

COMPARISON OF CURRENT ORDINANCE WITH TASK FORCE & STAFF RECOMMENDATIONS

PROPOSAL	CURRENT ORDINANCE	TASK FORCE RECOMMENDATION	STAFF RECOMMENDATION	NOTES
Eligibility for Historic Designation		50	50 (Staff agrees with Task Force)	
Eligibility for Tax Incentive		75	Same as current ordinance.	
Value of Tax Incentive	Residential, owner-occupied: 100% value of structure & 50% value of land;	Residential, owner-occupied: 100% value of structure & 50% value of land, but capped to the greater of \$2,000 or 50% of total tax levy.	Residential, owner-occupied: 100 % value of structure & 25% value of land;	
	Income-producing: 50% value of structure & 25% value of land.	Income-producing: 50% value of structure & 25% value of land (no change from current)	Income-producing: 50% value of structure & 0% value of land	

PROPOSAL	CURRENT ORDINANCE	TASK FORCE RECOMMENDATION	STAFF RECOMMENDATION	NOTES
Local Historic Districts Property tax incentives	None existing	<p>Rehab of buildings with at least 25% value</p> <p>Applies to all buildings in district regardless of whether contributing or not.</p> <p>Residential: 7 year property tax freeze with qualified rehabilitation expenditures.</p> <p>Commercial: 10 year property tax freeze with qualified rehabilitation expenditures.</p> <p>Fiscal impact: Estimate a maximum of \$50,000 annually and assume 7 residential and 3 commercial rehabilitation projects per year.</p>	<p>Rehab of buildings with at least 25% value</p> <p>Applies only to contributing buildings.</p> <p>Staff agrees with Task Force</p> <p>Staff agrees with Task Force</p>	
		<p>Fiscal impact: Estimate a maximum of \$35,000 annually and assume 7 residential and 3 commercial rehabilitation projects per year.</p>	<p>Multi-family low-income residential: 10 year property tax freeze with qualified rehabilitation expenditures.</p> <p>Fiscal impact: Estimate a maximum of \$35,000 annually and assume 7 residential and 3 commercial rehabilitation projects per year.</p> <p>NHCD proposes a blanket property tax exemption for all properties in low-income historic districts.</p>	

PROPOSAL	CURRENT ORDINANCE	TASK FORCE RECOMMENDATION	STAFF RECOMMENDATION	NOTES
			Fiscal impact: Unknown, but assume \$10,000 per year.	
National Register Historic Districts	HLC reviews all applications for building, demolition, or removal permits.	HLC reviews only applications for demolition or removal permits.	Administrative review of building permit applications.	
Low Income Provisions	None	<p>Note: The Full Task Force Report did not include provisions for low-income property owners, however the Minority Report recommended the following, based on the 2002 Gentrification Task Force Report</p> <p>Provide a blanket property tax exemption of 20% or \$200 annually for all properties in low-income historic districts.</p> <p>Fiscal impact: Estimated at \$10,000 annually</p>	<p>Low-income provisions will be applied to properties owned by low-income persons and to properties leased to low-income tenants – 10%</p> <p>Low-income residential: 7 - year property tax exemption with lower threshold for qualified rehabilitation expenditures.</p> <p>Multi-family low-income residential: 7-year property tax freeze with qualified rehabilitation expenditures.</p> <p>Fiscal impact: Estimated \$35,000 annually.</p>	

PROPOSAL	CURRENT ORDINANCE	TASK FORCE RECOMMENDATION	STAFF RECOMMENDATION	NOTES
Process For Owner- Opposed Historic Zoning Cases	Two-step HLC hearing process.	Maintain current process, but make first hearing the "criteria hearing", decision at subsequent HLC meeting	One step process at single HLC meeting, combining "criteria hearing" & HLC decision.	
Administrative Fees	Minor fees for demolition and relocation permits only.	Maintain current provisions	<p>Increase fees for demolition and relocation. Add new fee for historic zoning application. Demolition/Relocation permit: \$25</p> <p>Building permits in National Register Historic Districts: \$100</p> <p>Certificate of Appropriateness: \$100</p> <p>Historic Zoning: \$250</p> <p>Fiscal Impact: Estimated \$15,750 annual revenue</p>	