



HISTORIC  
TAX CREDIT  
COALITION



National Trust for  
Historic Preservation  
*Save the past. Enrich the future.*

PRESERVATION  
*Action*

NCSHPO  
National Conference of State Historic Preservation Officers

April 15, 2015

The Honorable Dean Heller  
324 Hart Senate Office Building  
United States Senate  
Washington, DC 20510

The Honorable Michael F. Bennet  
458 Russell Senate Office Building  
United States Senate  
Washington, DC 20510

Dear Senators Heller and Bennet:

We appreciate the work the Senate Finance Committee has undertaken to review the nation's current tax law as you consider legislation that would comprehensively reform our tax code. Our groups thank the Committee, and particularly the Community Development and Infrastructure Working Group, for the opportunity to comment on the positive economic and social benefits the federal Historic Tax Credit (HTC) provides to communities throughout the nation.

In light of the challenging budget environment and the bipartisan call for meaningful tax reform, we want to emphasize the importance of the HTC to the revitalization of communities throughout the country. Weakening or eliminating the credit would endanger the economic feasibility of nearly all historic rehabilitation projects. Without the credits, the numbers just don't work. Historic rehab has a financing gap because rehabilitation is more expensive than new construction. Also, 84 percent of all transactions are located in low-income census tracts. Without the credits, these properties often sit idle often for decades, exerting a blighting influence on the surrounding neighborhood.

Research conducted for the National Park Service by the Rutgers Center for Urban Policy Research documents that since enactment of the historic tax credit in 1981, the credit has leveraged \$117 billion in private investment in historic rehabilitation, created nearly 2.5 million jobs and rehabilitated more than 40,000 historic buildings. The HTC is the most significant federal investment in historic preservation. It has also proven to be an efficient use of taxpayer dollars. Over the credit's 34 year history, the federal government has allocated just over \$24 billion in tax credits, but collected \$28.6 billion in federal tax revenue from rehabilitation projects – more than paying for the program. For every dollar of public expenditure, private investors contribute four dollars toward the rehabilitation of historic properties.

Rehabilitation projects across the country are putting Americans back to work. In a typical rehabilitation project, 60-70 percent of the total cost is labor as compared to new construction where labor often accounts for less than 50 of the total cost. Laborers on a rehabilitation project are more likely to be hired locally, and they in turn spend into the local economy. Seventy-five percent of the economic ripple effect of a historic rehabilitation project is captured by the state and city where the property is located. It has been stated time and again that the vast majority of new jobs in the United States are created by small businesses. Rehabilitated historic buildings are ideally suited to support emerging small businesses that are often looking for a central location and main street appeal. The historic tax credit is an important redevelopment tool that is helping revitalize cities, towns and rural communities across the country. As Congress charts our nation's economic path forward, we

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ask that you protect and enhance this federal incentive that uses our nation's past to meet the needs of today's economy.

Sincerely,

39/42 Tribune LLC  
620 Corp., Inc.  
A Collected Life  
Alliance  
American Cultural Resources Association (ACRA)  
Andres Construction Services (TX)  
Azola & Associates, Inc.  
Batesville Preservation Association (AR)  
Beehive State Buildings, Inc.  
Beverly Historical Society  
Bitter Root Cultural Heritage Trust (MT)  
Bosco-Milligan Foundation/Architectural Heritage Center (OR)  
Bricklayers & Allied Craftworkers (MD)  
Bryan Cave LLP  
C&K Historic Consulting (PA)  
Cabana Building, LLC  
Capstone Communities LLC  
Chain Forge Hotel, LLC  
Cohen Realty Services, LLC  
CohnReznick, LLP (NC)  
Community Housing of Maine  
Community Housing Partners (VA)  
Consortium Structured Investments  
Consortium Structured Investments (NC)  
Dakota Partners, Inc.  
daVinci Planning, P.C.  
Deller Conservation Group (WI)  
Dorfman Capital (MA)  
Downtown Developers, LLC  
Downtown Jackson Partners  
Downtown Partners, Inc. (IA)  
Dunn & Dalton, Architects (NC)  
EHT Traceries  
Elkins, P.L.C. (LA)  
Ferro Investments, Inc.  
Florida Keys Reef Lights Association  
Foss & Company  
Foundation for Historical Louisiana  
Fred Basch Architect, PLLC (NY)  
Gandolfi & Associates, Inc.  
Gateway Planning

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Geis Companies

Gem-City Hilltop Community Development & Housing, Inc.

Gene Kansas Commercial Real Estate

Georgia Trust for Historic Preservation

Glenwood School Development, LLC (TX)

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Grand Rapids Historic Preservation Commission (MI)

Greater Hot Springs Chamber of Commerce

Gronen Properties Restoration (IA)

Hands-On History

Heritage Planning and Design (MA)

Heritage Preservation, LLC

Herman & Kittle Properties, Inc.

Historic Albany Foundation (NY)

Historic Beverly Preservation/Rich Mountain Battlefield Foundation

Historic Nashville, Inc.

Historic Tax Credit Coalition (HTCC)

History Colorado

Homeless and Housing Coalition of Kentucky

Homestead Affordable Housing, Inc.

Husch Blackwell LLP (CO)

INCOG (OK)

International Follett Group, LLC

Jay Heritage Center

Judith Johnson & Associates

Kavanagh Advisory Group, LLC

Kidorf Preservation Consulting (MI)

Kutak Rock, LLP (NE)

L&R Resources, Inc.

Landmark Illinois

Landmarks Association of St. Louis

Lawrence Preservation Alliance

LeFevre Funk Architects, Inc.

Lewis & Clark County Heritage Tourism Council

Lominack Kolman Smith, Architects

LordAeckSargeant

LPK Architects (MS)

MacRostie Historic Advisors LLC

Main Street Ozark (AR)

Main Street Siloam Springs (AR)

Maryland Association of Historic District Commissions

Maryland Historical Trust

Mercy Housing Lakefront

Mercy Housing Northwest (WA)

Michigan Historic Preservation Network

Milwaukee Preservation Alliance

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Minnesota Housing Partnership  
Mississippi Heritage Trust  
Missouri Preservation  
Montana Preservation Alliance  
MotorCities National Heritage Areas (MI)  
Moule & Polyzoides, Architects  
Nabholz Properties (AR)  
Nagodoches Main Street Program (TX)  
National Conference of State Historic Preservation Officers  
National Housing & Rehabilitation Association  
National Trust Community Investment Corporation (NTCIC)  
National Trust for Historic Preservation  
New Canaan Historical Society  
New Canaan Preservation Alliance  
New York Landmarks Conservancy  
Nixon Peabody LLP  
Norco, LLC  
North Carolina Department of Cultural Resources  
Norwalk Preservation Trust  
Novogradac & Company, LLP  
Oberlin Heritage Center (OH)  
Ohio History Connection  
Old Oak Cliff Conservation League  
Options Real Estate  
Osceola Center for Arts & Heritage  
Pioneer Group, Inc.  
Pittsburgh Private Tours  
Preservation Action  
Preservation Alliance of Greater Philadelphia  
Preservation Austin  
Preservation Chelsea (MI)  
Preservation League of New York State  
Preservation Louisville, Inc.  
Preservation Maryland  
Preservation Pennsylvania  
Preservation Research Office of St. Louis (MO)  
Preservation Trust of Vermont  
Preserve Rhode Island  
Presonomics, Inc.  
Providence Preservation Society  
Quapaw Quarater Association (AR)  
R.W. Clark Co., Inc. (OH)  
ReCitizen LC3 (DC)  
Redding Preservation Society  
Restoration St. Louis, Inc.  
Restore Oregon

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Rosin Preservation, LLC  
Rowayton Historical Society  
Saint Anne's Chapel and Retreat Center (NC)  
Shaker Heritage Society  
Simsbury, CT Department of Planning and Land Use  
Society for Historic Archaeology  
South Dakota State Historical Society  
South End Historical Society (MA)  
Stevenson Architects, Inc.  
Sunflower Development Group, LLC  
SVA Certified Public Accountants  
The Landmark Society of Western New York  
The Stewart Studio, LLC  
The Vail Preservation Society (AZ)  
Umbrella Community Arts Center (MA)  
Urban Frontier, LLC (AR)  
Utah Heritage Foundation  
Van Dyke Architects, LLC (OH)  
Vermont Division for Historic Preservation  
VMMW, LLC  
Voladizo, LLC (CT)  
Walter|Haverfield, LLP  
Webb County Heritage Foundation (TX)  
West University Historic Neighborhood of Tucson (WUNA)  
Westbrook Housing  
Winthrop & Wenstine, P.A.  
Wisconsin Historical Society  
Wisznia | Architecture + Development

\*\*Please note: The organizations noted above are supporters as of March 31, 2015\*\*