



Legislation Details (With Text)

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On agenda: 6/19/2014 **Final action:** 6/19/2014
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.