

The New York City Landmarks Preservation Commission

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www.nyc.gov/landmarks

HISTORIC PRESERVATION GRANT PROGRAM FACT SHEET FOR HOMEOWNER APPLICANTS

The Historic Preservation Grant Program helps low- and moderate-income occupants of designated New York City landmarked buildings, including buildings in historic districts, to restore the facades of their homes. The grants, which generally range from \$10,000 to \$15,000, are for exterior repairs, primarily at the street facade, and are often used in conjunction with other funding. Eligible work may include, but is not limited to, masonry rebuilding and repointing, repair or replacement of windows and front doors, and cornice restoration.

To qualify for a grant:

- the building must be a designated or proposed individual landmark, located within an historic district, or listed or eligible for listing on the National Register of Historic Places;
- the combined household income of at least one occupant of a building with 1 or 2 dwelling units, or the combined household income of at least 51% of the occupants of a building containing 3 or more dwelling units, must fall within the program's federal guidelines;
- for rental housing, those occupants must be paying affordable rents.

Household Size	Income Limit	Household Size	Income Limit
1 Person.....	\$ 43,000	5 Persons.....	\$66,350
2 Persons.....	\$ 49,150	6 Persons.....	\$71,300
3 Persons.....	\$ 55,300	7 Persons.....	\$76,200
4 Persons.....	\$ 61,450	8+ Persons.....	\$81,100

Unit Size	Rent per month	Unit Size	Rent per month
Studio.....	\$ 785	Three-bedroom.....	\$1242
One-bedroom.....	\$ 874	Four-bedroom.....	\$1391
Two-bedroom.....	\$ 993		

If the occupants' income exceeds the Section 8 limits, as mandated by household size, they may be eligible for grant funds on a matching basis only. In order to qualify, the total maximum household income of the occupant of a single family dwelling may not exceed \$101,400 for the year.

Household Size	25% Contribution	37.5% Contribution	50% Contribution
1 person	\$43,001 – \$46,601	\$46,602 – \$50,202	\$50,203 – \$53,800
2 person	\$49,151 – \$53,234	\$53,235 – \$57,318	\$57,319 – \$61,400
3 person	\$55,301 – \$59,901	\$59,902 – \$64,502	\$64,503 – \$69,100
4 person	\$61,451 – \$66,568	\$66,569 – \$71,686	\$71,687 – \$76,800
5 person	\$66,351 – \$71,868	\$71,869 – \$77,386	\$77,387 – \$82,900
6 person	\$71,301 – \$77,234	\$77,235 – \$83,168	\$83,169 – \$89,100
7 person	\$76,201 – \$82,534	\$82,535 – \$88,868	\$88,869 – \$95,200
8 person	\$81,101 – \$87,868	\$87,869 – \$94,636	\$94,637 – \$101,400

In determining eligibility, the Program Board considers the following factors, among others:

- the architectural and historical importance of the building;
- the building condition and the significance of the repairs;
- the applicant's financial resources; and
- the effect the grant will have on improving the building and/or the district.

The grant pays for specific work items; construction on this work cannot begin until after the Commission and the grant recipient sign a contract, an LPC permit has been issued, insurance clauses of the contract have been satisfied and the contractor has been notified to start. Depending on your scope of work, your home may be inspected for the presence of lead-based paint. If lead-based paint hazards are found, you will be required to remediate those hazards. Because funds are limited, the Program is not able to approve all qualified grant applications.

Please contact the Historic Preservation Grant Program Director at the above address or by phone at (212) 669-7944 to discuss the application process in more detail.

Funding is provided pursuant to Title I of the federal Housing and Community Development Act of 1974, as amended, through New York City's Community Development Block Grant. All grants must meet eligibility criteria and guidelines for historic preservation under federal Block Grant regulations.