

Incentive Programs:
Rehabilitation of
ALL
Downtown Buildings

Façade Improvement Loan Program



What is it?	<ul style="list-style-type: none">• A City of London program that assists Downtown property owners interested in improving their building façades.• Qualifying property owners may be eligible for a ten-year, interest-free loan up to a maximum of \$25,000 or half the value of the façade improvements being proposed.• Loans may be increased by \$5,000 if the owner chooses to implement Facility Accessibility Design Standards (FADS); a further increase of \$5,000 is available if the property is designated under the Ontario Heritage Act
What buildings are eligible?	<ul style="list-style-type: none">• All buildings in the Downtown area (see map)
What improvements are eligible?	<ul style="list-style-type: none">• Repainting; repointing masonry or brickwork; window repair and restoration; removal of inappropriate signage or cladding; installation of new signage, canopies, awnings and lighting.• Improvements consistent with Downtown Design Guidelines and as approved by the Façade Review Panel
Who qualifies for assistance?	<ul style="list-style-type: none">• Registered property owner with 10% equity in the property• Property taxes must be in good standing; no previous default history• Must submit the loan application prior to the start of the work• Must submit two quotes in support of the proposed work• Must have all applicable permits (sign, building permit, etc.)
Where do I apply?	<ul style="list-style-type: none">• Application may be picked up at Downtown London or the City:<ul style="list-style-type: none">◦ Downtown London 123 King Street, London ON N6A 1C3 Phone: 519-432-9816 or 519-432-8389 Fax: 519-663-9966 www.downtownlondon.ca◦ City of London, Planning Division 206 Dundas St., London ON Phone: 519-661-2500, ext. 5843 Fax: 519-661-5397• Must submit a copy of all required permits. No application fee.• Submit completed applications to Downtown London.
When would I receive the loan?	<ul style="list-style-type: none">• Loan agreement has been signed• Improvements have been completed and paid for (no progress payments)• An inspection has been carried out by City staff
When do I begin repaying the loan?	<ul style="list-style-type: none">• Monthly loan repayments commence 6 months after the loan has been issued (114 equal monthly payments thereafter). No penalty for early repayment

Upgrade to Building Code Loan Program



What is it?	<ul style="list-style-type: none">• A City of London program that assists Downtown property owners with interior improvements that relate to Fire and Building Code requirements• Qualifying property owners may be eligible for a ten-year, interest-free loan up to a maximum of \$50,000, or half the value of the work being proposed. Loans may be increased by \$5,000 if the owner chooses to implement Facility Accessibility Design Standards (FADS).
What buildings are eligible?	<ul style="list-style-type: none">• All buildings in the Downtown area (see map)
What improvements are eligible?	<ul style="list-style-type: none">• Fire separation and protection systems• Plumbing, heating, electrical and ventilation systems• Reinforcement of floors, ceilings or walls; Window openings• Roofing• Professional fees for eligible works
Who qualifies for assistance?	<ul style="list-style-type: none">• Registered property owner with 10% equity in the property• Property taxes must be in good standing; no previous default history• Must have submitted an Upgrade to Building Code Loan application prior to the start of the work• Must have a building permit, if required, for the proposed work• Must submit two quotes in support of the proposed work
Where do I apply?	<ul style="list-style-type: none">• Application may be picked up at Downtown London or the City:<ul style="list-style-type: none">◦ Downtown London 123 King Street, London ON N6A 1C3 Phone: 519-432-9816 or 519-432-8389 Fax: 519-663-9966 www.downtownlondon.ca◦ City of London, Planning Division 206 Dundas St., London ON Phone: 519-661-2500, ext. 5843 Fax: 519-661-5397• Must submit a copy of all required permits.• There is no application fee.• Submit completed applications to Downtown London.
When would I receive the loan?	<ul style="list-style-type: none">• Loan agreement has been signed• Improvements have been completed and all work has been paid for (no progress payments)• An inspection has been carried out by City staff
When do I begin repaying the loan?	<ul style="list-style-type: none">• Monthly loan repayments 6 months after the loan has been issued (114 equal monthly payments thereafter)• No penalty for early repayment

Tax Grant Program



- What is it?
- A City of London program that provides an economic incentive for the rehabilitation and/or redevelopment of commercial and residential buildings in the core
 - If your property taxes increase as a result of a rehabilitation and/or redevelopment project, the City will grant back a portion of that tax increase every year, for ten years
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- How does it work?
- Prior to the issuance of a Building Permit, an application is filed with the City of London. The City determines a pre-improved assessed value.
 - Upon completion of the project, a post-improved assessed value is determined.
 - The annual grant is calculated on the basis of the increase.
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- What buildings are eligible?
- All buildings in the Downtown area (see map)
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- What improvements are eligible?
- Any rehabilitation and/or redevelopment project
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- Who qualifies for assistance?
- Registered property owner with 10% equity in the property whose improvement has resulted in a property tax increase
 - Property taxes must be in good standing; no previous default history
 - Must have submitted a grant application prior to the start of the work
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- Where do I apply?
- Application may be picked up at Downtown London or the City:
 - Downtown London
123 King Street, London ON N6A 1C3
Phone: 519-432-9816 or 519-432-8389
Fax: 519-663-9966 www.downtownlondon.ca
 - City of London, Planning Division
206 Dundas St., London ON
Phone: 519-661-2500, ext. 5843 Fax: 519-661-5397
 - Must submit a copy of all required permits. No application fee.
 - Submit completed applications to Downtown London.
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- When would I receive the grant?
- Grant is paid at the completion of the tax year (starting the year of the project's completion) after you have paid your annual municipal taxes.

Example:

Grant Year/ %	Gross Tax Increase	Grant Value	Net Tax Increase
1 (80%)	\$100	\$80	\$20
2 (80%)	\$100	\$80	\$20
3 (70%)	\$100	\$70	\$30
4 (60%)	\$100	\$60	\$40
5 (50%)	\$100	\$50	\$50
6 (40%)	\$100	\$40	\$60
7 (30%)	\$100	\$30	\$70
8 (20%)	\$100	\$20	\$80
9 (10%)	\$100	\$10	\$90
10 (10%)	\$100	\$10	\$90
Total	\$1,000	\$450	\$550

About Face Façade Improvement Grant Program



What is it?	<ul style="list-style-type: none">• A MainStreet London program that provides grant money for downtown owners to improve their building façades
How does it work?	<ul style="list-style-type: none">• Property owner or business owner submits a proposal to MainStreet outlining the planned façade improvements.• Owner works with designers and contractors to get design plans and estimates (two quotes for all the work). Improvements consistent with Downtown Design Guidelines and as approved by the Façade Review Panel• MainStreet reviews plans and estimates and recommends a grant amount to the MainStreet Board for approval. <u>The owner must contribute financially to the project.</u> The grant will be coordinated with City of London incentive programs – property owners must apply for a Façade Loan as well.• Applicant signs agreement with MainStreet to undertake the work as planned, with clear expectations regarding how the work will be completed and clear roles of each party to the agreement.
What buildings are eligible?	<ul style="list-style-type: none">• All buildings in the Downtown area (see map)
What improvements are eligible?	<ul style="list-style-type: none">• Design and planning – part of the cost of retaining a designer• Storefront improvements – restoration or appropriate renovations• Repair or restoration of heritage elements – brick and stone repointing, window restoration, cornice work• Signage, lighting and awnings – new lighting, removal of back-lit signs, new awnings• Exterior improvements – repainting, cleaning brick, graffiti prevention, and so on
Who qualifies for assistance?	<ul style="list-style-type: none">• Registered property owner or business owner with approval of property owner.• Must have submitted a proposal, design and estimates and be approved for assistance <u>prior to</u> starting the improvements.
Where do I apply?	<ul style="list-style-type: none">• Applications and design drawings should be submitted to:<ul style="list-style-type: none">◦ Downtown London 123 King Street, London ON N6A 1C3 Phone: 519-432-9816 or 519-432-8389 Fax: 519-663-9966 www.downtownlondon.ca• There is no application fee.
When would I receive the grant?	<ul style="list-style-type: none">• Upon completion of the work, and:<ul style="list-style-type: none">• inspection of the finished work to our satisfaction, and• after you have paid your contractors in full and submitted <u>paid</u> invoices (RECEIPTS) to MainStreet London for reimbursement.

