

Façade Improvement & Outdoor Spaces Programs



Economic and Workforce Development Committee
February 28, 2023

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ARPA FUNDED GEOGRAPHIC PLACEMAKING

Approved by City Council on June 23, 2022

\$5.25M in Total Funding

- \$1M for a Corridor Program Pilot
- \$3M for a Façade Improvement Program
 - \$300,000 available to Non-profits
- \$1.25M for Outdoor Spaces Program



BACKGROUND



Façade Improvement Program

- City of San Antonio “Operation Facelift” Program: 1998 – 2018
 - Combination of City and Federal Housing and Urban Development (HUD) funding
 - 95 projects and \$1.9M in funding allocated
- SAGE Store Front Grant Program
 - Specific to SAGE’s service area, with matching funding up to \$10K
 - 150 grants and \$1.3M in funding allocated
- ARPA funding will re-activate programmatic investments in commercial building facades

BACKGROUND



Outdoor Spaces Program

- COVID-19 catalyzed changes in customer preferences, increasing demand for outdoor dining and drinking spaces
- 2021 National Restaurant Association study found increased commitment of resources by fine and casual dining restaurants to expanding outdoor options
- Same restaurants planned to keep improvements moving forward
- Program will establish City program to expand outdoor spaces and support ongoing recovery & resiliency

FAÇADE IMPROVEMENT PROGRAM



- Targeted geographic priority areas
- Commercial building owners and business tenants (with owner approval) are eligible to apply
- Building must have been owned or tenant in business at location prior to January 1, 2021
- Grants range from \$5,000 to \$50,000
- Up to \$300K set aside for non-profit participation
- Coordination between NHSD, DSD, OHP, and EDD on permits, historic preservation, and City fee waiver reviews



ELIGIBILITY – Façade Improvement



- Eligible geographic areas:
 - World Heritage Buffer Zone (except Centro PID, Market Square, La Villita, and Downtown River Walk);
 - Priority Corridors identified in SA Tomorrow Sub-Area Plans and Regional Center Plans;
 - Northeast Corridor (NEC) Revitalization Program Area; and
 - Applicant sites within 500 feet of City-initiated construction zones with projects scheduled to last 12 months or longer.
- Applicants must be current on all City property taxes, no City liens against applicant and/or property owner, and in compliance with all Zoning and Unified Development Code (UDC) regulations or commit to complying prior to completion of proposed project
- Eligible project costs:
 - Installation of stone, stucco, or masonry;
 - Replacement of exterior doors, windows, and awnings;
 - Exterior painting;
 - Landscape renovations; and
 - Signage improvements
- Franchisors (local or non-local), gambling/gaming businesses, sexually oriented businesses, payday and auto loan providers, liquor stores, tobacco, CBD, and vape stores, and government owned and/or occupied buildings are ineligible for funding

Equity - Facade Improvement



- Project Cost Sharing
 - Geography I Location – Census Tract with a Combined Equity Score of 2 to 6
 - Applicant project locations in a Geography I Location will be eligible for up to 75% of total, approved project costs up to the maximum grant amount
 - Geography II Location – Census Tract with a Combined Equity Score of 7 to 10
 - Applicant project locations in a Geography II Location will be eligible for up to 90% of total, approved project costs up to the maximum grant amount
- Funding Allocation Goals
 - 25% of Grant Funding in Equity Scores of 2 – 4;
 - 25% of program funding in Equity Scores of 5 – 7; and
 - 50% of program funding in Equity Scores of 8 – 10.
- Grant disbursements will include 25% up front, and the remaining 75% based on project milestones and deliverables

OUTDOOR SPACES PROGRAM



- Opportunity for eligible, locally owned and independently operated food and drinking establishments across the city
- Must have a physical location and been operating prior to January 1, 2021
- Percentage of total, approved costs covered by grant dependent on Combined Equity Score
 - Minimum grant - \$2,000
 - Maximum grant - \$10,000
- Coordination between NHSD, DSD, OHP, and EDD on permits, historic preservation, and SAWS and City fee waiver reviews
- EDD staff will lead application review and recommendations for funding



ELIGIBILITY – Outdoor Spaces



- Physical business location within the City of San Antonio's city limits
- Applicants must be current on all City property taxes, no City liens against applicant and/or property owner, and in compliance with all Zoning and Unified Development Code (UDC) regulations or commit to complying prior to completion of proposed project.
- Eligible project costs:
 - Design Costs;
 - Construction materials and labor for physical improvements to the space(s);
 - Umbrellas, fans, and other cooling systems;
 - Outdoor lighting, furniture and heaters;
 - Weather protection investments; and
 - Digital technology improvements (may not exceed 25% of total project costs)
- Non-profits, franchisors (local or non-local), gambling/gaming businesses, sexually oriented businesses, payday and auto loan providers, liquor stores, tobacco, CBD, and vape stores, and government owned and/or occupied buildings are ineligible for grant funding

Equity - Outdoor Spaces



- Project Cost Sharing
 - A Combined Equity Score of 2 to 4 – Grant will cover 50% of total, approved project costs up to the maximum grant amount.
 - A Combined Equity Score of 5 to 7 – Grant will cover 75% of total, approved project costs up to the maximum grant amount.
 - A Combined Equity Score of 8 to 10 – Grant will cover 90% of total, approved project costs up to the maximum grant amount.
- Funding Allocation
 - 25% of funds to projects located in a Census Tract with a Combined Equity Score of 2 – 4;
 - 25% of funds to projects located in a Census Tract with a Combined Equity Score of 5 – 7; and
 - 50% of funds to projects located in a Census Tract with a Combined Equity Score of 8 - 10.
- Grant disbursements will include 25% up front, and the remaining 75% based on project milestones and deliverables

OUTCOMES



Strengthened connection between people and the places they share

Revenue

Jobs
Created

Jobs
Retained

Owner and
Customer
Sentiment

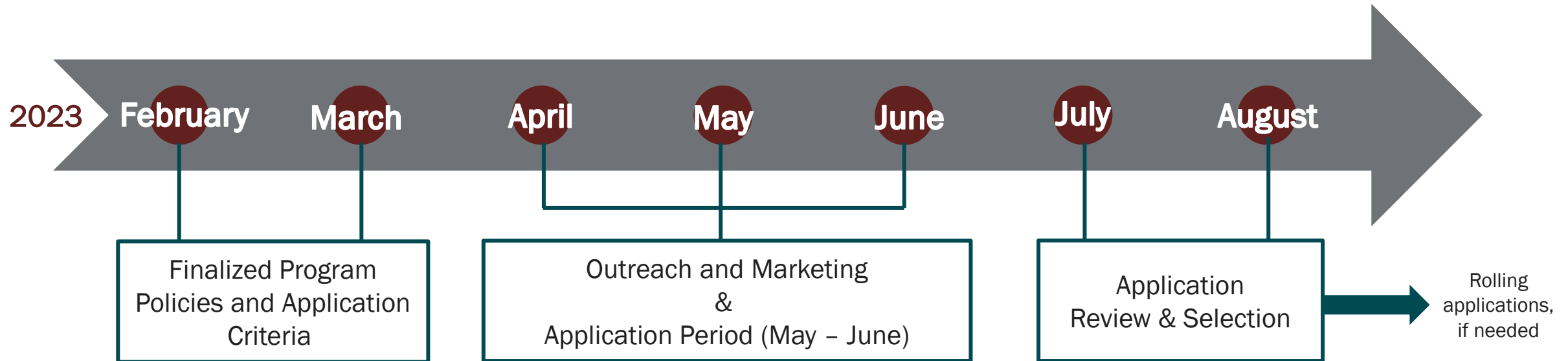
FISCAL IMPACT



Funding available from ARPA State & Local Recovery Funds (SLFRF).

- Façade Improvement Funding Plan
 - \$10K – Marketing and Outreach
 - \$2.99M – Grants
- Outdoor Spaces Funding Plan
 - \$10K – Marketing and Outreach
 - \$1.24M - Grants

TIMELINE



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