

December 1, 2021

The Honorable Charles E. Schumer
Majority Leader
United States Senate
Room S-221, The Capitol
Washington, DC 20510

The Honorable Nancy Pelosi
Speaker
United States House of Representatives
H-232, The Capitol
Washington, DC 20515

The Honorable Ron Wyden
Chairman, Finance Committee
United States Senate
Washington, DC 20510

The Honorable Richard Neal
Chairman, Ways and Means Committee
United States House of Representatives
Washington, DC 20515

Dear Majority Leader Schumer, Speaker Pelosi, Chairman Wyden, and Chairman Neal:

On behalf of the undersigned businesses, organizations, and individuals that work to strengthen our nation's economy, promote equitable redevelopment, and reuse of our nation's older and historic buildings, we urge you to include provisions that would enhance the federal historic tax credit (IRC § 47) as Congress works to finalize the Build Back Better legislation.

We strongly support the successful and longstanding federal policy of incentivizing the rehabilitation of our nation's historic buildings. Incorporated into the tax code more than 35 years ago, the historic tax credit (HTC) is a widely used redevelopment tool for underutilized properties, from inner cities to small towns across the country. The credit is the most significant investment the federal government makes to preserve our nation's historic properties. Since 1981 the credit has leveraged more than \$173 billion in private investment, created more than 2.8 million jobs, and adapted more than 46,000 historic buildings for new and productive uses. After more than three decades of success, however, this incentive needs updating so that it may work more effectively in support of communities that are struggling to identify development solutions.

We are deeply appreciative the House Ways and Means Committee included provisions that would strengthen the historic tax credit in its September recommendations for the reconciliation package (Sections 135301-135306 of the Ways and Means report of the reconciliation bill). These provisions largely mirror those in the Historic Tax Credit Growth and Opportunity Act (H.R. 2294 / S. 2266), bipartisan legislation that Representative Blumenauer (D-OR-03) and Senator Cardin (D-MD) have long championed to revitalize communities and preserve our nation's most important historic buildings. Unfortunately, the HTC provisions were not included in the Build Back Better legislation that passed the House of Representatives in November.

Over the last eighteen months, many rehabilitation projects have experienced severe challenges, and we are hopeful that overdue improvements to the HTC will be included in the final Build Back Better legislation. Though the HTC is a proven and critical tool in community redevelopment, it has not been substantially improved or modernized in decades.

Not only is the historic tax credit responsible for rehabilitating more than 1,000 historic buildings throughout the country each year, it is also an important tool to address the climate crisis. As noted in a 2020 report by the House Select Committee on the Climate Crisis,

“Rather than demolishing an existing building and constructing a new building in its place, avoiding new construction and reusing existing building structures for the development of new buildings has the potential to significantly decrease the embodied emissions associated with building construction.”

As you consider ways to improve the U.S. tax system and to promote community development in the Build Back Better legislation, we urge you to adopt the policy recommendations included in the Historic Tax Credit Growth and Opportunity Act, H.R.2294, in the final bill. These provisions offer common sense reforms to the current incentive that will encourage greater building reuse and support economic prosperity for communities nationwide.

Sincerely,

NATIONAL ORGANIZATIONS

Advisory Council on Historic Preservation Foundation
The 1882 Foundation
American Cultural Resources Association (ACRA)
American Association for State and Local History
Latinos in Heritage Conservation
Main Street America
National Conference of State Historic Preservation Officers
National Trust for Historic Preservation
National Housing and Rehabilitation Association
National Preservation Partners Network
Preservation Action
Society for Commercial Archeology

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