

LOW-INCOME HISTORIC HOUSING REHABILITATION PROGRAM

FREQUENTLY ASKED QUESTIONS

What is the Low-Income Historic Housing Rehabilitation Program?

The city offers this program to assist property owners in rehabilitating historic housing occupied by persons with limited incomes. The program helps fund eligible rehabilitation work on city-designated historic buildings, with the owner or other city financial assistance programs covering the remaining costs.

How much of the cost is covered by the Historic Preservation Office?

The program pays up to 70 percent of the cost of eligible rehabilitation work items. For example, the city would pay \$7,000 for an eligible \$10,000 exterior rehabilitation project. The city will only consider projects with a minimum request of \$2,000 and a maximum request of \$25,000.

What kind of work is eligible for the Low-Income Historic Housing Rehabilitation Program?

The program's main focus is to assist projects that perform major rehabilitation work on the exteriors of historic residential buildings. All work must meet city historic design guidelines. The city Historic Preservation Office determines the eligibility of all proposed work items. Eligible exterior work can include:

- exterior walls
- roofs
- exterior woodwork/trim
- masonry/stucco repairs
- porches and steps
- cornices and parapets
- Americans with Disabilities Act (ADA) access
- windows and doors
- foundations
- historic outbuildings and carports
- reversal of previous inappropriate alterations
- reconstruction of original architectural elements based on documentation/evidence
- demolition of non-historic additions
- re-painting (if needed to complete other items)

The program does not fund new construction, additions, acquisitions, landscaping, fencing, site improvements or other interior work.

What is a facade conservation easement?

City funds are allocated to a specific rehabilitation project through the city's purchase of a facade conservation easement for that property. The owner agrees to maintain the exterior, as rehabilitated, and allows Historic Preservation Office staff to review any future proposed exterior alterations on the property during the life of the easement. The length of the facade conservation easement will be for 15 to 20 years, depending upon the amount of public funds expended.

Who is eligible for the program?

Applicants must either be property owners of designated historic properties who are income pre-qualified by the city, non-profit agencies, community development corporations or community organizations with 501C(3) status whose primary mission is to provide affordable housing opportunities, encourage reinvestment in older neighborhoods and/or promote neighborhood stabilization and improvement.

This publication can be provided in an alternate format. Call 602-261-8699/voice or 602-534-5500/TTY.

For more information contact the Historic Preservation Office at 602-261-8699

