

Massachusetts Historic Preservation Conference 2017



Session 3B

(3:00-4:30pm)

Project Development/ Economic Development: Small-Scale Financing

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**2017 MA Historic
Preservation Conference**





Massachusetts Historic Preservation Conference

September 22, 2017

John Mackey (Moderator) – Preservation Massachusetts (Board Member)

Dan Kolodner – Klein Hornig LLP

Jason Korb – Capstone Communities

Nick Ratti – CohnReznick

1. Finding the right building: Do you have a certified historic structure?



2. Piecing together the incentives: Federal and/or State Historic Tax credits HDIP credits, CPA funds and Brownfields



3. Making the Financing work: (Do incentives play well with others?)



4. Test the economics: Is the rehabilitation feasible?
Is the incentive sufficient to encourage the development of the property?



5. What is a QRE, and how much do I have to spend? (Substantial Rehabilitation Tests)



6. What's my risk? (Recapture/Disallowance)



7. Credits vs. Cash: How to monetize HTC/MHTC



8. Can I use this for myself? The tale of the real estate professional.



9. Structuring for tax exempt involvement:
The rules are different here.

10. What is this Safe Harbor I hear so much about?

11. Is the **Juice** worth the **Squeeze**?

Contact Information

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