

Historic Property Redevelopment

Don't leave money on the table!



Tools, Incentives & Funding

- New Jersey Historic Trust (DCA)
- New Jersey Historic Preservation Office (DEP)
- Private Foundations
- Other Government resources

New Jersey Historic Trust

- Corporate Business Tax Dedication

Bricks & mortar grants

Non-profit

Entities of government

- Revolving Loan Fund

Preservation, improvement, restoration, rehabilitation and acquisition of historic properties.

- Easements

Perpetual

- Technical Assistance

NJ Historic Preservation Office

- Federal Investment Tax Credit Program
 - 20% credit – cost of rehabilitation, dollar for dollar credit
 - Income producing properties
 - 5 year recapture
 - Can be paired with affordable housing credits
- Section 106 (National Historic Preservation Act)
 - Applies to most federal undertakings (funding, permitting); property can be listing or determined ‘eligible’ for listing
- NJ Register of Historic Places Act
 - Applies when property is listed in the NJ Register of Historic Places

Local Historic Preservation Regulation

- Historic Preservation Element in Master Plan
community history, property survey
- Mayor/Council
Creates Historic Preservation Commission (HPC)
integral part of land use regulation
- HPC
Recommends properties for designation
Power to regulate historic property
Can be either advisory to planning board or regulatory



Exploring
New Jersey History
Can Take You Places!

Thank you!