

## DRAFT Incentives Outline—October 2009

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—*must be designated*
      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
      - 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
    - ii. Restrictions
    - iii. TDR Bank
  - 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 *Assistance*
        - a. *For Potential Districts Only*
        - b. *Low Income Eligibility for Individually Eligible Properties*
      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
    - 7. *Green Technology Building Improvements*
    - 8. *No Reduction to Existing Number of Parking Spaces*
  - iii. Exemptions
    - 1. *Existing Parking*
    - 2. *SCHB Code (energy, stairs, low flush toilets, etc.)*
- f. Historic Building Code (*spell out benefits*)
  - 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