

Historic Home Rehabilitation Program

Jefferson Park and Adams-Normandie Districts

Historic Home Rehabilitation Program

Frequently Asked Questions (FAQ)

What is the Historic Home Rehabilitation Program (HHRP)?

HHRP is an innovative pilot program to assist homeowners of the Adams-Normandie historic district, also known as a Historic Preservation Overlay Zone (HPOZ), to maintain and improve their historic residences. The program will provide pro bono historic preservation technical assistance, design assistance, and in some cases, construction grant funding to HPOZ residents who need help with voluntary home improvement and code compliance measures in keeping with historic preservation design guidelines for the neighborhood.

Who is conducting the HHRP program?

The program is a partnership between the Neighborhood Housing Services of Los Angeles County (NHS), Los Angeles City Planning's Office of Historic Resources (OHR), the USC School of Architecture, and the National Organization of Minority Architects (NOMA).

What is the Neighborhood Housing Services of Los Angeles County (NHS)?

NHS is a non-profit organization that serves as a catalyst for local residents, businesses, and elected officials to work together to build stronger neighborhoods, improve the quality of life for low- to moderate- income families, and revitalize distressed areas into neighborhoods of choice. NHS strengthens communities through the development and maintenance of quality affordable housing, creation and preservation of affordable homeownership opportunities, training and support of local leaders, and by providing financial education to families and people in need.

Who is eligible for the HHRP?

Only homeowners within the Jefferson Park or Adams-Normandie HPOZ are eligible for the program's services at this time. Please see the following questions for more information about eligibility per each service offered by the program.

I don't live in the Jefferson Park or Adams-Normandie HPOZ, but I do live in another HPOZ in the City of Los Angeles. Am I eligible for the services offered through the HHRP?

At this time, residents of other HPOZs are ineligible for the HHRP Program. However, we hope one day to expand the program into other historic neighborhoods after the initial pilot program is complete.

What services are offered through the HHRP?

The HHRP is a four-part program. The resources offered include:

1. Free historic preservation technical assistance.
2. Free professional architectural design services.
3. Construction grant opportunities for low-income homeowners.
4. Additional construction and financial consultation services offered through NHS.

What is historic preservation technical assistance (Service #1)? Am I eligible for this service?

We recognize that the parameters of living in an HPOZ may sometimes be confusing or difficult to understand. Therefore, through the HHRP, homeowners of the Jefferson Park or Adams-Normandie HPOZ are eligible to receive free individualized consultation for any historic preservation questions they may have. Inquiring residents will work with the program's historic preservation technical assistance intern from the USC School of Architecture to help them navigate project review in an HPOZ. For example, questions that may arise include:

1. What is an HPOZ Preservation Plan? How can I make sure I am in compliance?
2. What is the purpose of the HPOZ Board? How much jurisdiction do they have over my property?
3. I want to make changes to my home in the future. What am I allowed to do?
4. Can you help connect me to the right vendors/contractors that work on historic properties?
5. What is the Mills Act? Am I eligible for the program?
6. I'd like to do historical research on my home. Can you help me find the right sources?

All homeowners of the Jefferson Park or Adams-Normandie HPOZ are eligible to receive free historic preservation technical assistance. If you would like to submit an inquiry to have your questions answered, please fill out the "General Inquiry" form located on the HHRP page of the NHS website here and specify your interest in historic preservation technical assistance.

What are professional architectural design services (Service #2)? Am I eligible for these services?

Preparing for a construction project on a historic residence is often an expensive process when it comes to architectural services. Because of this, homeowners of the Adams-Normandie HPOZ are eligible for free individualized professional architectural design services with the aid of a USC graduate architecture student intern. Inquiring residents will work with the design intern to address their future project plans. The intern will then assist in surveying the property, making design recommendations, and drafting construction drawings for the resident. All drawings will be reviewed by a licensed architect through the National Organization of Minority Architects (NOMA) before they are presented to the Jefferson Park or Adams-Normandie HPOZ Boards. All residents of the Jefferson Park or Adams-Normandie HPOZ that own a contributing property (either single-family dwelling or multi-family dwelling) are eligible to receive free professional architectural design services. Renters/tenants and owners of non-contributing properties are not eligible for this service. To get an idea of whether your property is a contributor or non-contributor to the Adams-Normandie HPOZ, please see the map found [here](#). If you are unsure if you qualify, or know you would like to submit an inquiry to have your property surveyed, please fill out the "General Inquiry" form located on the HHRP page of the NHS website here and specify your interest in professional architectural design services.

What are the construction grant opportunities offered by the HHRP (Service #3)? Am I eligible for a grant?

Through the HHRP, NHS is offering up to \$10,000 in construction grants per contributing property of the Jefferson Park or Adams-Normandie HPOZ for proposed construction projects to rehabilitate historic residences. The goal of the grant funding is to help middle- to low- income homeowners of the HPOZ finance voluntary home improvement projects and code compliance projects that conform to the Jefferson Park or Adams-Normandie HPOZ Preservation Plan, which can be found [here](#).

Proposed projects must be for exterior work only. Examples of acceptable projects include maintenance and repair to historic windows and doors, replacing modern windows and doors with historic features that comply with the Preservation Plan, porch and awning rehabilitation, historic hardscaping improvements, exterior painting, and maintenance or replacement work to siding, roofs, chimneys, and decorative architectural features, among others. Other types of exterior work may be considered. These will be evaluated on a case-by-case basis. The NHS construction management team will help homeowners prioritize their most-needed projects during an initial feasibility site visit.

To be eligible for the \$10,000 construction grant:

1. Applicants must own a historic single-family or multi-family dwelling in the Jefferson Park or Adams-Normandie HPOZ. Commercial properties are ineligible for the program. Tenants/renters may not apply for grant funding.
2. Applicants must be at or below the 80% Area Median Income (AMI). This means for multi-income households, applicants must make \$95,300 or less annually in order to qualify. For households with an individual income, applicants must make \$66,750 annually or less in order to qualify.
3. The property must be listed as a contributor of the Adams-Normandie HPOZ. Non-contributors are ineligible for the program. To check your property's contributing status, please see the map found [here](#), or inquire with our team to assist you.
4. Proposed projects must include exterior work only. Interior projects (i.e. plumbing, electricity, painting, remodels, or other rehabilitation work) are not eligible for the program.

If you are unsure if you qualify, or know you would like to submit an inquiry to have your property surveyed for grant funding, please fill out the "General Inquiry" form located on the HHRP page of the NHS website [here](#) and specify your interest in construction grant opportunities.

Please note: Applicants do not need to fill out the "HHRP Pre-Qualification and Credit Authorization Form" to verify income status until after their property has been surveyed. If you were interested in the construction grant opportunities but are ineligible based on income or other factors, you may still be eligible for historic preservation assistance, architectural design services, or other lending options available through NHS outside the HHRP.

Who will complete the construction if I am approved for grant funding?

All construction projects will be completed by NHS's in-house construction management team. They will work with the architectural design intern and NOMA certified architect to survey your property, solidify construction drawings, and complete the work after it has been approved by the Jefferson Park or Adams-Normandie HPOZ Board.

I already have design plans for a proposed project. Can I use them for a grant-funded HHRP project instead?

Yes, if you've previously had construction drawings drafted for a proposed project and you meet the above requirements to be eligible for the HHRP's construction grant funding, you may use your existing plans for any proposed projects.

When will grant funding run out?

Grant funding will be allocated on a first-come-first-serve basis. The HHRP pilot program is authorized to offer up to \$10,000 in grant funding per property within the Jefferson Park or Adams-Normandie historic districts. Please note that even if you are not eligible for grant funding, we are happy to assist Adams-Normandie homeowners with historic preservation technical assistance and professional design services during this time frame as well.

How soon will I hear back?

The first step to get started with any of the four services offered by the HHRP is to submit a "General Inquiry" form located on the HHRP page of the NHS website, found [here](#). Please specify which service(s) you are interested in when submitting your inquiry. You will then hear back from the NHS administration team within 48-72 hours (2-3 business days). A member of our team will work with you to answer your initial historic preservation questions and schedule a site visit should you be interested in architectural design services, construction grant funding, or any additional construction services offered by NHS.

What are the additional construction and financial consultation services offered by NHS (Service #4)?

The Neighborhood Housing Services of Los Angeles County (NHS) offers a myriad of programs for home improvement projects for middle- to low- income homeowners. The Jefferson Park or Adams-Normandie HHRP pilot program is only one of them. If you do not meet eligibility requirements for the Jefferson Park or Adams-Normandie HHRP program, you may still be eligible for financial consultation or construction assistance from one of NHS's other programs. For example, if you need assistance with interior projects or own a non-contributing property in the Jefferson Park or Adams-Normandie HPOZ and still need maintenance work done, NHS may be able to assist with your requests. If you would like to submit an inquiry to have your property surveyed for other NHS programs, please fill out the "General Inquiry" form located on the HHRP page of the NHS website here and specify your interest in additional construction and financial consultation services through NHS.

Do I need to be low-income to participate in the program?

The only service offered by the HHRP program with income restrictions are the construction grant funding opportunities (see above requirements). All other services offered through the program are open to all income levels.

My property is under a Mills Act contract. Am I eligible for the HHRP program?

Mills Act property owners within the Jefferson Park or Adams-Normandie HPOZs are eligible for free historic preservation technical assistance and professional architectural design services, however they are not eligible for the HHRP grant funding opportunities. For more information about the Mills Act in California, please visit LA City Planning's Mills Act information site found here.

Will this program help me pass LA Department of Building and Safety (LADBS) requirements for a proposed project?

The focus of the HHRP is to assist homeowners with the planning side of the rehabilitation process for historic properties. While our team can certainly help point you in the right direction for LADBS questions, our assistance is limited to helping homeowners navigate the HPOZ Board process, Preservation Plan zoning code compliance, and other planning-related questions and projects

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