

2013 Council Study Issue

CDD 13-10 Financial Assistance for Property Owners of Heritage Resources Structures

Lead Department Community Development

History **1 year ago** None **2 years ago** None

1. What are the key elements of the issue? What precipitated it?

Currently, the Mills Act provides a means to reduce property taxes on historic property in exchange for an agreement that the owners maintain the property's historic character. The purpose is to encourage the renovation and maintenance of historic properties throughout the State by providing a tax incentive. However, in order for a property to be eligible, it must be listed on the National Register of Historic Places, be listed on the California Register of Historic Places, or listed on the City's register. This agreement is available to those structures and properties designated as Local Landmarks; however, those designated as Heritage Resources do not qualify. The study would look into possible financial assistance that could be provided from a variety of sources, including state and federal grant opportunities, that can assist property owners' maintenance and improvement of these designated properties.

As part of the study, City staff could explore the use of Orchard Heritage Park or other locations for a "heritage park" for the relocation and rehabilitation of historic structures. The study would also examine whether possible joint ventures with private entities are possible in an effort to further engage the community's interest in the City's cultural and architectural history.

2. How does this relate to the General Plan or existing City Policy?

GOAL CC-5 Protection of Sunnyvale's Heritage

To enhance, preserve and protect Sunnyvale's heritage including natural features, the built environment and significant artifacts.

Policy CC-5.2

Enhance the visual character of the City by preserving diverse as well as harmonious architectural styles, reflecting various phases of the City's historical development and the cultural traditions of past and present residents.

Policy CC-5.1

Preserve existing landmarks and cultural resources and their environmental settings.

GOAL CC-6 Knowledge of Sunnyvale's Heritage

Promote knowledge of, and appreciation for, Sunnyvale's heritage and encourage broad community participation in heritage programs and projects

Policy CC-6.2

Promote the understanding that heritage preservation enhances property values and provides financial and economic benefits to property owners, neighbors and the City.

3. Origin of issue

Board or Commission Heritage Preservation Commission

4. Staff effort required to conduct study Moderate

Briefly explain the level of staff effort required

Staff would conduct extensive research to determine possible financial assistance at the federal, state, and local level that could be available to assist property owners maintenance of such properties. Outreach would be conducted to solicit interest from private entities to establish possible partnerships for establishment of a location for relocated historic structures. Conduct outreach, prepare reports and schedule public hearings for the study.

5. **Multiple Year Project?** No **Planned Completion Year** 2013

6. **Expected participation involved in the study issue process?**

Does Council need to approve a work plan? No

Does this issue require review by a Board/Commission? Yes

If so, which? Heritage Preservation Commission

Is a Council Study Session anticipated? No

7. **Briefly explain if a budget modification will be required to study this issue**

Amount of budget modification required

Explanation

8. **Briefly explain potential costs of implementing study results, note estimated capital and operating costs, as well as estimated revenue/savings, include dollar amounts**

Are there costs of implementation? No

Explanation

9. **Staff Recommendation**

Staff Recommendation Defer

If 'Support', 'Drop' or 'Defer', explain

Staff monitors state and federal grants that may be available for historic preservation (without the need for a study issue). City resources are currently limited and the creation of a Heritage Park is a high cost option.

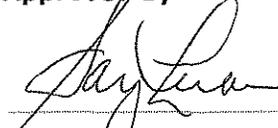
Reviewed by



Department Director

10/10/12
Date

Approved by



City Manager

10-11-12
Date