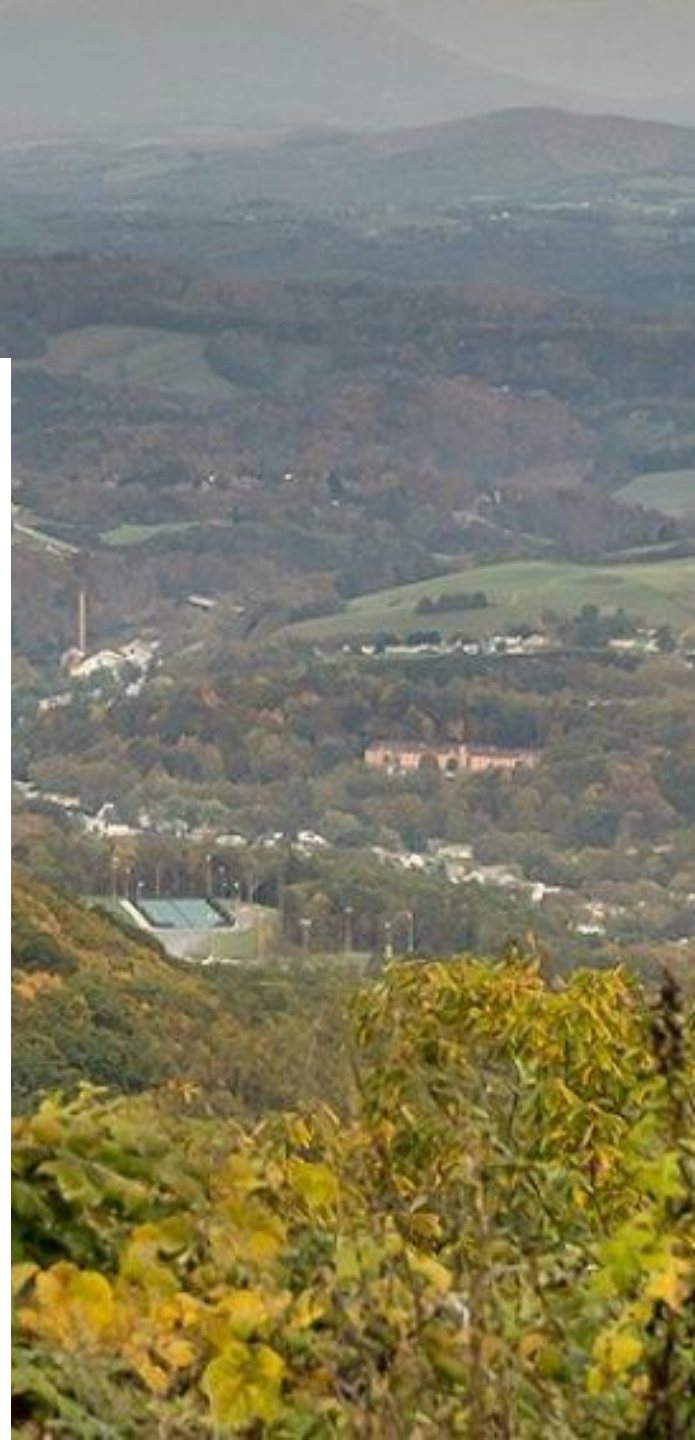
PROGRAM OVERVIEW

Available to downtown property owners

Owner works with architect to develop formal design

Scope of work up to building owner and owner budget

Minimum of 10 buildings to be improved in some way





WHO IS ELIGIBLE?

PROPERTIES WITHIN THE RED BORDER,
OUTLINING THE DOWNTOWN PROJECT
AREA, ARE ELIGIBLE.

ELIGIBLE IMPROVEMENTS

- Masonry cleaning and repair
- Painting
- Canopies and awnings
- Gutters and downspouts
- Windows, doors, and storefronts
- Exterior lighting
- Business signage (including necessary electrical work)





INELIGIBLE WORK

- Maintenance work (e.g. window cleaning)
- Work done on other sides of the buildings
- Interior work
- Roof work
- Electrical, plumbing, or mechanical work
- Structural elements
- Nonpermanent fixtures (e.g. movable signage)
- Signage for off-premise businesses

Much of this work may count as in-kind match!



City Hired Contractor

- City will develop a unified scope of work and budget for all proposed work
- City will hire a single contractor to complete work for all buildings participating under this method
- Contractor will complete work on all buildings at the schedule determined by the City



Materials Only

- CDBG funds pay for documented materials ONLY for eligible activities
- Owner performs labor, or hires contractor to perform labor
- Labor may serve as in-kind match





PROGRAM PROCESS

Develop design

City Review

Determine Match Contribution

Contract Execution

Post Contract





DESIGN

- You will meet with the program architect to go over your design goals
- The architect will use your exact design goals to determine a design within your budget
- The City is required, within the CBDG program, to develop design guidelines. The City will prepare brief, **flexible** façade design guidelines.
 - Will focus on quality architectural features
 - Will NOT focus on particular materials, colors, or styles
- Contributing buildings of Buena Vista's Downtown Historic District will require review by the Virginia Department of Historic Resources (DHR)
 - The City will handle communication with DHR for this review

REVIEW

- Façade Oversight Board (FOB) and the City will review the design, cost estimates, and match contribution
- FOB will determine fund allocations for all buildings
- Factors to be considered when allocating funding:
 - Condition of building
 - Number of participants
 - Cost-to-impact ratio
 - Whether building has received City Façade Improvement funds in the last 5 years



Match Contribution

Must be equal to or greater than 50% of the total project cost

Cash Match

- Cash spent on the project equating to half the cost of the work performed
- May be financed by a loan—such as City's Revolving Loan Fund

In-Kind Match

- Money spent of other work on the property outside the scope established for the façade
- Same dollar value as the work performed with program funds
- May include, but not limited to:
 - Work on façade which is eligible for CBDG
 - Work on building to remove blight
 - Repair or replacement of roof system which includes gutters and downspouts
 - Interior work to include structural, cosmetic, electrical, plumbing, or mechanical
 - Site work at business location to include stormwater management, parking areas, landscaping, and more

*All in kind match subject to approval to ensure eligibility

Contract Execution

- Once the scope of work and allocation is approved, a formal contract will be executed.
- Prior to execution of the contract, the owner will need to provide:
 - Evidence of ownership
 - Written documentation that the structure is covered by all-hazard liability insurance
- The contract will outline responsibilities and work description, and will include agreement to the forgivable loan.



Post Contract

The value of the work performed with CDBG funds by the City will be considered a forgivable loan. The forgivable loan is for a term of five (5) years at zero percent (0%) interest. The loan will be forgiven monthly for a period of 60 months and the property lien removed if the applicant has met the following conditions:

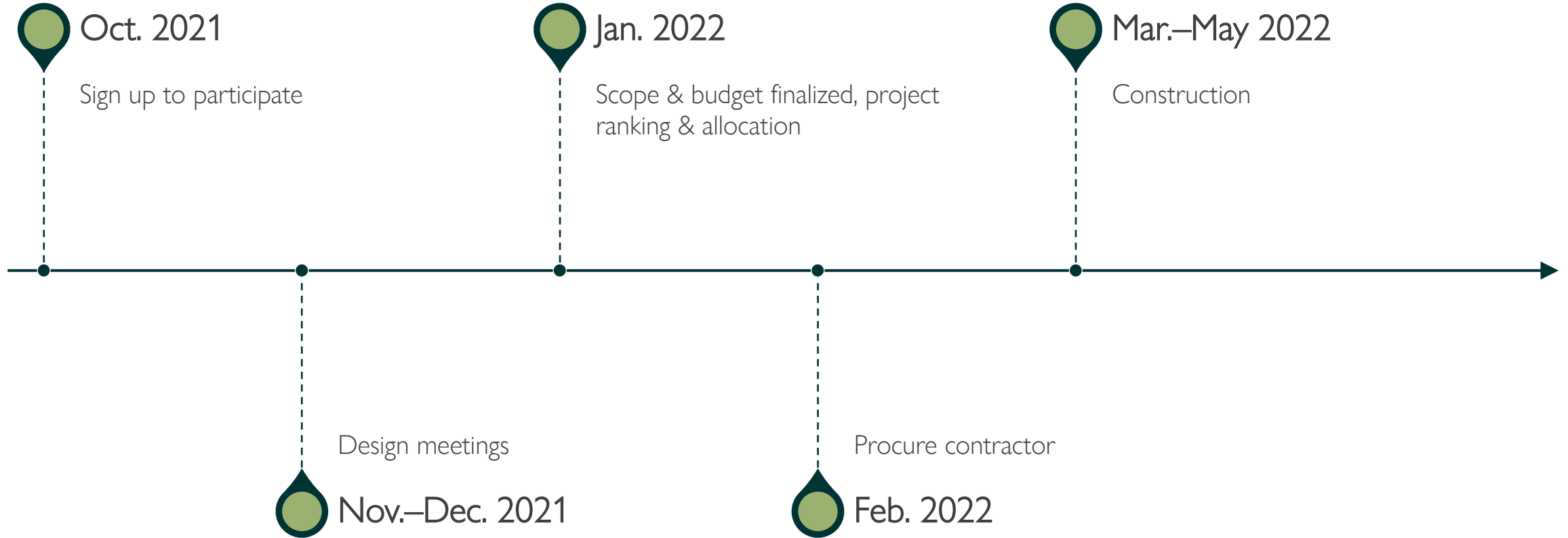
The property owner has completed the façade improvements in accordance with the program guidelines within twelve (12) months of approval. The City will consider requests for extensions as applicable.

The property owner has continued to maintain the façade in satisfactory condition.

The owner of the building at the time of approval has retained ownership of the improved property during the five-year period. If sold, the balance of the loan may be transferred to the new owner with a new lien initiated with the City for the balance of the lien term.

In short, complete and maintain the agreed upon work and you are good to go!

KEY DATES




Next Steps for you:

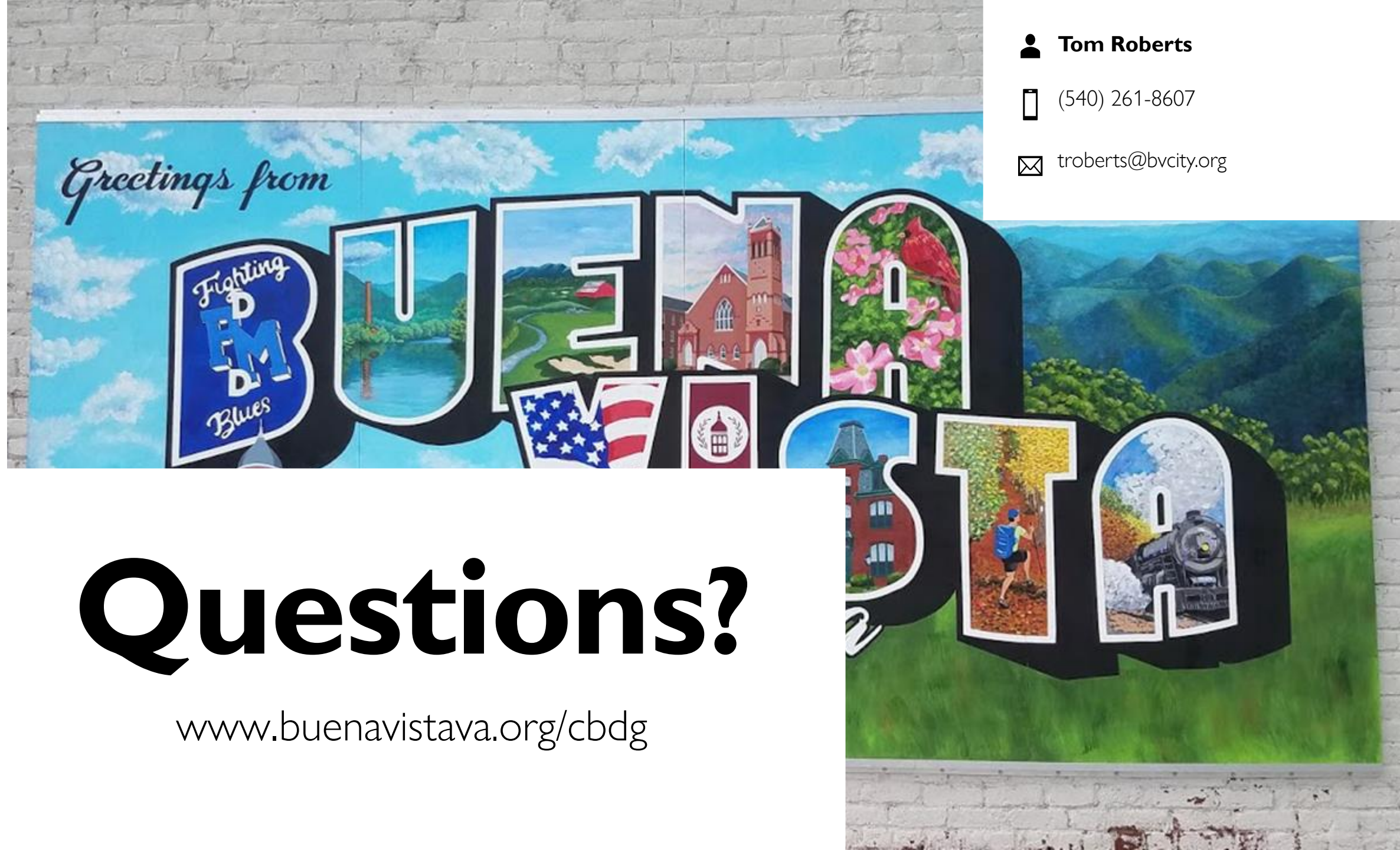
- ✓ Ask questions and get a greater understanding of the program
- ✓ Sign a letter of intent – You won't be obligated if things change!
- ✓ Determine your personal project budget and construction goals to prepare for future conversations
- ✓ City staff will contact you to schedule a meeting with City Staff and architect, Terry Ammons



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Questions?

www.buenavistava.org/cbdg