

MILLS ACT APPLICATION*

250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031

Phone: 510-238-3911 Fax: 510-238-4730

<https://www.oaklandca.gov/topics/historic-preservation>

1. GENERAL INFORMATION

APPLICANT'S NAME: _____

PROPERTY ADDRESS: _____

PROPERTY OWNER(S): _____

PHONE: (Day) _____ (Evening) _____

ASSESSOR'S PARCEL NUMBER(S): _____

YEAR OF PURCHASE: _____ ASSESSED VALUE: _____

EXISTING USE OF PROPERTY: _____

2. HISTORIC PROPERTY INFORMATION

HISTORIC/Common Name (If any): _____

CONSTRUCTION DATE: _____ LEGAL DESCRIPTION (From Deed, Please attach)

HISTORIC STATUS: Please contact Historic Preservation staff at (510)238-6344 or (510)238-6879 to confirm.

DESIGNATED HISTORIC RESOURCE:

DATE OF DESIGNATION

- | | |
|--|-------|
| <input type="checkbox"/> City of Oakland Landmark | _____ |
| <input type="checkbox"/> City of Oakland Heritage Property | _____ |
| <input type="checkbox"/> Contributes to a City of Oakland S-7 or S-20
Historic District | _____ |

LOCAL REGISTER OF HISTORIC RESOURCES**

- | | |
|---|-------|
| <input type="checkbox"/> Listed on the National Register of Historic Places | _____ |
| <input type="checkbox"/> Building with an Oakland Cultural Heritage Survey
rating of 'A' or 'B' | _____ |
| <input type="checkbox"/> Potential Designated Historic Property located
in an Area of Primary Importance | _____ |

*A Mills Act Property Tax Abatement Program for qualified historic properties, with the program impact on City revenues limited to \$25,000/year, and \$25,000/year in any single redevelopment area with a cumulative limit of \$250,000/year for all redevelopment areas with the exception of the Central Business District. In the Central Business District, there shall be a limit of the program impact on Redevelopment revenues to \$100,000/building/year with a cumulative limit of \$250,000/year. Any Mills Act Program property applicant, who's estimated Property Tax loss exceeds the above limits, may request special consideration by the City Council.

** Local Register Properties must concurrently submit an Oakland Landmark, Heritage Property or S-7 Preservation Combining Zone Application Form

3. PRESERVATION WORK PROGRAM AND TIME LINE

Please list the improvements to take place over the next 10 years, in order of priority. Listed work should be limited to stabilization and/or maintenance of the historic structure or restoration and/or repair of exterior character defining features of the historic property. State the anticipated costs of the improvements, including but not limited to materials, labor, permits and fees. Anticipated construction must be equal to or greater than tax savings: see the Mills Act Property Tax Calculator on line at www.oaklandnet.com/historicpreservation for a rough estimate of potential property tax reduction. (Please attach additional pages to complete the below information.)

1. Year: 2014 Cost: _____ Improvement: _____

2. Year: 2015 Cost: _____ Improvement: _____

3. Year: 2016 Cost: _____ Improvement: _____

4. Year: 2017 Cost: _____ Improvement: _____

5. Year: 2018 Cost: _____ Improvement: _____

6. Year: 2019 Cost: _____ Improvement: _____

7. Year: 2020 Cost: _____ Improvement: _____

8. Year: 2021 Cost: _____ Improvement: _____

9. Year: 2022 Cost: _____ Improvement: _____

10. Year: 2023 Cost: _____ Improvement: _____

Note: Each work item will require separate building and zoning review and approval prior to undertaking the actual work. Design Review fees are waived for Mills Act properties.

4. SUBMITTAL REQUIREMENTS

- Mills Act Application Form
 - This application form signed and completed. Original signatures or clear & legible copies are required.
- Assessor's Parcel Map
 - Available at the City of Oakland Engineering Services or zoning counters, or County Assessor's Office, 1221 Oak Street.
- Photographs
 - Photographs must be labeled, and printed or mounted on 8-1/2" x 11" paper.
 - Photographs must sufficiently illustrate the exterior, overall condition and historic character of the property, including historic features.
 - Photographs must be in color and include the existing structure as seen from across the street and from the front, side and rear property lines. Label each (e.g., front, side, rear, across the street).
 - Photographs must be in color and include detailed (i.e. close up) views of each of the listed areas in the proposed work program. Label each (e.g., Work Program Item #1, Work Program Item #2, etc.)
- Oakland Landmark, Heritage Property and S-7 Preservation Combining Zone Application Form
 - Required for properties that are not already designated as:
 - City of Oakland Landmark
 - City of Oakland Heritage Property
 - Contributes to a City of Oakland S-7 or S-20 Historic District
- Legal Description of the Property
 - Grant Deed
 - Legal Description
 - Assessor's Parcel Map
- Additional pages to describe the Work Program
 - As necessary
- Copy of Last Property Tax Bill
- Filing Fee -\$400.00
 - Fees are due at the time of application submittal.

5. SELECTION CRITERIA

The City has adopted a Mills Act Property Tax Abatement Program for qualified historic properties, with the program impact on City revenues limited to \$25,000/year, and \$25,000/year in any single redevelopment area with a cumulative limit of \$250,000/year for all redevelopment areas with the exception of the Central Business District. In the Central Business District, there shall be a limit of the program impact on Redevelopment revenues to \$100,000/building/year with a cumulative limit of \$250,000/year. Any Mills Act Program property applicant, who's estimated Property Tax loss exceeds the above limits, may request special consideration by the City Council. If applications exceed the limited dollar amounts, applications will be evaluated on the following criteria.

- The date the application is complete.
- The property is either currently a Designated Historic Property *or* the property is currently listed on the Local Register of Historic Resources *and* an Oakland Landmark, Heritage Property and/or S-7 Combining Zone Application has been submitted for Heritage Property Designation.
- The property needs exterior work (e.g., stabilization, maintenance, reversal of inappropriate building modifications, etc.. The work program does **not** include interior work or additions) and whether the cost of the proposed exterior work is equal or greater than the potential reduction of property taxes.

- The proposed work program for maintenance, repair, rehabilitation and/or restoration has the strong potential to act as a catalyst for neighborhood revitalization by:
 - Increasing architectural integrity;
 - Preserving neighborhood character; and
 - Conserving materials and energy embodied in existing building.
- Geographic Distribution:
 - A minimum total of six Mills Act Contracts will be awarded to properties in the West Oakland Redevelopment Area because Implementation of the Mills Act is a Mitigation Measure of the West Oakland Redevelopment Plan.
 - A minimum of six Mills Act Contracts will be awarded to properties in the Central City East Area because Implementation of the Mills Act is a Mitigation Measure of the Central City East Redevelopment Plan.
 - The property’s location contributes to the goal of Mills Act Contract representation in neighborhoods throughout the City.
- The property’s building type contributes to the goal of a variety of Mills Act Contract building types (e.g., residential, commercial and industrial buildings).

Please read and review (available on line at <https://www.oaklandca.gov/topics/historic-preservation>):

- the Mills Act brochure;
- Mills Act (Sections 50280-90 of the California Government Code and Article 1.9, Sections 439 – 439.4 of the California Revenue and Taxation Code)
- the (MODEL) MILLS ACT AGREEMENT FOR PRESERVATION OF HISTORIC PROPERTY;
- Secretary of the Interior’s Standards for Rehabilitation;
- Minimum Property Maintenance Standards; and
- the Mills Act Property Tax Calculator (to calculate a rough estimate of the potential change in taxes).

Also available on line:

- Mills Act Application Form;
- Oakland Landmark, Heritage Property and S-7 Preservation Combining Zone Application Form; and
- How to complete Oakland Landmark, Heritage Property and S-7 Preservation Combining Zone Application Form.

NOTICE: Each property owner should also consult legal counsel and/or a financial advisor concerning the advisability of entering into a Mills Act agreement, prior to completing and submitting this application. The City makes no warranties or representations about the accuracy or validity of the Mills Act Property Tax Calculator – it is merely an information tool that applicants may use (at their sole risk), which does not substitute/replace legal counsel or a financial advisor.

I hereby apply to be considered for a Mills Act agreement, have read and agree with the above documents, agree to execute the (Model) MILLS ACT AGREEMENT FOR PRESERVATION OF HISTORIC PROPERTY if selected for the program, and the information submitted is true and correct as of the date of application.

Owner’s Signature

Date

APPLICATIONS ARE ACCEPTED AT THE ZONING COUNTER

250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612

Monday, Tuesday, Thursday & Friday: 8am-4pm; Wednesday: 9:30 – 4pm