



CITY OF MEMPHIS AND SHELBY COUNTY
COMMUNITY REDEVELOPMENT AGENCY

GOOD NEIGHBOR GRANT

2026-27





Memphis Toast received facade upgrades through the Good Neighborhood Grant in 2024.

BENEFITS

- Encourage property investment in Uptown 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

The **Good Neighbor Grant** helps neighborhoods address blight and gives commercial property owners and businesses resources to make exterior improvements to their property.

SITE IMPROVEMENTS

Building and site improvements that enhance business longevity and the pedestrian experience may qualify for grant funding. Improvements not visible from the street or public sidewalk are generally not eligible.

Examples of eligible improvements include, but are not limited to:

- Exterior building repairs
- Exterior painting
- Tuck-pointing and masonry repair
- Windows and doors
- Commercial storefronts
- High-quality exterior signage, canopies, and awnings
- New fencing (wrought iron or similar quality)
- Exterior lighting
- Sidewalk repair and landscaping
- Removal of inappropriate site features (razor wire, chain link fences, window bars)
- Architecture, design and permitting fees for exterior work
- Public art



WHO CAN APPLY?

The Good Neighbor Grant prioritizes commercial buildings. Applicants must be current on their taxes to be eligible for this grant. Property owners and/or tenants with a signed lease are eligible to apply. Single-family homes are not eligible.

Maximum Grant Amount

The maximum grant available per project is \$25,000. Actual grant amounts will vary based on eligible improvements. Applicants must contribute financially, as the grant covers up to **90% of total project costs**. Projects must be located within the Uptown TIF District (see page 5) to qualify.

Expenses that do not directly improve the building's exterior appearance are not eligible for funding. These include:

- In-kind labor
- Business operation costs
- Purchase of property or equipment

Project Review

The Good Neighbor Grant is available beginning June 1, 2026. The CRA will review all projects. All approvals are contingent upon available funding.

New Chicago's Clayhouse was awarded a Good Neighbor Grant for exterior improvements, including a mural depicting trade workers.



PROCESS

STEP 1

SUBMIT ONLINE INTEREST FORM WITH INITIAL PROJECT IDEA

The online interest form can be found on the CRA website (cramemphis.org). The form requires basic information about the property and project, including:

- Property address
- Describe your project idea
- Let us know if you will need design assistance or if you are already working with an architect/designer (*see Step 2*)
- Include current images of the building
- Include the name, phone number and email address of the contact person

STEP 2

INVITATION TO APPLY; SUBMIT FORMAL APPLICATION (*see Appendix 1*)

Following the interest meeting, CRA staff will invite the business/property owner to submit a formal application (*see Appendix 1*). In addition to basic information about the applicant and the property, the application requires submittal of the following attachments:

- Photograph(s) showing all sides of the building or property facing a public street
- Drawing(s) showing proposed improvements
- Itemized budget for proposed improvements (example attached)
- Lease agreement and approval letter from property owner (if applicable)

STEP 3

PROJECT AND DESIGN REVIEW

The CRA's design review committee — consisting of CRA staff and a design consultant — will review the application and project information with the applicant at a meeting. These meetings are held on a quarterly basis at the CRA office. The committee will provide feedback and required changes so that the applicant can attain final approval for the proposed site/building improvements.

STEP 4

SUBMIT FINAL PROJECT PLAN AND BUDGET FOR FINAL APPROVAL

After the design review meeting, the applicant will submit a final project plan and budget based on feedback from the design review committee.

STEP 5

BEGIN CONSTRUCTION

Following final approval, the applicant will be given the notice to proceed and can hire the general contractor and sub-contractors. This is a reimbursable grant; the applicant/business owner is responsible for paying contractors for work completed and the CRA will reimburse after we review receipts and inspect the work. In-kind work performed by the applicant will not be eligible for reimbursement.

The applicant is responsible for documenting all expenses and submitting receipts to the CRA after the project is complete. All work must be consistent with the approved grant application and the CRA must approve any changes in work scope or materials in advance of that work being performed.

Please note that an approved grant may be canceled if your project has not started within six months of the date it was approved. **The project must be completed within one year of the date it was approved by the CRA.**

UPTOWN TIF DISTRICT



Appendix I: Grant Application

Date of Application	
Building/Property Address	
Applicant's Name	
Ownership Status <i>(Check all that apply)</i>	<input type="checkbox"/> I own the property <input type="checkbox"/> I am purchasing the property <input type="checkbox"/> I lease the property <input type="checkbox"/> Other _____
If you lease the property, when does your lease expire?	
Primary Project Contact	Name
	Phone
	Email
	Mailing Address
Proposed Improvements (check all that apply)	<input type="checkbox"/> Exterior building repair <input type="checkbox"/> Sidewalk repair <input type="checkbox"/> Tuck-pointing/masonry <input type="checkbox"/> Door repair/replacement <input type="checkbox"/> Exterior painting <input type="checkbox"/> Window repair/replacement <input type="checkbox"/> Exterior signage <input type="checkbox"/> Storefront repair/replacement <input type="checkbox"/> New awning(s) <input type="checkbox"/> Exterior lighting <input type="checkbox"/> Fencing <input type="checkbox"/> Public art <input type="checkbox"/> Landscaping <input type="checkbox"/> Other <i>(describe below)</i>
If you listed <i>Other</i> , please explain	

Project Goals <i>(What positive impacts do you anticipate?)</i>	
Architect/Designer <i>(if applicable)</i>	Name
	Phone
	Company
Total Project Budget	
Total Grant Requested	
Property Owner <i>(if not the applicant)</i>	Name
	Phone
	Email
	Mailing Address

Please include the following attachments:

- Photograph(s) showing all sides of the building or property facing a public street
- Drawing(s) showing proposed improvements
- Itemized budget for proposed improvements (example attached)
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Applicant's Certification

This application is made in order to induce the CRA to grant financial incentives to the applicant. The applicant hereby represents that all statements contained herein are true and correct. All information materially significant to the CRA in its consideration of the application is included. The applicant acknowledges that it has reviewed the descriptions of the CRA financial program for which it is applying and agrees to comply with those policies. The applicant is encouraged to employ Locally Owned Small Business (LOSB) contractors for the project work.

Signature

Date

Itemized Budget for Proposed Improvements

Sources	Amount
	\$
	\$
	\$
	\$
<i>Total Sources</i>	\$

List the amount of the CRA grant funding requested. List the source and amount of the matching funds you are providing.

Uses	Cost
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
<i>Total Uses</i>	\$

List the exterior improvements you plan to make. List each scope item on a separate line. Use as many lines as needed to list the eligible work items.