(DFIP) continued ...

PROGRAM BOUNDARY

The program boundary is comprised of the Downtown Stockton Improvement District.

PROGRAM ELIGIBILITY

Buildings eligible for the program are those with usable space that have been vacant for six months or longer and can be brought into applicable code compliance through tenant improvements. Demolition, new construction, or expansions do not qualify. The project must be for a use that is permitted in a C-3 zone including uses requiring a special use permit.

FEES INCLUDED IN THE DFIP

- Building fees
- Fire Protection plan check and permit fees
- Public Works plan check, inspection, and encroachment fees
- Sewer connection and administration fees
- Public Facilities Fees associated with a change of use

FEES NOT INCLUDED IN THE DFIP

- Use permit application fee
- Variance application fee
- Revocable permit fee
- School fees
- Demolition permits
- Fees for expansions or new construction

How To Apply

Both programs require an application, which can be obtained by contacting:

City of Stockton
Economic Development Department

425 N. El Dorado Street, 3rd Floor • Stockton, CA 95202

Phone: (209) 937-8539 • Fax: (209) 937-5099

Email: economic.development@stocktongov.com

www.stocktongov.com

CITY OF STOCKTON

Commercial Facade Improvement Forgivable Loan

Downtown Financial Incentive Program

Facade Improvement Forgivable Loan Program

The Facade Improvement Forgivable Loan Program assists property owners in making exterior, cosmetic improvements (e.g., painting, awnings, new doors and windows) to commercial property. Funds are granted in the form of a loan, with a lien placed on the building, which is forgiven after five years if the property is kept free of graffiti and blight.

PROGRAM BOUNDARY

Facade Improvement Forgivable Loans are available for commercial properties or nonprofit properties located in West End (Downtown Stockton), Midtown, North Stockton, and South Stockton.

PROGRAM FUNDING

Commercial property owners are eligible for up to $20,000 per 50 lineal feet of building frontage. The first $10,000 base grant is available at no cost to the property owner, with an additional $10,000 available on a dollar-for-dollar matching basis. In order to qualify for more than one grant on a single building, the property owner must put in at least $5,000 of matching funds per additional grant sought.

Extensions of less than 50 lineal feet do not qualify for additional grants. For example, a property with 125 lineal feet would qualify for two grants, not three. Multiple buildings with a common facade qualify based upon lineal footage unless the common facade is removed. Corner properties are eligible for two grants.

Example 1

Maximum City Funding - 100 lineal feet of frontage			
# of Grants	Base	Match	Total
1	$10,000	$10,000	$20,000
2	$10,000	$10,000	$20,000

Property owner contributes $20,000 and receives $40,000 in grant funds

Example 2

Minimum City Funding - 100 lineal feet of frontage			
# of Grants	Base	Match	Total
1	$10,000	$5,000	$15,000
2	$10,000	$0.00	$10,000

Property owner contributes $5,000 and receives $25,000 in grant funds

LOAN PROGRAM GUIDELINES

- Projects must conform to the City's design guidelines. A professional architect must be involved in the facade design (City will pay up to $2,500 for services).
- Contractors must bid the job according to City guidelines. All required permits are the responsibility of the property owner.
- Federal and/or local funds are used for this program. Whenever such funds are used, either in whole or in part, Davis-Bacon and/or State prevailing wages (whichever is higher) must be paid for all on site labor relating to the project.

ADDITIONAL ASSISTANCE & REPEAT GRANTS

Once a facade grant has been forgiven, a property owner can qualify for additional grants on a matching basis only, subject to funding limits per lineal footage. If a building is eligible for an additional facade grant after the first grant expires, property owners cannot request the free $10,000 without investment on their part.

Properties qualify for a new grant upon change of ownership, subject to grant limitations and existing grant balances. The change of ownership must represent a complete change in owners and not merely a name change or partner substitution. No initial matching funds are required for new owners.

Property owners must maintain the property after a facade project has been completed.

Downtown Financial Incentive Program

The City of Stockton offers a program that reduces or eliminates the cost of building permits and associated public facilities fees for many downtown projects. If the project rehabilitates or reuses an existing downtown building that has been vacant for six months or longer, most permit fees will be waived. The waived fees could amount to thousands of dollars, which could be reinvested into the project or business.

An application is required prior to applying for a permit and can be obtained from the City's Economic Development Department or the Downtown Stockton Alliance. To find out if your project qualifies for the Downtown Financial Incentive Program (DFIP) call the Downtown Stockton Alliance at (209) 464-5246 or the City of Stockton at (209) 937-8539.