



Preserving Housing with the Preservation Resource Center of New Orleans

Louisiana Housing Corporation
Homeownership Think Tank Meeting

INTRODUCTIONS



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Historic Preservation: A Strategic Tool for Housing



- Affordable housing in America cannot be solved by new construction alone.
- Approximately 40 percent of buildings in this country are 50 years old or older.
- The cost of rehabilitation on a per-square-foot basis tends to be less than new construction.
- Historic buildings already exist and can be an important source of so-called naturally occurring affordable housing.

AGENDA

01 Introduction to the PRC

02 What is historic preservation?

03 Historic preservation in New Orleans

04 Why is historic preservation important?

05 PRC's past work

06 PRC resources for homeowners

07 Historic preservation as a tool

08 Questions

INTRODUCTION TO THE PRESERVATION RESOURCE CENTER



A local non-profit, founded in 1974.

The PRC's Mission: The PRC preserves New Orleans' historic architecture, neighborhoods, and cultural identity through collaboration, empowerment, and service to our community.

INTRODUCTION TO THE PRESERVATION RESOURCE CENTER



ADVOCACY

COMMUNICATIONS

CONSERVATION & EDUCATION

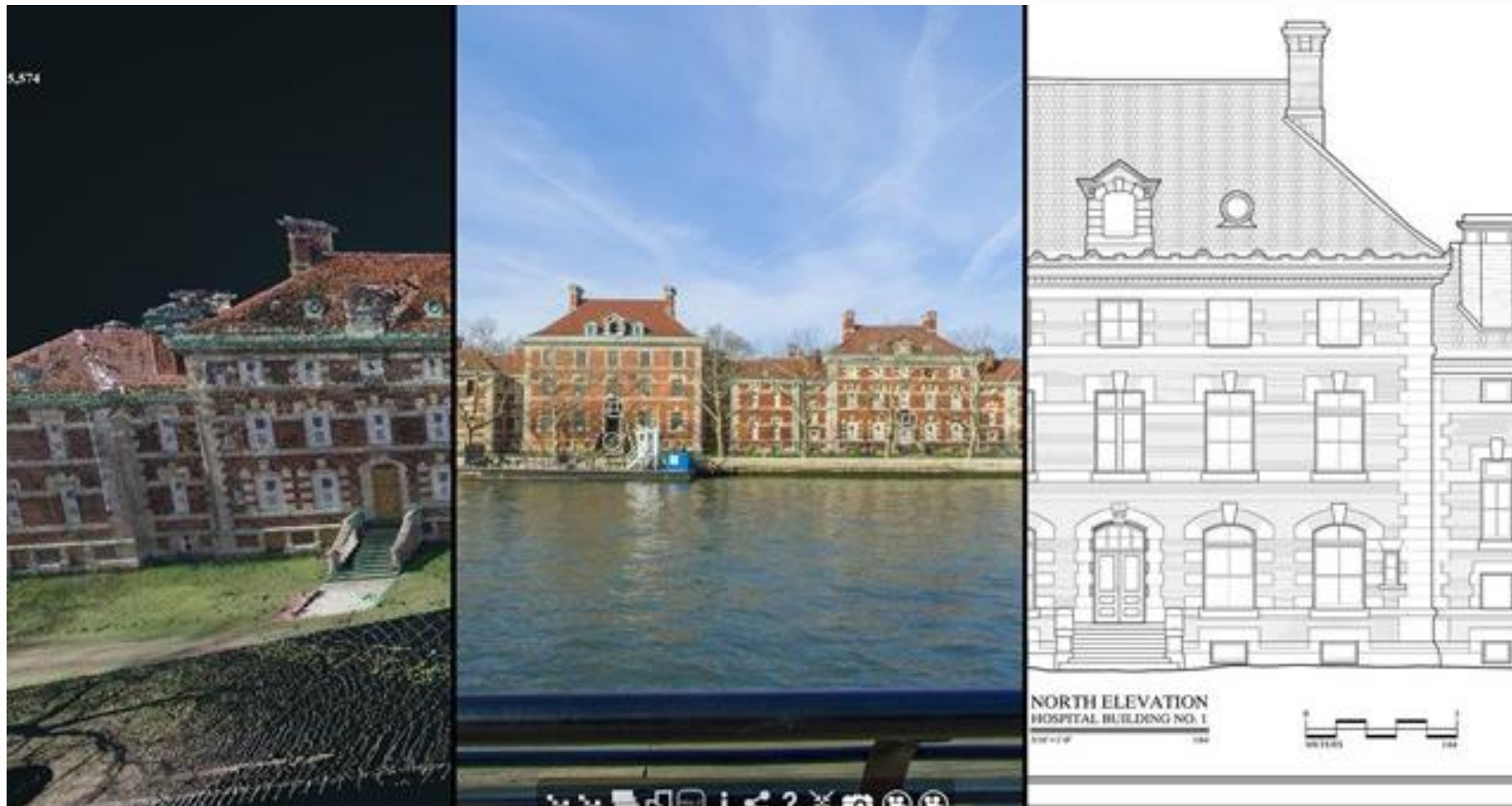
DEVELOPMENT

EASEMENTS

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WHAT IS HISTORIC PRESERVATION?



- The National Park Service defines it as a conversation with our past about our future.
- What is important in our history and what parts of our past should we preserve for our future?

WHAT IS HISTORIC PRESERVATION?



- Preserves historic, architectural, and aesthetic character and heritage of a community or area.
- Tangible record of history and culture.
- Provides a sense of place and continuity.
- Sense of history can contribute to community pride, and to a better understanding of the community's present.

WHAT IS HISTORIC PRESERVATION?

National, state, and local laws and organizations that work together to achieve these goals.



WHAT IS HISTORIC PRESERVATION?



Penn Station in NYC,
demolished 1963

four paragraph text

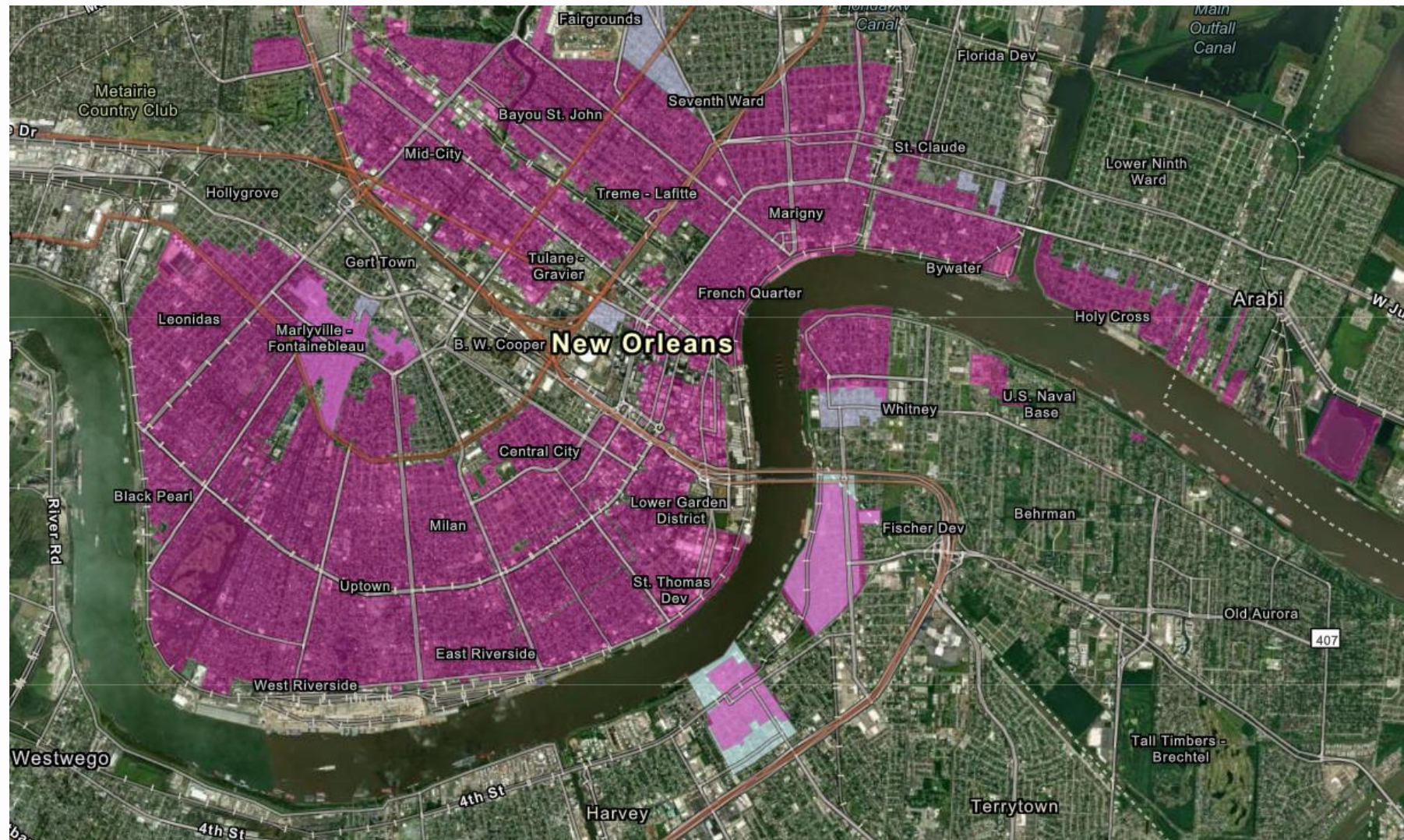
WHAT IS HISTORIC PRESERVATION?



Replaced with
Madison Square Garden

Backlash to the
demolition prompted the
creation of the **National
Historic Preservation Act**
of 1966

WHAT IS HISTORIC PRESERVATION?



New Orleans is a historic city

- Nearly 50,000 historic buildings that are regulated by the city; 18 local historic districts
- 26 National Register Districts in New Orleans

WHAT IS HISTORIC PRESERVATION?



The focus of historic
preservation work has
shifted to be more
community based

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HISTORIC PRESERVATION IN NEW ORLEANS



- Unique architecture
- New Orleans was an early preservation pioneer

HISTORIC PRESERVATION IN NEW ORLEANS



Multiple entities work together on a local level

- City agencies: VCC, HDLC
- Nonprofits/Advocacy Groups: PRC
- Neighborhood Associations
- Residents and Individuals

HISTORIC PRESERVATION IN NEW ORLEANS



Challenges to Preserving Historic Housing in New Orleans

- Climate and natural disasters
- Affordability and rising housing costs
- Resident displacement
- Blight
- Lack of funding and government support
- Decline of local skilled tradespeople and craftsman

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WHY IS HISTORIC PRESERVATION IMPORTANT?



- Sustainability
 - Encourages the use of housing that is already built
 - Encourages adaptive reuse of buildings
- Promotes proven and effective construction methods and materials
- Investment
- Aesthetics; authenticity that cannot be reconstructed
- Sense of place and tangible link to history

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PRC'S PAST WORK FOR HOMEOWNERS

Jazz Houses

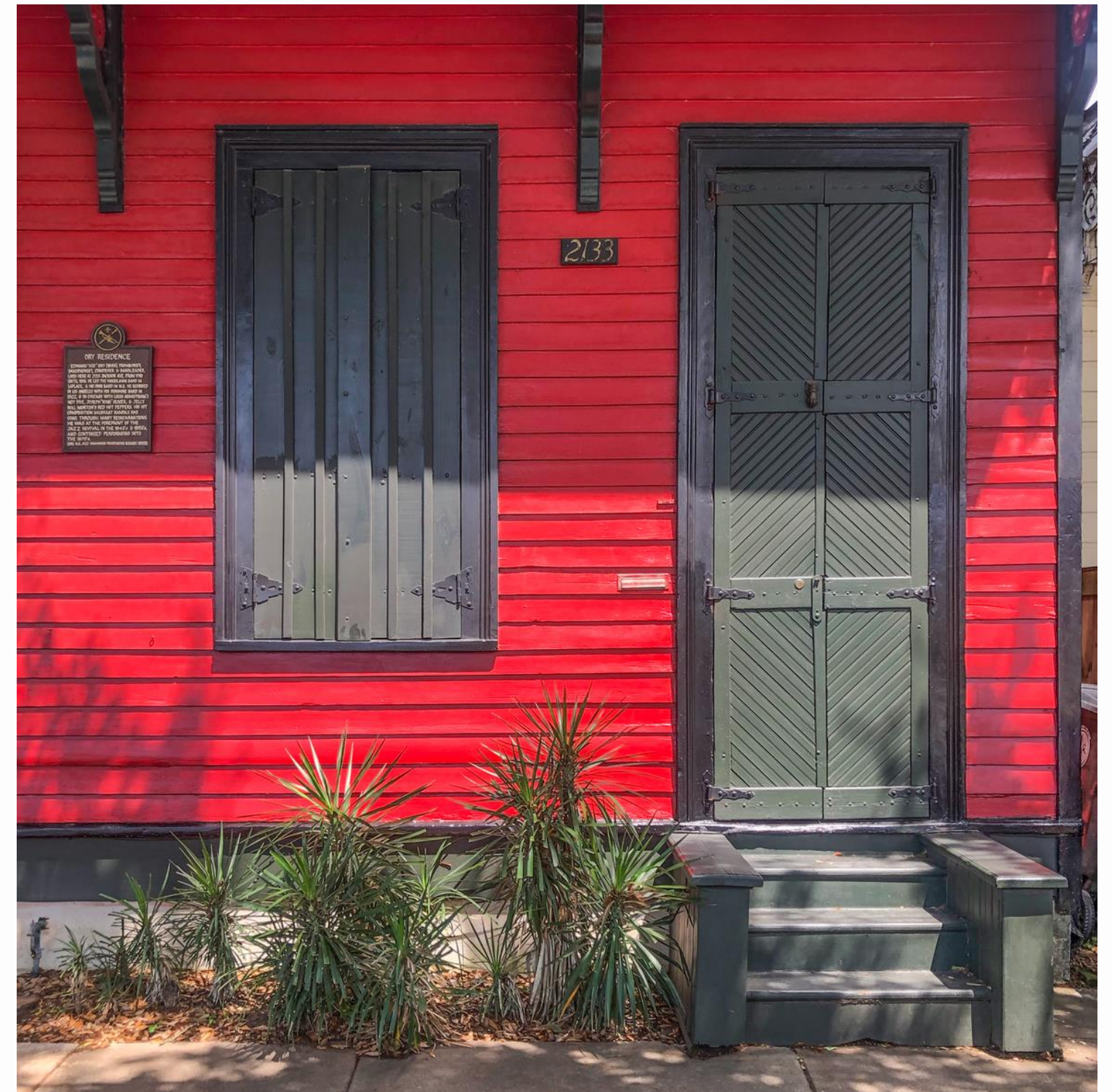
Purchased, restored, and sold multiple homes of New Orleans' musical legends, indexed nearly 1000 notable jazz sites, and placed commemorative plaques.

Rebuilding Together and Operation Comeback

Former programs of the PRC that saved over 1,000 houses.

National Register listings

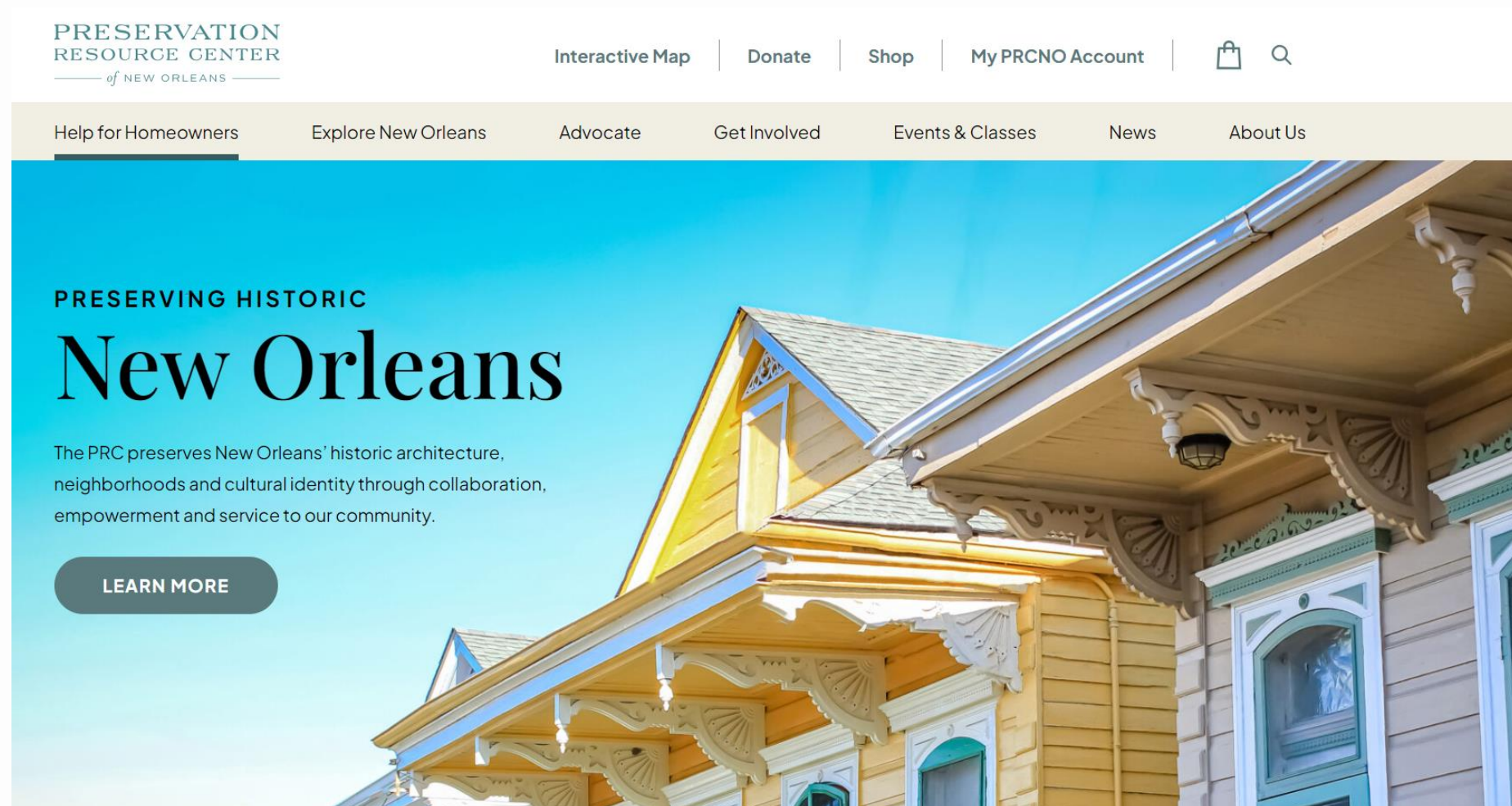
Spearheaded and aided successful efforts for both individual and full district listings.



AGENDA

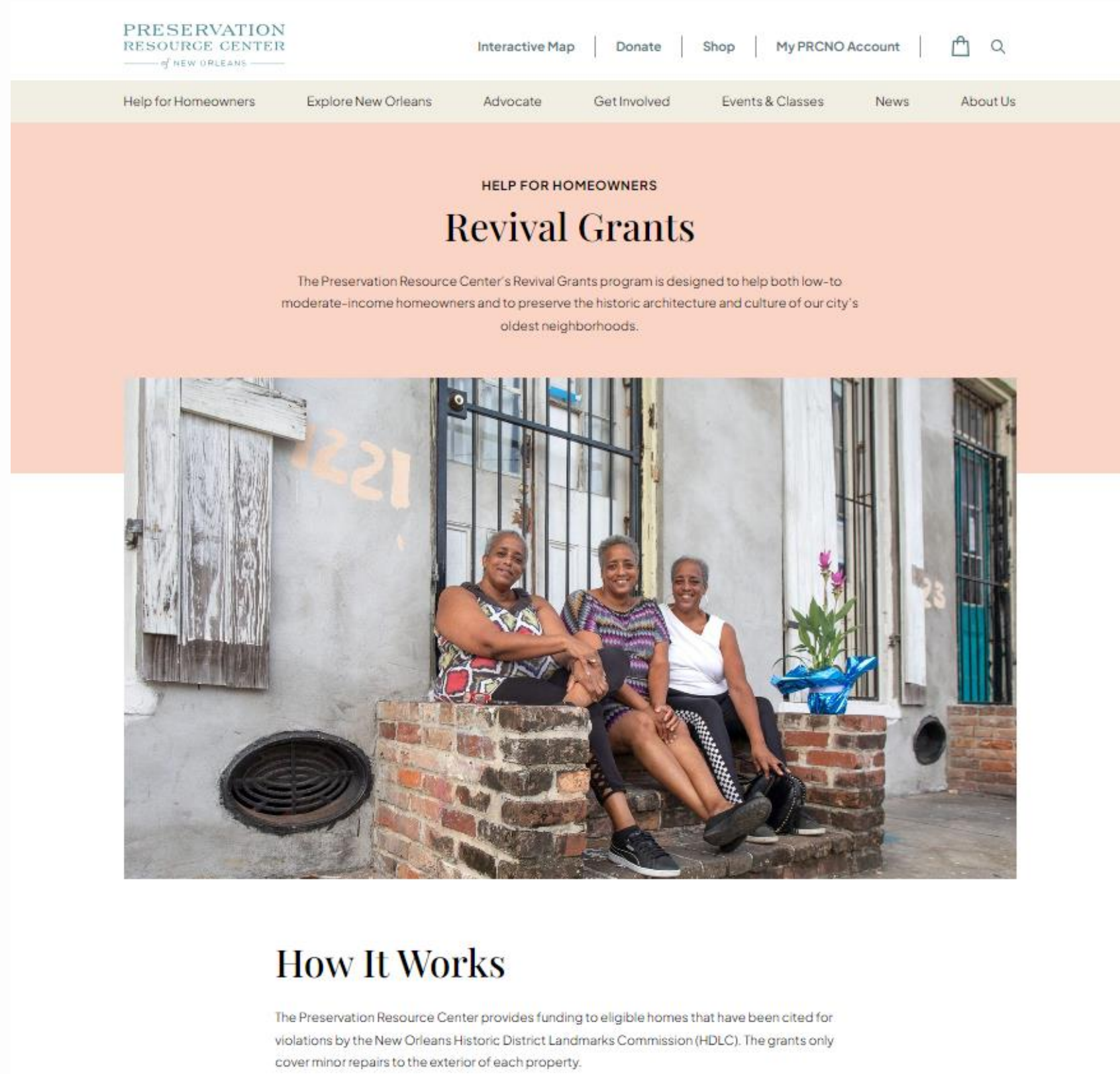
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PRC Resources for Homeowners



- Grant programs
- Educational classes
- Research guides
- Help navigating historic districts
- Guidance for Historic Tax Credit Program

PRC Resources for Homeowners



- Revival Grants

Coming Soon!

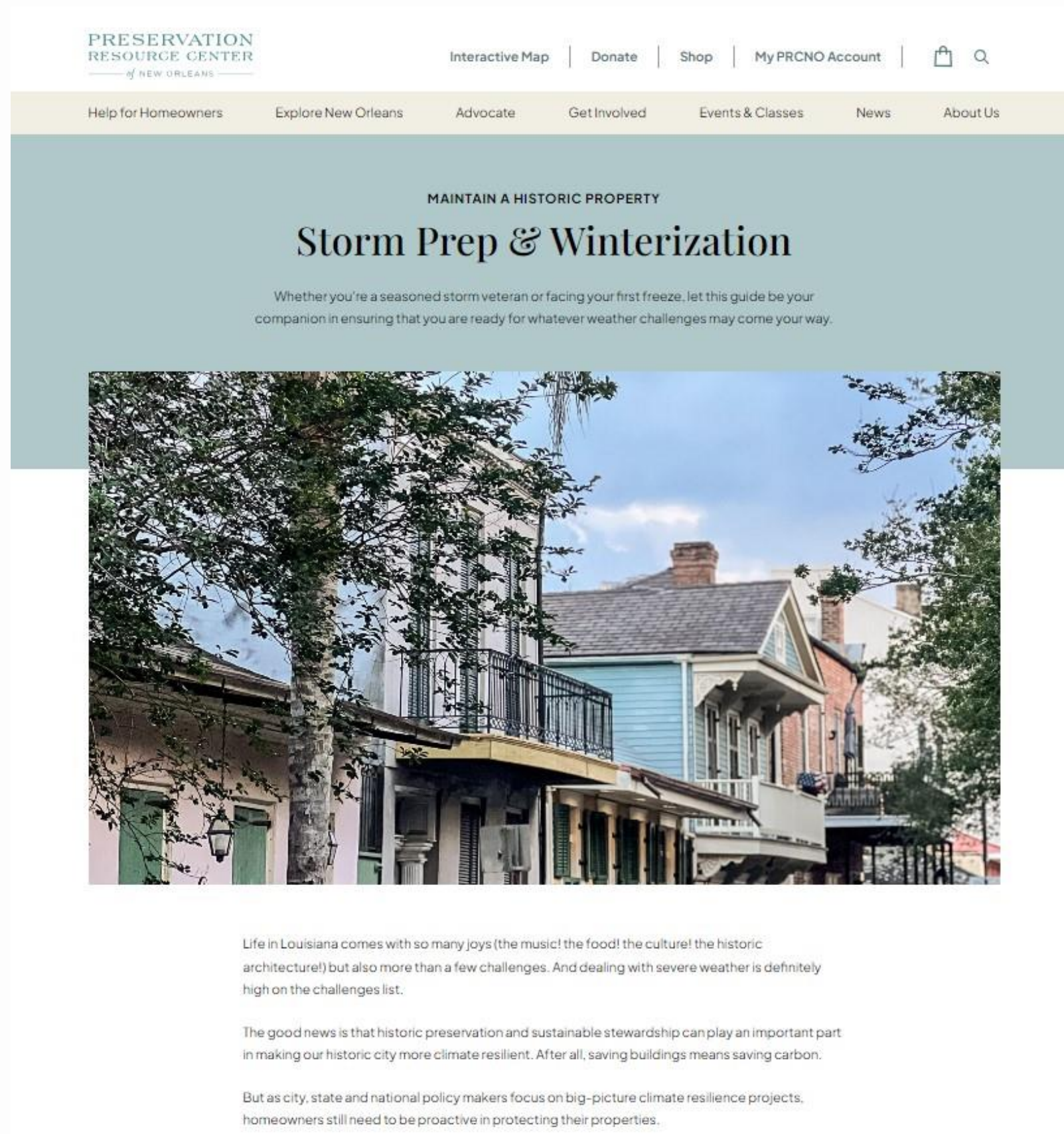
- Historic Home Repair Grant Program
- Window Rebate Program

PRC Resources for Homeowners



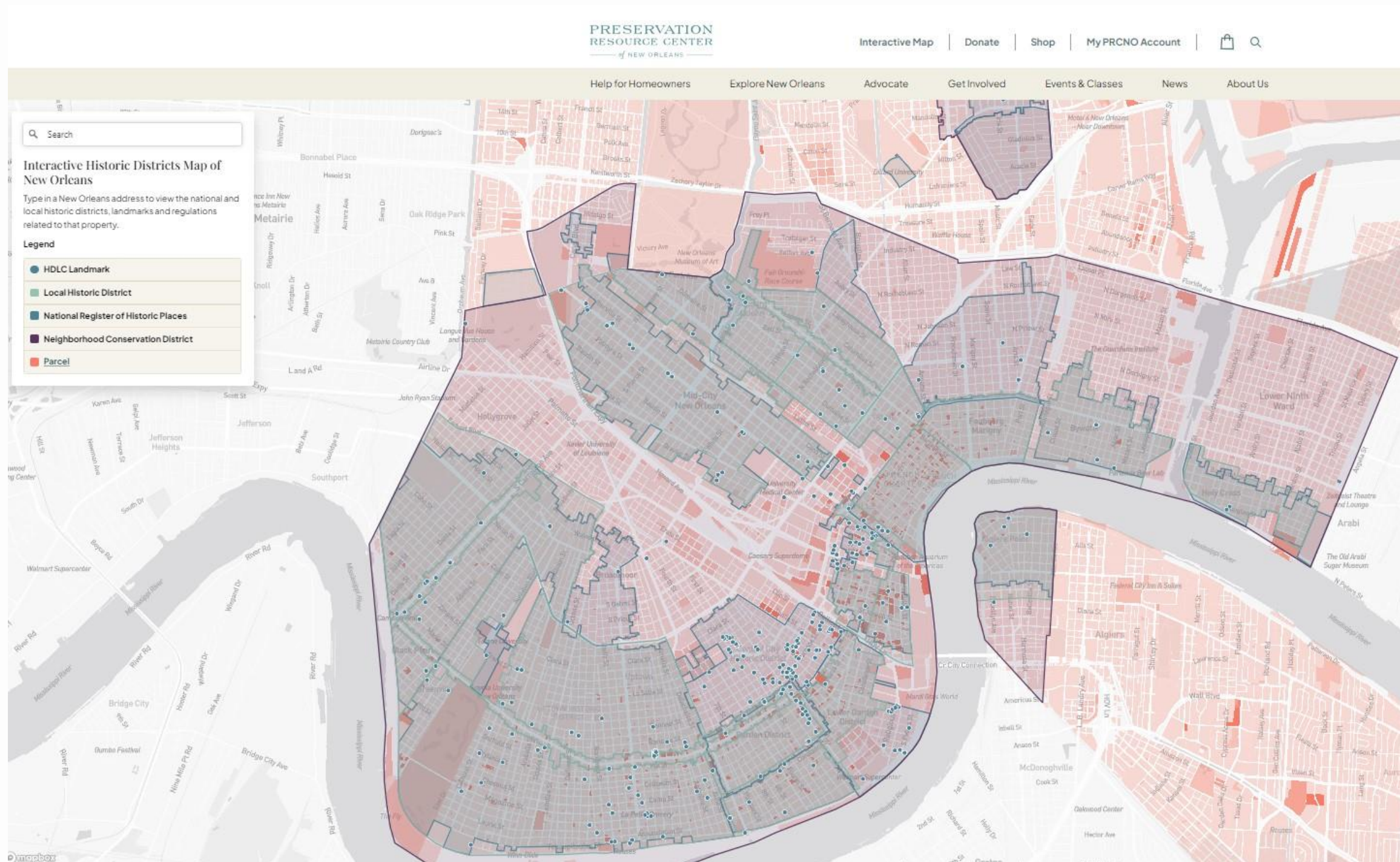
- Educational Classes
 - Historic House Specialist
 - Fixer Upper 101
 - Tax Credit Basics
 - Wood Window Maintenance
 - Office Hours with a Professional

PRC Resources for Homeowners



- Other Resources and Guides
 - Research a Historic Property
 - Historic Rehabilitation Tax Credits
 - PRC Resource List (recommended contractors) and Guide
 - Disaster Preparedness and Recovery
 - Historic NOLA Homes

PRC Resources for Homeowners



- Help Navigating the Historic District Landmarks Commission
 - Classes
 - Monthly reports on HDLC activity
 - Questions from the public

PRC Resources for Homeowners



A screenshot of the Preservation Resource Center of New Orleans website. The header includes the organization's name and logo on the left, and navigation links for "Interactive Map", "Donate", "Shop", "MyPRCNO Account", and a search icon on the right. A secondary navigation bar below the header lists "Help for Homeowners", "Explore New Orleans", "Advocate", "Get Involved", "Events & Classes", "News", and "About Us". The main content area features a large teal box on the left with the title "Historic Rehabilitation Tax Credits" in white serif font. Below the title, a smaller line of text reads: "Learn how to navigate the application process successfully and how Historic Rehabilitation Tax Credits can be a strategic investment for both property owners and communities". To the right of the teal box is a photograph of a historic stone building with arched windows and a red-tiled roof. Below the main content area, there is a section titled "There are two historic rehabilitation tax incentive programs: one federal program and one state program." followed by a sub-header "Key Terms to know before reading on:". This is followed by a bulleted list of definitions for "Tax Credit", "Qualified Rehabilitation Expenditures (QREs)", "National Register of Historic Places", "SHPO", "NPS", and "Cultural District".

- What are State and Federal Historic Rehabilitation Tax Credits?
 - 20-35 %
- Advocating for a Residential Tax Credit
- Guidance for Historic Tax Credits
 - Classes

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Historic Preservation: A Strategic Tool for Housing



HOME > INITIATIVES > HOUSING

SHARE



Many communities across America are experiencing housing shortages, especially shortages o this challenge requires a multi-pronged effort, of which rehabilitation of historic buildings is a Recognizing that facilitating rehabilitations can help boost housing supply, meet sustainability assets more effectively, the ACHP has adopted a policy statement to encourage both rehabilita (including historic public housing) and adaptation of historic buildings not originally built for

ACHP Policy Statement on Housing and Historic Preservation



ADVISORY COUNCIL ON HISTORIC PRESERVATION HOUSING AND HISTORIC PRESERVATION POLICY STATEMENT Adopted December 22, 2023

Many communities across America are experiencing housing shortages, especially shortages of affordable housing. Cumulatively, this problem has grown to crisis proportions. Tackling this challenge requires a multi-pronged effort, of which rehabilitation of historic buildings is a critically important component. Recognizing that facilitating rehabilitations can help boost housing supply, meet sustainability goals, and utilize community assets more effectively, the Advisory Council on Historic Preservation (ACHP) has developed this policy statement to encourage both rehabilitation of historic housing (including historic public housing) and adaptation of historic buildings not originally built for housing.

SCOPE OF THE ISSUE

Estimates vary among studies quantifying the scope of the current housing shortage, but the overall conclusion is the same—America is facing a significant deficit in housing supply versus demand in many communities. This deficit is a major cause of rising costs. A 2023 report by the Joint Center for Housing Studies of Harvard University, *The State of the Nation's Housing 2023*, succinctly summarizes what many other studies have found:

Millions of households are now priced out of homeownership, grappling with housing cost burdens, or lacking shelter altogether, including a disproportionate share of people of color, increasing the need for policies to address the national housing shortfall at the root of the affordability crisis.

While discussing the need to construct new units, the report also concludes that:

In addition to expanding the supply of new homes, improving the existing housing supply is critical. Substantial investment will be needed to preserve the aging stock and respond to climate change. At 43 years of age, the median home in 2021 was the oldest it has ever been . . .

Rehabilitating and reusing existing buildings must be integral to addressing the housing shortage, which is not a problem America can build its way out of solely through new construction.

Because approximately 40 percent of America's current building stock (residential and commercial) is at least 50 years old, rehabilitation of historic and older buildings must play an important role in addressing the housing supply shortfall. In towns, counties, and cities, and on Tribal lands throughout the country,

- Affordable housing in America cannot be solved by new construction alone.
- Approximately 40 percent of buildings in this country are 50 years old or older.
- The cost of rehabilitation on a per-square-foot basis tends to be less than new construction.
- Historic buildings already exist and can be an important source of so-called naturally occurring affordable housing.



QUESTIONS?

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