

DOWNTOWN FACADE RESTORATION PROGRAM

BUSINESS DEVELOPMENT - 200 ROSS STREET – 11TH FLOOR – PITTSBURGH, PA 15219 – 412-255-6547

Program Guidelines

I. Statement of Purpose

The Downtown Facade Restoration Program is designed to promote the preservation and improvement of the buildings along Liberty Avenue and portions of Fifth and Forbes Avenues in the Downtown area. The program will provide matching deferred payment loans for facade restoration, which will complement and support other public and private investments in the district, to promote the desirability of the area as a cultural arts and entertainment district, retain and encourage the growth of retail, office and entertainment establishments in the Downtown, and encourage economic development.

II. Eligibility

The program will be available to the owners of the buildings contained in the area defined on the attached map. Buildings housing adult uses are not eligible for this loan program. Also, building owners who have billboards on their buildings must agree to remove them when the leases are up.

III. Eligible Use of Funds

All improvements and related architectural costs (by a registered architect) involved in the restoration of the facades of eligible buildings (and the side walls of corner buildings), including masonry cleaning, pointing, and repair, window repair or replacement, signage, exterior lighting, and the construction of new storefronts. The restoration of the entire facade is preferred, but a minimum amount of work is required - either the entire storefront or the entire facade above the storefront. Storefront improvements will have priority over upper facade improvements. Roof and interior repairs are not included. All improvements are subject to review and approval by the URA before work on a project begins.

IV. Financial Terms

- A. The program will provide deferred payment loans to eligible applicants. No monthly payments are due and no interest charge is made or accrued. However, upon the sale or transfer of ownership of more than a 33 percent interest in the property (excluding a transfer by inheritance), the full principal amount is due on the loan.
- B. The deferred loan is to be matched by private investment in the facade. The level of investment varies with the amount of the total project cost. The deferred loan amount is based on the eligible cost and will be determined as follows:

Funding limits are based on legal addresses and customer entrances. This program will fund no more than 50% of any project, not to exceed the maximum amount available per project within the primary boundary as follows:

1 storefront & less than 4 stories	= 50% or \$20,000 maximum
2 storefronts & less than 4 stories	= 50% or \$40,000 maximum
3 storefronts & less than 4 stories	= 50% or \$60,000 maximum
4 or more storefronts & less than 4 stories	= 50% or \$75,000 maximum
1 storefront & 4 stories or more	= 50% or \$30,000 maximum
2 storefronts & 4 stories or more	= 50% or \$60,000 maximum
3 or more storefronts & 4 stories or more	= 50% or \$75,000 maximum

Projects in the secondary area will be eligible for no more than 40% of the project cost (10% less than the above defined maximums).

C. A \$100.00 loan application fee is required, plus any additional registration or closing fees, payable at the closing of the loan.

V. Design Standards

Facade improvements must comply with standard design guidelines established by the City and URA in conjunction with the appropriate community or business district. The Penn-Liberty Local Review Committee as well as URA staff will review all facade designs to ensure that they are consistent with the approved design standards. Historic buildings or buildings located in historic districts shall be subject to additional historic design and review standards administered by the Department of City Planning.

VI. Conditions of the Loan

The restored facade must be maintained for ten years. The URA will monitor projects annually to assure that the facades are still in compliance with the program's design guidelines.

VII. Program Exceptions

No boundary exceptions will be considered under this program.

VIII. Additional Information

Applicant must report on jobs created or retained during the course of the facade restoration.

For additional information, please contact the Urban Redevelopment Authority of Pittsburgh at (412) 255-6550.

The Urban Redevelopment Authority of Pittsburgh does not discriminate on the basis of age; race; sex; religion; national origin; physical handicap, including impaired vision or hearing; or political or union affiliation. No person, solely on the basis of any of the above factors, shall be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under the loan and grant programs operated by the Economic Development Department of the Urban Redevelopment Authority of Pittsburgh.