



PreserveToledo@gmail.com  
Facebook.com/PreserveToledo

## Historic Preservation Incentives

### LOCAL

#### **Community Reinvestment Areas (CRAs)**

Administered by: City of Toledo

The CRA program encourages investment in neighborhoods that have experienced disinvestment through a property tax abatement. The abatement is based on the increase in property valuation resulting from improvements for new construction or rehab of residential, commercial, or industrial structures within pre-designated areas.

Learn more: [toledo.oh.gov/services/department-of-economic-business-development/development-programs/community-reinvestment-area-cra/](http://toledo.oh.gov/services/department-of-economic-business-development/development-programs/community-reinvestment-area-cra/)

#### **Heritage Home**

Administered by: Lucas County Land Bank

The Heritage Home program helps homeowners repair older homes through technical and financial assistance. Financial assistance is offered in the form of a low interest loan. Homes must be 1) at least 50 years old (it does not need to be “historic”), 2) current on property taxes, 3) three units or less and zoned as residential, and 4) owner occupied or income-producing.

Learn more: [co.lucas.oh.us/2722/Heritage-Home-Program](http://co.lucas.oh.us/2722/Heritage-Home-Program)

#### **PACE (Property Assessed Clean Energy)**

Administered by: Port Authority

Also known as Better Building Northwest Ohio, the PACE program encourage energy saving measures through a loan, which is paid for by an assessment attached to the property (instead of a personal or business debt).

Learn more: [toledoport.org/services/energy-finance/betterbuildings-northwest-ohio/](http://toledoport.org/services/energy-finance/betterbuildings-northwest-ohio/)

## STATE

### **Ohio Historic Tax Credit Program (OHTC)**

Administered by: Ohio Development Services

The OHTC Program provides tax credits for the rehabilitation of historically designated properties. A building is eligible if it is individually listed on the National Register of Historic Places; contributes to a National Register Historic District, National Park Service Certified Historic District, or Certified Local Government historic district; or is listed as a local landmark by a Certified Local Government. The application is competitive, awarding credits biannually. Projects can receive up to 25% or \$5 million of qualified rehabilitation expenditures (QREs) in credits. Owners and long-term lessees are eligible to apply. Buildings to be used as single-family residences and multi-family condos aren't eligible

Learn more: [development.ohio.gov/cs/cs\\_ohptc.htm](http://development.ohio.gov/cs/cs_ohptc.htm)

### **Pipeline Initiative**

Administered by: Ohio Development Services

The Pipeline Initiative provides funding and technical assistance to help in nominating buildings, districts, and areas to the National Register of Historic Places. The primary goal is to develop a pipeline of properties that are eligible for redevelopment assistance through the OHTC program. Funding is prioritized for projects that create the greatest potential for commercial and multi-family housing redevelopment. Applications are continuously accepted and funded on a first-come, first-served basis

Learn more: [development.ohio.gov/files/redev/OHPTC\\_Pipeline\\_Overview20141009.pdf](http://development.ohio.gov/files/redev/OHPTC_Pipeline_Overview20141009.pdf)  
[development.ohio.gov/cs/cs\\_ohptc.htm](http://development.ohio.gov/cs/cs_ohptc.htm)

## FEDERAL

### **Federal Historic Tax Credit Program (FHTC)**

Administered by: National Park Service

The FHTC Program provides tax credits for the rehabilitation properties on the National Register of Historic Places. All qualifying properties receive 20% of qualified rehabilitation expenditures (QREs) in credits. The property must be income-producing and cannot be owner-occupied.

Learn more: [nps.gov/tps/tax-incentives.htm](http://nps.gov/tps/tax-incentives.htm)

### **Tax Benefits for Historic Preservation Easements**

Administered by: National Park Service

Through an easement, typically in the form of a deed, a historic property owner places restrictions on the development of or changes to the historic property, then transfers these restrictions to a preservation or conservation organization. Property owners who donate easements may be eligible for tax benefits, such as a Federal income tax deduction.

Learn more: [nps.gov/tps/tax-incentives/taxdocs/easements-historic-properties.pdf](http://nps.gov/tps/tax-incentives/taxdocs/easements-historic-properties.pdf)  
[nps.gov/tps/tax-incentives.htm](http://nps.gov/tps/tax-incentives.htm)