

2015 QAP Proposed Language

(Separate Pool for “Economic Development / Blight Buster” Projects. Or alternately, significant points so as to actually prioritize these projects.)

Economic Development / Blight Buster Pool (Statewide)

For projects located in an area slated for an aggregate increase of 150 permanent direct jobs or \$1 Billion in investment over the next 5 years where the project consists entirely of Substantial Rehabilitations of Blighted, single-family and two-family Historic Properties. Any Historic Property shall be rehabilitated in accordance with the Secretary of the Interiors Standards for Historic Rehabilitation

Definitions:

- . **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.

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.

Project Threshold Requirements

Rehabilitation Projects are not required to adhere to the minimum Energy Efficiency requirements unless: (i) The Capital Needs Assessment requires replacement of the item or (ii) The applicant chooses to replace an item or (iii) The Corporation's designated architect, in consultation with the Corporation's contracted underwriter, determines that an early replacement of an item with a more energy efficient system substantially improves the quality of life for residents with substantial benefits attributable to reduce deposits to reserves for replacement and/or reductions in operating expenses. The Architect may allow adherence to previous versions of Energy Star if he or she determines, upon the recommendation of the State Historic Preservation Officer, that adherence to both the current version of Energy Star and the Secretary of Interiors Standards for Historic Rehabilitation would be impossible or impracticable.

Rehabilitation Projects must submit a Capital Needs Assessment which specifically addressing the current FEMA Guidelines. Any 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.