

FOR MORE INFORMATION

NATIONAL TRUST FOR HISTORIC PRESERVATION
1785 MASSACHUSETTS AVE NW
WASHINGTON, DC 20036
TEL: 202-588-6000
www.nationaltrust.org

PRESERVATION ACTION
401 F STREET NW STE 324
WASHINGTON, DC 20001
TEL: 202-637-7873
www.preservationaction.org

NATIONAL CONFERENCE OF STATE HISTORIC PRESERVATION OFFICERS
444 N. CAPITOL NW STE 342
WASHINGTON, DC 20001
TEL: 202-624-5465
www.ncshpo.org

THE NATIONAL ASSOCIATION OF TRIBAL HISTORIC PRESERVATION OFFICERS
PO BOX 19189
WASHINGTON, DC 20036
TEL: 202-628-8476
www.nathpo.org

NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS
325 SOUTH LUMPKIN STREET
FOUNDERS GARDEN HOUSE
ATHENS, GA 30602
TEL: 706-542-4731
www.uga.edu/napc



The National Historic Preservation Act and its resulting cultural, educational, and economic benefits over the past 40 years, have been vital to fostering a preservation ethic across the nation.

LEGISLATIVE BRIEFING

THE COMMUNITY RESTORATION AND REVITALIZATION ACT Historic Preservation Creates Housing and Revitalizes Communities

February 2007

STATUS

The Community Restoration and Revitalization Act was first introduced at the end of the 108th Congress by Representatives Rob Portman (R-OH) and William Jefferson (D-LA). It was reintroduced on June 30, 2005 by Representative Phil English (R-PA) and Jefferson.

In February 14, 2007 the legislation was reintroduced as H.R.1043 by Representative Stephanie Tubbs Jones (D-OH) with Representative Phil English (R-PA) as the minority party lead. On the same day, Senator Blanche Lincoln (D-AR) introduced a companion bill in the Senate (S.584), the first Senate version of the legislation. Senator Gordon Smith (R-OR) is the minority lead on the Senate bill and Mary Landrieu (D-LA) is an original cosponsor. H.R.1043/S.584 would amend the existing Federal Historic Rehabilitation Tax Credit to deepen its utility for community revitalization, expand its application to smaller “Main Street” type projects, and result in the development of more housing in historic buildings – particularly affordable housing.

REQUEST

Cosponsor H.R.1043 and S.584 and support housing creation and the revitalization of American communities.

BACKGROUND

There is a strong link between historic preservation, community revitalization, and housing. Abandoned and underutilized historic buildings are often located in some of the nation’s most disinvested communities. In these cases, there is a great need for incentives to create market-rate housing that stabilizes distressed neighborhoods and to encourage the development of housing – especially affordable housing – in certain urban and rural areas. Additionally, nonresidential historic structures that no longer serve their intended purposes such as warehouses, factories, mills, schools, and department stores can be adapted into places to live. The Community Restoration and Revitalization Act would enhance the Federal Historic Rehabilitation Tax Credit’s applicability to housing and community revitalization

SUMMARY OF AMENDMENTS

- Basis Reduction:** Eliminating or lessening the rule that lowers tax benefits dollar-for-dollar according to the amount of credit taken when using the Federal Historic Rehabilitation Tax Credit.
- Greater Subsidy in Distressed Areas:** Deepening the Federal Historic Rehabilitation Tax Credit in the most difficult to develop and disinvested areas.
- Making the 10% Credit Available for Housing:** Opening up the inventory of “older buildings” for housing – the 10% component of the Federal Historic Rehabilitation Tax Credit currently prohibits its use for “dwellings.” This proposal also includes changing the definition of “older building” from “built before 1936” to any property “fifty years old or older.”
- More Workability for Small Deals:** Enriching the Federal Historic Rehabilitation Credit to 40% in projects that are \$2 million or less to target those “Main Street” type developments in which rehab credit costs are currently too prohibitive.
- More Favorable Tax Exempt Rules:** Easing the rules governing non-profit deals so that more community-oriented projects move forward.
- Supports For Sale Housing:** Eliminating a provision in the current law that requires the paying back of tax credits when properties are sold within five years of the project’s completion.