



Historic Rehabilitation Tax Credits

Southern Virginia Regional Housing Summit 2024
Hill Studio



Community.
By Design.

Collaborative Design across disciplines



COMMUNITY PLANNING

Enhancing communities and
bringing people together



LANDSCAPE ARCHITECTURE

Creating quality outdoor
environments



ARCHITECTURE

Shaping the places we live,
work, and play



HISTORIC PRESERVATION

Saving and restoring heritage

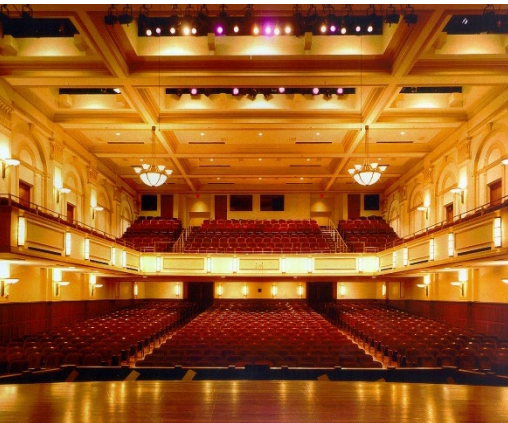


Community.
By Design.

Historic Rehabilitation Tax Credits

What are historic rehabilitation tax credits?

Rehabilitation tax credits are dollar-for-dollar reductions in income tax liability for taxpayers who rehabilitate historic buildings.





Tax Credits Make it Happen!

A Tale of Two Credits

Federal Credit

- Administered by National Park Service
- Income-producing buildings only
- 20% of eligible expenditures
- 5-year holding period
- 20-year carryforward, 1-year carryback

State Credit

- Administered by Dept. of Historic Resources
- Income-producing and owner-occupied buildings
- 25% of eligible expenditures
- No holding period
- 10-year carryforward, no carryback

What Buildings are Eligible?



Listed in the National Register

- Individually listed property
- Contributing to an NRHP Historic District



Eligible for individual National Register listing

(state credit only)

Eligible Expenditures



Must be capital in nature: work done on the historic structure of the building



Includes certain soft costs such as architectural and engineering fees, construction period taxes and interest, reasonable developer fees



Does not include acquisition costs, expenditures attributable to enlargement or additions, landscaping or site work



Must meet state and federal spending thresholds during specific measuring period

SOI Standards

All work must meet the *Secretary of the Interior's Standards for Rehabilitation*

NPS guidance at www.nps.gov/tps

Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.



THE SECRETARY
OF THE INTERIOR'S
**STANDARDS FOR
THE TREATMENT
OF HISTORIC
PROPERTIES**

WITH
**GUIDELINES FOR
PRESERVING,
REHABILITATING,
RESTORING &
RECONSTRUCTING
HISTORIC
BUILDINGS**



U.S. Department of the Interior
National Park Service
Technical Preservation Services

HTC Application Process

Historic Preservation Certification Application (HPCA)

Part 1: Evaluation of Significance

Part 2: Description of Rehabilitation Work

Part 3: Request for Certification of Completed Work

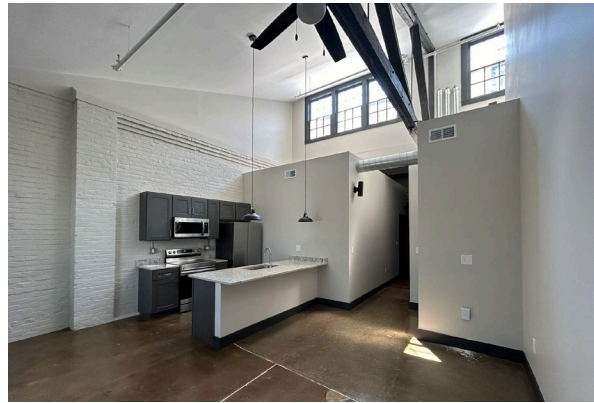
Using Historic Tax Credits to Create Housing



Single-Family Houses

Duplexes

Multi-Family Apartment Complexes



Churches

Factories

Commercial Buildings

Using Historic Tax Credits to Create Housing

Case Study: Roland E. Cook Elementary



Vinton, VA
Built 1915 + 1924 addition
21 market-rate units



Before Rehab



After Rehab

Case Study: Roland E. Cook Elementary



Case Study: Roland E. Cook Elementary



Case Study: Roland E. Cook Elementary

