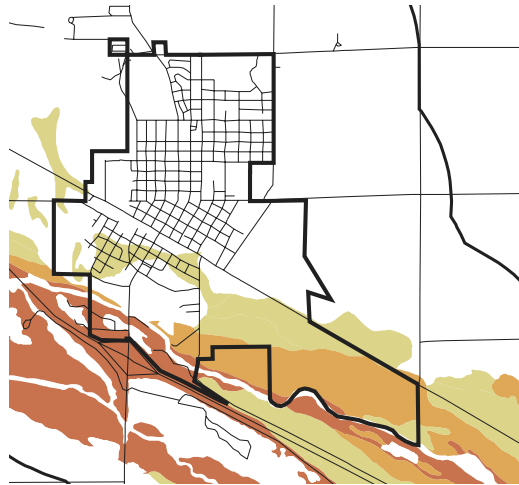




CHAPTER 9 IMPLEMENTATION

Gothenburg should implement the visions and actions presented by the plan through a realistic program that is in step with the resources of the community.



REALIZING THE VISION

The seven previous chapters, with their narratives and maps, are the core of the Gothenburg Plan. This section addresses the scheduling of plan implementation by both public agencies and private decision-makers. Key areas include:

- **Development Policies and Actions.** This section summarizes the policies and actions proposed in the Gothenburg Plan, and presents projected time frames for the implementation of these recommendations.
- **Phased Annexation.** This section outlines a phased annexation plan based on the areas of highest priority for annexation.
- **Plan Maintenance.** This section outlines a process for maintaining the plan and evaluating progress in meeting the plan's goals.

DEVELOPMENT POLICIES AND ACTIONS

The following tables in this chapter present a concise summary of the recommendations of the Gothenburg Plan. These recommendations include various types of efforts:

- Policies, which indicate continuing efforts over a long period to implement the plan. In some cases, policies include specific regulatory or administrative actions.
- Action Items, which include specific efforts or accomplishments by the community.
- Capital Investments, which include public capital projects that will implement features of the Gothenburg Plan.

Each recommendation is listed as part of its chapter in the Gothenburg Plan. In addition, a time frame for implementing recommendations is indicated. Some recommendations require ongoing implementation. Short-term indicates implementation within five years, medium-term within five to ten years, and long-term within ten to twenty years.

Implementation Schedule					
GROWTH AND LAND USE	Type	On-going	Short	Medium	Long
PRINCIPLES OF SMART GROWTH					
Mix Land Uses					
Review zoning ordinance to ensure that current requirements do not work against this goal.	Policy		X		
Encourage use of Planned Unit Development zoning to achieve design flexibility in developing mixed-use plans.	Policy		X		
Make Full and Efficient Use of Urban Services					
Ensure that development occurs in a manner contiguous to existing development.	Policy	X			
Encourage compact development patterns.	Policy	X			
Create Housing Opportunities and Choices					
Encourage housing affordable to a variety of income levels, by integrating different housing types into the community.	Policy	X			
Review zoning and subdivision regulations to ensure that standards allow for diversity of housing types and affordability.	Policy	X			
Consider multi-use buildings that integrate housing into business environments.	Policy	X			
Create a Walkable Community					
Review subdivision street standards to ensure that pedestrian amenities are enhanced. Require street trees between the sidewalk and curb in new developments and sidewalks on both sides of all streets. Allow on-street parking to slow traffic, as well as other traffic calming street improvements.	Policy		X		
Implement trails plan presented in Chapter 5.	Capital	X			
Conserve the Community's Natural Resources					
Utilize floodplain, wetlands, and contour maps in review of subdivisions. Ensure that critical areas are accommodated in development plans.	Policy	X			
Diversify Transportation Modes					
Implement trails plan presented in Chapter 5.	Capital	X			
Require sidewalks on both sides of all streets.	Policy/ Capital	X			
Ensure that new development areas incorporate the future streets plan identified in Chapter 4. New neighborhoods should be interconnected and organized around a traditional street pattern.	Policy	X			

Implementation Schedule					
GROWTH AND LAND USE	Type	On-going	Short	Medium	Long
Achieve Stakeholder Collaboration					
Establish a process that encourages collaboration between stakeholders and the community.	Policy		X		
Institute a development review process that encourages, rather than obstructs, innovative types of development.	Action		X		
Adopt land development guidelines that promote smart growth.	Policy		X		
Adopt land development guidelines that promote smart growth.	Policy		X		
RESIDENTIAL GROWTH CENTERS					
Gothenburg's future residential growth should be directed toward the northeast and northwest areas of Gothenburg.	Policy	X			
COMMERCIAL AND INDUSTRIAL OPPORTUNITIES					
Gothenburg should provide attractive sites for future commercial and industrial development.	Policy			X	X
COHESIVE GROWTH PATTERN					
Gothenburg's development pattern should protect both areas for future growth and the rural character of the city's jurisdiction.	Policy	X			
DOWNTOWN DEVELOPMENT					
Gothenburg should implement an innovative development program for the city's vital town center.	Policy				
	Action		X	X	X
PRE-PLANNED MAJOR STREETS					
Gothenburg's future streets should be designated ahead of development and dedicated as growth occurs.	Policy				
	Action	X			
A LINKED GREENWAY/TRAIL SYSTEM					
Gothenburg's neighborhoods, activity centers, and major open spaces should be linked by a comprehensive and continuous greenway and trail system that serves both transportation and recreational purposes.	Action				
	Capital		X	X	X
FRAMEWORK FOR DECISION-MAKING					
Gothenburg's future land use map and policies should provide both guidance and flexibility to decision makers in the land use process.	Policy	X			
AN ANNEXATION POLICY					
Gothenburg should implement an annexation policy that incorporates areas that are experiencing development, meet state statutory requirements as urban in nature, and meet one or more criteria for incorporation into the city. The city should work with the County to ensure consistent development standards for areas currently outside of Gothenburg's jurisdiction, but likely to be incorporated into the planning area during the next twenty years.	Policy	X			

Implementation Schedule

TRANSPORTATION POLICIES AND ACTIONS	Type	On-going	Short	Medium	Long
STREET IMPROVEMENT PROGRAM The city has established a regular 5 to 6 year street improvement program that should identify priority projects.	Action Capital	X			
SIDEWALK IMPROVEMENT PROGRAM In an effort to create a balanced transportation system that meets the needs of both the automobile and the pedestrian Gothenburg should establish a Sidewalk Improvement Program.	Action Capital	X			
HIGHWAY 30 AND ENVIRONMENTAL ENHANCEMENTS Highway 30 should be linked to the community, supporting the downtown while creating more economic development opportunities for the community.	Policy			X	
LINK TO INTERSTATE 80 Gothenburg's presence along Interstate 80 should attract visitors to the community and lead them to downtown and other cultural destinations.	Policy Action				
A WEB OF COLLECTOR STREETS A collector street and parkway system in developing areas should be designated ahead of development and dedicated as growth takes place.	Policy Action Capital				
- A new collector route west of the city providing truck access to Highway 30 and Highway 47 without passing through Gothenburg's neighborhoods and downtown. - Extension of 20th Street west to the proposed truck route. - Extension of 16th Street west to the proposed truck route. - Possible extension of 1st Street east to service future industrial development.				X	X
LOCAL STREETS The local street network in developing areas should be designed with multiple connections and relatively direct routes.	Policy	X			
TRUCK ROUTE A new Truck Route should be linked closely to the community, supporting both the downtown and neighborhoods while creating new economic development opportunities for the community.	Policy Action Capital		X	X	
PEDESTRIAN AND BICYCLE FACILITIES Wayne should maintain a continuous network of sidewalks and trails to complement the street system.	Policy Capital		X	X	X
COMMUNITY GATEWAYS AND CORRIDORS Wayne should maintain the design quality of its major community corridors, allowing them to serve as attractive gateways into the town and positive business and community environments.	Policy	X			
DIRECTIONAL GRAPHICS Wayne should implement a comprehensive community-wide directional graphics system.	Capital		X		
GREEN STREETS FOR GOTHENBURG Gothenburg should require street trees in residential areas for calming traffic and aesthetic purposes.	Policy	X			

Implementation Schedule					
PARK DEVELOPMENT POLICIES	Type	On-going	Short	Medium	Long
PARK SYSTEM EXPANSION Gothenburg will need to provide new park and open space areas as growth occurs in order to maintain a high level of park and recreation service.	Policy	X			
GREENWAYS AND TRAILS Gothenburg should develop a trail system that links destinations within the city and provides a quality of life amenity.	Policy		X	X	
URBAN REFORESTATION PROGRAM The City should work with residents to preserve and expand on the city's existing street canopy.	Action Capital	X			
PARK SITE IMPROVEMENTS Gothenburg should implement a regularly budgeted, incremental program of park site upgrades.	Capital	X			
NEIGHBORHOOD PARK FINANCING Gothenburg should implement a park financing mechanism to fund park acquisition and ensure reservation of well-located and appropriately sized open spaces.	Policy	X			

Implementation Schedule					
PUBLIC FACILITIES AND SERVICES	Type	On-going	Short	Medium	Long
PUBLIC FACILITY PRIORITIES					
Conduct space needs analysis for municipal activities.	Capital		X		
Remodel interior space of City Hall.	Action Capital			X	
Re-establish routine replacement programs for all city equipment.	Policy Capital	X			
Install audio/visual technology.	Capital		X		
Expand garage space for Fire Department.	Action Capital				X
Initiate redistricting of Rural Fire Districts	Action			X	
Continue vehicle replacement program for police, fire, and public works.	Policy Action Capital	X			
Hire a consultant to evaluate the Library's HVAC system.	Action Capital		X		
Develop a strategic plan for providing library services to the community.	Action			X	
Create a landscape buffer around Maintenance Facility.	Action Capital		X		
Expand the cold storage unit.	Capital			X	

Implementation Schedule

INFRASTRUCTURE PRIORITIES

SANITARY SEWER SERVICE	Capital			X	
Replace mains following 9th and 10th Streets in downtown.	Capital			X	
Replace mains following Avenues A, B, and C.	Capital			X	
Replace all clay tile mains with PVC and liners.	Policy Action Capital	X			X
Require future development to connect to sanitary sewer service.	Policy				
Consider upgrading lift station if development expands near Interstate	Capital				X
Upgrade the waste water treatment plant as growth occurs.	Capital				
Monitor EPA guidelines and remain compliant.	Policy Action	X			
Conduct a thorough evaluation of the waste water treatment plant by 2016.	Capital			X	
WATER SERVICE					
Consider intalling water meters to residential units.	Policy	X			
Consider water fees for residential units.	Policy	X			
Consider consolidating well fieelds.	Policy	X			
Update wells with scada system.	Action			X	
Upgrade old mains and replace valves.	Action Capital	X			X
Monitor capacity of system.	Policy	X			
Upgrade system to manage new construction.	Policy Action Capital	X			
Evaluate the service for the northeast neighborhood and consider future improvements.	Policy	X			
Hire a consultant to determine the need for a new water tower.	Action Capital		X		
Consider developing a water treatment facility.	Policy	X			

Implementation Schedule

HOUSING POLICIES	Type	On-going	Short	Medium	Long
<p>SENIOR LIVING Gothenburg should encourage construction of independent living residential development for seniors.</p>	Policy	X			
<p>A LENDERS' CONSORTIUM Gothenburg could create a lender's consortium to support housing initiatives by public entities such as Dawson County Area Economic Development Council, Gothenburg Improvement Company (GIC), Gothenburg Housing Development Corporation, and West Central Economic Development Council.</p>	Policy		X		
<p>REHABILITATION AND HOUSING CONSERVATION Gothenburg should expand existing rehabilitation and code enforcement efforts into a comprehensive, multi-faceted rehabilitation and neighborhood development program.</p>	Policy		X		
<p>AFFORDABLE LOT SUPPLY Gothenburg should encourage the private development of workforce housing by providing an incentive program to finance infrastructure for moderately-priced houses.</p>	Policy	X			
<p>DOWNTOWN HOUSING Gothenburg's historic downtown could offer innovative, amenity-rich housing that would appeal to significant market groups.</p>	Policy Action			X	X

A PHASED ANNEXATION PROGRAM

As Gothenburg grows, the city will need to create opportunities for new development and reserve land necessary to carry out the goals of the future land use plan. To do this, the city will need to annex adjacent territory and expand its extra-territorial jurisdiction. The city's annexation program should:

- **Control Future Fringe Development.** In order to allow the city to guide its growth and development more effectively, fringe development will need to be managed. Through annexation, a city can extend its zoning jurisdiction to adjacent areas, thus guiding development in a direction that will provide safe and healthy environments.
- **Protect and Enhance the City's Tax Base.** Those residents living in fringe developments benefit from the city's parks and recreational facilities, streets, utilities, as well as other facilities and programs without contributing to the tax base, therefore, these areas should be annexed.
- **Avoid Jurisdictional Confusion.** Squaring off the city and county boundaries can aid in providing services by establishing an orderly and logical boundary.
- **Promote population increases.** An increase in the city's physical size and population can mean an increase in its level of political influence and attractiveness for commercial and industrial development. Annexation may force new development to occur in the city, which increases jobs and the city's tax base. It may also increase the city's ability to attract grant assistance.

The Annexation Plan map (Map 8.1) illustrates those areas around Gothenburg that should be considered for annexation. The areas are categorized into four phases based on the estimated likeliness for incorporation into the city (Phase 1 being the most likely and Phase 4 being the least likely.) Within each phase, sections are delineated by their relevance regarding the need for annexation and the services the city will need to provide. This delineation should not indicate the order that annexation will occur within a phase. The need for annexation should be determined by each areas unique situation.

Phase One. Location and associated issues will likely warrant consideration for annexation in the immediate future. Phase One includes the area west of Avenue M near the sports complex. The area could be developed as an extension to the sports complex. Development is limited in this area because of clearance required by the airport.

Phase Two. Opportunities in Phase 2 sections warrant future consideration of annexation within the twenty-year life of the Gothenburg Plan. These areas should be reevaluated for annexation within the next five years.

Section 2a. Section 2a is located east of Avenue M from 16th to 27th Streets. The site has access to the Avenue M sewer and water mains. Streets could extend east of Avenue M to provide access to developing residential areas.

Section 2b. Section 2b encompasses the area northwest of 27th Street and Avenue M to the Gothenburg Canal. Streets could extend north of 27th Street to provide access to development residential areas. This area is not currently being served by sanitary or water infrastructure. Sanitary sewer mains could be extended from Ave G or Ave L. Water mains could be extended from Ave G, Ave J or Ave L.

Section 2c. Section 2c includes some existing residential development east of Highway 47 in the north portion of the city. This area has no easy connection to water or sewer service. Water could be extended from the fairgrounds to the area. However, sewer service will need to remain on septic system until sewer service is extended north of the Gothenburg Canal.

Section 2d. This area surrounds the mobile homes west of the fairgrounds and extends along the frontage of Highway 47. Development will have access to water. However, sanitary sewer service is unavailable until a main is extended north of the Gothenburg Canal.

Phase Three. Conditions exist that may bring about the need for annexation of these sections. Annexation will not be likely during the early stages of the plan. Therefore, these areas should be reevaluated within six to ten years.

Section 3a. Section 3a has been identified as industrial south of Highway 30 from the existing city limits to the proposed truck route. Development of this area will require the extension of water and sewer services, likely from 4th Street. As a site for future industrial growth, development of septic and well systems should be prohibited. Development of this area is possible if a truck route is developed along the west side of the City.

Section 3b. Section 3b has been identified for industrial north of Highway 30 to the proposed alignment of 16th Street. Similar to Section 3a, this section will likely have a greater demand to develop if the truck bypass was developed.

Section 3c. Section 3c has been identified for residential north of the proposed alignment of 16th Street and south of the proposed alignment of 20th Street. Similar to Section 3a, this section will likely have a greater demand to develop if the truck bypass was developed.

Section 3d. Section 3d has been identified for residential north of the proposed alignment of 20th Street to the existing mobile home park. Similar to Section 3a, this section will likely have a greater demand to develop if the truck bypass was developed.

Phase Four. This area is situated beyond the expected growth areas of the city. Annexation will not be necessary until well beyond the life of the Gothenburg Plan. Rural development will likely be an end use in many of these locations, as urban development will likely occur nearer the current urbanized area. These areas should be reevaluated in approximately 10 years.

The city's remaining jurisdiction falls within Phase Four. There are a few areas in which development could occur because of high visibility.

PLAN MAINTENANCE

The scope of the Gothenburg Plan is both ambitious and long-term. Each of the many actions and policies described in the plan can contribute to the betterment of the city. Yet, presenting a twenty-year development program at one time can appear daunting. Therefore, the city should implement an ongoing planning process, which uses the plan to develop year-by-year improvement programs. In addition, this process should also evaluate the plan on an annual basis in relation to the development events of the past year.

Such a process should include the following features:

- Annual Action and Capital Improvement Program. The Planning Commission and City Council should use the plan to define annual strategic work programs of policies, actions, and capital investments. This program should be coordinated with Gothenburg's existing capital improvement planning and budgeting process. Although many of the plan's recommendations are not capital items, this annual process should be completed before the beginning of each budget year and should include:
 - A specific work program for the upcoming year. This program should be specific and related to the city's projected financial resources. The work program will establish the specific plan recommendations that the city will accomplish during the coming year and will use this plan's implementation and capital improvement schedules as guides.
 - A three-year strategic program. This component provides for a multi-year perspective, aiding the preparation of the annual work program. It provides a middle-term implementation plan for the city.
 - A six-year capital improvement program. This is merged into Gothenburg's current capital improvement program.
- Annual Evaluation. In addition, this process should include an annual evaluation of the comprehensive plan. This evaluation should occur at the end of each calendar year. Desirably, this evaluation should include a written report that:
 - Summarizes key land use developments and decisions during the past year and relates them to the comprehensive plan.
 - Reviews actions taken by the city during the past year to implement plan recommendations.
 - Defines any changes that should be made in the comprehensive plan.

The plan should be viewed as a dynamic changing document that is used actively by the city.



PLAN SUPPORT

In order to implement many of the objectives described in the plan, the city will need to consider outside funding sources. The tables on the following pages present possible funding sources available to the City of Gothenburg. This list should not be considered complete and should be reviewed and modified each fiscal year.

Source	Fund Administrator	Description	Possible Uses	Dead-lines	Available Funds	Required Match
Community Development Block Grant (CDBG)	HUD/Nebraska DED	Federal funding for housing and economic development to benefit low- and moderate-income residents.	Rehabilitation and infill projects that benefit low- and moderate-income households or eliminate blighted areas.	NA	NA	NA
Tourism Development Initiative (CDBG funded)	Nebraska DED	Funding for sites or facilities that draw visitors because of their scenic, historic, cultural, scientific and/or recreational attributes.	Historic restorations, museums, participatory sports facilities and convention centers. Ineligible businesses are those that serve as tourism-support facilities other than attractions.	May	\$20,000 minimum \$200,000 maximum	50%
Community Development Grants (CDBG funded)	Nebraska DED	For improvements to water or wastewater systems and other public works/facilities.	Funds are awarded for community centers, senior centers exclusively for person aged 62 and over, nonprofit centers for day care, primary health and mental health clinics, accredited public libraries, fire and/or rescue buildings, including fire trucks, removal of architectural barriers for city/village halls, or county courthouses for accessibility, water distribution and/or sewer collection, street, curb, gutter, sidewalk, or storm sewer, flood control and drainage, and tornado-safe shelters in manufactured home parks.	April	\$250,000	25%
Nebraska Investment Finance Authority	NIFA	NIFA is charged with providing a broad range of financial resources for agricultural, residential, manufacturing, medical and community development endeavors.	Low interest rate financing for manufacturing facilities, certain farm property, health care facilities, residential rental properties, housing rehabilitation, homeownership, and wastewater treatment and safe drinking water facilities.	NA	NA	NA
HOME	Nebraska DED	Funds administered by the State to provide leverage financing for new or rehabilitated rental development.	New and rehabilitated rental projects. HOME funds may be used in conjunction with Section 42 Low Income Housing Tax Credits. They may also be used for innovative project approaches, such as rent-to-own development.	NA	NA	NA
Section 42 Low Income Housing Tax Credit	HUD/NIFA	The allocation of tax credits to affordable housing developers through the State. Developments can utilize either a 4% or 9% credit, depending on the mix of low-income residents.	Multi-family housing development for low- and moderate-income families.	NA	NA	NA
Nebraska Affordable Housing Program: HOME Investment Partnership Program	Nebraska DED	Funding to address housing conditions related to community economic development needs.	Acquisition and rehabilitation of existing rental housing, adaptive reuse, lease/purchase programs that lead to ownership, new construction, and rehabilitation of existing affordable rental units.	NA	NA	NA

Source	Fund Administrator	Description	Possible Uses	Dead-lines	Available Funds	Required Match
Rural Housing Programs	USDA Rural Development Nebraska	Federal funding for affordable housing in communities with a population of 20,000 or less.	Programs include: <ul style="list-style-type: none"> - Direct Home Ownership Loan - Guaranteed Home Ownership Loan - Rural Home Repair Loan & Grant - Rural Housing Site Loan - Technical Assistance for Self-Help Housing - Rural Rental Housing Loan - Guaranteed Rural Rental Housing - Direct Farm Labor Housing Loan & Grant 	NA	NA	NA
Community Facilities Programs	USDA Rural Development Nebraska	Federal funding for essential community facilities such as day care centers, fire stations, senior centers, and medical clinics.	<ul style="list-style-type: none"> - Housing Preservation Grant Programs include: <ul style="list-style-type: none"> - Community Facilities Direct Loan 	NA	NA	NA
Rural Utilities Programs	USDA Rural Development Nebraska	Federal funding for essential utilities such as water, waste disposal, electricity, and telecommunications services.	<ul style="list-style-type: none"> - Community Facilities Guaranteed Loan - Community Facilities Grant Programs include: <ul style="list-style-type: none"> - Water & Waste Disposal Loan & Grant - Solid Waste Management Grant - Distance Learning & Telemedicine Loan & Grant 	NA	NA	NA
Community Development Assistance Act	Nebraska DED	A 40 percent state tax credit to businesses, corporations, insurance firms or financial institutions which make eligible contributions of cash, services, or materials to approved community betterment projects.	<ul style="list-style-type: none"> - Telecommunications - Electric Qualifying projects include: <ul style="list-style-type: none"> - Employment training - Human and medical services - Physical facility and neighborhood development services 			
Transportation Enhancement Program	Nebraska Department of Roads (NDOR)	Funding for enhancement or preservation activities of transportation related projects.	<ul style="list-style-type: none"> - Recreational and educational activities and/or crime prevention Projects must fit at least one of the following: <ul style="list-style-type: none"> - Facilities for pedestrians & bicyclists - Safety & educational activities for pedestrians & bicyclists - Acquisition of scenic easements and scenic or historic sites - Scenic or historic highway programs - Landscaping and other scenic beautification - Historic preservation - Rehabilitation of historic transportation buildings, structures, or facilities - Preservation of abandoned railway corridors - Archeological planning & research - Environmental mitigation to address water pollution due to highway runoff or reduce vehicle-caused wildlife mortality while maintaining habitat connectivity - Establishment of transportation museums 	1-Oct	\$500,000	20%

Source	Fund Administrator	Description	Possible Uses	Dead-lines	Available Funds	Required Match
Tax Increment Financing (TIF)	City	Uses added property tax revenues created by growth and development to finance improvements within the boundaries of a redevelopment district.	New residential, commercial, or industrial developments, including public improvement, land acquisition, and some development costs.	NA	NA	NA
Safe, Accountable, Flexible, and Efficient Transportation Equity Act – A Legacy for Users (SAFETEA-LU)	Federal Highway Administration	Federal transportation funding, including matching grants for major street improvements, enhancements funding for corridor design, streetscape, trail development, and transit.	Improvements to arterial and major collector streets, and trail development.	NA	NA	NA
Comprehensive Plan Assistance Program	NDOR	Provides financial and technical assistance to mid-sized Nebraska communities to help initiate or update a comprehensive plan for their area.	The comprehensive plan shall include a long range transportation plan, a traffic assignment network, and data in a GIS format to help both the community and NDOR better plan for future transportation improvements.	January 1st & July 1st	Up to \$75,000	
LB 840/Local Option Municipal Economic Development Act	Local cities/ villages through voter approval	Local cities and villages can collect and appropriate local tax dollars (sales and/or property tax) if approved by the local voters, for economic development purposes.	An economic development program may include: <ul style="list-style-type: none"> - Direct loans or grants to qualifying businesses for fixed assets and/or working capital - Loan guarantees for qualifying businesses - Grants for public works improvements which are essential for the location or expansion of a qualifying business - Grants or loans for job training - The purchase of real estate, options for such purchases, and the renewal or extension of such options - Payments for salaries and support of city staff or the contracting of an outside entity to implement the economic development program - Bonding used to carry out program activities. - Grants or loans for the construction or rehabilitation for sale or lease of housing for persons of low to moderate income 	NA	NA	
Trees Forever	Trees Forever	Funds for roadside vegetation.	Landscaping improvements along key corridors in the City.	TBD	TBD	

Source	Fund Administrator	Description	Possible Uses	Deadlines	Available Funds	Required Match
Certified Local Government	National Park Service and the State Historic Preservation Offices	Assists historic preservation efforts through technical assistance and matching grants.	Production of historic theme or context studies, cultural resource inventories, assessments of properties to determine their eligibility for local and National Register of Historic Places designation, building reuse and feasibility studies, design guidelines and conservation ordinances, and publications to educate the public about the benefits of historic preservation.	NA	10% of the states annual Historic Preservation Fund grant allocation can go to CLG's	NA
Historic Tax Credit	National Park Service and Internal Revenue Service in partnership with State Historic Preservation Offices	The program fosters private sector rehabilitation of historic buildings through issuance of 10% or 20% tax credits on properties that are income-producing, are National Historic Landmarks, listed in the National Register, or contribute to National Register Historic Districts and certain local historic districts.	The 20% credit is available for properties rehabilitated for commercial, industrial, agricultural, or rental residential uses. The 10% credit is available for the same types of properties except rentals.	NA	NA	NA
Main Street Program	State Main Street Program and National Trust for Historic Preservation	Provides a comprehensive community development and historic preservation tools to communities.	The program provides technical services through a four-point approach. These include: organization, promotion, economic restructuring, and design.	NA	NA	NA