



Planning and Development Department

# Historic Stabilization Fund

City Commission June 19, 2014  
(City Legistar No. 110259)

Prepared by D. Henrichs

## Historic Stabilization Fund

The purpose of the Historic Stabilization Fund:

- Is to stabilize and weatherize (from water infiltration) buildings in Pleasant Street Historic District that have Code Enforcement violations
- To provide gap monies for owner and investor/renter occupancy and to qualify for other City programs
- Promote the preservation of original character-defining architectural elements and retention of the original historic fabric of historic buildings through proper rehabilitation

## Historic Stabilization Fund

- Eligible **exterior work** may include:
  - Exterior wall repairs
  - Roof repairs
  - Foundation repairs
  - Masonry/stucco repairs
  - Porch and step rehabilitation
  - Cornices and parapet repairs
  - Weatherization improvements
  - Re-painting
  - Structural rehabilitation/reinforcement



**Historic Preservation  
Exterior stabilization  
assistance program**

How can the City of Gainesville help to  
maintain your historic house?

# Historic Stabilization Fund

110259H

- Funding is available through a competitive application process.
- Priority is given to projects that perform exterior rehabilitation, repair or restoration work in accordance with the City's Historic Preservation Rehabilitation & Design Guidelines which:
  - encourage improvements that retain the original character
  - extend the life of historic building materials, features and finishes.
- Address the most critical physical exterior
- Contribute to neighborhood revitalization impacts with funded work

CITY OF  
**GAINESVILLE**  
every path starts with passion  
FLORIDA

Historic Preservation Exterior Stabilization Assistance Application

Please complete the following information on this form and Hand Deliver to:  
Thomas Center, Building B, 306 NE 6th Avenue, Planning Counter, Room 158

If you need assistance to complete this form, please contact our office at (352) 334-5922  
Application must be Hand Delivered Monday-Thursday between 7:00 am and 6:00pm

PROGRAM INFORMATION

Property Address: \_\_\_\_\_

Requested Funding: \$ \_\_\_\_\_ (City)

Matching Funding: \$ \_\_\_\_\_ (Owner)

Note: The program reimburses owners on a 50/50 matching basis for pre-approved work with grant funding up to \$5,000 per project and 100% of the pre-approved work if qualified for assistance.

HOUSING REPAIR ASSISTANCE

What Repairs Do You Think are Needed?

<input type="checkbox"/> Roof	<input type="checkbox"/> Foundation
<input type="checkbox"/> Windows	<input type="checkbox"/> Paint
<input type="checkbox"/> Exterior Walls	<input type="checkbox"/> Masonry/Stucco
<input type="checkbox"/> Porch & Step	<input type="checkbox"/> Cornices & Parapet
<input type="checkbox"/> Weatherization	<input type="checkbox"/> Structural/Reinforcement

Note: All Work Performed Must Be Exterior Repairs.  
Interior Work May Be Eligible Only If Necessary to Stabilize or Structurally Support the Building's Historic Exteriors.

Year House Built: \_\_\_\_\_

Type of Construction of House: \_\_\_\_\_ Wood \_\_\_\_\_ Masonry/Block

HOUSEHOLD INFORMATION

APPLICANT NAME: \_\_\_\_\_

Circle One: Married Separated Divorced Single Widowed Registered Domestic Partner

CO-APPLICANT NAME: \_\_\_\_\_

Circle One: Married Separated Divorced Single Widowed Registered Domestic Partner

PROPERTY ADDRESS: \_\_\_\_\_

MAILING ADDRESS & ZIP: \_\_\_\_\_

PHONE (home): \_\_\_\_\_ PHONE (work/cell): \_\_\_\_\_

Applicant: \_\_\_\_\_ / Co-Applicant: \_\_\_\_\_

EMAIL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

<p>Do you have a Family Member, Case Manager or Power of Attorney to contact in case you can't be reached? <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>Name: _____ Phone: _____</p>	<p>Do you own this home with others? <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>How long have you owned this home? _____</p>
<p>Do you own this home? <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>Did you purchase this home? <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>Do you live in this home? <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>Do you have homeowner's insurance? <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>Do you have a mortgage on this home? <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>Are your mortgage payments current? <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>Date of Last Mortgage Payment: _____</p>	<p>Did you inherit this home? <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>Are your property taxes current? <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>Is the homeowner's insurance policy current? <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>Amount of monthly mortgage payments: _____</p> <p>Name of Mortgage Company? _____</p> <p>Have you filed bankruptcy in the last 10 years? <input type="checkbox"/> YES <input type="checkbox"/> NO</p>

# Historic Stabilization Fund

110259H

## Historic Stabilization Fund (HSF)

<b>PROGRAMS</b>	<b>ELIGIBILITY</b>	<b>AMOUNT</b>	<b>PRIORITY</b>
<b>Historic Stabilization Fund (HSF) – A pilot project</b>	<b>Owner Occupants and Investors in the Pleasant Street Historic District</b>	<b>Up to \$5,000.00- forgiven after 10 years</b>	<b>Structural &amp; deficiencies of weatherization</b>

# Historic Stabilization 110259H

## Fund

### Existing Programs

<b>PROGRAMS</b>	<b>ELIGIBILITY</b>	<b>AMOUNT</b>	<b>PRIORITY</b>
<b>Rental Rehabilitation-Housing Department Program</b>	<b>Owners that rent property in the City</b>	<b>*Up to \$9,500.00 matching, based on number of bedrooms &amp; units</b>	<b>Correct health and safety deficiencies</b>
<b>Home Owner Rehabilitation (Major/Minor)</b>	<b>Owner Occupied</b>	<b>*Up to \$50,000.00 per unit</b>	<b>Correct health and safety deficiencies</b>
<b>Roofing Program-Housing Department Program</b>	<b>Owner Occupied</b>	<b>*Up to \$15,000.00 per unit</b>	<b>Correct weatherization deficiencies</b>

\*Based on funding availability and other program criteria may apply.

# Historic Stabilization Fund

110259H

## Existing Programs

PROGRAMS	ELIGIBILITY	AMOUNT	PRIORITY
Ad Valorem Tax Exemption-Historic Preservation Program	Contributing Properties in Historic Districts	No limit	Improvements in accordance with the Secretary of Interior Standards/in historic districts
Community Redevelopment Agency's FAPS Paint Voucher Program	Owners or Renter	Up to \$500.00	Owner power washes and paints building, Community Redevelopment Agency provides the paint

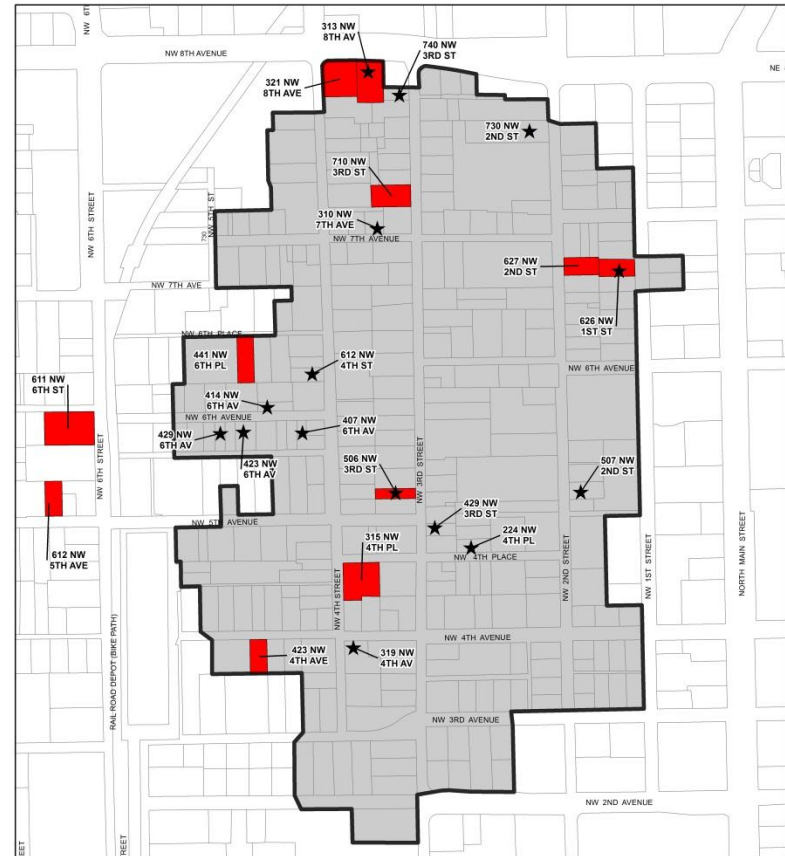
## Pleasant Street Historic District

### Dangerous Building:

441 N.W. 6<sup>th</sup> Place  
423 N.W. 4<sup>th</sup> Avenue  
710 N.W. 3<sup>rd</sup> Street  
627 N.W. 2<sup>nd</sup> Street  
626 N.W. 1<sup>st</sup> Street  
506 N.W. 3<sup>rd</sup> Street  
321 N.W. 8<sup>th</sup> Avenue  
612 N.W. 5<sup>th</sup> Avenue  
611 N.W. 6<sup>th</sup> Street  
315 N.W. 4<sup>th</sup> Place  
313 N.W. 8<sup>th</sup> Avenue

### Code Violations:

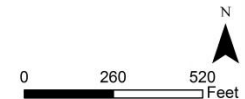
626 N.W. 1st Street - Roof in bad shape.  
507 N.W. 2nd Street - Minor wood rot and needs to be painted.  
730 N.W. 2nd Street - Needs paint and windows. *For Sale*  
740 N.W. 3rd Street - Needs paint and windows.  
612 N.W. 4th Street - Needs to be painted.  
313 N.W. 8th Avenue - Needs paint and a roof.  
407 N.W. 6th Avenue - Minor wood rot.  
414 N.W. 6th Avenue - Minor wood rot.  
423 N.W. 6th Avenue - Minor wood rot.  
429 N.W. 6th Avenue - Minor wood rot.  
224 N.W. 4th Place - Needs to be painted.  
319 N.W. 4th Avenue - Wood rot, needs to be painted & Replace roof.  
506 N.W. 3rd Street - Major wood rot. *Foreclosure*  
429 N.W. 3rd Street - Needs to be painted.  
310 N.W. 7th Avenue - Needs complete rehabilitation.



Code Violations in Pleasant Street

Gainesville, FL

- ★ Code Violations
- █ Pleasant Street Historic District
- █ Dangerous Buildings





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110259H

The Community Development Committee asked to incorporate the following into the recommendation to the City Commission:

- Eligibility should prioritize owner occupants, and investors with occupants/tenants;
- The house would need to be occupied for 8 years (of the 10) for full forgiveness. This allows for up to 2 years for construction and/or rehabilitation. Anything less than 8 years would be forgiven on a prorated basis;
- Properties with code violations should be a priority;
- 50/50 matching award up to a maximum of \$5,000.00
- Consider adding a waiver to the existing HCD Rehabilitation programs allowing applicants to use both programs; the rehabilitation programs normally require that the house be owner-occupied for 5 years in advance;
- Focus the pilot on the Pleasant Street area/neighborhood to prioritize applicants as outlined on the map and/or as identified by Code Enforcement.