



Commercial Façade Rehabilitation Grant Info Sheet

Grant Amount: \$1,000 - \$10,000

Match Requirement: No match required for grants up to \$5,000; \$1 - \$1 match required for grants between \$5,000 - \$10,000

For example, if the estimated total project amount will be \$10,000, the property owner will receive the first \$5,000 in grant monies with no match requirement, and then the remaining \$5,000 of the project will be split between NPP and property owner match. So the total from NPP would be \$7,500, \$2,500 from the property owner.

Allowable Improvements: Commercial Façade Grants can be used for beautifying or enhancing the publicly visible storefront or entire façade of a commercial or mixed-use building. The repair of existing elements generally should be done via a Material Grant unless otherwise stated below.

In order to be eligible for a Commercial Façade Grant, applicant must be current on their real estate taxes and work on the property must be:

1. Visible from the street
2. Located in the NPP neighborhood district
3. Free of any code violations
4. In alignment with strategic goals identified in the approved NPP IP

Types of ownership eligible for Commercial Façade Grants:

Recipients of a Materials Grant are ineligible to receive a Commercial Façade Rehabilitation Grant.

1. Commercial Property Owners (Owner-Occupied): Individuals that own a commercial building and operate a business out of said building.
2. Commercial Property Owners (Non Owner-Occupied): Individuals that own a commercial building but do not operate a business out of that building.
 - a. Only eligible to receive assistance if they rent space to an active business AND have a business tenant with a verifiable lease of more than one year in length.
3. Commercial Property Owners (Vacant): Individuals who own a commercial building that is vacant.
 - a. Only eligible to receive assistance if the owner can produce a verifiable lease for an incoming tenant to begin in the same calendar year as project completion OR the NPP plan contains a strategy that would require addressing said property type.
 - b. Occupied buildings with active businesses will be prioritized for commercial façade and storefront assistance.
4. Business Owners with a verifiable lease of more than one year in length and express property owner permission.

Eligible Improvements:

All renovations completed to a commercial establishment must be consistent with the NPP Storefront and Façade Design Standards in order to be eligible for reimbursement.

1. Uncovering and restoring historical facades and storefronts
2. Removing existing damaged or poor-quality façade materials
3. Replacing damaged or poor quality materials with more appropriate and attractive design materials
4. Replacing signs (projecting and sign bands) and awnings
5. Replacing inappropriate exterior lighting with appropriate exterior lighting
1. Windows, doors, exterior cleaning, tuck-pointing, painting, shutters, gutters, and historical architectural elements (such as cornices)
2. Restoring or replacing other authentic detailing which leads to a substantially enhanced appearance
3. Roof repair or replacement where visible from street
4. Removing exterior or interior closed storefront security grates entirely or replacing them with open-link interior security grates
5. ADA egress compliance projects
6. Sidewalks that are the responsibility of the property owner.

Ineligible Improvements:

1. Paving
2. Maintenance
3. Billboards
4. Improvements on exterior walls not visible from the street

Please note many of the additions listed above may require a permit(s) from the Borough of Highland Park. The cost of the permit will be the responsibility of the property owner but the NPP Coordinator can assist with determining the appropriate permit(s) required for work.