I. Just a few points I want to make:

the efficacy of [handwritten]

A. Pa joining a majority of other States which concluded that investments in

Residential [handwritten]

Historic preservation in our cities and small towns has all positives

B. Tax credits for the rehabilitation of historic prop. have proven to
   1. revitalize downtown areas
   2. stabilize neighborhoods
   3. increased market value and resultant increase in municipal
   and school district revenue

200 project [handwritten]
4 ~ [handwritten]
$150,000 new [handwritten]

   4. a proven economic development tool with significant experience
   in a number of States that dramatically shows the ~~significant~~
   investment in private dollars that follow these projects

5,6,7 done [handwritten]

   5. and the intangibles—Quality of Life issues

Preserve the character & heritage [handwritten]

      a. pride in ownership
      b. pride in neighborhoods and community in general
      c. a sense of belonging and knowing of one's past
      d. a sharing of common commitments to that past and how
         that relates to the future

II. The concept of HB 948 is very simple
   A. Pa will offer tax incentives for people to live in and invest in historic
   Properties

Most States only provide for Credit [handwritten]

      1. they must agree to rehabilitate that property according to
      appropriate standards and complete the work within five years
      2. they must agree to occupy that home/property for five years
      3. and for this they will receive
         a. exemption from rrt
         b. exemption from the sales tax
         c. 20% pit credit on the first $30,000 of work
      4. incentive for seller of multifamily/absentee ownership
         a. if find someone who fills the above
         b. exemption from rrt
         c. exemption from capital gains on sale

B. Additional incentive
- **1.** if income producing property
  - **a.** multi unit of up to four (must live in one)
  - **b.** or commercial property
- **2.** can qualify for federal governments 25 % tax credit as well

III. For and Against *Any bill of this magnitude should generate many*
- **A.** For
  - **1.** Preservationist and developers
  - **2.** Business Community and the trade unions
  - **3.** the banking, insurance and reality industry
  - **4.** the tourism industry (heritage tourism their new growth industry)
  - **5.** large urban hospitals/ universities

- **B.** Against—no one that I know of

IV. Is some concern however from Budget Office and Rev.
- **A.** so we scaled back the limits of program
- **B.** not sure what the total number of properties will end up to be
  So consequently are concerned about potential impact
- **C.** Fiscal note based on assumptions although many think that they are on
  The high end   *3/5 prop.⊘ - history says its high.*
- **D.** But I hope this program takes off like a rocket, I hope that it is a huge success
- **E.** Then I am sure that the administration and all others concerned about the
  Cost will see and realize the positive effect and offset their concerns
  Because it may produce With vital, strong, tax paying communities that in prior years were drain
  On the community and the people who live there

V. This really is pilot program
- **A.** I believe that this will succeed as it has in other States
- **B.** and when that happens we have legislation ready to expand
  - **1.** income producing historic properties
    - **a.** converted warehouses to lofts and offices
    - **b.** abandoned theaters and markets remade to accommodate the needs of the community
    - **c.** rehabilitation of historic train stations

        d. and on and on

    2. a mortgage certificate program

        a. for those who do not adequate income to take full advantage
tax credit program can

        b. in lieu of will get a reduced interest rate, or the down payment
help with the closing costs

    3. pass-through were a developers tax credits can be passe through
the home buyer

VI. Let us come together on this bill to accomplish too very worthy goals

    A. To paraphrase the mayor of Denver said when he embarked on a similar
efforts "History is what distinguishes one city from the other, one
neighborhood from anther. To demolish and disregard one's history then
every city and community is everywhere, it is nowhere". - *Save our*
heritage our history

    B. And we can help provide affordable housing, in a mixed use, people
oriented common *who share a* who sense of place and quality of life *that* can be improved
dramatically

I ASK FOR AN AFFIRMATIVE VOTE.