







### **Planning and Development Department**

### Historic Stabilization Fund

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

**Prepared by D. Henrichs** 



### **Historic Stabilization Fund**

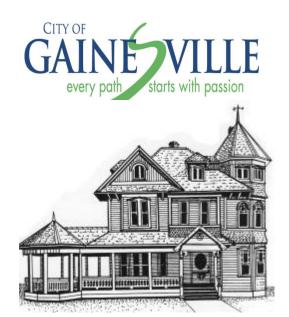
The purpose of the Historic Stabilization Fund:

- 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 <sup>11</sup> Fund

- 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

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|--|--|--|---|--|--|---|---------------------------------------|---|
| Histor   | ic Prese   | rvation Ex   | terior \$                                   | Stabilizatio   | n Assi   | stance                                      | Applic                                | atio                                    |
|  | Pleas  | se complete the fol  | lowing info                                 | rmation on this form   | n and Hand   | Deliver to:                                 |                                       |   |
|  | Thon   | nas Center, Buildin  | ng B, 306 Ni                                | E 6th Avenue, Plann  | ing Counte   | r, Room 158                                 |                                       |   |
|  | If you need  | d assistance to con  | nplete this t                               | form, please contac  | t our office   | at (352) 334-                               | 5022                                  |   |
|  | Applica  | ation must be Hand   | Delivered                                   | Monday-Thursday b  | etween 7:0   | 0 am and 6:0                                | 0pm                                   |   |
|  |  | 74   | COGRAN                                      | INFORMATIO   | N  |   |                                       |   |
| Property Addre   | :55:   |  |   |  |  |   |                                       |   |
|  |  | _  |   |  |  |   |                                       |   |
| Requested Fun  |  | \$   |   |  |  |   | City)                                 |   |
| Matching Fund  | ing:   | 3  |   |  |  | Į.  | wner)                                 |   |
|  |  | ork if qualified for as  | sistance.                                   | for pre-approved wo  |  | funding up w                                | \$5,000 per p                         | rojeci                                  |
|  |  |  | J   | I rait.  |  |   |                                       |   |
|  |  |  |   | You Think are N  | eeded?   |   |                                       |   |
|  |  | Roof   |   | Foundation   |  |   |                                       |   |
|  |  | Windows<br>Exterior Walls  |   | Paint<br>Managed Stuppe  |  |   |                                       |   |
|  |  | Exterior Walls<br>Porch & Step   |   | Masonry/Stucoo<br>Cornices & Parape  |  |   |                                       |   |
|  | Н  | Porch & Step<br>Weatherization   | H   | Structural/Renforce  |  |   |                                       |   |
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Revised 5/5/2014



### **Historic Stabilization Fund (HSF)**

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



### **Existing Programs**

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

<sup>\*</sup>Based on funding availability and other program criteria may apply.



### **Existing Programs**

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

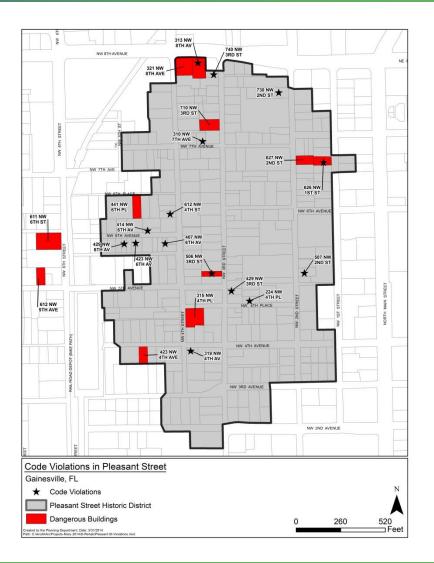


#### Pleasant Street Historic District

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





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.