

OREGON MAIN STREET REVITALIZATION GRANT 2019

OREGON HERITAGE, OREGON PARKS AND RECREATION DEPARTMENT

The Oregon Main Street Revitalization Grant supports downtown revitalization efforts in communities participating in the Oregon Main Street Network.

The purpose of the program is to;

- Acquire, rehabilitate, and construct buildings on properties in designated downtown areas statewide; and
- Facilitate community revitalization that will lead to private investment, job creation or retention, establishing or expanding viable businesses, or creating a stronger tax base.

This grant is awarded annually until the Oregon Main Street Revitalization Grant Fund is expended. Grants must be submitted through the Oregon Parks and Recreation Department Grants Online program.

FINANCIAL INFORMATION: Grant funds may be awarded for amounts up to \$200,000. Matching funds of at least 30% of the award is required. Match can be in the form of cash, in-kind donations, and/or volunteer time. The match requirement may include necessary project “soft” costs for professional services (i.e. architectural or engineering studies directly related to the project/property). Project costs that occur outside of the grant period do not qualify as match. This is a reimbursement grant, a portion of the work must be completed and a report submitted before the funds are reimbursed to the grantee.

BUDGET INFORMATION: Bids and estimates strengthen the grant request when applicable.

PRESERVATION REQUIREMENTS: The application must convey that all work will be consistent with the Secretary of the Interior’s Standards for Rehabilitation of Historic Properties. If the building is not historic, the Standards for compatible additions within a historic district apply.

<http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>.

GRANT REPORTING AND PAYMENT: Awarded projects will be the subject of binding agreements between the State and the applicants. Grant funds are dispersed on a reimbursable basis. Up to 20% of grant funds may be provided in advance for awards under \$20,000. Details of payment arrangements and grant reporting will be provided at the time of award. Reporting will include an annual results report for five years following project completion.

GRANT TIMELINE:

Application Deadline: March 8, 2019

Notification: May 3, 2019

Project Completion and Final Reporting Deadline: April 30, 2022

Project Impact Reports: Annually for five years following completion of the project

APPLICANT, PROPERTY AND PROJECT ELIGIBILITY:

- Applicants
 - Must be organizations that participate in the Oregon Main Street Network. To find out if your organization is in the network visit www.oregonheritage.org . Awards will be made



- to the applicant Main Street organization for disbursements to locally designated grant beneficiaries if the applicant is not the beneficiary of the grant.
- Must demonstrate the past or prospective capacity to work with project leaders in designated local communities or downtown Main Street districts.
 - Must have the ability to receive and expend grant funds and manage all fiscal responsibilities.
- Property
 - Must be within a designated Main Street district, the primary focus area of the for the local downtown or neighborhood revitalization effort. A map defining the primary focus area must be submitted by the Oregon Main Street Network member organization to, and approved by, Oregon Main Street prior to submitting an application.
 - If the applicant is not the owner, a letter of owner consent is required. A letter of support from property owners of connected buildings will make a stronger application.
 - Projects
 - Rehabilitation/Restoration of properties. This can include, but is not limited to:
 - Façade improvements (front, rear, side)
 - Upper floor interior rehab
 - Structural repairs/improvements
 - Code compliance
 - First floor interior rehab
 - Energy efficiency (window repair, insulation, awnings, etc.)
 - Single specific phase of a large rehab. The project must have a specific defined focus and clearly identifiable scope of work including start/end dates and milestones for completion.
 - Compatible new construction including building additions and new buildings with first floor commercial space and upper floor(s) commercial or residential space. Razing of an existing structure to allow for new construction will not be considered an eligible use of funds.
 - Rehabilitation/Restoration of multiple properties committed to a mutually agreed upon improvement. This may include, but is not limited to:
 - Improvements to the facades (front or rear) of a highly visible group or block of buildings
 - Installation of an elevator and common hallway linking several buildings
 - Handicapped accessibility improvements serving multiple buildings/storefronts like a common ramp or lift
 - Fire sprinkling of multiple properties with a central master control room
 - Energy efficiency/sustainability upgrades like green roofs for multiple buildings, geo-thermal well fields, etc.
 - Upper floor rehabilitation of a number of spaces for residential uses.
 - Acquisition of properties within the designated district if a development plan is in place that meets the grant criteria.
 - Projects using the Federal Rehabilitation Tax Credit program may not claim grant funds for the federal rehabilitation tax credits.
 - Properties under Oregon's Special Assessment of Historic Properties program may qualify.
 - All work must be consistent with the Secretary of the Interior's Standards for Rehabilitation of Historic Properties; see <http://www.nps.gov/history/hps/tps/tax/rhb/stand.htm> .



CRITERIA:

- The community's level of need for main street revitalization and economic development.
- Anticipated results of how the project will enhance community revitalization.
- Level of support from the community for the project, as demonstrated by the level of Main Street participation and other evidence (e.g., how the community was engaged in establishing priorities for overall downtown revitalization and how the project meets these priorities).
- The capability of the applicant to complete the project.
- Level of local investment based on the strength of the matching share.
- The work plan is well developed and described and the corresponding cost estimates are reasonable and supported.
- Level of capacity to work with project leaders in designated local communities or downtown areas including, but not limited to local officials, business and property owners, or other partners.
- How well the project impacts the plan for downtown vitality.
- Level of community engagement in the development of the plan for downtown vitality and in the project selection.
- Project location in the state.
- Consistency with the Secretary of the Interior's Standards for Rehabilitation of Historic Properties.

PRIORITIES:

- Projects in the Performing, Transforming, or Exploring tiers of the Oregon Main Street Network.
- Commercial buildings within designated Oregon Main Street Network communities that are also in Certified Local Government communities or local or National Register historic districts.
- Areas with the greatest need for designated Main Street area revitalization and economic development. These may include:
 - Area median income
 - % renters
 - % families below federal poverty rate
 - % individuals below federal poverty rate
 - Building vacancy rates
 - Business rates
 - Housing rates
- A minimum of 50% of the funds go to rural areas.
 - Outside acknowledged Portland Metro Urban Growth boundary
 - Outside acknowledged urban growth boundary of cities with a population of 30,000 or more
- Projects with a well-prioritized, clearly explained work plan with an appropriate level of detail and realistic cost estimates.
- Projects located in traditionally underserved communities, including rural areas and communities that demonstrate significant financial barriers to redevelop or rehabilitate downtown areas.
- Geographic diversity.
- Project readiness, including matching dollar share in-hand.



REGISTER TO APPLY ONLINE: Visit the OPRD: Grants Online at www.oprdgrants.org to request an account and receive your login. Please use the instructions for OPRD: Grants Online which can be found at <http://www.oregon.gov/oprd/HCD/FINASST/Pages/grants.aspx>.

GRANT GUIDELINES: Guidelines include details on:

- Application questions
- Review and award process
- Reporting and reimbursement
- Administrative rules

ASSISTANCE:

Please read the Oregon Main Street Revitalization Grant Guidelines for details on the application, review, award and grant management. Grant questions and OPRD: Grants Online: Kuri Gill, kuri.gill@oregon.gov, 503-986-0685.

