FAÇADE AND INTERIOR IMPROVEMENT GRANT

A grant for high-quality exterior and interior improvements, designed to enhance the appearance of commercial businesses in Fairfax City.

Maximum reimbursable grant of $20,000 for 50% of project cost.

Grant is for permanent improvements.

Preference given to projects that include facade improvements.

Program Administered by
Fairfax City Economic Development

FAIRFAX CITY
ECONOMIC DEVELOPMENT

gofairfaxcity.com/business-assistance/incentives-grants

FIIG
FACADE AND INTERIOR IMPROVEMENT GRANT

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The Fairfax Façade & Interior Improvement Grant(FIIG)is designed to help facilitate the establishment of new businesses and aid in the expansion of existing businesses within Fairfax City.

The program is designed to provide financial assistance to new and existing businesses in the form of a 50% reimbursable grant up to $20,000, intended to reduce the costs associated with the design, repair and rehabilitation of buildings or other high-quality improvements. FIIG will include both facade and interior improvements, with preference given to projects that include facade improvements.

This application must be submitted and approved, and a grant agreement entered into with the Economic Development Department PRIOR to work commencing. Previously completed work is ineligible.

Eligible Applicants

·Owners and tenants of non-office commercial properties located within Fairfax City. Tenants who are leasing a building for which improvements are proposed, must submit a Property Owner Consent Form with their completed application.

·Must provide proof that the commercial business is properly licensed by all necessary levels of government or that the licenses have been applied for.

·Past recipients of the Façade Improvement Grant, within the last 7 years, are eligible only for improvements that are substantially different from previously funded improvements.

·If tenant, applicant must have an executed multi-year lease (three-years minimum remaining on lease).

·Grant funding amounts will be based on the applicant's project budget specified at the time of the application approval.

·Grant funds will be awarded exclusively for approved work and approved change orders.

·The Facade & Interior Improvement Grant Committee (FIIGC) and/or the Economic Development Department (EDD) reserves the right to deny funding to any applicant who is not in compliance with local laws, rules, or regulations, or is delinquent on any tax payments.

· Residentially zoned properties are NOT eligible.

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Eligible Improvements

Improvements, either facade or interior must be improvements that positively impact the customer experience, are accessible to customers and are affixed to the building. For purposes of this program, eligible expenditures include but are not limited to:

- Decorative exterior façade improvements
- Landscaping reasonably connected to the building
- Compliance with the Americans with Disabilities Act (ADA)
- Signage
- Exterior painting, including murals
- Exterior/Limited interior doors and windows
- Interior demolition and shell reconstruction
- Permanent interior walls and finishes
- Permanent bar/counter/cash wrap for point of sale
- Decorative awnings
- Patio or decks connected to the building
- Permanent lighting
- Flooring
- Fees for architects, engineers or other design consultants

Ineligible Improvements

- <u>Any renovations that are solely the result of regular maintenance and upkeep are not eligible for funding through FIIG.</u>
- Areas of the building that do not positively impact the customer experience (e.g. storage rooms, break rooms, offices).
- Improvements that are required as a result of a violation notice or citation are not eligible for funding through FIIG. However, improvements that are the result of voluntary compliance and the applicant's desire to bring a property into conformance with the City's current zoning ordinance will be considered.
- Site furnishings, amenities, non-permanent structures and movable equipment are not eligible for funding through FIIG.
- Temporary or movable cubicles or partitions.
- Moving expenses, salaries, working capital or inventory.
- In-kind work performed by the applicant.
- Any proposed work that has not been approved by the Board of Architectural Review.