

HARC WINDOW & SHUTTER GUIDELINES

Current Guidelines

Windows

- Historic windows *required* to be repaired, whether visible or not
- When replacement is necessary, new units must match historic materials, whether visible or not
- Aluminum windows are considered inappropriate for contributing structures
- Window glazing must be clear, cannot be tinted
- No mention of impact windows being allowed

Shutters

- No differentiation between architectural shutters and storm shutters
- No guideline for installation of architectural shutters where they did not previously exist
- No mention of abatement fabric being allowed
- Storm shutters shall be stored when not in use

vs.

Proposed Guidelines

Windows

- Historic windows are *encouraged* to be repaired
- When replacement is proposed, new units must match historic materials only on visible elevations
- Aluminum windows are allowed on non-visible elevations of contributing structures
- Considerations for tinting in cases of energy efficiency and medical reasons
- Impact windows are recognized as being allowed

Shutters

- Differentiation between architectural shutters and storm shutters; clear examples provided
- Architectural shutters can be installed where they did not previously exist if appropriate design/material
- Abatement fabric recognized as being allowed
- Storm shutters can only be installed when under hurricane advisory/threat of significant weather

HARC ECONOMIC HARDSHIP CRITERIA

Current Criteria

- Requires applications for hardship to go to the HARC Commission for review
- Total household income must be below *80% median income* for the City **AND** must be recipient of fixed income benefits (like Social Security)
- Tax return or affidavit are only forms of acceptable documentation to show applicant meets income requirement
- No mention of SNAP (Supplemental Nutrition Assistance Program) as acceptable documentation for qualification

vs.

Proposed Criteria

- Applications are reviewed at staff level
- Total household income does not exceed *100% median income* according to the City's current Qualifying Maximum Limits for Affordable Housing Units **OR** is recipient of fixed income benefits
- Tax returns *for the last 2 years*, or SNAP documents are acceptable forms for applicant to show they meet the income requirement