



## Legislation Details (With Text)

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**Title:** Historic Structure Protection (B)

This is a request for the City Commission to approve the Historic Stabilization Fund program.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 110259A\_Memo to CDC\_20111025.pdf, 2. 110259B\_August 4 2011 CC Minutes\_20111025.pdf, 3. 110259C\_PPT on Demo By Neglect\_20111025.pdf, 4. 110259D\_NTHP Info\_20111025.pdf, 5. 110259E\_Final Dem by Neglect and Min Maintenance Ordinance\_20111025.pdf, 6. 110259F\_Ordinance Flow Chart\_20111025.pdf, 7. 110259G\_A Model for Other Cities\_20111025.pdf, 8. 110259H\_Tallahassee HPGL\_20111025.pdf, 9. 110259\_Demo by Neglect Memo\_20120827.pdf, 10. 110259\_HP Update Memo\_20121127.pdf, 11. 110259\_Memo Historical Structures\_20130429.pdf, 12. 110259A\_Rehab Program\_CDC Back-Up\_20140409.pdf, 13. 110259B\_MAP and LIST\_20140409.pdf, 14. 110259C\_Brochure\_20140409.pdf, 15. 110259D\_Application\_20140409.pdf, 16. 110259A\_Historic Stabilization Fund Matrix\_20140514.pdf, 17. 110259B\_HSF Application\_20140514.pdf, 18. 110259C\_Brochure for Rehab Assistance Program\_20140514.pdf, 19. 110259D\_City of Gainesville Rehab Program\_20140514.pdf, 20. 110259E\_Pleasant-St-Violations (4)\_20140514.pdf, 21. 110259F\_Dangerous Violation List\_20140514 .pdf, 22. 110259A\_Historic Stabilization Fund Matrix\_20140619.pdf, 23. 110259B\_City of Gainesville Rehab Program\_20140619.pdf, 24. 110259C\_Brochure for Rehab Assistance Program\_20140619.pdf, 25. 110259D\_HSF Application\_20140619.pdf, 26. 110259E\_Pleasant-St-Violations\_20140619.pdf, 27. 110259F\_Dangerous & Violation List\_20140619.pdf, 28. 110259G\_Draft CDC 5-14-14 Minutes.pdf, 29. 110259H\_staff ppt\_20140619.pdf

Date	Ver.	Action By	Action	Result
6/19/2014	8	City Commission	Approved as Recommended	
5/14/2014	7	Community Development Committee	Approved, as shown above - See Motion(s)	
4/9/2014	6	Community Development Committee	Approved as shown above (See Motion)	
4/29/2013	5	Community Development Committee	Approved as Recommended	
11/27/2012	4	Community Development Committee	Approved as shown above (See Motion)	
8/27/2012	2	Community Development Committee	Approved as shown above (See Motion)	
10/25/2011	1	Community Development Committee	Approved as shown above (See Motion)	
8/4/2011	0	City Commission	Referred	Pass

### Historic Structure Protection (B)

**This is a request for the City Commission to approve the Historic Stabilization Fund program.**

Following the demolition of Jack's Bar, on August 4, 2011, a motion was made by Commissioner Mastrodicasa to refer to the Community Development Committee a program to protect historic structures. On October 25, 2011, the Community Development Committee made a motion to create an interdepartmental process that would identify and manage the neglect of historic structures and identify paths of stabilization and financing.

Updates were provided to the Community Development Committee on August 27, 2012 and November 27, 2012.

On May 29, 2013, the Community Development Committee (CDC) recommended, as a part of the budget process, to set \$30,000 aside for gap financing and to address stabilization issues of historic structures as a pilot program to start in 2014. This will be known as the Historic Stabilization Fund (HSF) program.

The CDC asked that the following recommendations be incorporated into the Historic Stabilization Fund (HSF) program. The program will be limited to houses in the Pleasant Street Historic District that are on the Code Enforcement violation map. Properties with code violations should be a priority for the stabilization funds. Additional properties may be identified and included on the map by Code Enforcement as violations occur. Eligibility should prioritize owner occupants and investors with occupants/tenants. The HSF program will provide loan funding of up to \$5,000 for a period of up to 10 years. The program allows for forgiveness of the funding. 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.

The date of the Historic Stabilization Fund (HSF) is anticipated to be July 1, 2014 and will end on September 30, 2014.

A further recommendation included: Currently, the Housing & Community Development Rehabilitation programs normally require that the house be owner-occupied for 5 years in advance of application. Consider adding a waiver to the existing Housing & Community Development Rehabilitation programs allowing applicants to use both programs, contiguously.

\$30,000.00 for one year.

Community Development Committee recommended to the City Commission to approve the Historic Stabilization Fund (HSF) program with recommendations incorporated as follows:

- Focus on pilot program on houses in Pleasant Street that are on the Code Enforcement violation map.
- Properties with code violations should be a priority.
- Eligibility should prioritize owner occupants and investors with occupants/tenants.
- Matching loan funding of up to \$5,000 for a period of up to 10 years.
- Forgiveness of full funding if the house is occupied for 8 years of the 10 years.
- Prorated forgiveness of funding if occupied less than 8 years.
- 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.

#### Alternative Recommendation

Staff to City Commission - The City Commission refer the item back to the Community Development Committee for further consideration.