



*******DEADLINE EXTENDED*******

2014-15 CITY OF ALBANY RESIDENTIAL REHAB MATCHING GRANT PROGRAM ELIGIBILITY & GRANT REQUIREMENTS

The City of Albany is pleased to offer the Residential Rehabilitation Matching Grant Program. The grant is available to residential property owners for restoration, rehabilitation, and/or repair of historic properties on the National Register of Historic Places. Grant funding is limited and competitive. Grant projects average a total investment of approximately \$3 for every \$1 awarded in grant funds. Grants typically average \$1,000, but larger awards may be granted as funds allow and projects warrant.

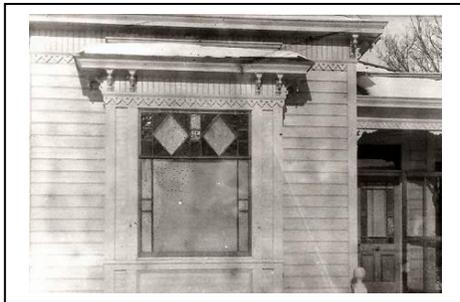
Grant applications are available online at <http://www.cityofalbany.net> and in the Community Development Department on the second floor of City Hall. Applications are **due Friday, March 20, 2015 by 5:00 p.m.** Grant recipients will be notified of their grant award in early April. **Grants must be complete and final paperwork submitted by 5:00 p.m., Monday, August 10, 2015.**

Eligibility Requirements. The following standards must be met to be eligible for the matching grant:

1. The building must have been constructed **before 1946 for residential related use** and be in one of Albany's National Register Historic Districts or listed in the National Register individually.
2. Buildings must be rated historic-contributing, or be able to convert to historic-contributing through the grant project.
3. The primary use of the building must be residential, institutional, **or commercial. Priority will be given to residential and institutional uses.**
4. Projects must be visible from adjacent streets, be on the exterior, and exclude new construction/additions.
5. Due to limited funding, recipients of 2 or more rehabilitation grants per property are not eligible to apply.

Eligible Projects.

- Projects that restore integrity to the architectural style by restoring missing or altered historic features or removing incompatible features visible from the street. An example project is shown below. Other examples include, but are not limited to: front porch and stair projects (balustrades, newel posts, etc.) and removing vinyl or aluminum windows.



Original



Altered



Reconstructed

- Projects that repair or replace in-kind deteriorated historic features visible from the street OR maintenance projects that preserve the integrity, safety, and stability of portions of the house. Examples of projects include, but are not limited to: repair or in-kind replacement of decorative features, porch parts, columns, stairs, balusters/handrails, newel posts, porch flooring and porch roofs, windows, doors, siding, foundations, chimneys, other exterior features, and paint when accompanied by extensive rehabilitation.
- **Additional consideration will be given to projects that:**
 - Have a positive influence on other threatened or poorly maintained historic properties in the Hackleman Historic District; or
 - Help restore one of Albany's most unique and/or historically significant resources, which are those that are eligible for the National Register individually.

Grant Requirements.

1. **Minimum Match:** All grant projects require a minimum match of 50%. In-kind labor may count toward your match only and will be credited at the current minimum wage (unless you are a licensed contractor). The cost of tools may not count towards the project budget.
2. **For projects that require historic review, applications and fees must be submitted for approval** (either by the Landmarks Advisory Commission (LAC), or staff, depending on the project) in conjunction with grant applications. City staff may consider alternative arrangements with advance notice. All applicants seeking funding for projects requiring historic review are urged to notify the City of their intent to apply at the earliest opportunity.
3. **Projects must meet** the [Secretary of Interior's Standards for Rehabilitation](#). Copies of the Standards are available at the Community Development Department or online.
4. Grant recipients must complete **one interim progress report**.
5. **Before and after digital photographs** must be submitted to document the project. Photographs **must be in electronic format** for reproduction purposes and may be emailed to shawna.adams@cityofalbany.net or put onto a CD.
6. All necessary Historic Review and building permits must be obtained.
7. Any contractor performing work on the project must be licensed and bonded for the type of work planned.
8. **A project sign** identifying grant support must be displayed in a prominent location at each project site while project work is in progress. (The sign will be provided by the City of Albany.)
9. If necessary, **an inspection of your property** by the City and or a LAC member will be made to understand the proposed work and determine eligibility.
10. **If the scope of the project warrants**, a covenant and preservation agreement must be executed to ensure that after the grant-assisted work is completed, the owner(s) will maintain the premises for a minimum of 5 years to preserve the historical significance and integrity of the features, materials, appearance, workmanship, and environment that made the property eligible for listing in the National Register of Historic Places.
11. **All receipts and documentation of expenditures must be submitted with electronic photographs of the completed project by 5:00 p.m., Monday, August 10, 2015.** Submit information in person or mail to: Shawna Adams, Community Development Department, 333 Broadalbin Street SW, Albany OR 97321.

