

Exhibit A

Model Historic Rehab Definitions and Project Threshold Requirements

Definitions:

BLIGHTED: A building or structure which is not occupied and which is in a state of repair such that any of the following conditions are met:

- A) Exterior wall and/or roof coverings which have become deteriorated and do not provide adequate weather protections, resulting in termite infestation and/or dry rot.
- B) Broken or missing windows or doors which constitute a hazardous condition or a potential attraction to trespassers or which constitute a fire hazard or other condition that is dangerous to the public health, safety, or welfare;
- C) Building exteriors, walls, fences, signs, retaining walls, driveways, walkways, sidewalks or other structures on the property which have been repainted in such a manner that the appearance may be further deteriorated or substantially defaced.
- D) Overgrown, diseased, dead, or decayed trees, weeds or vegetation that are likely to harbor rats, pigeons, vermin, and other nuisances; or substantially detract from the aesthetic and property values of neighboring properties.

HISTORIC PROPERTY: Any property that meets the requirements for a successful Part I application from the LA Office of Cultural Development Division of Historic Preservation, or is determined eligible for designation as Historic by the local governmental historic commission.

HISTORIC REHAB: Rehabilitation of Historic Property performed in accordance with the Secretary of the Interiors Standards for Historic Rehabilitation.

Project Threshold Requirements

Section V. A. 10

Rehabilitation Projects must submit a Capital Needs Assessment which specifically addressing the current FEMA Guidelines. Rehabilitation of an Historic Property in a local historic, state cultural, or National Register Historic District must be rehabilitated in accordance with the Secretary of the Interior's Standards for Historic Rehabilitation.

Section V. A. 11

Historic rehabilitation projects must include in their submission information concerning minimum project requirements, including but not limited to Energy Efficiency requirements, Design Features, Base Flood Elevation requirements and Internet Cable requirements for consideration of applicable waivers at time of application. If a historic structure undergoing substantial improvement (per the NFIP definition) is not being elevated, it must be documented that the historic designation will be maintained when the project is completed. The Corporation's designated architect may grant waivers relating to energy efficiency requirements if the State Historic Preservation Officer determines that strict adherence to the standards would make compliance with the Secretary of the Interior's Standards for historic Rehabilitation impossible or impracticable.