**Historical rehabilitation tax credits**

* The MA Historic rehabilitation tax credit program reimburses up to 20% of the taxpayer’s rehabilitation expenditures relating to a historic structure or phase of a structure for projects completed in phases
* Annual cap of $50 million
* Nine criteria in the regulations that are used to evaluate applications: Affordable Housing, Preservation, Potential for Loss, Statement of Need, Geographic Distribution, Feasibility, Public Support, State of Utility, and Economic Impact.
* Qualification process
  + Project or phase has received final certification from the MA Historical Commission (MHC)
  + Project has been placed in service
* Application process
  + There are three application cycles (rounds) per year
  + Each part 1, part 2, or part 3 application for the MHC HRC Historic Preservation Certification must include a certificate of compliance issued by the Department of Unemployment Assistance (DUA) (only if tax credit request is more than $5000) showing that the entity seeking credits is current it all its DUA obligations relating to its contributions.
    - This seems to be to ensure that the business or individual is current in all their/its obligations in relation to contributions, payments, and employer medical contribution.
  + Part 1: Evaluation of Significance
    - Accepted on a rolling basis
    - Need a CLG opinion (if project within a CLG community) certified local government. The CLG program facilitates between the state and local government to cooperate with the Federal partners to promote preservation initiatives
    - Valid Dep of Unemployment Assistance (DUA) Certificate
    - USGS map with the project location (Location with the historic district if possible)
  + Part 2: Description of Rehabilitation
    - Budget summary, letters of support, window conditions assessment, project timeline, detailed description of rehabilitation, photos, drawings of pre-rehabilitation conditions and the proposed project, window shop drawings, specifications (masonry cleaning, repair, repointing)
* The MHC was established in 1963 to identify, evaluate, and protect important historical and archaeological assets of the Commonwealth
  + January 12th, 2022 meeting at 1:00pm – [Zoom link](https://us02web.zoom.us/j/86055723680?pwd=RWl2ZVAxM01Td0RVSTVZRWdIVnplQT09)
* [Tax Credit Form](https://www.sec.state.ma.us/mhc/mhcpdf/tax_credit_form_inst.pdf)

QRE – Qualified Rehabilitation Expenditures

TPC – Total Project Costs

Tax