

HISTORIC PRESERVATION CONFERENCE

MARCH 14, 2003

Winston Churchill
Lady Astor -
DRUNK -
POISON

dis. between
involved & Comm.
egg & HAM BREG
Chicken ~~was~~ but Big committed

hard core
Preservationists

React to
Challenge
&
quicker

I. HISTORY OF DEVELOPMENT PATTERNS

A. OUTMITGRATION FOR THE LAST FIFTY YEARS

B. ENCOURGAGED BY THE FEDERAL GOVERNMENT PROGRAMS

i. HIGHWAY - Eisenhower

"National
defense High."

ii. FEDERAL HOUSING ADMIN

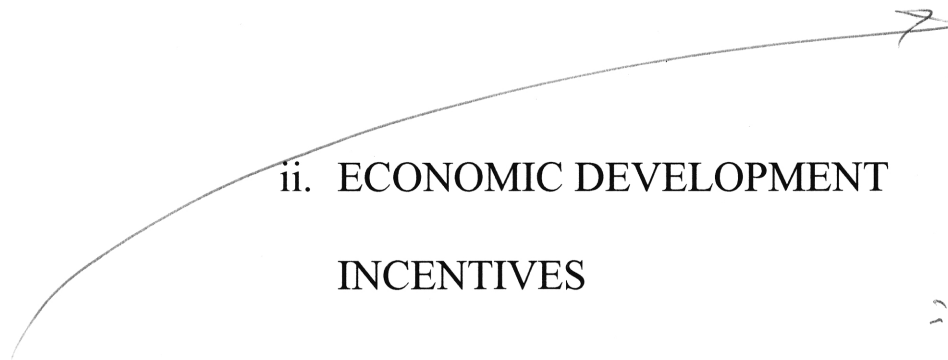
C. ENCOURAGED BY STATE AND LOCAL

LAWS

Tax breaks -

i. ZONING

Marcelo
Suturns



1 level mentality
Sgt Preston
of York on -
the new only
changes for
the clock
dog

ii. ECONOMIC DEVELOPMENT
INCENTIVES

D. LITERALLY AN ABANDONMENT OF OUR
URBAN AREAS

- Not only large cities
also - our 3rd class cities & Boros -

list of tax base -

i. RESULTING IN HIGH CRIME

catch 22 -

ii. EDUCATION FUNDING ISSUES

iii. PUBLIC SAFETY ISSUES

Transportation

E. PATCH WORK, LEAP FROG DEVELOPMENT
THAT HAS CREATED THE GOBLING UP OF
THE GREENFIELDS IN LIEU OF EXISTING
BROWNFIELDS

i. INFRASTRUCTURE COSTS

ii. SPRAWL

iii. SAMENESS SYNDROME

iv. DISPUTE PA. SMALL POP. GROWTH WE
CONSUME AT A RATE THAT PUTS US
5TH IN DEVELOPMENT OF NON-
FEDERAL LAND

v. PHILLY REGION FROM 70-90
CONSUMED ON AVERAGE –ONE NEW
ACRE OF LAND EVERY HOUR OF
EVERY DAY

II. WHAT CAN BE DONE?

A. SMART GROWTH

- i. CHANGES IN MPC AND ZONING
- ii. COOPERATIVE ARRANGEMENTS IN
PLANNING

III. ENCOURAGE THE REUSE AND RESETTLING
OF OUR CITIES AND SMALL TOWNS

one of the ways

A. HISTORIC TAX CREDITS ARE A VIABLE
OPTION

- i. FIRST BECAUSE WE AN EQUAL
COUNTERFORCE TO THE
GREENFILED DEVELOPMENT
- ii. PROVIDING A QUALITY OF LIFE IN
OUR CITIES AND SMALL TOWNS
THAT SEEMS TO HAVE BEEN
MISPLACED
 - a. NOT AUTO CENTRIC
(CONGESTION)
 - b. NEIGHBORHOOD FRIENDLY

iii. SOMETHING THAT PEOPLE HAVE
BEEN CLAMORING FOR

B. NOT REINVENTING THE WHEEL

- i. HAPPENING IN MANY OTHER STATES
- ii. FEDERAL GOVERNMENT'S FOR
PROFIT PROGRAM
- iii. PA ONE OF BIGGEST BENEFICIARIES
OF PROGRAM---\$441 IN INVESTMENT
DURING THE PAST FIVE YEARS

C. BUT THIS IS NOT ANYTHING NEW

- i. BEEN WORKING ON THIS FOR THE
PAST SIX YEARS
- ii. LAST TERM WE HAD NEGOTIATED
WITH THE ADMINISTRATION FOR A

*"Margaret Thatcher
I am extraordinarily
patients provided
I set my own
ways in the end"*

\$500,000 DEMONSTRATION GRANT

PROGRAM IN LIEU OF TAX CREDIT

iii. BUT GOT CAUGHT UP IN THE FREEZE

BECAUSE OF THE DOWNSWING OF

THE ECONOMY

D. NOW WORKING WITH REP FRANKEL AND

PITTSBURGH PARTNERSHIP ON

COMMERCIAL PIECE BASED LARGELY ON

THE FEDERAL PROGRAM

E. ABOUT TO INTRODUCE AS A TWO BILL

PACKAGE IN THE NEXT FEW WEEKS

F. SENT OUT FOR CO-SPONSORSHIP

*will have once again close to
100 co-sponsors —*

IV. WHAT'S IN THE BILLS?

*Wise Consulting
Firms —
www.PATaxcredit.com*

A. REP. FRANKELS COMMERCIAL PIECE
INCENTIVES COMMERCIAL DEVELOPERS
TO INVEST IN HISTORIC PROPERTIES

B. WHICH DOVETAILS VARY NICELY WITH
THE FEDERAL PIECE

C. MAJOR COMPONENTS ARE

- i. 20% TAX CREDIT ON ELIGIBLE
REDEVELOPMENT COSTS
- ii. LOCAL REDEVELOPMENT AUTH.
WOULD DESIGNATE BLDGS. MOST
ECONOMICALLY VIABLE
- iii. DEVELOPERS WOULD BE ALLOWED
THE OPTION OF USING SEPARATE
INVESTORS FOR STATE TAX CREDITS
AND TRANSFER OF THE TAX CREDITS
TO A THIRD PARTY

D. MY BILL—HISTORIC HOME AND NEIGH.

PRES. ACT

i. 20% TAX CREDIT ON REHAB ON

ii. WAIVER OF SALES TAX

iii. EXEMPTION FROM RRT

iv. WORK OVERSEEN AND APPROVED BY

PHMC

v. SELLER CAN ALSO GET RRT

EXEMPTION AND

CAPITAL GAINS TAX EXCLUSION IF

IT

APPLIES

vi. ENCOURAGE ABSENTEE LANDLORDS

vii. CAN ALSO USE FOR MULTIFAMILY

AND

SECOND FLOOR DEVELOPMENT—

WITH

FED PROGRAM

viii. LIVE IN FOR FIVE YEARS AND REHAB
ACCORDING TO DOI STANDARDS

V. WHAT'S THE PROGNOSIS FOR PASSAGE

- i. BETTER THAN UNDER RIDGE ADMIN
- ii. RENDELL'S REVITALIZATION OF
CITIES
- iii. AND HIS INTEREST IN ECON
DEVELOP START-UPS

III. HOW THIS CONCEPT FITS NICELY INTO PRESENT
GROWTH
TRENDS

A. TRANSPORTATION INFRASTRUCTURE ALLOWS
FOR THE
KINDS OF GROWTH PATTERNS TO SHOW
CHOICES BEING MADE BY PA RESIDENTS

- i. 2000 CENSUS DATA –EVENTHOUGH THE
PRESENT LARGE URBAN JOB CENTERS
HAVE MAJORITY OF WORKERS –WHERE
THEY LIVE AND JOBS AVAILABILITY ARE
A MATTER OF LIFE STYLE, COMFORT
LEVEL AND FAMILARITY
- ii. REVERSE COMMUTERS INCREASING
- iii. SUBURB TO SUBURB INCREASING

B. CONSEQUENTLY MANY FUTURE HOMEOWNERS
AND DEVELOPERS WILL BE LOOKING FOR ALL
AVAILABLE OPTIONS

- i. WHY SHOULDN'T WE BE AHEAD OF
CURVE IN ENCOURAGING
- ii. TAX CREDITS WILL HELP INFLUENCE
PEOPLE TO MAKE A CHOICE THAT WILL
PERSERVE THAT WHICH IS PART OF OUR
PAST
- iii. THAT WHICH IS THE BEST OF THAT PAST
- iv. SO FUTURE GENERATIONS CAN
UNDERSTAND THE UNIQUENESS OF OUR
TOWNS AND CITIES
- v. AND REVERSE THIS MARCH TO THE STRIP
MALLS, OFFICE PARKS AND
COMMERCIAL CORRIDORS

IV. I AM HOPEFULL THIS IS THE SESSION THAT PA WILL
JOIN VAST MAJORITY OF STATES WHO UNDERSTAND
WHAT OUR FUTURE SHOULD LOOK LIKE—AND THAT'S
THE PAST.