Pipeline Pilot Initiative

Heritage Ohio Conference
May 2013
Ohio Historic Preservation Tax Credit

- 25% tax credit to encourage owners and long-term lessees to rehabilitate historic buildings
- Competitive program requiring an application prior to undertaking work
- Can be used with the 20% federal program
- Administered in partnership with:
  - Ohio Historic Preservation Office (OHPO)
    - Review eligibility as ‘historic building’
    - Review rehabilitation plans
  - Ohio Department of Taxation (ODT)
Pipeline Pilot Initiative

- Technical assistance and small grants to plan and prepare historic properties for rehabilitation
- Primary goal of the initiative is to develop a pipeline of properties eligible for the OHPTC program
- OHPTC requires properties to qualify as a ‘historic building’ at the time of application
- Nominating buildings and districts targeted for redevelopment is a good first step toward advancing rehabilitation projects
- Allocated $90,000 for 18 month pilot
Definition of ‘Historic Building’

- ‘Historic building’ definition for OHPTC purposes means the property meets any of these:
  - Individually listed on National Register
  - Contributes to National Register Historic District
  - Contributes to NPS Certified Historic District
  OR
  - Local landmark in Certified Local Government (CLG)
  - Contributes to CLG Local Historic District

- Properties with only CLG designation are not eligible for federal program

- National Register is the focus of the Pipeline Initiative
Pipeline Project Types

A. National Register Nomination for Individual Building
   - Grant up to $4,000 for third-party research and consulting to nominate a building
   - Must have support of property owner

B. National Register Nomination for a Historic District
   - Grant up to $8,000 for third-party research and consulting to nominate OR amend a district
   - Must have support of majority of property owners and local jurisdiction
C. NR Integrity Investigation of an Individual Building

- Grant up to $8,000 for brick and mortar activities to the exterior of a building to reveal intact historic materials (e.g. remove a non-historic façade)
D. Multiple Property Planning for an Area

- Grant up to $8,000 for third-party research and consulting to complete a National Register Multiple Property Documentation form
- Form is intended to facilitate nomination of buildings or districts in a specified area or context
- Must have recommendation from OHPO to pursue
Pipeline Application Process

- Two-part application process:
  1) National Register Questionnaire
  2) Development Application
    - Project Budget & Description
    - Property Owners Support (Type A & C)
    - Jurisdiction Support (Type B)
    - Redevelopment Potential Narrative
      - Make the case that the property or properties have potential for commercial or multi-family house redevelopment using OHPTC
Pipeline Funding Determinations

- Complete applications will be funded first-come; first served, based on funding availability

- In order to reach a greater number of communities, only one application will be funded from a jurisdiction each two consecutive quarters (every six months)

- Applications not funded because of funding availability or jurisdictional location will be retained for six months in the event funding becomes available

- Development reserves the right to not approve any application not judged to have sufficient commercial or multi-family housing redevelopment potential
First Awards
Thank You!

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