# CITY OF STUART
# CRB MEETING
# July 7, 2020

## CRA Incentive Programs

- Business Improvement Reimbursement Program
- Design Assistance Program
- Real Estate Development Accelerator Program
- Mural Matching Grant Program
- Paint-up Program
- Brush with Kindness
- CDBG Housing Rehabilitation Program – Apply for FY 2020 Grant Cycle

This public/private partnership program is designed to encourage commercial businesses to make visible, exterior façade improvements.

Eligibility

- Buildings with commercial occupation & historic buildings within the CRA (non-profit are not eligible).

Award Guidelines

- 50% of the eligible costs not to exceed $10,000.

Eligible Activities

- Exterior architectural amenities to provide shade over the public right-of-way/sidewalk *(e.g. addition or improvement of awnings, balconies, porches, entryways, or arcades)*
- Replacement of non-conforming pole signs to conforming freestanding or monument signs
- Replacement of windows and doors
- Decorative shutters *(no metal panel shutters or accordion shutters)*
  - Bahama Shutters
  - Colonial Shutters
- Exterior stucco or siding
- Dumpster enclosures
- Xeriscape Landscaping *(a maximum of $1,500.00 or 15% of the total project, whichever is less, no irrigation)* and fences *(no metal chain-link)*
- Parking lots, driveways, and streetscaping (i.e. benches, shade trees, bicycle racks)
- Other exterior (street-side) façade improvements *(considered on a case-by-case basis)*
- Architectural, engineering or landscape architectural services to design improvements to be funded through this program (maximum of $500 in grant funding)

| CRITERIA | POINTS |
|---|---|
| Within CRA Priority Areas? | 10 |
| Project further implement Urban Code? | 15 |
| Promote Historic Character of Neighborhood? | 15 |
| Project contribute to the CRA Goals? | 25 |
| Project enhance appearance of property? | 25 |
| First time Applicant? | 10 |

The CRA, together with the Development Department, has designed this program as an incentive to help stimulate development and redevelopment in the CRA.

Eligibility

- All CRA properties qualify for this program.

Eligible Activities

- Provide assistance for site development on a case-by-case basis for development and redevelopment projects, including conceptual site design, floorplans, and/or architectural renderings from a professional consultant.
- Constrained parcels, underutilized properties or group of parcels to promote development in the CRA.

Award Guidelines:

- Eligible to receive assistance for up to $5,000.

**Economic Development**
**Design Assistance Program**

This program is designed to accelerate development in the CRA by forming public-private partnerships to facilitate desired development projects.

Eligibility

- Project investment over $1 Million

Eligible Activities

- Attracting, retaining, or expanding businesses.
- Rehab and renovation of underutilized vacant buildings.
- Vacant or underutilized parcels.
- Repurposing of vacant/old buildings.
- Mix of housing types to support diverse workforce.
- Vertical mixed-use developments having any combinations commercial/office/residential.
- Extraordinary development/redevelopment related costs such as: environmental cleanup, demolition, public infrastructure, off-site improvement, streetscape, etc.

Award Guidelines (up to 5 Years)

- Minimum of 1 criteria – up to 20% TIF sharing
- Minimum of 2 criteria – up to 30% TIF sharing
- Minimum of 3 criteria – up to 50% TIF sharing

This public/partnership program is created to support local artists and become arts and cultural destination, which draws people to the area and boost economic activities.

Eligibility

- Urban District, East Stuart and “The Creek” Arts & Entertainment District.

Eligible Activities

- Funds to be used for new mural artwork that are adjacent to the public right-of-way or surface parking lots, or visible from the public right-of-way.

Award Guidelines

- 50% of the eligible costs not to exceed $3,000

This program is created to encourage residents to improve the appearance of their residential properties by repainting their homes.

Eligibility

- Property owners/Residents in the CRA.

Eligible Activities

- Exterior and primer paint, rollers, brushes and similar materials.

Award Guidelines

- Voucher not to exceed $500 at Sherwin Williams.

**Residential Incentive Program**
**Paint-up Program and**

This  a partnership program with Habitat for Humanity to serve low-income owner-occupied homeowners to maintain the exterior of their homes.

Eligibility

- Owner-occupied homes within the CRA.

Eligible Activities

- Eliminating housing related code violations and correcting safety issues.

Award Guidelines

- A no-interest, affordable loan is made to the homeowner to cover the costs for material.
- Homeowners invest their time (sweat equity).
- CRA funds, volunteer labor and some donated materials helps to keep costs low

**Residential Incentive Program**
**Brush with Kindness**

These funds will be designated for single family housing rehabilitation for low to moderate income owner occupied homes within the City of Stuart.

Eligibility

- LMI households – meet CDBG Income limits

Eligible Activities

- Eliminating housing related code violations, and correcting safety and sanitary issues.

Award Guidelines

- To be determined.

The City of Orlando provides homeowners with a free tree to plant along their streets to create a cooler and greener environment.

Eligibility

- City of Orlando resident homeowner.
- Program offered year-around but trees are approved & planted in fall/winter.
- Within the right-of-way or on private property in front yard or side yard for corner lots within 20 feet or less from the ROW.
- Homeowner submit their request online and select tree preference and provide photo of the location to confirm any potential setbacks such as utilities.
- The site is inspected to determine the location of the tree and results are provided to homeowner.
- City crew installs the tree at the approved location.
- Homeowners responsibility to maintain the tree.

**Staff Recommendation – Utilize Tree Replacement Funds for City-wide program.**

| | Small-Matching Grant | Federal Small-Matching Grant | Special Category Grant |
|---|---|---|---|
| Grant Amount | Up to $50,000 | Up to $50,000 | Up to $500,000 |
| Project Types | Survey, Planning, National Register Nominations, Education | Survey, Planning and National Register Nominations | Rehabilitation, Archeological Research, Acquisition and Museum Exhibits – Government Buildings/Non-profits (not available for private properties) |
| CLG Designation Benefit | No Match Required | 10% of federal historic preservation subgrant (amounts to approx. $110,000 available); Only CLG's can apply | No CLG benefit – Match required |
| Main Street (Special Exception) | No Match Required | No Match Required | No CLG benefit – Match required |

- Do you want to keep all the incentive programs?

- What changes do you want to make to the existing programs?
  - Eligible Activities
  - Award amount
  - Funding allocation

- Add any new incentive program?

- Recommend funding allocation for the existing and proposed new programs for CRA FY 2021 Budget.

**Recommendation**