

LANCASTER Keeping Current

AN ELECTRONIC PUBLICATION OF THE HOURGLASS FOUNDATION

Lancaster County Smart Growth Issues

October 23, 2003

FYI

HISTORIC PRESERVATION BILLS PASSED BY STATE HOUSE –

10/15/03- House members passed a two-bill package introduced by state Reps. Tom Tangretti and Dan Frankel that would make the restoration and rehabilitation of older homes and business properties in Pennsylvania more affordable. The bills (H.B. 951 and H.B. 952) would make a menu of state tax credits available to both buyers and sellers of historic homes and commercial properties if those properties are restored and used again as residences and businesses.

[H.B. 951](#), which has already passed the House in previous sessions, would provide a 20 percent state income tax credit to individuals who purchase and restore historic homes or homes in historic residential districts and live in them for five years. It also would waive the state sales tax on materials used in the restoration and exempt the state share of the realty transfer tax for a seller who agrees to sell a historic structure to someone who will restore and live in it for at least five years.

[H.B. 952](#), would offer similar incentives for the restoration of historic commercial properties, including business tax credits for owners who purchase, restore and do business in these structures, and a 20 percent tax credit on eligible redevelopment costs. The tax credits for commercial preservation would be offered on a competitive basis in order to reap the greatest economic impact for Pennsylvania.

House members unanimously passed both bills, which now go to the Senate for consideration.

A CIVIC GIFT – PRESERVATIONISTS RECLAIM HISTORY, REVIVE LOCAL ECONOMIES - The Michigan Land Use Institute's new [report](#) details historic preservation, community reinvestment, and smart growth in Michigan. Find out how entrepreneurs, investors and insightful communities across Michigan are preserving historic assets and reaping greater economic activity and a higher quality of life. (This report is perhaps a good source for ideas to aid in the revitalization of our historic city of Lancaster.)

THE NEW ART OF GOVERNING - This PowerPoint [presentation](#) by Bruce Katz, Director of the Center on Urban and Metropolitan Polity at the Brookings Institution, presented at the Fannie Mae Annual Housing Conference, highlights how important it is for cities to understand their demographics and economies so they can plan and act with a clear understanding of their assets and liabilities.

Tuesday, November 11, 2003
“Planning Beyond Boundaries 1” – A Workshop on Multi-Municipal planning and Inter-governmental agreements – 6:00 -8:30 p.m.
Upper Leacock Township Community Building –This session will describe how multi-municipal planning and inter-governmental agreements can be utilized as part of a smart growth implementation package designed to help manage growth from a regional perspective. [For more information.](#)

Wednesday, November 12, 2003
Lancaster Farmland Trust Annual Dinner- Quality Inn & Suites, 2363 Oregon Pike, Lancaster. [For more information.](#)

Interesting websites or reports:

[New Urban News](#)

[Factory Farm Pollution in Pennsylvania – Watersheds and Communities at Risk](#)

[Collaboration for a Change – A Practitioners Guide to Environmental Nonprofit-Industry Partnerships](#)

[Local Initiatives Support Corporation](#)

HOURGLASS

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Enabling informed decision-making for Lancaster County

Call our office at (717) 295-0755 or write to hourglass.foundation@verizon.net

News!

New Website Launched
www.hourglassfoundation.org