

DRAFT Incentives Outline

1. Update Incentives Element of the adopted Comprehensive Historic Preservation Plan
 - a. Background on previous Incentives Element
2. Funding for Historic Preservation Incentives
 - a. Historic Preservation Fund
 - i. Source of Funds
 1. Demo without a Permit
 2. Code Enforcement Fees
 3. Donations
 - b. Certified Local Government Grants
 - c. Federal Historic Preservation Rehabilitation Investment Tax Credit Program
 - d. CCDC Rehabilitation Grants (within CCDC only)
3. Historic Preservation Incentives
 - a. Transfer of Development Rights (TDR)
 - i. Eligible Properties
 1. Sending/Receiving Sites
 - a. Approval Process
 - i. Residential based on number of units
 - ii. Commercial based on square footage
 - b. Identifying sites through Community Plan Update
 2. HABS/HAER Documentation prior to signing
 3. Cannot be transferred to another party until rehab is complete
 4. Timeframes for completion
 - ii. Restrictions
 1. Receiving site will not receive final inspection until sending site is restored
 - a. Covenants/restrictions recorded on sending sites
 - b. Impact on surrounding area of the receiving site
 2. HABS/HAER Documentation prior to signing
 3. Cannot be transferred to another party until rehab is complete
 4. Timeframes for completion
 - iii. TDR Bank
 1. Who would be the Bank?
 2. Developer could buy from a bank where properties would be held in a queue
 - b. Historic Preservation Fund
 - i. Eligible Properties
 - ii. Eligible Projects
 1. Revolving Funds for Bricks and Mortar
 2. Hardship Funding
 3. Green building improvements
 4. Technology
 5. Designation Reports
 6. Architectural Design Assistance
 - iii. Eligible Programs
 1. CLG training for Boardmembers and staff
 2. Community Education
 - iv. Restrictions
 - v. Application

- c. Bonus Floor Area Ratio (FAR) on site
 - i. Eligible Properties
 - ii. Increase Allowable FAR
 - iii. Restrictions
- d. Conditional Use Permit (CUP)
 - i. Eligible Properties
 - ii. Restrictions
- e. Foster Adaptive Reuse/Zoning Variances
 - i. Non-conforming setbacks
 - ii. Findings for Variances related to Historic Properties
 - 1. Design
 - 2. Compliant with the Secretary of the Interior's Standards
 - 3. Did previous work post-designation receive permits
 - 4. Health and Safety
 - 5. Complies with State Building Code or the State Historic Building Code
 - 6. Community Plan Compliant
 - iii. Exemptions
- f. Historic Building Code
 - i. Eligible Properties
- g. Neighborhood Development Permit
 - i. Findings
- h. Architectural Assistance Service
 - i. Assistance Provided by HRB Staff
 - ii. Assistance Provided by Outside Consultants
 - 1. Landscape and Color Design
 - 2. Green Building Incentives
 - iii. Reduced Rate Consultants
 - iv. Assistance for Historic Resource Reports and Designation
- i. Façade Improvement Program
 - i. Eligible Commercial Properties
 - ii. Eligible Projects
- j. Awards Programs/Educational Activities
- k. Mills Act
- l. Plaques and Signage