

RETHOS™

PLACES REIMAGINED

Issue 3, 2019





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Cover photo: Shakespeare in the Park - an Artists on Main Street project, Mankato, Minnesota

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THE FIRST WORD

As our organization has evolved over our 38-year history, our work has pushed the boundaries of preservation. As we continue engaging and growing with our community and established partners, we have landed on a new, distinctive name that better reflects who we have become and where our future is leading us.

Rethos is who we are.
Places reimagined is what we do.

At the foundation of our new name is the Greek word *ethos*, the spirit of a culture or a community manifested by its beliefs and aspirations. “Re” encapsulates the breadth of our work in its simplest, most flexible form. We reimagine, rehabilitate, revitalize, remember, repurpose, rekindle, restore, reconnect, reuse, and reinvest.

We believe communities flourish when we reuse old buildings, celebrate our cultures and histories, and support small businesses. Rethos captures and affirms this idea allowing us to more effectively reach new



communities, people, and places, and to continue to pursue the important work aligning our core values and programs.

Minnesota Main Street empowers business owners, artists, and civic leaders to revitalize downtowns. Our Education program connects homeowners to the tools, resources, and experiences they need to take good care of their homes with confidence and pride.

Our policy work at the State Capitol, along with our Real Estate Partnerships encourage greater investment in historic buildings across the region.

Our unique approach is how places and communities are reimagined. This work starts at home, then spills out to our block, our neighborhood, our city and state, until it covers our entire region with no boundaries or limits.

As summer fades into Fall, we have many exciting things happening at Rethos: The real estate program is continuing to secure investment partnership projects throughout the region. We’re expanding outreach into Iowa and Wisconsin, in addition to reaching out to Greater Minnesota. Our policy work in the coming months will focus on building support for eliminating the June 30, 2021 sunset date for the MN Historic Tax Credit. Beyond that, we will be reaching out to stakeholders across the state to try to build consensus around state policy initiatives that will meet the needs of communities that have yet to experience the kind of vitality that rehabilitation development can bring.

Rural Programs and Main Street are hosting two education sessions this fall on September 19 in Red

Wing on making sure your downtown is development ready, and on November 6 in Northfield to discuss how Main Streets and rural communities can support business succession plans. These “train the trainer” workshops highlight issues that are critical for towns across Minnesota, as baby boomers retire and the next generations step into leadership in downtowns. The second year of Artists on Main Street wraps up in October, and we’re so excited to see the final projects of the

artists and creatives in our Main Street communities. We are still accepting applications for the Education Program Associate position in Superior, WI. We’ve hosted wildly successful classes in Duluth this year, and we are eager to build off that energy with a Rethos representative working locally. The job posting is on our website – rethos.org; please share with groups or individuals in your network.

As an invaluable part of the Preservation Alliance of Minnesota

since 1981, we now welcome you as part of Rethos: Places Reimagined. We are excited to start this next chapter of our journey and look forward to sharing it with you along the way. Thank you for all your support then and now.

Doug Gasek
Executive Director

GIVE TODAY!



Pictured: Main reACTION, an Artists on Main Street project, Winona, MN

By making a charitable contribution, your generous support allows Rethos to:

Engage citizens to identify important places in their community

Offer more tours and classes

Enhance our support of smaller towns through programs like Minnesota Main Street and Artists on Main Street

These programs allow us to engage more personally with communities throughout the region.

By contributing today, you become a stakeholder in our mission to lead and inspire people to connect with historic places, promoting community vitality. We are grateful for your support.

Visit rethos.org to make your contribution today.

FALL CLASSES

It's back to school for DIYers, too! Our Fall curriculum is full of homeowner favorites, as well as a few new courses to up your DIY resume!

You can register for all our classes on our website, rethos.org/education.

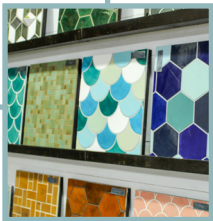
21
SEP



**WHY OLD IS GREEN:
SUSTAINABILITY IN OLDER HOMES**
10:00 AM - 12:00 PM, Blue Earth County Historical Society, Mankato

Beyond the buzzwords, this class breaks down the how and why of sustainability in homes. Instructor Alissa Pier, AIA, shows us how old homes are in fact green! This class is a popular favorite, and is worth 2 CE credits for Minnesota Realtors.

24
SEP



**CABINETS TO COUNTERTOPS:
KITCHEN AND BATH DESIGN**
6:30 PM - 8:30 PM, Royal Foundry Spirits, Minneapolis

Cabinets, countertops, ...and cocktails! Join us at Royal Foundry Craft Spirits for this brand new class, worth 2 CE credits for Minnesota Realtors.

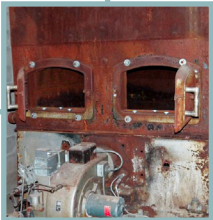
01
OCT



DIY DRAINS
6:00 PM - 8:00 PM, Minnesota Tool Library, Northeast

Dealing with leaks & clogs? Older homes' pipes are made well but need maintenance over time. Inspecting and fixing problem areas will help to reduce water issues and mold. This class will focus on health drains and waste water pipes.

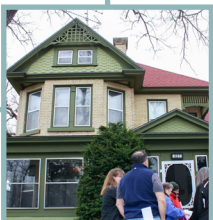
03
OCT



**HOT IN HERE: UNDERSTANDING
BOILERS AND FURNACES**
12:00 PM - 1:00 PM, Common Roots Cafe, Minneapolis

Winter is coming (whether we like it or not)! This one-hour class introduces you to different types of heating systems commonly found in Twin Cities homes.

17
OCT



INSPECTOR INSIGHTS
1:00 PM - 3:30 PM, Keller Williams Integrity Lakes

Learn what home inspectors really see when they examine an older property. This class is worth 2.5 CE credits for Minnesota Realtors.

WINTER FESTIVALS



Winona Holiday Ice Rink
Winona, MN
2018

Winter brings
out the best
of Minnesota!
Join us in our
Main Street
communities
for all the fun!

Faribault
Winterfest Celebration
November 29-December 2
Learn More: faribaultmn.org/winterfest-in-faribault/

Mankato
Kiwans Holiday Lights Display
November/December
Learn More: visitgreatermankato.com/mankato/visit/events/

New Ulm
Parade of Lights
November 29
Learn More: newulm.com/visitors-community/things-to-do/festivals/christmas-in-new-ulm/

Northfield
Winter Walk
December 12
Learn More: northfieldchamber.com/winter-walk

Owatonna
Lighted Holiday Parade
December 5
Learn More: visitowatonna.org/annual-events/

Red Wing
Holiday Stroll
November 29
Learn More: redwing.org/event/18th-annual-holiday-stroll/

Shakopee
Winter Wonderland Party
January 22
Learn More: visitshakopee.org/events/winter-wonderland-party/

Willmar
Holidaze Parade
November 23
Learn More: exploreminnesota.com/events/4474/holidaze-parade

35th ANNUAL MINNESOTA PRESERVATION AWARDS

Our jury has selected the winners for the 35th Annual Minnesota Preservation Awards!

We received incredible project nominations from across the state of Minnesota. The eight winners below will be recognized at the Annual Benefit on October 3rd.

HONOR AWARDS



Canopy by Hilton
Minneapolis Mill
District

Minneapolis



H.H. Jewell Building/
Wabasha Dentistry

Wabasha



Lora
Stillwater



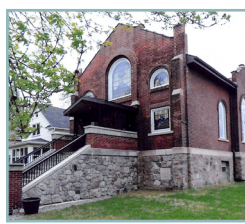
Treasure Island Center
Saint Paul

IMPACT AWARDS



Keg and Case West 7th
Market

Saint Paul



B'nai Abraham Museum
and Cultural Center

Virginia



Castle Community

Rochester



Press House
Apartments

Saint Paul

2019 ANNUAL BENEFIT

Join us on October 3rd for our first Annual Benefit as Rethos!

Enjoy hors d'oeuvres, drinks, and live entertainment from local musician Wain McFarlane as we present the Minnesota Preservation Awards at the beautiful Nicollet Island Pavilion!

Registration can be found on our website at rethos.org.

Can't make it to the Benefit? You can still contribute to our fundraising efforts by making an online donation at rethos.org.



2019 ANNUAL BENEFIT + MINNESOTA PRESERVATION AWARDS

Thursday, October 3

5:30P-10:00P

Nicollet Island Pavilion

40 Power Street · Minneapolis

HONORING

Marvel Anderson
Executive Director's Award

Tanner Ott
President's Award

DETAILS

Heavy Hors D'oeuvres · Cash Bar

Dress: River Casual

Valet Parking Available

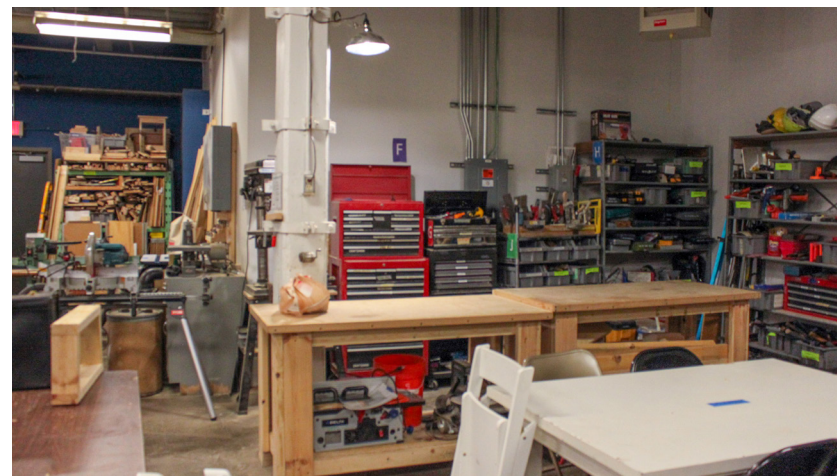
Featuring Live Music from
Wain McFarlane

REGISTER at
RETHOS.ORG



MINNESOTA TOOL LIBRARY + RETHOS PARTNERSHIP

Be honest: how many times have you bought a tool for a home project, used it once, and stashed it away in your garage, never to be seen again? The Minnesota Tool Library is trying to buck this trend, with an eye on reducing waste, building community, and providing access to necessary tools.



Electrical 101:

Our most recent class in our partnership with the Minnesota Tool Library was all about updating and reinstalling old wiring found in older homes and buildings. David Donnelly (the instructor for the entire MTL Basics series) showed attendees in a hands-on demonstration how to handle faulty wiring themselves.



A tool library is exactly what it sounds like: a library full of tools! But nobody is shushing you when you walk inside. Instead you'll hear power tools whirring, garden tools clanging as volunteers restock, and members chatting away about their latest project.

This is the place you come to for tips, training, and of course, tools. Members pay an annual fee and can borrow tools, take discounted classes, and use the workshop space. The Minnesota Tool Library has two branches: one in Northeast Minneapolis in the Thorp Building, and another in St. Paul's Midway neighborhood in the Prior Works Building.

Rethos is proud to partner with the Tool Library. We've hosted a handful of homeowner classes in their workshop space. We tell all our class attendees to become members, because honestly, how cool is that?!

Most recently, we co-created a six-part home maintenance series hosted at the Tool Library. Students learned about basic plumbing repairs, electrical systems, painting and trim, and wall repair tips from a licensed contractor. By hosting the classes in the Tool Library's workshop space, students can see what tools they need first-hand, and our instructor can easily demonstrate basic repairs.

We look forward to more collaboration with the Tool Library, a brilliant local resource for every homeowner & DIYer. To find out more and become a member,

head to the Tool Library's website: mntoolibrary.org.

Find our full line-up of workshops here:
rethos.org/classes.





INVESTING IN THE REGION AND BEYOND

Rethos' investment partnership program is expanding in the region, with projects in Minnesota, Iowa, Wisconsin and Texas.



Cover: Interior opening archway, Hotel Maytag
Top: Exterior, Hotel Maytag
Bottom: Interior Suite, Hotel Maytag

As a state historic tax credit investor, we're able to work in states with an established historic tax credit and offer tax-advantaged partnerships that reinvest state money into local communities through building reuse. Since 2011, we have worked with \$108 million of state tax credits and modernized over 3 million square feet of historic buildings for current and future use. Our partnership with Hatch Development Group in Newton, IA helped rehabilitate the Hotel Maytag to create 45 mixed-income apartments, an event

space, a theater, and a café.

Opened in 1926, the Hotel Maytag was a hub of activity for 40 years. After the 1960s, the hotel fell into disrepair, and was sectioned off into apartments, offices, and commercial spaces. Since 2007, Newton has faced economic challenges after the Maytag factory was closed. Public-private partnerships like the Hotel Maytag rehabilitation have helped make the city more resilient, while reviving a long-beloved building for community use.

Did You Know?

Atrium Lofts
Photo by: Farm Kids Studios



One of the ways Rethos facilitates reusing old buildings is through our investment partnerships program. Rethos acts as a state historic tax credit investor, offering tax-advantaged partnerships that reinvest state money into local communities through building reuse. Since 2013, we have worked with \$108 million of state tax credits in 4 states and modernized over 3 million square feet of historic buildings for current and future use.

The Hotel Maytag's success was recognized on September 4 when it received a Housing Iowa Award for Multifamily Housing Development from the Iowa Finance Authority.

Similarly, in Wausau, WI our partnership with MetroPlains turned a dilapidated warehouse into 29 affordable apartments.

The Atrium Lofts occupy the former Sav-O supply building on the Wausau River, a 1920 building that housed a paper bag company, a shoe company and warehouse, and a construction resale shop over the past century. The project conveniently provides easy access to the riverfront, restaurants, and entertainment at Wausau on the River. Rethos's

involvement ensured an interior educational mural was included, portraying a historic shoe factory to add placemaking value.

These investment partnerships are two examples of our 35 projects ranging in scale, purpose, and location that provide positive economic effects on their communities through reimagined use, job-creation, and bolstered tax bases.

Explore our current investment partnership projects by going to rethos.org/investment-partnerships.



Far left: Interior Atrium Lofts
Left: Interior Hallway, Atrium Lofts
Photos by: Farm Kids Studios





POSITIONING DOWNTOWN TO BE DEVELOPMENT READY

September 19, 2019, 9:00AM - 1:00PM, Red Wing Ignite

*Artists on Main Street
Training
Olivia, MN, July 2019*

Making use of every inch of a downtown building helps both property owners with cash flow and downtown residents bring activity, life, and customers to downtown. Because many downtowns have so many underutilized and/or vacant buildings, there is great deal of opportunities for this activity.

Public/private partnerships can make a positive difference for communities trying to encourage this development or redevelopment, particularly in their downtowns. But sometimes apathy, lack of readiness, misinformation, and shortage of knowledge of the available development tools prevent development. In this fast-paced presentation, participants will learn about tested tools and strategies that can be used to help communities with downtown economic development and downtown housing development.

Learning Objectives:

1. Explore useful downtown development policies to support real estate development, housing, business retention/expansion, and the creation of integrated partnerships
2. Develop incentives that encourage property and community development projects as an economic development tool.
3. Illustrate principles through successful case stories.
4. Gain participant understanding of principles through facilitated and interactive conversation.

To register, go to rethos.org/eventspage.

Presenters



MICHAEL WAGLER
Main Street Iowa
Coordinator

Iowa Economic
Development
Authority

Michael Wagler is the Main Street Iowa Coordinator at the Iowa Economic Development Authority. Michael

has worked with the Main Street Iowa team in different capacities since 2002. Prior to becoming the Coordinator in 2012, he served as a Main Street Design Specialist providing comprehensive planning, historic preservation, and design services to Iowa's downtowns and Main Street programs. Michael has also worked in a consulting role in states throughout the nation including: Oregon, New Mexico, and Wisconsin. He earned a B.F.A. in Historic Preservation and Architectural History from the Savannah College of Art & Design in Savannah, Georgia. Michael earned his Master's degree in Community & Regional Planning from Iowa State University in Ames, Iowa.



JIM THOMPSON

Downtown
Economic
Development
Specialist

Iowa Economic
Development
Authority

Jim currently serves as a Downtown Economic Development

Specialist covering all areas of development for downtowns & Main Street districts. He has served in all aspects at the local level including program director, board member and volunteer. Jim earned his Certified Main Street Managers (CMSM) credentials through the Certification in Professional Main Street Downtown Management Institute at the National Trust for Historic Preservation. He engages communities in market analysis including data analysis, business retention, recruitment, and implementation strategies. He has also led efforts in tax increment finance, housing & real estate development, and one-on-one business technical assistance for Iowa's communities.

2019 Technical Assistance Projects

Each year the Minnesota Main Street communities have the opportunity to apply for Technical Assistance Funds to aid in specific downtown projects. These funds have had significant impacts on the Main Street Districts, allowing improvements and assistance in downtowns in ways that would have been impossible to fund otherwise. Check out a sampling of the 2019 projects in two of our designated Main Street Communities: New Ulm and Wabasha.



Parking signs in New Ulm

NEW ULM

Parking is a hot topic, and knowing where and how long to park is an issue everywhere. New Ulm is being proactive with their parking conversation, and recently placed bright and attention grabbing parking information signs in their municipal lots. These bright, beautiful signs have been a great addition, and a welcome piece of information, for both New Ulm residents and Visitors.

DESIGNATED COMMUNITIES		NETWORK COMMUNITIES	
Faribault	Mankato	Bird Island	Litchfield
New Ulm	Northfield	Luverne	Sauk Centre
Olivia	Owatonna	Sleepy Eye	
Red Wing	Shakopee		
Wabasha	Willmar		
Winona			

To learn more about our Main Street communities and how you can get involved, visit

rethos.org/rethos-main-streets.



WABASHA

Wabasha may be a small city, but they’re thinking big! With significant development and attention being paid to downtown Wabasha by locals and visitors alike, their Main Street Program is taking strides to change the day-to-day vibe in downtown Wabasha. With their 2019 Technical Assistance Funds they had a local artist design banners which were installed earlier this summer.

New banners made by local artist in Wabasha, MN.

ARTISTS ON MAIN STREET



Artists on Main Street is a program by Rethos in partnership with Springboard for the Arts, with support from the Bush Foundation.

The second year of Artists on Main Street is off to a vibrant start. 2019 brought four new communities into the Artists on Main Street Cohort--Northfield, Olivia, Wabasha and Willmar--in addition to the pilot group of communities of Faribault, Mankato and Winona that started in 2018. Here is just a glimpse of the projects happening in the 2019 cohort.

NORTHFIELD

Rays of Unity/Rayos de Unidad

Each Saturday at the Northfield Market, artists from the Northfield Union of Youth set up their tent for people of all ages to stop by and get creative with paper lanterns. With a low barriers entry to engaging with art and encourage people of all ages and artistic abilities to participate, this multi-week, hands-on project will culminate in all the paper lanterns being hung and lit in downtown Northfield to create a festive and inviting glow.



Raggin' at the Depot

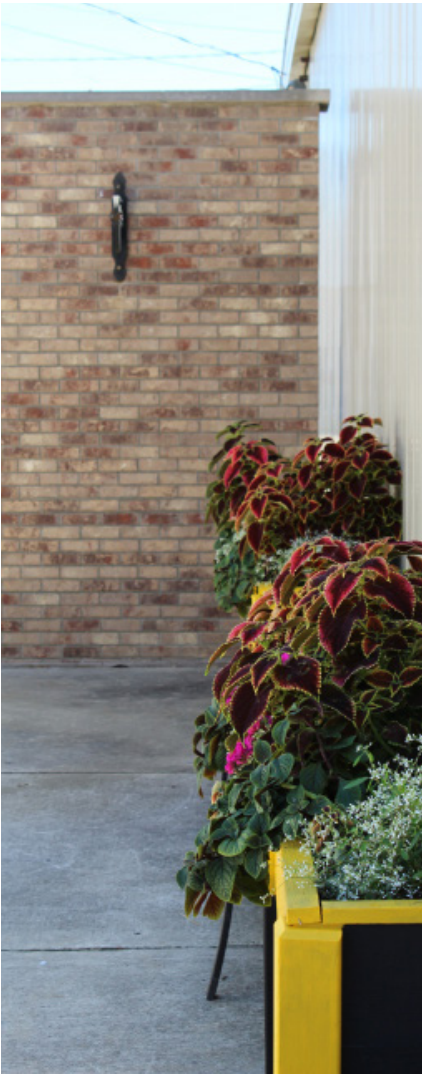
When the Union Pacific Big Boy Steam Locomotive made its way through downtown Northfield, Artists on Main Street made sure the theme was celebratory. Featuring ragtime music, Raggin' at the Depot (led by Fletcher Coolidge) transported folks to days gone by when steam trains were the way to get to and from

Northfield, and kept over 2,000 folks entertained when the train was behind schedule. This Artists on Main Street event supports the community grass roots effort to revitalize the old train depot located in downtown Northfield, and is a great example of how the former depot can be used as a community gathering place.



Corny Cut-Outs

Olivia is the corn capital of Minnesota, and Deborah Ziller and Bill Gabbert made sure to bring some good, corn-y fun to their project! These cute cut-outs featuring Olivia mascots "Maizey" and "Cornelius" debuted at Corn Capital Days, and will be on display in downtown Olivia throughout the rest of the summer.



Play Day in the Park

Dowling Square is an open space that has needed attention and activity for the past few years. Artists Jess Gorman and Adam Preuss built a plethora of giant interactive games, like checkers and tic tac toe, added movable seating, planters, and a mural in Dowling Square. To kick off their new and inviting space, they hosted Play Day in the Park in tandem with the downtown public market day. They hired additional artist Joseph Evens to host a screen printing station with a hand carved print featuring, you guessed it, corn! Participants could bring shirts or other fabric items to screen print the original design on, and take them home with them. This positive attention is already bringing more people into this underutilized space!



OLIVIA

WABASHA



Plein Air Painting

Artist Janet Runions had one welcomed surprise during her plein air painting project—the people strolling by wanted to know what and why she was painting by the river! Runions set out to capture each of the iconic historic block corners in downtown

Wabasha, painting outside on the sidewalk on Saturday mornings. Her work, in addition to capturing the beauty of Wabasha, is being featured on postcards and other collectible items by business and building owners that are highlighted.



Kid Bits and Pieces

Sherry El-Nashaar took the design of Wabasha's iconic bridge over the Mississippi and scaled it down...way down into 120 individual tiles! Kids at the Wabasha Public Library were invited to color one tile portion of the bridge, and all the tiles were combined to create a



beautiful bridge mosaic, which is displayed in the Library foyer. 106 kids and their grownups colored 120 tiles that make up the expanse of the new Mississippi River Bridge over Wabasha.



Front Porch Sing-Along & Community Picnic

The Front Porch is where good things happen—conversations, visiting neighbors, and connection. The Front Porch Sing-Along was presented by musician Kashimana Ahua, a composer in residence in Willmar

writing songs for and about Willmar and its residents. Ahua worked for several months to create a book of songs and poetry for Willmar, and this event was a kick-off event for this book. Community members came together to make music, and enjoyed a meal together following the sing-along.



Welcome Bubble Station

Sometimes all you need downtown is a place to sit. But a place to sit that involves bubbles? That's perfect! Monica Villars set out to create a welcoming space to sit, eat, and chat in downtown Willmar, and included bubbles for kids of all ages to enjoy.

This project has grown since its inception, and the space has become slightly larger than originally imagined, even including a mural. With local shops and ice cream nearby, the Welcome Bubble Station is a great space for people to sit outside and enjoy their treats.



WILLMAR

More Than Just a Number's Game

The economic benefits of using the State and Federal Historic Tax Credits speak for themselves - but what are the other positives to the program that we *don't* talk about?

The arguments in favor of building rehabilitation and reuse are often framed in terms of economic impact. That is partly because in Minnesota, and 34 other states, income tax credits are available to incentivize the rehabilitation of buildings listed in the National Register of Historic Places. When making the case for tax policy that is favorable to rehab development, it helps to present it in literal dollars and cents. After all, rehabilitation tax credits are a state expenditure and have a public cost. When credits are allowed in one

area, revenues must be increased in other areas for the state to have a balanced budget.

The economic impact of Minnesota's historic tax credit has been overwhelmingly positive. Thanks to research conducted annually by the University of Minnesota Extension Center for Community Vitality, we know that the Minnesota Historic Structure Rehabilitation Tax Credit typically results in approximately \$9 in economic activity for every \$1 allowed in tax credits. Since 2011, the cumulative impact has

been over \$3 billion in economic activity, with \$993.5 million in labor income that has supported more than 16,500 jobs. At least 120 buildings have been saved using the state historic tax credit.

But, there are many other reasons to preserve and reuse older buildings in communities across Minnesota. Some of these reasons do have an economic impact, but one which is felt beyond the straight dollars-in, dollars-out of the state treasury and are a little more difficult to quantify. Other benefits are realized in

strengthened social, economic, and physical networks that lead to more resilient, dynamic, and vital communities. Here are some of the reasons we believe so strongly in the power of building reuse, beyond mere dollars and cents.

Construction work on the Guardian Building in downtown Saint Paul by the Building Restoration Corporation team



Rehab projects are collaborative and literally build community

Many different people are involved in building reuse.

From local advocates who champion a renewed vision for a valued place, to the city planners, architects, developers, and builders who make that vision a reality, to the neighbors who live, shop, attend classes in, or merely walk by the finished product, rehabilitation projects take collaboration and shared problem-solving to come to fruition. Social networks are strengthened when all of these people have reason to come together and work towards a tangible goal.

Reusing existing buildings is a recycling program of historic proportions

Demolition debris is a growing problem for the Minnesota

“DEMOLISHING A SINGLE 2,000 SQUARE FOOT HOUSE WOULD RESULT IN APPROXIMATELY...72,000 POUNDS OF DEBRIS. IT WOULD TAKE RECYCLING 2.3 MILLION PLASTIC WATER BOTTLES TO BALANCE THAT SCALE.”

Pollution Control Agency. After all, our landfills have limited capacity, and space is at a premium. While lately attention has been focused on household recycling and what we as individuals can do to help, the demolition of just one building will offset the collective recycling efforts of an entire community for a substantial period of time. As an example, demolishing a single 2,000 square foot house would

result in approximately 270 cubic yards of debris – at least six large roll-off dumpsters full of wood, lathe, and concrete. With a per-dumpster weight of 6 tons, we’re talking about 72,000 pounds of debris. It would take recycling 2.3 million plastic water bottles to

balance that scale. (Still think that tear-down is “green”?) In addition, backhoes, dump trucks,

and other heavy machinery waste additional energy while transporting demolition debris and result in additional wear and tear on roads and bridges. Demolition dust and machinery exhaust also contribute to worsening local air quality.

Building rehabilitation and reuse helps direct investment to underserved communities

In Minnesota, historic tax credit projects must also qualify for the Federal rehabilitation tax credits administered by the National Park Service. According to the NPS, half of the qualifying building rehab projects completed in the US from October 2016-September 2017 were located in low and moderate income census tracts, and over 79% were located in



Far Left: Guardian Building photograph from the 1930's. Bottom: Guardian Building prior to restoration. Left: Completely restored Guardian Building, present day. All photographs were submitted by Building Restoration Corporation as part of their nomination for the 2019 Minnesota Preservation Awards.

The Guardian Building

Nominated for a Minnesota Preservation Award this year, the Guardian Building in downtown Saint Paul proved to be a difficult project from the very beginning. Jeff Anderson, the owner, called Building Restoration Corporation to assess the crumbling exterior in hopes of repairing it. Due to the poor condition of the parapet that lines the top ridge of the building, the team had to recreate the sandstone carvings by relying only on drawings and photographs. By using State and Federal Historic Tax Credits, the Guardian Building is now fully restored to its original appearance and splendor.

Left: Parapet element in construction



Top: Reference drawing and physical reconstruction. Bottom: Detail of top of Guardian Building



economically distressed areas. While specific data has not yet been collected to demonstrate this impact locally, anecdotal information points to a proportionate level of rehabilitation investment in distressed communities in Minnesota. Successfully rehabilitated buildings spur additional development on nearby vacant lots, using existing infrastructure to increase residential and commercial density.

Rehabilitated buildings provide new and retained affordable housing

Recent research conducted by a graduate student intern from the University of Minnesota indicates that the Minnesota historic tax credit has provided approximately 4,800 residential units housing about 10,000 people. About one

third of these were thoroughly renovated without displacing the existing low-income residents. The remaining housing units are a mix of affordable and market-rate, created in formerly vacant or underutilized buildings.

To learn more about becoming an advocate for the Historic Tax Credit and all of Rethos's Public Policy work, visit rethos.org/public-policy.

PLACES REIMAGINED

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2019 ANNUAL BENEFIT + MINNESOTA PRESERVATION AWARDS

Thursday, October 3

Nicollet Island Pavilion

5:30P-10:00P

40 Power Street · Minneapolis

HONORING

Marvel Anderson
Executive Director's Award

Tanner Ott
President's Award