

Historic Tax Credit Coalition

UPDATE – March 2011

Maine's Historic Rehabilitation Tax Credit

Originally signed into law in 1999, Maine's Historic Rehabilitation Tax Credit was significantly improved by the Legislature in 2008. Since that time, in the midst of a severe economic downturn, the improved Historic Tax credit has generated the following economic activity:

- **The Maine credit has resulted in 22 projects investing more than \$125 million in 14 communities in 7 counties including completed projects, projects under construction and the Hathaway Mill in Waterville which used a similar state historic credit under a special law,**
- 44 Historic Preservation Projects have received approval for Parts 1, 2 or 3 of this program;
- 134 affordable housing units have been completed with an additional 91 units under construction and 32 proposed;
- 160 housing units have been completed with an additional 93 under construction and 233 proposed units;
- About 450,000 aggregate sq. footage has been rehabilitated with 300,000 under construction and an estimated additional 1.1 million in proposed sq. footage to be rehabilitated;
- \$63.3 million in rehabilitation expenses have been completed with an estimated \$38.2 million under construction and an additional \$27 million in proposed expenses;
- \$12.9 million in new construction expenses completed with an estimated \$12.5 million underway and an additional \$7 million in proposed new construction expenses;
- \$3.6 million in the property tax value of 9 currently certified projects will increase to an estimated \$24.4 million after rehabilitation, an increase of 677%;

(Sources: Maine Historic Preservation Commission, Sutherland Conservation & Consulting, Maine Preservation)

L.D. 742 An Act to Eliminate the Sunset Date of the Maine Historic Preservation Tax Credit

Recognizing that historic rehabilitation projects take on average 12-18 months to acquire, design and permit and an additional 12 months to build, and that the 2013 sunset provision currently attached to the credit will deter new investment in these projects before the end of this year, ***Sen. Christopher Rector (R) is sponsoring L.D. 742 to remove the sunset provision in order to continue the pipeline and thus foster a stable and predictable development climate for investment in these projects.***

Support the Historic Tax Credit (HTC) Coalition

The HTC Coalition has reconvened to reinforce the efforts underway to remove the sunset provision and continue the investment in Maine. The HTC Coalition is asking for support to update the economic benefits study by Planning Decisions, Inc. and disseminate information on what the HTC is and how it has created jobs, affordable housing and investment in our existing infrastructure and building stock since its passage in 2008 and why removal of the sunset is the key to ongoing investment and job creation.

For more information and to send donations, contact either:

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