



To: CCDC Board of Directors

From: DMC Staff

Date: June 8, 2022

RE: Good Neighbor Grant (GNG) Proposed Boundary Expansion - Klondike

Background:

In 2015, the U.S. Department of Housing and Urban Development (HUD) awarded Memphis Housing Authority (MHA) and the City of Memphis a Choice Neighborhoods Initiative (CNI) grant for the South City neighborhood. As a commitment to demonstrate local support of the CNI Grant, the DMC committed to co-fund the program. CCDC matched the CNI funding with another \$250,000 to be used on properties located within the Central Business Improvement District (CBID), resulting in a \$500,000 total budget to fund exterior improvements of buildings, sites, and streetscapes in South City. In 2017, the program became available for applicants. Over the last 4 years, CCDC approved 14 applications and all funding has been allocated.

Due to the success and continuing demand for the program, the CCDC board approved a second iteration of the program in November, 2021. The Good Neighbor Grant now provides an opportunity to partner with additional neighborhood experts to continue the positive impact on Downtown and its adjacent neighborhoods. The revised and renamed *Good Neighbor Grant* was approved to mirror the South City Good Neighbor Grant program, with adjustments to reflect current priorities and funding availability. This grant is designed to help neighborhoods fight blight and to provide commercial property owners and businesses the resources to make exterior improvements to their property. In general, exterior repairs and curb appeal improvements easily seen from the street or public sidewalk are potentially eligible for grant funding.

Program Goals Include:

- Encourage property investment in downtown and downtown-adjacent neighborhoods.
- Foster a consistent, vibrant, and safe pedestrian experience along key commercial corridors.
- Strengthen or restore the character of important places within the community.
- Increase the longevity of locally owned businesses.

Program Details:

- Commercial buildings only.
- Applicant must be current on taxes.
- \$25,000 max grant per project. Subject to availability, additional funding may be available for larger projects located within the Uptown TIF boundary.
- Financial match is required (90% grant funding / 10% applicant funding).
- Reimbursable program, or CCDC can pay the contractor directly based on invoices.

The current version of the Good Neighbor Grant is a partnership between the DMC and the Community Redevelopment Agency (CRA), the Memphis Medical District Collaborative (MMDC), and City of Memphis Division of Housing & Community Development (HCD). All program partners contribute dedicated funding to be spent on projects located outside of the Central Business Improvement District (CBID) but within the target areas shown in the application packet. Total funding for the program is currently \$650,000.

Recommendation:

DMC Staff recommends expanding the program boundary to include the Klondike neighborhood in partnership with The Works, Inc.

Pending CCDC approval, The Works, Inc. will contribute a total of \$200,000 in funding to expand the Good Neighbor Grant to include commercial projects in the Klondike neighborhood. All other program details and eligibility requirements would remain unchanged. The only requested modification to the program is the addition of the Klondike neighborhood (as shown on the attached map) in partnership with The Works, Inc.

Klondike is located to the northeast of Downtown and is generally bound by Chelsea to the north, Watkins to the east, Jackson to the south, and Bellevue to the west.

