

Financial Incentives for Historic Preservation

A Summary of Selected Grant, Loan and Tax Benefit Programs



City of Portland Bureau of
Planning and Sustainability
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Historic
Resources

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Introduction

This document summarizes a number of financial programs—primarily grants, loans and tax benefits—that support historic preservation, renovation and rehabilitation projects and programs in Portland. These programs are offered by various governmental agencies and nonprofit organizations at the national, state and local levels and cover a variety of activities, such as preservation planning, surveys and documentation, public education and “bricks and mortar” restoration and rehabilitation work. Some are only available to non-profit organizations and governmental agencies, while others may be taken advantage of by private citizens, property owners and for-profit businesses. The summaries are organized into the following sections:

- I. Federal Historic Tax Credits, 20% and 10% programs (NPS)
- II. Oregon Historic Special Assessment (SHPO)
- III. Preservation Easements (HPLO)
- IV. Preserving Oregon Grants (SHPO)
- V. Save America’s Treasures Program (NPS)
- VI. National Trust for Historic Preservation Programs
- VII. Miscellaneous Programs
- VIII. List of Oregon Charitable Foundations

Certain incentives that may be available to historic preservation projects in specific situations are not covered here, such as New Markets Tax Credits. City of Portland Zoning Code incentives are summarized in a separate document available from the Bureau of Planning.

While the information contained here is believed to be accurate, it is not comprehensive and program requirements and funding availability often change; sponsoring organizations should be contacted for more information. If you have corrections or suggestions for additions to this document, please forward them to:

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I. Federal Historic Tax Credits

Since 1976, the federal government has offered an income tax credit as an incentive for rehabilitating historic buildings. This tax credit program is administered in Oregon by the State Historic Preservation Office (SHPO) in conjunction with the National Park Service (NPS) in Washington, D.C., which makes the final decisions on project eligibility.

Current tax incentives for preservation, established by the Tax Reform Act of 1986 (PL 99-514; Internal Revenue Code Section 47 [formerly Section 48(g)]) include:

- 20% tax credit for the certified rehabilitation of certified historic structures; and
- 10% tax credit for the rehabilitation of non-historic, non-residential buildings built before 1936.

For both credits, the rehabilitation must be a substantial and must involve a depreciable building.

20% Tax Credit

The basics of the program are as follows:

- The incentive is a federal income tax credit equal to 20 percent of the rehabilitation costs (example: \$500,000 rehab project = \$100,000 tax credit applied to federal income taxes).
- The building must be listed in the National Register of Historic Places, either individually or as a contributing building in a historic district.
- Rehab work must meet the Secretary of the Interior's Standards for Rehabilitation.
- NPS and SHPO approval are required before the project is completed, preferably even before it is started in order to avoid ineligible work and expenses.
- The building must be used for income-producing purposes after its rehab.
- The rehab project must be substantial, exceeding either the "adjusted basis" of the building or \$5,000, whichever is greater. "Adjusted basis" is the purchase price minus the value of the land minus any depreciation already taken by the current owner of the building, plus any capital improvements (see examples below).

Example 1 (a recent purchase):

\$150,000 (purchase price) - \$30,000 (land) = \$120,000 (adjusted basis)

Rehabilitation expenses must exceed \$120,000

Example 2 (long-time ownership):

\$150,000 (purchase price) - \$30,000 (land) - 70,000 (depreciation) + \$15,000 (capital improvements) = \$65,000 (adjusted basis)

Rehabilitation expenses must exceed \$65,000

The Federal historic preservation tax incentives program (the 20% credit) is jointly administered by the U.S. Department of the Interior and the Department of the Treasury. The National Park Service (NPS) acts on behalf of the Secretary of the Interior, in partnership with the State Historic Preservation Officer (SHPO) in each State. The Internal Revenue Service (IRS) acts on behalf of the Secretary of the Treasury. Certification requests (requests for approval for a taxpayer to receive these benefits) are made to the National Park Service through the appropriate State Historic Preservation Officer (SHPO). Comments by the SHPO on certification requests are fully considered by the NPS. However, approval of projects undertaken for the 20% tax credit is conveyed only in writing by duly authorized officials of the National Park Service.

The 20% rehabilitation tax credit applies to any project that the Secretary of the Interior designates a certified rehabilitation of a certified historic structure. The 20% credit is available for properties rehabilitated for commercial, industrial, agricultural, or rental residential purposes, but it is not available for properties used exclusively as the owner's private residence.

What is a "certified historic structure?"

A certified historic structure is a building that is listed individually in the National Register of Historic Places — OR— a building that is located in a registered historic district and certified by the National Park Service as contributing to the historic significance of that district. The "structure" must be a building—not a bridge, ship, railroad car, or dam. (A registered historic district is any district listed in the National Register of Historic Places. A State or local historic district may also qualify as a registered historic district if the district and the enabling statute are certified by the Secretary of the Interior.)

Obtaining Certified Historic Structure Status

Owners of buildings within historic districts must complete Part 1 of the Historic Preservation Certification Application - Evaluation of Significance. The owner submits this application to the SHPO. The SHPO reviews the application and forwards it to the NPS with a recommendation for approving or denying the request. The NPS then determines whether the building contributes to the historic district. If so, the building then becomes a "certified historic structure." The NPS bases its decision on the Secretary of the Interior's Standards for Evaluating Significance within Registered Historic Districts.

Buildings individually listed in the National Register of Historic Places are already certified historic structures. Owners of these buildings need not complete the Part 1 application.

What if my building is not yet listed in the National Register?

Owners of buildings that are not yet listed individually in the National Register of Historic Places or located in districts that are not yet registered historic districts may use the Historic Preservation Certification Application, Part 1, to request a preliminary determination of significance from the National Park Service. Such a determination may also be obtained for a building located in a registered historic district but that is outside the period or area of significance of the district. A preliminary determination of significance allows the owner to proceed with the rehabilitation project while the process of nominating a building or a district continues. Preliminary determinations, however, are not binding. They become final only when the building or the historic district is listed in the National Register or when the district documentation is amended to include additional periods of areas of significance.

What is a "certified rehabilitation?"

The National Park Service must approve, or "certify," all rehabilitation projects seeking the 20% rehabilitation tax credit. A certified rehabilitation is a rehabilitation of a certified historic structure that is approved by the NPS as being consistent with the historic character of the property and, where applicable, the district in which it is located. The NPS assumes that some alteration of the historic building will occur to provide for an efficient use. However, the project must not damage, destroy, or cover materials or features, whether interior or exterior, that help define the building's historic character.

10% Tax Credit

The 10% rehabilitation tax credit is available for the rehabilitation of non-historic buildings placed in service before 1936 (generally defined as those not individually listed on the National Register or certified as contributing in a National Register District). As with the 20% rehabilitation tax credit, the 10% credit applies only to buildings—not to ships, bridges or other structures. The rehabilitation must be substantial, exceeding either \$5,000 or the adjusted basis of the property, whichever is greater. And the property must be depreciable. The 10% credit applies only to buildings rehabilitated for non-residential uses. Rental housing would thus not qualify. Hotels, however, would qualify. They are considered to be in commercial use, not residential.

Projects undertaken for the 10% credit must meet a specific physical test for retention of external walls and internal structural framework: at least 50% of the building's walls existing at the time the rehabilitation began must remain in place as external walls at the work's conclusion; at least 75% of the building's existing external walls must remain in place as either external or internal walls; and at least 75% of the building's internal structural framework must remain in place.

For more information:

<http://www.cr.nps.gov/hps/tps/tax/>
<http://www.cr.nps.gov/hps/tps/tax/incentives/>

II. Oregon Historic Special Assessment Program

Oregon's Special Assessment of Historic Property Program, established in 1975, was the nation's first state-level historic preservation tax incentive. It is administered by the State Historic Preservation Office, part of the Oregon Parks and Recreation Department. Special Assessment is a historic preservation tax incentive that "freezes" a property's assessed value for 10 years. This allows the owner to restore or improve the condition of the property and not pay additional taxes on the resulting increase in the property's value until the ten-year benefit period has expired. It is most effective when the "freeze" starts before substantial rehabilitation work is undertaken that would otherwise increase the assessed value considerably.

Basic program elements include:

- The building must be listed or soon to be listed in the National Register of Historic Places, either individually or as a contributing building in a historic district.
- A preservation plan is required, along with progress reports every 3rd, 6th, and 9th years. Approval for all work must be received in advance. Failure to carry out a preservation plan or other requirements is cause for disqualification, repayment of taxes, penalties and interest.
- Ten percent of the building's value must be invested in rehabilitation work within the first five years.
- Local jurisdictions may review applications and provide advisory recommendations to SHPO "relating to public benefit" and property eligibility.

To receive the maximum benefit, the application must be submitted (even in draft form) BEFORE any rehabilitation is undertaken. This helps assure that the "frozen" assessed value is the PRE-rehabilitation value.

What kinds of properties are eligible?

The tax benefit is applicable to a property listed, or soon to be listed, on the National Register of Historic Places, either individually or as a contributing resource in a National Register historic district.

What is the deadline for applying?

Applications must be made before April 1 of the assessment year for which Special Assessment is desired. The tax benefit will always begin on July 1 of the year following the year in which the application was made.

What is required to apply?

The application consists of a form, a Preservation Plan, property tax statement, filing fee, floor and site plans, and photographs. The fee helps offset the cost of administering the program. The fee is 1/10th of 1% of the assessed value. Owners are required to demonstrate adequate property insurance.

Do I have to pay back the taxes at the end of the benefit?

No. Tax savings accumulated during the ten-year period do not have to be paid back, unless the benefit is removed early.

Can I get off the tax benefit?

Yes, with consequences. An owner may request removal of the tax benefit at any time during the benefit period. Early removal requires repayment of any taxes saved, plus interest, during the period the property has been under the benefit. If a property is removed from the benefit administratively by the SHPO for non-compliance, the removal requires repayment of taxes saved, plus interest and penalties.

What part of the property does the benefit cover?

The special assessment applies to the entire property (interior and exterior), including any outbuildings that are considered historically contributing, as well as specified parcels of land under and around buildings. However, there is more emphasis on preserving significant exterior architectural features, with less emphasis on generic interiors (e.g., bathrooms, kitchens, mechanical). New construction is excluded from the benefit, whether existing or proposed.

Can I apply more than once?

Legislation passed in 2009, becoming effective September 31, 2009, amended aspects and requirements of the Special Assessment program, including the option to apply for second terms. Commercial properties are allowed to apply for a second term. Residential properties are allowed to apply for a second term, unless the local government passes a resolution prohibiting them. Second-term applications for residential properties must include ADA, seismic or energy/sustainability improvements.

Can I have other property tax exemptions if I am under Special Assessment?

Yes. A property utilizing this benefit is also entitled to any other exemption or special assessment provided by law.

Are there any additional requirements?

Owners are required to receive approval for all work in advance, generally through locally administered historic design review. However, changes to significant interior features will be reviewed by SHPO. Under legislative changes effective September 31, 2009, there is a requirement to invest 10% of building value on rehab work within the first five years. SHPO must be notified the property is sold anytime during the 10-year property tax benefit period.

For more information:

http://www.oregon.gov/OPRD/HCD/SHPO/tax_assessment.shtml

III. HPLO Preservation Easement Program

Since 1981, the Historic Preservation League of Oregon (HPLO) has accepted preservation easements from across the state of Oregon. Recognized nationally, the league's easement program protects, in perpetuity, over 35 historic properties, both big (the Wells Fargo Building in Portland) and small (the Gwen House in Jacksonville) and both commercial and residential.

A preservation easement is a legally binding agreement that provides a higher level of protection for the special qualities of a historic property from neglect, demolition or insensitive alteration or other activities that may harm the historic integrity of the property. Preservation easements can also provide substantial tax benefits for property owners, potentially reducing income, estate, capital gains, and property taxes.

What is a Preservation Easement?

A preservation easement allows the owner of a historic property to retain title and use of a property and, at the same time, ensure its long-term preservation. An easement is a legal contract by which the owner agrees the property will not be changed in a way that would compromise its historic and architectural integrity. It is granted, usually into perpetuity and is filed in the county land records. The easement runs with the land and is binding on both the owner who grants it as well as on all subsequent owners. The owner retains a major interest in the property and can sell it or will it to whomever he or she wishes.

Each property is unique and a preservation easement will define the special qualities of each property that are to be protected. Protected features may include the facade, the interior, the grounds, view sheds, or air rights. Many components may be incorporated.

What restrictions are imposed on the property owner?

Each easement agreement is unique. The terms of the agreement are negotiated between the Historic Preservation League of Oregon and the property owner.

The owner of the property subject to a preservation easement assumes responsibility for securing the Historic Preservation League of Oregon's approval before undertaking significant changes to the property, such as: altering the building's historic elements or adding an addition. The property owner must submit a plan for the proposed change to the Historic Preservation League of Oregon, which will determine whether the alteration is compatible with the building's historic and architectural character. In the event a request is not approved, the Historic Preservation League of Oregon will present alternative solutions for the owner's consideration.

The owner also agrees to repair and maintain the property to an agreed-upon level of care, and to obtain adequate fire and liability insurance, listing the Historic Preservation League of Oregon as an additional named insured. The owner is responsible for using the property in a manner consistent with the preservation of the property's historic character and in compliance with the terms of the easement.

How Long Does an Easement Last?

Most easements are given into perpetuity. A shorter duration may be negotiated but such terms are rare. If an easement is not granted into perpetuity the donor may not be eligible for tax deductions.

Who Can Donate an Easement?

Any fee simple owner of a historic property may give an easement. This includes any public, private or nonprofit owner of historic property. When a preservation easement is donated on a mortgaged property, the mortgagee must subordinate its rights in the property to the right of the Historic Preservation League of Oregon to enforce the easement's provisions.

Who Accepts Preservation Easements?

The Internal Revenue Service allows charitable deductions for the donation of preservation easements to "qualified organizations." These are defined as governmental units or eligible charitable organizations which have a "commitment to protect the conservation purposes of the donation and have resources to enforce the restrictions." The Historic Preservation League of Oregon, a private nonprofit 501(c)(3) charitable organization, is a qualified recipient of preservation easements.

Tax Advantages of Preservation Easement Donations

Federal Income Tax Benefits: Because preservation easements serve a public benefit by protecting the nation's historic resources, the federal government has established income tax incentives available to qualified donors. Under the Internal Revenue Service Code, taxpayers may claim a tax deduction for preservation easement donations if the donation reduces the value of the property and the donation meets I.R.S. guidelines (See I.R.S. Code of 1954 as amended, Section 170 and I.R.S. Regulations Section 1.170A-14). The amount of the deduction is equal to the value of the preservation easement (see Easement Valuation, below).

For income property, the donor's basis in the property subject to the easement can be reduced by the proportion that the value of the easement bears to the fair market value of the property before the donation.

Estate and Property Taxes: A preservation easement gift to the Historic Preservation League of Oregon may reduce federal estate taxes that would otherwise be payable at the donor's death. If the gift is made during the lifetime of the donor, the value of the gift will not be included in the value of the donor's estate.

As local property tax assessments are based on the fair market value of the property, the municipality when appraising the property for assessment purposes can consider the impact of the donation of a preservation easement on the property's value. Oregon law allows the donor of an easement to request a revaluation of the affected property.

In Oregon, a preservation easement is legally referred to as a "Conservation Easement." The Oregon Revised Statutes, Section 271.715 (for ORS 271.715 - 271.795) is the enabling statute that recognizes the validity of such restrictions.

Easement Valuation

An independent real estate appraiser who is familiar with preservation easement appraisals determines the value of a preservation easement contribution. The donor is responsible for obtaining the appraisal.

As a rule, the value of a preservation easement is equal to any reduction in value of the property that results from subjecting the property to the easement's restrictions. The appraiser determines this value by establishing the fair market value of the property before the preservation easement donation, then subtracting that amount

the fair market value of the property as restricted, after the granting of the preservation easement. The difference between the two values is the value of the easement.

Principal considerations in the appraisal process include the nature and extent of the restrictions imposed by the preservation easement, the type and location of the property, the property's development potential and the likelihood of its development, and any existing restrictions on the property (e.g., zoning, local historic district regulations, other deed restrictions, etc.).

Property Eligibility

A property eligible for the donation of a preservation easement to the Historic Preservation League of Oregon has the following characteristics:

Significance: A preservation easement can be donated to preserve a historic structure or a historically important land area such as cultural landscape, open space, view shed and are to display a distinct level of local, regional, or national historic and/or architectural significance. Significance is established when the property is either individually listed or eligible for listing on the National Register of Historic Places (this includes primary and secondary listings, not tertiary properties); or contributes to a designated or eligible National Register historic district. Preservation easements may also protect a culturally, archaeological or historically important land area as defined above.

To qualify for federal tax benefits, the site must be a "certified historic structure," which are defined as those individually listed on the National Register of Historic Places or certified as contributing to a National Register historic district or to a certified local historic district. A building is considered a certified historic structure if it becomes certified either by the time of the preservation easement donation or by the due date for filing the donor's tax return for the year of the donation. The Historic Preservation League of Oregon also accepts easements on properties listed on local historic inventories. These properties may not be eligible for federal tax benefits.

Physical Condition: The property has not suffered irreversible damage (example, by sandblasting) or has undergone irreversible and unsympathetic alterations, nor is it likely to develop serious or continuing maintenance problems over time. If the structure displays improper additions, alterations, or maintenance procedures inconsistent with the property's preservation, the Historic Preservation League of Oregon may require some restoration be undertaken by the donor as a condition of the League's acceptance of the preservation easement. A preservation easement may be accepted on a property in its present condition or on a property that the owner plans to rehabilitate, in which case the plans for rehabilitation become part of the preservation easement agreement.

Ownership and Use: The donor must hold fee simple title to the property and the current use should not be incompatible with the preservation of the property.

Timeline and Costs

The time required to process a preservation easement donation varies depending on the complexity of the easement agreement. It is highly recommended to begin the donation process early in the year to ensure sufficient time for negotiations and time to process the document by year-end.

A non-refundable fee of \$150 is required to cover the costs for application. The donor is responsible for other costs in excess of the fee, which may arise from the preparation of a complex easement document or one in which there are several changes made after its preparation (at the time of settlement). The owner is also responsible for the cost of the easement appraisal.

Other costs inherent in the donation of a preservation easement, and which the donor pays directly, include fees for the appraisal and the property survey (if required), and costs of the donor's legal and financial advisors. Many costs incident to making a charitable donation may be deductible from state and federal income tax.

The Historic Preservation League of Oregon maintains an endowment fund to pay for the ongoing costs of monitoring, inspecting, enforcing, and administering of its preservation easements into perpetuity. Donors of preservation easements are required to contribute to this fund at the time of settlement. The amount of the

contribution is negotiated on an individual basis, but is generally calculated to be the lesser of the following two values: a) 1% of the entire property's appraised value or b) 10% of the easement's appraised value. In all cases, the minimum contribution for private properties is \$5,000 per property, exclusive of other fees.

Note: In 2006 Congress enacted several changes to the laws governing preservation easements. Many changes only affect easements on contributing buildings in registered historic districts, but some apply to all charitable property donations. They include increased penalties for overvaluation, imposing new qualification standards for appraisals, and imposing a new reduction for easements on structures that have also qualified for the rehabilitation tax credit. The changes also expand the availability of the charitable tax deduction for easements donated in 2006 and 2007. For more on these changes see: <http://www.nationaltrust.org/legal/easements/>

For more information:

Historic Preservation League of Oregon
24 NW 1st Avenue, Suite 274
Portland, OR 97209
(503) 243-1923 info@hplo.org
www.historicpreservationleague.org/

IV. Preserving Oregon Grants

Preserving Oregon grants are administered by the Oregon State Historic Preservation Office (SHPO) and may be used for restoration and rehabilitation work on National Register-listed buildings and structures. In the 2009-2011 biennium, grants were made available for work that contributes to identifying, preserving and/or interpreting archaeological sites. Recent allocations to the program have generally been \$250,000 per biennium, with grant awards usually ranging from \$5,000 to \$20,000. Grants must be matched 1:1 by the grantee. Matches can be in the form of cash, in-kind donations and volunteer time. Priority is generally given to properties owned by public entities or non-profit organizations. Priority is also given to structural (versus cosmetic) work that preserves the building's functionality and historic appearance.

Criteria:

- Properties must be listed on the National Register of Historic Places, either individually or as a "contributing" property in a Historic District, to qualify for funding.
- Higher priority will be given to publicly owned resources and private not-for-profit (ie 501c3-owned) resources, and properties that offer the greatest public benefit through visual access and interpretive/educational value.
- Applications will be evaluated based on how well the work plan is developed and described, and the corresponding cost estimates.
- All work must meet the Secretary of the Interior's Standards for Rehabilitation of Historic Properties; see <http://www.nps.gov/history/hps/tps/tax/rehabstandards.htm>. Examples of eligible projects include: roof and gutter repair, foundation work, structural stabilization, replacement of deteriorated historic features, and weatherization. Applications will be evaluated on how well the project is shown to meet these Standards.
- Remodeling, new additions, or solely cosmetic efforts are not eligible for funding.
- Commercial or depreciable properties that are taking advantage of the federal investment tax credit are not eligible for funding; see <http://www2.cr.nps.gov/tps/tax/index.htm>.
- Geographic distribution and historic significance of the property will be considered in determining project funding.
- Further evaluation will be based on demonstrated project readiness and the matching dollar share in-hand commitment.
- For archaeology grants, priority is given to field-based research projects concerning the documentation of archaeological sites, structures and artifacts.

Due to the limited amount of funding available, the grant award process is competitive. It is possible that one element of your project will be funded, and not another. All projects recommended for funding will be considered SHPO subgrantees and subject to applicable state laws. Successful applicants and the SHPO will enter into a legal agreement that includes the committed work plan, timetable, budget and match, and other legally required language. All grant and match funds must be expended within the period of the agreement.

During the duration of the project grantees will have to place a sign on the property that will be visible to and readable by the public and which indicates that the project is funded by the State Historic Preservation Office, OPRD with Oregon Lottery Funds. In addition, periodic reports, photographs recording the work in progress, and workers at work are required.

At the end of the project, the grantee must provide a final report and photographs of the completed work that will be used in a report to the Legislature illustrating your accomplishments as a result of the grant program.

For more information:

Joy Sears, Restoration Specialist
OPRD, Heritage Conservation Division
Joy.sears@state.or.us, or telephone (503) 986-0688.

V. Save America's Treasures Program

The Federal Save America's Treasures program is one of the largest and most successful grant programs for the protection of our nation's endangered and irreplaceable and endangered cultural heritage. Grants are available for preservation and/or conservation work on nationally significant intellectual and cultural artifacts and historic structures and sites. Grants are awarded to Federal, state, local, and tribal government entities, and non-profit organizations through a competitive matching-grant program, administered by the National Park Service in partnership with the National Endowment for the Arts, the National Endowment for the Humanities, the Institute of Museum and Library Services and the President's Committee on the Arts and the Humanities

Grants are awarded through a competitive process. A dollar-for-dollar, non-Federal match is required. The minimum grant request for collections projects is \$25,000 Federal share; the minimum grant request for historic property projects is \$125,000 Federal share. The maximum grant request for all projects is \$700,000 Federal share. In 2005, the average Federal grant award to collections was \$179,000, and the average award to historic properties was \$299,000.

Who May Apply

- Federal Agencies funded by the Department of the Interior and Related Agencies Appropriations Act.
- Other Federal agencies collaborating with a nonprofit partner to preserve the historic properties or collections owned by the Federal agency may submit applications through the nonprofit partner.
- Nonprofit, tax-exempt 501(c), U.S organizations.
- Units of state or local government.
- Federally recognized Indian Tribes.
- Historic properties and collections associated with active religious organizations are eligible to apply for grants. They must meet the grant Selection Criteria, including listing in the National Register and national significance.

What is funded

Preservation and/or conservation work on nationally significant intellectual and cultural artifacts and nationally significant historic structures and sites. Intellectual and cultural artifacts include artifacts, collections, documents, sculpture and works of art (hereinafter collections). Historic structures and sites include historic districts, sites, buildings, structures and objects (hereinafter historic properties).

What is not funded

- Acquisition (i.e. purchase in fee simple or interest) of intellectual and cultural artifacts, historic sites, buildings, structures or objects.
- Survey or inventory of historic properties or cataloging of collections.
- Long-term maintenance or curatorial work beyond the grant period.
- Interpretive or training programs.
- Reconstruction of historic properties (i.e. recreating all or a significant portion of a structure that no longer exists).
- Moving historic properties or work on historic properties that have been moved.
- Construction of new buildings.
- Historic structure reports and condition assessments, unless they are one component of a larger project to implement the results of these studies by performing work recommended by the studies.
- Cash reserves, endowments or revolving funds. Funds must be expended within the grant period, which is generally 2 to 3 years, and may not be used to create an endowment or revolving fund or otherwise spent over many years.
- Costs of fund-raising campaigns.
- Costs of work performed prior to announcement of award.
- For Federal agency grantees - Federal salaries, agency overhead or administrative costs.

Selection Criteria

- The collection or historic property must be nationally significant. Collections or historic properties not meeting this criterion will receive no further consideration.
- The collection or historic property must be threatened or endangered, and the application must document the urgent preservation and/or conservation need.
- Projects must substantially mitigate the threat and must have a clear public benefit (for example, historic places open for visitation or collections available for public viewing or scholarly research).
- The project must be feasible (i.e. able to be completed within the proposed activities, schedule, and budget described in the application), and the application must document adequately the required non-Federal match.

For more information:

Information about the 2010 grant cycle will not be available until late 2009.

<http://www.cr.nps.gov/hps/treasures/index.htm>
<http://www.saveameericastreasures.org/>

VI. National Trust for Historic Preservation Programs

The Trust's National Preservation Endowment offers several types of financial assistance to nonprofit organizations, public agencies, for-profit companies, and individuals involved in preservation-related projects. In 2005, through the National Preservation Endowment, the National Trust provided almost \$17 million in financial assistance and direct investment to support preservation in cities, towns, and rural areas all over the United States. <http://www.nationaltrust.org/funding/>

Grants

- **National Trust Preservation Funds** provide two types of assistance to nonprofit organizations and public agencies: 1) matching grants from \$500 to \$5,000 for preservation planning and educational efforts, and 2) intervention funds for preservation emergencies. Matching grant funds may be used to

obtain professional expertise in areas such as architecture, archeology, engineering, preservation planning, land-use planning, fund raising, organizational development and law as well as to provide preservation education activities to educate the public.

- **The Johanna Favrot Fund for Historic Preservation** provides nonprofit organizations and public agencies grants ranging from \$2,500 to \$10,000 for projects that contribute to the preservation or the recapture of an authentic sense of place. Individuals and for-profit businesses may apply only if the project for which funding is requested involves a National Historic Landmark. Funds may be used for professional advice, conferences, workshops and education programs.
- **The Cynthia Woods Mitchell Fund** for Historic Interiors provides nonprofit organizations and public agencies grants ranging from \$2,500 to \$10,000 to assist in the preservation, restoration, and interpretation of historic interiors. Individuals and for-profit businesses may apply only if the project for which funding is requested involves a National Historic Landmark. Funds may be used for professional expertise, print and video communications materials, and education programs.

National Trust Loan Funds

- **The Inner-City Ventures Fund (ICVF)** provides matching grants and low-interest loans to nonprofit community organizations to help revitalize their older, historic neighborhoods for the benefit of low and moderate income residents.
- **The National Preservation Loan Fund (NPLF)** offers financial assistance to nonprofit organizations and public agencies working to preserve historic resources and revitalize commercial and industrial centers, residential neighborhoods and rural communities. NPLF's mission is to provide needed loans to help local entities preserve their historic resources in a variety of contexts and in a number of ways. All NPLF projects must benefit historic resources and demonstrate a community revitalization aspect that ensures the project's impact will be far-reaching.

Equity Investments

The National Trust Community Investment Corporation (NTCIC) is the for-profit subsidiary of the National Trust for Historic Preservation. NTCIC's guiding principle is that the rehabilitation of historic properties can stimulate economic development and protect a community's unique sense of place. Their primary business is investing in certified rehabilitation projects that qualify for federal and state historic tax credits and the New Markets Tax Credit, where applicable. By providing equity to the rehabilitation of landmark commercial properties, NTCIC helps revitalize downtowns and business districts nationwide. Net profits from NTCIC's operations support the advocacy and educational programs of the National Trust. NTCIC offers several vehicles for historic real estate equity investment:

- **The National Trust Community Investment Fund** invests in projects that have at least \$6.0 million in total development costs and that generate at least \$1.5 million in historic tax credit equity.
- **The National Trust Small Deal Fund** invests in historic tax credit projects that generate between \$200,000 and \$650,000 in historic tax credit equity.
- **New Markets Tax Credit Initiative.** The New Markets program is designed to encourage investments by qualifying businesses in Qualified Low Income Communities that traditionally have had poor access to debt and equity capital.

For more information:

<http://www.nationaltrust.org/funding/>

VII. Miscellaneous Programs

Federal/State Transportation Enhancements Funding

Since 1991, states have dedicated over \$2 billion in Federal-aid highway funds to thousands of transportation-related historic preservation projects; historic resources have also benefited from transportation enhancement money for landscaping, land acquisition, historic bridge and road activities, and streetscapes in historic commercial districts.

For more information see the National Trust for Preservation's "Transportation Enhancements" web page: <http://www.preservationnation.org/issues/transportation/transportation-enhancements.html>

Download *Building on the Past, Traveling to the Future*, a free guide prepared by the National Trust and the Federal Highway Administration: http://www.nationaltrust.org/help/downloads/Building_on_the_Past.pdf

Federal Low Income Housing Tax Credit Program

The Low Income Housing Tax Credit Program provides federal income tax credits to developers who construct, rehabilitate, or acquire and rehabilitate qualified low income rental housing. Developers of housing tax credit projects typically raise equity capital for their projects by syndicating the tax credits to investors who are willing to invest in the project. The investors' return is the annual tax credit and other economic benefits generated by the project.

Rehabilitations must be "substantial," defined by the IRS as projects where the rehabilitation costs are \$3,000 or more per unit. A minimum of either 20 percent of the total units must be available to tenants whose incomes do not exceed 50 percent of the area median gross income; or 40 percent of the total units must be available to tenants whose incomes do not exceed 60 percent of the area median gross income. Gross rents on the low-income units, including tenant-paid utilities, cannot exceed 30 percent of the qualifying monthly median income. The project owner must also enter into an agreement to meet the low income occupancy requirements for a minimum of 15 years beyond the initial 15 year compliance period.

For more information contact Oregon Housing and Community Services at (503) 986-2000 or http://www.oregon.gov/OHCS/HRS_LIHTC_Program.shtml

Oregon Loan Guarantee Program

The Loan Guarantee Program provides guarantees to lenders and lease guarantees to sponsors to assist in the financing of new housing construction or for the acquisition and/or rehabilitation of existing housing for low- and very-low-income families. Guarantees may be up to 25 percent of the original principal amount of a loan principal. Preference is given to projects offering long-term affordability and a special needs service program.

For more information contact Oregon Housing and Community Services, Shelly Cullin at (503) 986-2118 or http://www.ohcs.oregon.gov/OHCS/HFS_Loan_Guarantee_Program.shtml

HOME Program

This federally funded program's objective is to expand the supply of decent and affordable low and moderate income housing, to strengthen the abilities of state and local governments to design and implement strategies for achieving adequate supplies of decent and affordable housing, to provide financial and technical assistance in participating jurisdictions, and to extend partnerships among all levels of government and the private sector including for profit and nonprofit organizations, in the production and operation of affordable housing. Eligible activities include new construction, rehabilitation, rental conversion, rental acquisition with rehabilitation, rental refinancing with rehabilitation, homeowner rehabilitation, and homebuyer programs.

For more information contact Oregon Housing and Community Services at (503) 986-2000 or <http://www.oregon.gov/OHCS/index.shtml>

HOME Investment Partnerships Program

The HOME Investment Partnerships Program provides federal funds for the development of affordable housing for low- and very-low-income households. Oregon Housing and Community Services administers this program for non-entitlement areas. Eligible activities under the state's program include acquisition, new construction, and rehabilitation of rental housing.

For more information contact Oregon Housing and Community Services, Carole Dicksa at (503) 986-2137 or http://www.ohcs.oregon.gov/OHCS/HRS_HOME_Program.shtml

The Questers

The Questers was founded in 1944 to further knowledge and education about antiques and encourage the preservation, restoration and conservation of historic buildings, sites and antiquities. The organization is made up of over 900 chapters in 43 states and 2 provinces and has over 15,000 members. Two separate funding mechanisms are available, the Preservation and Restoration Fund and the International Grants Program

The Preservation and Restoration Fund is funded by member donations and a portion of annual membership dues. Grants are typically in the \$500 to \$5,000 range and are usually disbursed every two years. Projects are sponsored by local chapters and must be nominated by a Questers state Preservation/Restoration committee.

The International Grants Program encourages preservation and restoration on the local level by Questers Chapters. International Grants are awarded for the preservation and restoration of existing historic buildings, museums or landmarks and appropriate antique objects or artifacts for those structures. Projects must be completed within one year from the date of the award. The number and total amount of grants is determined by the International Executive Board on the basis of the funds available as of February 1 of the second year of each administration (even numbered years). Grants are awarded in amounts from \$500 to \$6,000.

For more information contact: Questers, 210 South Quince Street, Philadelphia, PA 19107-5534. (215) 923-5183 <http://www.questers1944.org/>

French Heritage Society Grant Program

The French Heritage Society (formerly Friends of Vieilles Maisons Francaises) is an international preservation and cultural organization. It provides restoration grants under the following general conditions: the project should have architectural and historical merit; the structure should be a landmark; it should be open to the public; and should have a "French" connection or a strong reason should be given why the French Heritage Society mission statement would allow support for the project. Grants must be matched with funds from other sources.

For more information contact: French Heritage Society at 212.759.6846 or fhs@frenchheritagesociety.org. <http://www.frenchheritagesociety.org/>

The History Channel Save Our History Grant Program

Each year, The History Channel awards \$250,000 in grants of up to \$10,000 to organizations that partner with schools or youth groups on community preservation projects that engage students in learning about, documenting and preserving the history of their communities.

History organizations, historical societies, libraries, archives and other 501(c) 3 organizations, in partnership with a school(s) and/or youth group(s), are eligible to apply for grants of up to \$10,000 to fund projects that teach students about their local history and actively engage them in its preservation.

The 2010/2011 grant cycle will kick off in January 2010, when the grant application is posted online at info@saveourhistory.com.

For more information: <http://www.saveourhistory.com>

American Planning Association Urban Design and Preservation Grants Program

The new grant program of the Urban Design and Preservation Division of the American Planning Association is intended to promote the importance of preservation and urban design in the built environment, produce transferable methods and examples for urban design and preservation and serve as a resource for the professional growth of urban designers, planners, and preservationists. The 2007 grants will be in the amount of \$500 to \$2,500. Only current members of the Urban Design and Preservation Division may apply.

Grant proposals must generally be consistent with the Division's mission statement and meet certain other criteria. The program is geared towards planning aspects of urban design and preservation. "Favored proposals" include: development of planning tools relevant to design or preservation challenges; public outreach methods or opportunities that advance urban design and preservation; research that makes a new contribution to urban design and preservation in planning, and public education. Deadline: February 1, 2007

For more information: <http://www.planning.org/urbandesign/grants.htm>

Regional Arts and Culture Council Programs

The RACC Grants Program supports a wide variety of arts and culture activities; grants are available to artists and non-profit organizations in the tri-county area (Multnomah, Washington and Clackamas counties).

For more information: <http://www.racc.org>

Oregon Certified Local Government (CLG) Program

The State Historic Preservation Office provides grants to cities and counties that have been "certified" by the state as meeting certain requirements designed to protect historic resources (e.g. adopting and enforcing a preservation ordinance, reviewing National Register nominations and maintaining a historic landmarks commission). Grants can be used for variety of historic preservation activities, including National Register nominations, historic property surveys, preservation education projects, preservation code development, building restoration, and preservation planning. Between roughly \$65,000 and \$200,000 is currently available per year, depending on the federal allocation and state priorities.

For more information: <http://www.oregon.gov/OPRD/HCD/grants.shtml>

Kuri Gill, CLG Coordinator

Phone: (503) 986-0685

Fax: (503) 986-0794

Email: kuri.gill@state.or.us

Oregon Heritage Commission Heritage Grants

Provides matching grants for a wide range of heritage-related projects by local, regional, or statewide groups.

For more information: <http://www.oregon.gov/OPRD/HCD/OHC/heritagegrants.shtml>
Kyle Jansson, Coordinator, Oregon Heritage Commission
Phone: (503) 986-0673
Fax: (503) 986-0793
E-mail: kyle.jansson@state.or.us

Oregon Historic Cemetery Grants

The Oregon Commission on Historic Cemeteries offers Historic Cemetery Grants for protection, rehabilitation, planning and education related to historic cemeteries.

For more information: <http://www.oregon.gov/OPRD/HCD/grants.shtml>
Kuri Gill, Historic Cemeteries Coordinator
Phone: (503) 986-0685
Fax: (503) 986-0794
E-mail: kuri.gill@state.or.us

Oregon Arts Commission Programs

The Oregon Arts Commission provides grants to support the arts, including general operating support, project-specific support, and support for artist's professional endeavors. Funding is primarily provided by the state of Oregon, the Oregon Cultural Trust and the National Endowment for the Arts.

For more information: <http://www.oregonartscommission.org>

Oregon Cultural Trust Programs

The Oregon Cultural Trust awards Cultural Development Grants in four areas: access, preservation, creativity and capacity. Cultural Development Grant funds may be used in four broad areas including projects that invest in "Oregon's cultural heritage by recovering and preserving historic assets and achievements." The Trust also administers Cultural Coalition Grants that provides funding to all 36 Oregon county and 9 tribal Cultural Coalitions, who in turn distribute the funds within their jurisdictions.

For more information: <http://www.culturaltrust.org>
Phone: 503-986-0088
Fax: 503-986-0260
Email: cultural.trust@state.or.us

Other Federal Grant Programs: www.grants.gov

Many other potential opportunities for federal grants for preservation and cultural resource activities exist, for instance those offered by the National Endowment for the Humanities (www.neh.gov) and the National Endowment for the Arts (www.nea.gov). A good place to start researching such grant programs is through the federal government's centralized grant information web site:

For more information, search the federal government's grant information website: <http://www.grants.gov>.

Portland Development Commission Programs

The Portland Development Commission is the City's urban renewal agency. Several of its programs and activities can potentially assist owners of historic buildings, including gap financing for major rehabilitation projects, low interest loans for seismic upgrades, and technical assistance and referral. Many programs are

only available in designated urban renewal areas, but a few are available city-wide. The PDC web site provides more information on these programs and benefits, including eligibility requirements.

The Development Opportunity Services (DOS) Program is designed to help property owners and tenants with predevelopment activities prior to construction. The program provides seed money to hire consultants to do feasibility studies for improvements to underutilized properties. Services that could qualify include architectural planning studies, building inspection, engineering reports, market assessments, environmental studies, and real estate financial analysis.

The Storefront Improvement Program is designed to assist property and business owners with rehabilitating their building facades. It provides matching grants and technical assistance to business and property owners in eligible neighborhoods. Recipients can use the support for a variety of improvements, ranging from repainting to purchase of new windows and awnings, exterior lighting, signs, and more. The program also provides architectural assistance to help design a new storefront for buildings or assist in recommending new lighting or paint colors.

The Commercial Property Redevelopment Loan Program is intended to make development projects feasible by filling gaps between available financing and project costs. Eligible commercial or mixed-use projects must demonstrate a significant public purpose, which can include redevelopment of blighted sites and buildings, preservation of historic buildings, including listed or eligible National Register properties and buildings listed in the HRI, and transit-oriented development. Eligible costs include feasibility analysis, property acquisition, hard and soft project costs, environmental remediation, tenant improvements, and seismic upgrades. There are approximately 1,867 unreinforced masonry buildings potentially in need of significant seismic upgrades in Portland.

For more information: <http://www.pdc.us/>

VIII. List of Oregon Charitable Foundations

The following list includes many of the larger charitable foundations in Oregon (and a few national foundations active in the state) that may *potentially* offer grants and other assistance to historic preservation and cultural resource activities. Information on the foundations' purposes, focus areas, and grant eligibility may be found on their web sites and/or by contacting the foundations directly.

A more comprehensive list of Oregon and other foundations on CD-ROM is available for purchase from C&D Publishing, although their website contains much useful information free of charge:

<http://www.foundationdatabook.com>

Autzen Foundation

P.O. Box 3709
Portland, OR 97208
autzen@europa.com

Primarily funds projects in rural Oregon.

Bank of America Foundation

www.bankofamerica.com/foundation

Fred Meyer Foundation

www.fredmeyer.com/corpnewsinfo_charitablegiving.htm

In some cases, Fred Meyer will also provide corporate sponsorships or give in-kind gifts.

The Collins Foundation

www.collinsfoundation.org

Jackson Foundation

For projects that "promote the welfare of the public of the City of Portland or the State of Oregon, or both."

Ford Family Foundation

www.tfff.org

<http://www.thejacksonfoundation.com/>

Jeld Wen Foundation

P.O. Box 1329
Klamath Falls, OR 97601
(541) 882-3451

Oregon Community Foundation (OCF)

www.ocf1.org
OCF grants money through its general fund, program-related funds such as the Historic Trails Fund, and donor-advised funds.

Mentor Graphics Foundation

Some grants available for "arts organizations, museums and other organizations that broaden cultural experiences."
<http://www.mentor.com/company/foundation/>

Meyer Memorial Trust

www.mmt.org
The Trust administers a few different grant programs, including general grants and a small grants program.

M.J. Murdock Charitable Trust

www.murdock-trust.org

Nike Foundation

www.nikebiz.com/community

NW Natural Gas

www.nwnatural.com

Oregon Council for the Humanities

www.oregonhum.org

PacifiCorp Foundation for Learning

www.pacificorpfoundation.org

PGE Foundation

www.pgefoundation.org

Rose E. Tucker Charitable Trust

900 SW 5th Ave, 26th floor
Portland, OR 97204
Trust officer: Phyllis Fletcher, (503) 275-4327

Spirit Mountain Community Fund

www.thecommunityfund.com

Trust Management Services, LLC

www.trustmanagementservices.net
Trust Management Services (formerly called the Braemar Trust) awards grants focusing on one region in Oregon at a time. Each region comes up for consideration every two years.

-- Compiled by Nicholas T. Starin and Liza Mickle, Historic Resources Program

City of Portland, Oregon, Bureau of Planning and Sustainability, Historic Resources Program Research Guide Series

History of Portland and Oregon: A Selected Bibliography (No. 1)

Architecture, Architectural History & Historic Preservation in Portland & Oregon: A Selected Bibliography (No. 2)

History of African-Americans in Portland & Oregon: A Selected Bibliography (No. 3)

Women's History of Portland & Oregon: A Selected Bibliography (No. 4)

American Architecture, Architectural History & Historic Preservation: A Selected Bibliography (No. 5)

Location List of Sanborn Insurance Maps Covering Portland, Oregon (No. 6)

Maintenance, Preservation & Restoration of Historic Structures: A Selected Bibliography (No. 7)

Native Peoples & Archaeology of the Portland Area & Lower Columbia Region: A Selected Bibliography (No. 8)

Chinese-American & Japanese-American History of Portland & Oregon A Selected Bibliography (No.9)

Financial Incentives for Historic Preservation: A Summary of Selected Grant, Loan and Tax Benefit Programs (No. 10)