
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1573 Session of
2023

INTRODUCED BY CIRESI, ROZZI, MADDEN, SANCHEZ, BOYD, SMITH-WADE-
EL, PROBST, HILL-EVANS, HARKINS, BURGOS, KULIK, DELLOSO,
HOWARD, SCHLOSSBERG, KINSEY, GUENST, BOROWSKI, PARKER,
D. WILLIAMS, GREEN AND NEILSON, JULY 18, 2023

REFERRED TO COMMITTEE ON LOCAL GOVERNMENT, JULY 18, 2023

AN ACT

1 Providing for the redevelopment of historic and older buildings;
2 establishing the Historic and Older Building Redevelopment
3 Assistance Grant Program and the Historic and Older Building
4 Redevelopment Fund; promulgating regulations; and making a
5 transfer.

6 The General Assembly of the Commonwealth of Pennsylvania
7 hereby enacts as follows:

8 Section 1. Short title.

9 This act shall be known and may be cited as the Historic and
10 Older Building Redevelopment Assistance Grant Program Act.

11 Section 2. Definitions.

12 The following words and phrases when used in this act shall
13 have the meanings given to them in this section unless the
14 context clearly indicates otherwise:

15 "Applicant." A person who submits an application under
16 section 3(d).

17 "Application." An application submitted under section 3(d).

18 "Department." The Department of Community and Economic

1 Development of the Commonwealth.

2 "Developer." A person whose purpose is the promotion or
3 construction of redevelopment projects and who is engaged in the
4 development of real estate.

5 "Fund." The Historic and Older Building Redevelopment Fund
6 established under section 4(a).

7 "Grant." A grant awarded under this act.

8 "Historic building." A building located in this Commonwealth
9 that qualifies as a certified historic structure under 26 U.S.C.
10 § 47(c)(3) (relating to rehabilitation credit).

11 "Historic nature and traditional style." An older building
12 or qualified historic building which may include architectural
13 detailing, engineering achievements, vernacular style or few
14 modifications affecting the original historic configuration and
15 appearance of the property which offers commercial, cultural or
16 community development to the municipality.

17 "Older building." A building that is no less than 50 years
18 old.

19 "Program." The Historic and Older Building Redevelopment
20 Grant Program established under section 3(a).

21 "Project." The redevelopment, rehabilitation or enhancement
22 of a historic or older building for which a developer seeks a
23 grant under this act.

24 "Qualified municipality." A municipality with a median year
25 of structures built in 1955 or earlier.

26 "Redevelopment plan." A plan that provides for the
27 improvement of a historic or older building and meets the
28 requirements under section 3(e).

29 Section 3. Historic and Older Building Redevelopment Assistance
30 Grant Program.

1 (a) Establishment.--The Historic and Older Building
2 Redevelopment Assistance Grant Program is established within the
3 department.

4 (b) Administration.--The program shall be administered by
5 the department.

6 (c) Purpose.--The purpose of the program shall be to issue
7 grants to eligible developers or property owners for the
8 redevelopment, rehabilitation or enhancement of historic and
9 older buildings in qualified municipalities across this
10 Commonwealth.

11 (d) Application.--An applicant must submit a written grant
12 application to the department in a manner prescribed by the
13 department. The application must include the following
14 information:

15 (1) A detailed description of the project and how the
16 grant would be used, including any private sector
17 participation.

18 (2) A copy of the redevelopment plan required under
19 subsection (e).

20 (3) A statement of the ability to produce income once
21 the project is complete and an explanation of how the project
22 will contribute significantly to economic and community
23 redevelopment or the revitalization of adjacent communities.

24 (4) An explanation of how the project will provide for
25 historic preservation or commercial or recreational
26 opportunities for the public.

27 (5) If the project includes the purchase of property, an
28 identification of the intended use of the property and a
29 timeline for redevelopment of the property.

30 (6) The total cost of the project.

1 (7) A detailed description of the practices the
2 applicant will implement and maintain to improve or maintain
3 the property and improve or maintain the historic nature and
4 traditional style of the property.

5 (8) A statement of favorable consideration or
6 endorsement from a local nonprofit economic or community
7 development organization.

8 (9) Evidence of a firm commitment from the developer or
9 property owner to use the project upon completion.

10 (10) If applicable, how the redevelopment will increase
11 accessibility for people with disabilities.

12 (11) Other information that the department may require.

13 (e) Redevelopment plan.--An applicant that applies for a
14 grant shall prepare a redevelopment plan. The redevelopment
15 plan, at a minimum, shall:

16 (1) Establish the project use of commercial, industrial,
17 transportation or multifamily residential purposes in a
18 qualified municipality.

19 (2) Involve at least one of the following primary
20 activities:

21 (i) Mechanical improvements.

22 (ii) Electrical improvements.

23 (iii) Plumbing system improvements.

24 (iv) Fire protection system improvements.

25 (v) Building egress or accessibility improvements.

26 (3) Clearly designate the property and areas included
27 within the redevelopment plan for the property.

28 (4) Identify the economic impact on the improved area,
29 the surrounding neighborhood and the municipality in which
30 the property is located.

1 (5) Provide any additional information as required by
2 the department for redevelopment plans.

3 (f) Publication and notice.--The department shall transmit
4 notice of the program's availability to the Legislative
5 Reference Bureau for publication in the next available issue of
6 the Pennsylvania Bulletin.

7 (g) Department action.--

8 (1) The department shall review an application and,
9 within 30 days of receipt of an application, approve or
10 disapprove the application.

11 (2) In reviewing grant applications, the department
12 shall consider the following:

13 (i) Whether the project proposed to be funded is
14 authorized under this act.

15 (ii) Whether the application complies with this act.

16 (iii) Consistency of the project with the
17 redevelopment plan required under subsection (e) for the
18 area in which the property is located.

19 (iv) Additional historic preservation, commercial or
20 recreational opportunities for the public provided by the
21 project.

22 (v) Significant contribution by the project to the
23 municipality's economic and community redevelopment or
24 the revitalization of adjacent communities.

25 (vi) The viability of the redevelopment plan
26 required under subsection (e).

27 (vii) The level of public and private commitment and
28 other resources available for the project.

29 (viii) Other criteria that the department considers
30 relevant.

1 (h) Award of grants.--

2 (1) The department may issue a grant award to an
3 approved applicant for a project that contributes to the
4 redevelopment or revitalization of historic and older
5 buildings throughout this Commonwealth that meet any of the
6 following purposes:

7 (i) Provide for activities on the property
8 consistent with the project's redevelopment plan.

9 (ii) Provide for the demolition of buildings,
10 structures or other facilities on the property that are
11 inconsistent with the project's redevelopment plan.

12 (iii) Provide for the acquisition of property or the
13 assembly of property consistent with the project's
14 redevelopment plan.

15 (iv) Provide public infrastructure and public
16 facility improvements to the property consistent with the
17 project's redevelopment plan.

18 (v) Provide for the improvement or maintenance of
19 the historical nature and traditional style of properties
20 within the municipality.

21 (2) The department shall award a grant of no less than
22 \$50,000 and no more than \$200,000 to each eligible applicant,
23 subject to the availability of funding.

24 (3) A project must be completed no later than two years
25 after the date of the grant. The department may grant a
26 redevelopment plan extension for up to six months.

27 Section 4. Historic and Older Building Redevelopment Fund.

28 (a) Establishment.--The Historic and Older Building
29 Redevelopment Fund is established as a nonlapsing fund within
30 the State Treasury. The fund shall be used by the department to

1 award grants in accordance with this act.

2 (b) Initial transfer.--No later than July 1, 2023,
3 \$25,000,000 shall be transferred from the General Fund to the
4 fund.

5 (c) Alternative funding.--The department may solicit and
6 accept alternative funding, including Federal funds, grants and
7 donations from any source to assist with the goals of this act.
8 All money received by the department under this subsection shall
9 be deposited into the fund.

10 (d) Appropriation.--All money deposited into the fund and
11 the interest that the money accrues is appropriated on a
12 continuing basis to the department to award grants in accordance
13 with this act.

14 Section 5. Reports.

15 The department shall submit a report to the General Assembly
16 on expenditures from the fund and the progress of economic
17 development and rehabilitation of historic and older buildings
18 throughout this Commonwealth following the expiration of this
19 act. The report shall include the following information:

- 20 (1) The number of projects.
- 21 (2) The types of projects.
- 22 (3) The number and amount of grants.
- 23 (4) The economic impact of the program.
- 24 (5) Recommendations for the continuation or expansion of
25 the program.
- 26 (6) Any other information required by the department.

27 Section 6. Rules and regulations.

28 The department may promulgate rules and regulations necessary
29 to implement this act.

30 Section 7. Expiration.

1 This act shall expire two years following the effective date
2 of this section.

3 Section 8. Effective date.

4 This act shall take effect in 180 days.