



The Rosin Report

A NEXUS FOR HISTORIC TAX CREDIT OPPORTUNITIES

December 2018

Redevelopment Potential

Properties on our radar

Our team keeps you in the know by showing you properties that are currently available and those that have HTC redevelopment potential.

Check out this month's list ([PDF](#)) and give us a call or [email](#) with any questions.



Incentivizing Redevelopment in West Virginia

On a recent trip to West Virginia, we learned about several initiatives geared toward revitalization through the redevelopment of historic properties.

Surplus historic schools are a primary concern in the state as changing demographics have led school districts to consolidate facilities. West Virginia communities are taking proactive steps to find adaptive re-use opportunities for these vacant buildings, buoyed by the state's 25% historic tax credit. The Abandoned Property Coalition maintains a database of vacant school buildings, such as these [available surplus properties in Brooke County](#).

Bolstering these efforts, the Preservation Alliance of West Virginia, in partnership with local and regional lending agencies, recently launched a new funding initiative to leverage more resources for larger revitalization projects in targeted counties. [The Historic Preservation Loan Fund](#) guarantees up to 20 % of loans for the rehabilitation of National Register-listed commercial buildings and West Virginia Endangered Properties.

A Comparison of 35 State Historic Tax Credit Programs

The National Trust for Historic Preservation released the *State Historic Tax Credits: Maximizing Preservation, Community Revitalization, and Economic Impact* [report](#). Aimed at policy makers, the document identifies the factors that contribute to successful incentives: absence of program caps and easy transferability. The publication includes a quick-reference summary of current state programs.

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