

COMMERCIAL REHABILITATION PROGRAM

The Commercial Rehabilitation Program, funded by the Pinole Redevelopment Agency, provides loans and grants to tenants and property owners for the improvement of commercial structures within Commercial and Mixed Use Districts in the Redevelopment Project Area.

Program funding categories are: General Rehabilitation, Security Features, Signage and Awnings, and Accessibility Improvements

THE APPLICATION PROCESS

1 Business or Property Owner: Contacts Redevelopment Agency at (510) 724-9808, completes application, and submits 10% deposit.

2 Redevelopment Agency: Evaluates the application within the context of program guidelines and budget priorities and recommends acceptance or denial of application.

3 Redevelopment Agency: Assigns an architect and a business consultant to applicant.

4 Applicant: Meets with architect and business consultant.

5 Agency Architect: Completes conceptual plans and construction budget estimates.

6 Redevelopment Agency: Redevelopment Board Approval.

7 Applicant: City of Pinole Planning Commission and Building Division review.

8 Applicant: Construction plans completed. Contractor bids received.

9 Redevelopment Agency: Payments made jointly to owner and contractor.

10 Applicant: Begins repayment upon completion of construction.

CITY OF PINOLE
REDEVELOPMENT AGENCY
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WWW.CI.PINOLE.CA.US
(510) 724-9831



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Business owners and property owners with commercial or mixed use properties in the Project Area are eligible to apply for rehabilitation assistance from the Pinole Redevelopment Agency. All improvements must conform with the Uniform Building Code, City of Pinole ordinances and design regulations, and any other City guidelines established for the area. In addition to the City approval process, individual projects will be presented to the Redevelopment Agency Board for review and approval.

Applications are evaluated based on the following criteria:

- **Location:** Is the property/business located in a Commercial or Mixed Use District within the Project Area?
- **Economic Vitality:** Will the improvements increase economic vitality in the Project Area?
- **Exterior Improvements:** Does the exterior of the property/business contribute to Project Area blight?
- **Interior Improvements:** Are proposed interior improvements permanent modifications that do not include removable furniture, fixtures, equipment, or consumables?
- **Prior Assistance:** Has the property/business owner received prior assistance from the Agency? (Existing loans must be paid off). New applicants will be given priority over those who have received prior assistance.

PROGRAM FUNDING

The Redevelopment Agency may provide up to \$50,000 in total project assistance. Property/business owners contribute a nonrefundable deposit of 10% of anticipated project costs for initial project expenses.

PROGRAM FUNDING CATEGORIES

ARCHITECTURAL DESIGN

Agency Assistance

The Pinole Redevelopment Agency provides assistance with preliminary designs and construction cost estimates that include site plans, design concept, color building elevations, signs, and interior layouts. The architect will meet directly with the business or property owner to discuss design and budget issues.

BUSINESS CONSULTATIONS

Free Service

The Redevelopment Agency provides referrals for FREE technical consultations for assistance with marketing, financial issues, merchandising and display, customer service, business plans, and other skills and techniques.

SECURITY FEATURE, SIGN AND AWNING LOANS

0% interest, no payments for 12 months

Loans for security improvements, such as alarms, exterior lighting, exterior signs, and awnings are available at an interest rate of 0%. Loan repayments are deferred for one year and repayable over 5 years.

ACCESSIBILITY IMPROVEMENTS (ADA) LOANS

0% interest, no payments for 12 months

Federal and State laws require that whenever renovations or additions are made to a commercial structure, the property owner must also improve access to and within their building for persons with disabilities or show why these improvements are not feasible. Loans are available for ADA improvements at 0% interest. Loan repayments are deferred for 12 months and repayable over 10 years.

GENERAL REHABILITATION LOANS

2% interest, no payments for 12 months

Loans for the renovation of exterior windows and doors, facade treatments, painting, parking lot improvements, landscaping and tenant improvements are available at an interest rate of 2%. Permanent interior improvements approved by the Agency, such as structural and aesthetic upgrades affixed to the structure and available to another business in the event of retentanting also qualify; removable furniture, fixtures, or equipment or consumables are not eligible improvements. Loan repayments are deferred for 12 months and repayable over 10 years.

OTHER TERMS

All loans become due and payable if the building or business is sold. Loans require personal property as security and Applicant's credit history will be reviewed.

FOR MORE INFORMATION
CONTACT THE CITY OF PINOLE
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