

City of Tampa

Community Redevelopment Area Facade Grant Program

Frequently Asked Questions

Q: What properties qualify for the Community Redevelopment Area Facade Grant Program (Program) and in what areas of Tampa is the Program available?

A: The Program is available to the owners of non-residential structures/properties in participating CRAs - currently East Tampa, Ybor 1 & 2, and Drew Park. Properties and proposed improvements should comply with the following conditions:

- The property owner must be the grant applicant.
- The proposed work must be approved by the City prior to initiating the work.
- The application must include a detailed budget with reasonable costs for the proposed work.
- Local Landmark properties or properties in a Local Historic District must get a Certificate of Appropriateness for the proposed work from the applicable review commission.
- Property taxes must be current as of the date of the application.
- The property must have no outstanding Tampa building code citations.
- The property owner must provide proof of property insurance.
- Grants will not be awarded to property containing "adult uses".

Q: What are the Program funding limits?

A: If an application is approved, the Program will provide grant funds (not to exceed \$50,000) for 50% of the total cost of the improvements, with a matching contribution required from the owner.

Q: What kinds of improvements qualify for grant funds?

A: The Program is only for exterior improvements on non-residential structures/properties. Generally, qualified improvements must be visible from the street and increase the functionality of the building for its intended use, e.g. new storefront windows, exterior doors, awnings, exterior lighting, or landscaping. The removal of deteriorated portions of the building is also allowed. Improvements such as roof repairs, structural stabilization, parking lot improvements, painting, and signage will only be considered on a case by case basis if they are a minor part of the overall project.

Q: If I receive a grant award, how do I get the funds?

A: Once the owner has funded Owner Match, owner may submit a funding request once a month for work completed during the month.

If the funding request is verified and approved, the month's total cost of work will be paid.

If all inspections and documents are approved, grant payments will be released within three weeks of receiving the funding request. Disbursement checks will be made co-payable to the property owner and the contractor.

Q: Is the Program a grant or a loan?

A: The Program is a grant if the property owner adheres to the Program requirements, as follows:

- All work must comply with Tampa building codes and be performed by licensed contractors.

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- The work must start within the earlier of 1 year from the grant award or 30 days from the approval of a building permit and be completed within 1 year.
- Property taxes must be kept current for 5 years.
- Owner must maintain and provide proof of property insurance for 5 years.
- Owner must maintain and keep the property in good repair for 5 years.
- Owner shall not lease the property to a sexually oriented adult use for 5 years.
- Owner shall not sell the property for 5 years without the City's prior written consent.

If the property owner (grant recipient) violates the Program requirements, the City may demand immediate repayment of the grant (with accumulated interest) or convert the grant to a loan with interest and monthly payments. A lien will be placed on the property to protect the City's interest.

Q: What are my chances of receiving a grant?

A: All applications will be evaluated on a competitive basis. Applications that reflect the following will be viewed more favorably:

- Applications that are complete, thorough, and include a reasonable detailed budget.
- Applications for properties that fully comply with Program conditions.
- Applications with proposed improvements that are appropriate to and support the adopted CRA Plans and/or other community plans of the CRA.
- Applications that reflect the owner's ability to meet the financial obligations of the Program.
- Applications that reflect the owner's ability to complete the proposed improvements in a timely manner.

Q: How do I get more information and an application?

A: Interested property owners should contact their CRA Manager for information and a program application as follows:

Ybor 1 & Ybor 2

Brenda Thrower
2015 E. 7th Avenue
Tampa, FL 33605
Brenda.Thrower@tampagov.net
(813) 274-7917

East Tampa

Ed Johnson
3808 N. 22nd Street
Tampa, FL 33610
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(813) 242-3806

Drew Park

Michelle Van Loan
306 E. Jackson Street
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