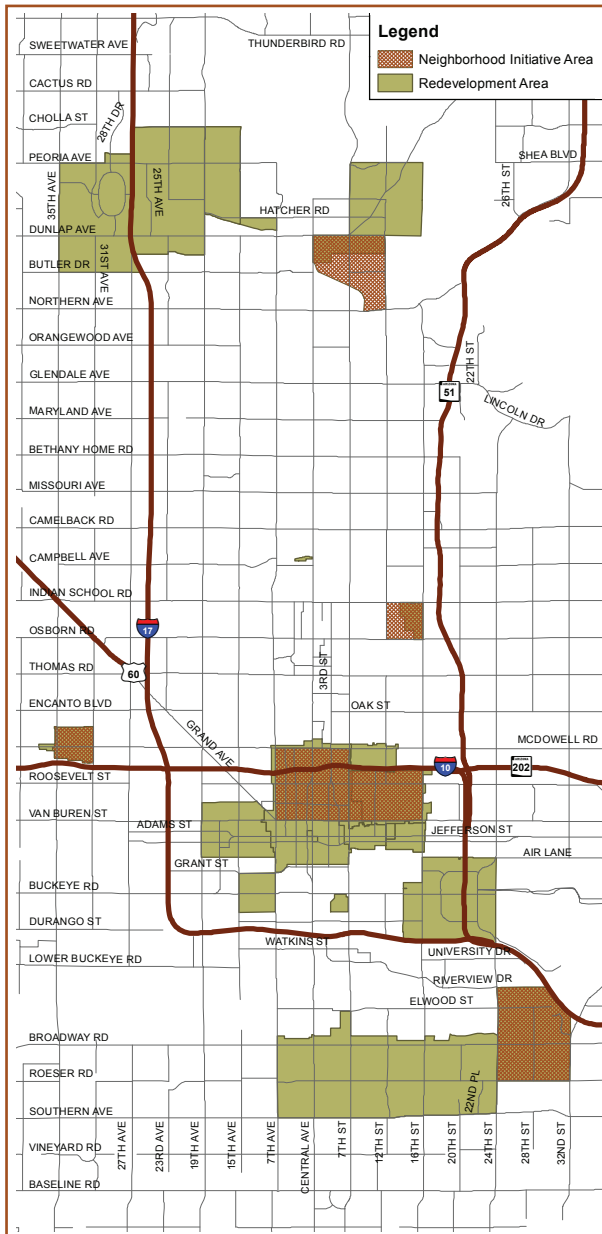


## SUMMARY

The goal of the Commercial Rehabilitation and Operation Patch and Paint Programs is to support the rehabilitation/ improvements of commercial buildings along City of Phoenix targeted commercial corridors to ensure long term sustainability of the community, its businesses and the structures.

### TARGETED AREAS MAP



Census Tracts- Low Moderate Income (LMI) Area

## PROGRAM FUNDING

The programs are funded through the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program. Federal regulations include:

- An environmental review to be completed by the city for each project.
- All construction trades to be paid prevailing wages in accordance with Davis-Bacon wage determination.
- All improvements must be constructed by a licensed contractor registered and in good standing with the State of Arizona.
- A fair and open procurement process will be conducted and the lowest responsive bidding contractor will be selected.

To receive additional information about these programs, contact Neighborhood Services,  
Email: [NCR@phoenix.gov](mailto:NCR@phoenix.gov)  
General Phone Number: 602-534-4444



### City of Phoenix NEIGHBORHOOD SERVICES DEPARTMENT

**MISSION:** *To Preserve, Enhance and Engage Phoenix Neighborhoods*

**VISION:** *Dedicated to making Phoenix a community of desirable neighborhoods*

200 W. Washington Street  
4th Floor  
Phoenix, AZ 85003



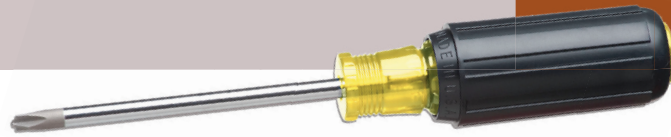
City of Phoenix

## Neighborhood Commercial Rehabilitation and Operation Patch and Paint Programs



The Neighborhood Commercial Rehabilitation (NCR) and the Operation Patch and Paint (OPP) programs provides financial and technical assistance to qualified businesses and commercial property owners to revitalize and enhance the exterior of their properties.





## PROGRAM ELIGIBILITY REQUIREMENTS:

Participating businesses must meet one or more of the following eligibility criteria:

- 1 - The business is located in a low-income area and provides goods or services to the residents of that area.
- 2 - The business agrees to create permanent, full time jobs for low-income residents of the area.
- 3 - The building is in a designated slum or blighted area or if outside targeted areas the improvements are limited to specific conditions of physical decay and are detrimental to public health and safety.



## INELIGIBLE ACTIVITIES:

Major structural, electrical, plumbing and mechanical improvements, building code violations, expansions, additions, interior remodeling, development fees and work completed prior to the execution of an NCR or OPP contract. These activities must be funded at the owner's expense.

Program	Eligible Improvements	Qualified Participants	Funding/Parameters	Other
<b>Neighborhood Commercial Rehabilitation (NCR) Program</b>	<b>Comprehensive</b> exterior façade and site improvements such as: exterior walls, roof covering, painting, doors, windows, steps, signage, lighting, awnings, parking lot paving, resurfacing and striping, landscaping, new sidewalks, ornamental fencing, masonry walls and Neighborhood Preservation (NP) ordinance violations	<ul style="list-style-type: none"> <li>• Eligible for-profit occupied businesses located in targeted areas and low-income census tracts</li> <li>• Commercial buildings and multi-tenant shopping centers</li> <li>• Buildings <b>must</b> have a Certificate of Occupancy (C of O)</li> </ul>	<ul style="list-style-type: none"> <li>• Deferred loan, funded with Community Development Block Grant (CDBG) dollars</li> <li>• City pays cost of conceptual design up to \$8,000</li> <li>• City pays 60% of cost of Professional Services (construction documents and construction administration) provided by Program Architect up to \$25,000</li> <li>• City pays 60% of construction costs up to \$25,000 per storefront or a maximum of \$150,000 per project</li> </ul>	<ul style="list-style-type: none"> <li>• Forgivable Loan secured by Deed of Trust (equal to cost of professional services and construction costs) that is forgiven over five to ten years, depending on loan amount</li> <li>• Subordination requests considered per guidelines. Balance due upon refinance or sale of property</li> </ul>
<b>Operation Patch &amp; Paint (OPP) Program</b>	<b>Selective</b> exterior façade and site improvements to include all of the above <b>except:</b> roof covering, sidewalks and masonry walls	<ul style="list-style-type: none"> <li>• Eligible for-profit occupied businesses located in targeted areas and low-income census tracts</li> <li>• Small commercial buildings</li> <li>• C of O is <b>preferable</b>. Eligible improvements are restricted if building <b>does not</b> have a C of O</li> </ul>	<ul style="list-style-type: none"> <li>• Deferred loan funded with CDBG dollars</li> <li>• City pays cost of conceptual design up to \$4,000</li> <li>• City pays 100% of cost of Professional Services (construction documents and construction administration) provided by Program Architect up to \$10,000</li> <li>• City pays up to 100% of construction costs for a maximum of \$50,000 per project</li> </ul>	<ul style="list-style-type: none"> <li>• Forgivable Loan secured by Deed of Trust (equal to cost of professional services and construction costs) that is forgiven over five years</li> <li>• Subordination is prohibited. Balance due upon refinance or sale</li> </ul>



*Subject to change based on funding availability.*