



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



NATIONAL CONFERENCE OF STATE
HISTORIC PRESERVATION OFFICERS

NCSHPO



National Main Street
Center
a subsidiary of the
National Trust for Historic Preservation

July 17, 2017

The Honorable Orrin Hatch
SH-104 Hart Senate Office Building
United States Senate
Washington, DC 20510

The Honorable Ron Wyden
SD-221 Dirksen Senate Office Building
United States Senate
Washington, DC 20510

The Honorable Kevin Brady
1011 Longworth House Office Building
United States House of Representatives
Washington, DC 20515

The Honorable Richard Neal
341 Cannon House Office Building
United States House of Representatives
Washington, DC 20515

Dear Chairman Hatch, Ranking Member Wyden, Chairman Brady and Ranking Member Neal:

On behalf of the undersigned businesses and organizations that strive to strengthen our nation's economy by preserving its rich history, we ask that you retain and enhance the historic tax credit as Congress develops legislation to reform the tax code. We strongly support the successful and longstanding federal policy of incentivizing the rehabilitation of our 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 \$120 billion in private investment, created more than 2.4 million jobs, and adapted more than 42,000 historic buildings for new and productive uses. Over 40 percent of HTC projects financed in the last fifteen years are in communities with populations of less than 25,000.

President Ronald Reagan praised the incentive in 1984, stating, *"Our historic tax credits have made the preservation of our older buildings not only a matter of respect for beauty and history, but of course for economic good sense."* Over the life of this federal initiative, the IRS has issued \$23.1 billion in tax credits while generating more than \$28.1 billion in direct federal tax revenue. As a result, the HTC is not only working as intended, but it also creates revenue for the federal government. Eliminating the HTC would deprive the Treasury of these receipts. With an average cost of \$843 million over the last five years, its elimination would lower the current corporate tax rate by less than .1% – from 35% to 34.9%. Given that over its history, the HTC has returned an average of \$1.20 to the Treasury for every credit dollar allocated, eliminating the HTC takes away from the economic growth anticipated from a reform of the tax code.

When the HTC was examined by Congress in the lead up to the Tax Reform Act of 1986, tax writers concluded an incentive to rehabilitate historic structures remained justified. The report accompanying the legislation reasoned that without the HTC, market forces would drive investment away from more costly rehabilitation in our cities and small downtown areas and toward new construction in the suburbs where there is a higher investor rate of return.

This justification is as valid today as it was then. Developers, both large and small, report that historic rehabilitation projects would not occur but for the HTC. The HTC provides a critical financing gap between a project's cost and what a bank will lend. Elimination of the HTC would result in a sharp decline in the rehabilitation of historic income producing properties in the United States and a loss of the additional development that is known to occur around historic tax credit projects.

A successful reform of our nation's tax code aimed at growing the economy should look to HTCs as a widely embraced and successful solution to the economic challenges facing communities today. The economic revival of our downtowns, from the urban core to small Main Street towns, requires incentives like the HTC to focus investment where it is needed most. We ask that as you work to produce pro-growth tax reform legislation, you retain and enhance the HTC.

Sincerely,

313 Historic Preservation - MI
3R Consultants, LLC. - KY
Abbeville Main Street - LA
Alabama Historical Commission (SHPO) - AL
Alabama Preservation Action - AL
Alabama Trust for Historic Preservation - AL
American Cultural Resources Association - TX
American Heritage Preservation Association - MO
American Institute of Architects - DC
American Institute of Architects - MS Chapter - MS
American Legion Aux Halfman Unit #352 - NE
Ames Main Street Cultural District - IA
APIAs in Historic Preservation - DC
Arch Icon Development - IA
ARCH, Inc. - IN
Architectural Heritage Center/Bosco-Mill - OR
Architecture+ Design Inc. - MI
Arizona Downtown Alliance - AZ
Arizona Preservation Foundation - AZ
Arkansas Regional Innovation Hub - AR
Artesia Main Street, Inc. - NM
AU Associates, Inc. - KY
Audubon Park Garden District - FL
Augusta Downtown Alliance - ME
Baker Hostetler - OH
Baker Tilly - DC
Baldwyn Main Street Chamber - MS
Baltimore Heritage, Inc. - MD
Barben Farm - NY
Barelas Community Coalition - NM
BBL Construction Services, LLC - NY
Bedrock Detroit - MI
Berggren Architects - NE
Bero Architecture PLLC - NY
Billes Architects, LLC - LA
BlackBerry Systems Inc. - MI
Blackline Development - NC

Blackline Studio - IN
Block 2 Real Estate - AR
Borrelli & Yots, PLLC - NY
Boston Preservation Alliance - MA
Boyle Landmark Trust - KY
Brian Wishneff & Associates - VA
Browning Day Mullins Dierdorf - IN
Bryan Cave, LLP - DC
BTBB, Inc. - GA
Buchalter Nemer - CA
Buchanan Preservation Society - MI
Building Arts & Conservation - MI
Building Hugger - MI
BURROWINTOHISTORY LLC - NJ
Cadiz Main Street Program - KY
Cadiz-Trigg County Tourist Commission - KY
Calling Panther Heritage Foundation - MS
Cambridge Main Street - OH
Capital Consultants - MO
Capitol Broadcasting Company, Inc. - NC
Carlisle Tax Credits - MA
Carlsbad Main Street - NM
Carlyle Associates, LLC - VA
Carrollton Main Street Program - KY
Carver Holdings, LLC - IA
Casey Architecture - MO
Casto - OH
Chaffe McCall, L.L.P. - LA
Chardon Tomorrow - OH
Chicone Cabinetmakers - NY
Chuck Sanders Architect - CO
City Management Company, LLC - AL
City of Bardstown - KY
City of Biloxi - MS
City of Buchanan - MI
City of Cleveland - MS
City of Cleveland Heights - OH

City of Clinton -MS
 City of Detroit Planning & Development - MI
 City of Gulfport - MS
 City of Hapeville - GA
 City of Hattiesburg - MS
 City of Indianola - MS
 City of Kalamazoo - MI
 City of Kenner - LA
 City of Kosciusko - MS
 City of Ocean Springs - MS
 City of Port Gibson CLG Coordinator - MS
 City of Quitman - MS
 City of Raymond - MS
 City of Rockville HDC - MD
 City of Ruston Main Street District - LA
 Cityscape LLC - VA
 Clachan Properties - NC
 Clachan Properties - VA
 Cleveland Heights Historical Society - OH
 Cleveland Main Street - MS
 Cleveland Restoration Society - OH
 Clovis MainStreet - NM
 Coalition for American Heritage - DC
 Coats Rose - LA
 CohnReznick - NC
 Colfax Main Street - IA
 Colorado Preservation, Inc. - CO
 Columbia Main Street Program - LA
 Columbus Historic Preservation Commission - MS
 Columbus Landmarks Foundation - OH
 Community Economic Development Association of Michigan (CEDAM)-MI
 Como Main Street Alliance - MS
 Connecticut Trust for Historic Preservation - CT
 Conner & Strachan, LLP - LA
 Consortium Structured Investments - NC
 Cooke Douglass Farr Lemons PA - MS
 Coon Restoration - OH
 Cooper Design Inc. - MI
 Craftsman Design and Renovation - OR
 Crossroads Downtown Partnership - TN
 Czech Village-New Bohemia Main Street - IA
 Dade Heritage Trust, Inc. - FL
 Dentons - DC
 Design Innovation Architects - TN
 Designing Local - OH
 Dimeo Properties, Inc. - RI
 DNA Workshop - LA
 Docomomo-US/Michigan - MI
 Domain Companies - LA
 Doneff Companies LLC - WI
 Dorfman Capital - MA
 Downtown ABQ Arts & Cultural District - NM
 Downtown Albuquerque Main Street Initiative - NM
 Downtown Danville Association - VA
 Downtown Davenport Partnership - IA
 Downtown Development District New Orleans - LA
 Downtown Dover Partnership - DE
 Downtown Economic Development District, Monroe - LA
 Downtown Farmington: A Main Street Program - NM
 Downtown Jackson Partners - MS
 Downtown Lewistown, Inc. - PA
 Downtown Little Rock Partnership - AR
 Downtown Mobile Alliance - AL
 Downtown Monroe Alliance, Monroe - LA
 Downtown Painesville Organization - OH
 Downtown Partners, Inc. - IA
 Downtown Properties of Milford LLC - DE
 Downtown River Market & Development Division - LA
 Downtown Washington, Inc. - MO
 Dr. Lauren Timmons DMD - MS
 Drake Law Firm, PC - IA
 Dudley Ventures - AZ
 Dunwoody Beeland Architects, Inc. - GA
 DVG Development LLC - FL
 Dwyer, Cambre & Suffern - LA
 Echo Build - LA
 EHCP Manager, LLC - MO
 EHT Traceries - DC
 Eide Bailly LLP - OK
 Elevatus Architecture - IN
 Elkins, PLC - LA
 Elkton Alliance, Inc. - MD
 EMS Consulting - MI
 Englewood CDC - IN
 Enhanced Capital Partners - NY
 Equicom, Inc. - CO
 Fallbrook Companies - CA
 Fayette Area CDC, Inc. - AL
 Fendler & Associates - MO
 Former City Council Member - CO
 Fort Conde Restoration Venture, LLC - NY
 Fort Valley Main Street/DDA - GA
 Foss & Company - CA
 Foss & Company -NY
 Fountainhead Properties - VA
 Frederick Construction Inc. - MI
 Friends of Homestead National Monument - NE
 Fund Development Corp. - WI
 Future Unlimited Law, PC - WA
 Gage County Tourism - NE
 Gallup Main Street Arts & Cultural District - NM
 Gardiner Main Street - ME
 Gateway 75, LLC – GA
 Georgia Trust for Historic Preservation - GA
 Genesis Properties, Inc. - VA
 Gentry Lock Attorneys - VA
 Ginsberg Jacobs - IL
 Glacier Bancorp, Inc. - MT
 global X - OH
 Grants Main Street Project - NM
 Greater Franklin County Chamber of Commerce - IA
 Greenstreet Ltd. - IN
 Greenville Historical & Preservation Commission - MS
 Gronen Development - IA
 Gronen Properties - IA
 Gross & Company, PLLC - IA
 Grove City Town Center, Inc. - OH
 Gulfport Main Street Association - MS
 Haltermann Partners, Inc. - GA
 Hamilton Hometowns - IA
 Hammond Downtown Development District - LA
 Hanover County Historical Commission - VA
 Harbert Realty Services LLC -AL
 Harding County Main Street EDC - NM
 Hartford Preservation Alliance – CT

Hattiesburg Historic Neighborhood Association - MS
 Havey Pro Cinema - CO
 Haybar Real Estate - AR
 Heflin Main Street - AL
 Heritage Consulting Group - OR
 Heritage Foundation - TN
 Heritage Guild of Vicksburg Warren County - MS
 Heritage Ohio, Inc. - OH
 Heritage Works - IA
 Hiestand House - Taylor County Museum - KY
 High Street Studios - NC
 High Summit Holdings, LLC - VA
 Hilltop Campus Village - IA
 Historic Preservation Assoc. of Jasper County – IN
 Historic Boston Inc. (HBI) - MA
 Historic Boulder - CO
 Historic Columbus Foundation - GA
 Historic Denver, Inc. - CO
 Historic Districts Council - NY
 Historic Fall Creek Pendleton Settlement - IN
 Historic Gateway Neighborhood Corp. - OH
 Historic Housing, LLC - VA
 Historic Macon Foundation - GA
 Historic Madison, Inc. - IN
 Historic Mobile Preservation Society - AL
 Historic Natchez Foundation - MS
 Historic Preservation & Heritage Consulting - IN
 Historic Preservation Commission - CO
 Historic Preservation Commission Grenada - MS
 Historic Preservation Commission SBSJC - IN
 Historic Preservation Commission, V.C. - MS
 Historic Preservation Consulting - MO
 Historic Revitalization for Missouri - MO
 Historic Savannah Foundation - GA
 Historic Tyler, Inc. - TX
 Historic Valley Junction Foundation - IA
 Historic Warehouse District Develop Corp. - OH
 Hobart Historic Restoration - IA
 Holland & Knight, LLP - DC
 Holland Basham Architects - NE
 Homeport - OH
 Hopkins Burns Design Studio, PLLC - MI
 Howorth & Associates Architects - MS
 HRI Properties - LA
 Hudson Century, LLC - VA
 Huntington Alert, Inc. - IN
 Huntington National Bank - OH
 Husch Blackwell, LLP - DC
 IDP Housing - GA
 InSite Capital - AL
 Jackson County Historical Genealogical - MS
 Jasper Keller LLC - MA
 Jefferson County Visitors Committee - NE
 Johnson Hill Land Ethics Studio - MI
 Jones Day - DC
 Judith Johnson & Associates - TN
 Juli Brandenberger, CPA - AR
 Kamen Tall Architects, P.C. - NY
 KarenBodeBaxter, Preservation Specialist - MO
 Kasper Mortgage Capital, LLC - VA
 KB Building Services - VA
 KHP Capital Partners - CA
 KITE Architects - RI
 Klein Hornig - MA
 Knox Heritage, Inc. - TN
 Kutak Rock, LLP - NE
 La Pointe-Krebs Foundation Inc. - MS
 La Posada Hotel (1930) - AZ
 Landmarks Illinois - IL
 Lazarus Group LLC - IN
 League of Wisconsin Municipalities - WI
 LM Development - LA
 Loomis Ewert Parsley Davis & Gotting, PC - MI
 Los Alamos Main Street - NM
 Los Angeles Conservancy - CA
 Lott Community Development Corporation - NY
 Louisiana Landmarks Society - LA
 Louisiana Main Street - LA
 Louisiana Trust for Historic Preservation - LA
 Lovington Main Street - NM
 Lowell Historic Board - MA
 LSC Design - PA
 Lynn, D'Elia, Temes & Stanczyk, LLC - NY
 Lyons Main Street Program - NY
 Macfarlane Partners - VA
 Macfarlane Partners, LLC - VA
 MacRostie Historic Advisors, LLC - MA
 Main Street Beatrice - NE
 Main Street Falls City - NE
 Main Street Fort Pierce, Inc. - FL
 Main Street Greenwood, Inc. - MS
 Main Street Grundy Center - IA
 Main Street Homer - LA
 Main Street Kent - OH
 Main Street Las Vegas - NM
 Main Street Macon - VA
 Main Street Mount Pleasant - IA
 Main Street Perryville, Inc. - KY
 Main Street Steamboat Springs - CO
 Main Street Wadsworth – OH
 Main Street Washington, Inc. - IA
 Main Street Waterbury – CT
 Main Street Wilmington - OH
 Main Street Wooster, Inc. - OH
 Mansdale Heritage Foundation - MS
 Maramjen Investments, LLC - VA
 Marietta Main Street - OH
 Marion Business Association - NC
 Marion County Historical Society - MS
 Marks Nelson, LLC - MO
 Marous Brothers Construction - OH
 Maryland Historical Trust - MD
 Matchbox Realty and Management, Inc. - VA
 Maysville Main Street - KY
 McCartney Ford Rentals - MS
 McNair Historic Preservation, Inc. - AL
 Means Group, Inc. - MI
 Mesa Preservation Foundation - AZ
 Metzger's Do it Best Hardware - NM
 Michigan Historic Preservation Network - MI
 Milwaukee Downtown, BID #21 - WI
 Minden Main Street Program - LA
 Minden South-Webster Chamber of Commerce - LA
 Mississippi Heritage Trust - MS
 Mississippi Main Street Association - MS
 MO Alliance for Historic Preservation - MO
 Mod Boulder - CO
 Monarch Private Capital - GA
 Monroe County Historic Preservation Board - IN

Monroe Main Street -LA
 Morgan City Main Street - LA
 Moses Tucker Real Estate, Inc. - AR
 Motor Cities National Heritage Area Partners - MI
 National Alliance of Preservation Commissions - VA
 National Housing & Rehabilitation Association - DC
 National League of Cities - DC
 National Preservation Institute - VA
 National Trust Community Investment Corp - DC
 National Trust for Historic Preservation - DC
 Nationwide Insurance - OH
 Nebraska Main Street Network - NE
 New Leaf Historic Properties - IA
 New Orleans Business Alliance - LA
 Nixon Peabody, LLP - DC
 Novogradac & Co. LLP - DC
 Novogradac & Company LLP - OR
 Novogradac and Company LLP - OH
 Ocean Springs Chamber of Commerce - MS
 Octagon Finance - VA
 Ogee LLC - TX
 Ohio History Connection/SHPO - OH
 Olde Mobile Antiques Gallery LLC - AL
 Olde Towne Slidell Main Street - LA
 Oretha Castle Haley Blvd. Main Street - LA
 Orlando Main Streets - FL
 Ouachita Riverfront Development Corporation,
 Monroe - LA
 Page & Turnbull, Inc. - CA
 Paper City Development, LLC - MI
 Park County Department of Heritage - CO
 Past Forward Northwest Cultural Services - WA
 Pella Windows & Doors - IA
 Pella Windows and Doors - MA
 Pennsylvania Downtown Center - PA
 Perry Main Street Advisory Board - GA
 Picayune Main Street, Inc. - MS
 Piedmont Construction Group, Inc. - GA
 Pike Street Properties - MI
 Plante & Moran, PLLC - MI
 Plante Moran PLLC - IL
 Plaquemine Main Street - LA
 Plattsmouth Main Street Association - NE
 Plymouth Soundings - TN
 Port City Preservation LLC - NY
 Port Gibson Main Street, Inc. - MS
 Powers & Company - PA
 Precision Engineering Inc. - AL
 Preservation Action Council of San Jose - CA
 Preservation Alliance for Greater Philadelphia - PA
 Preservation Alliance of Lafayette - LA
 Preservation Alliance of West Virginia - WV
 Preservation Buffalo Niagara - NY
 Preservation Detroit - MI
 Preservation Durham - NC
 Preservation El Reno, Inc. - OK
 Preservation Kentucky - KY
 Preservation Lansing - MI
 Preservation League of New York State - NY
 Preservation Maryland - MD
 Preservation Pennsylvania - PA
 Preservation Research Office - MO
 Preservation Resource Center - LA
 Preservation Resource Center New Orleans - LA
 Preservation Rightsizing Network - TX
 Preservation Society of Union City IN/OH -IN
 Preservation Trust of Vermont - VT
 Preserve Arkansas - AR
 Preserve Louisiana - LA
 Preserve, LLC - WI
 Providence Preservation Society - RI
 PT Rising LLC - FL
 Quad Cities Chamber of Commerce - IA
 RAIL CDC - AZ
 RATIO Architects, Inc. - IL
 RE/MAX Commercial Brokers, Inc. - LA
 REG Architects, Inc. - FL
 Rental Realty - AR
 Residential Properties Ltd. - RI
 Restoration St. Louis, Inc. - MO
 Restore Oregon - OR
 REV Birmingham - AL
 Rio Salado Foundation - AZ
 Rock Capital Group - AR
 Roger, Lewis, Jackson, Mann & Quinn - SC
 Roseleigh Partners, LLC - VA
 Roseneath Brewers, LLC - VA
 Rosin Preservation, LLC - MO
 Roth Law Firm, LLC - LA
 RSM US, LLP - IL
 Rubin Brown – MO
 Saguache Historic Preservation Commission -CO
 Saltillo Main Street - MS
 San Antonio Conservation Society - TX
 Sandvick Architects - OH
 Sarah Newton Architect PLLC - MS
 Save Our Heritage Organisation (SOHO) - CA
 Saving Historic Orange County - IN
 Scioto Development Company - OH
 SECAM, Inc. - VA
 Seneca Holdings, LLC - VA
 Sheet Metal Workers - SMART Local Union - MO
 Somerset Development Company, LLC - DC
 Spatt Urban Planning - NY
 Spencer Fane LLP - MO
 Spokane Preservation Advocates - WA
 Springfield Main Street Program - KY
 Squire Patton Boggs - DC
 St. Paul Tomorrow, Inc. - VA
 Stark Wilson Duncan Architects Inc. - MO
 Starkville Historic Preservation Commission - MS
 Steamboat Architectural Associates - CO
 Stinson Leonard Street, LLP - DC
 Stonehenge Capital Company, LLC - LA
 Story City Greater Chamber Connection - IA
 Sugar Creek Capital - MO
 Tax Credit Capital - LA
 Tax Credit Capital, LLC - LA
 TDG Architects - MI
 Temple Lodge, LLC - AL
 Tennessee Preservation Trust - TN
 Terraforma, LLC - AR
 Thalhimer Realty Partners, Inc. - VA
 The Alexander Company, Inc. - WI
 The Builders' Association - MO
 The Georgia Trust for Historic Preservation - GA
 The Milk District Orlando - FL
 The Mill Workspace - TN
 The Model Group - OH
 The Prentiss Institute - MS

The Venue - MS
The Villagers, Inc. - FL
The Willa Cather Foundation - NE
Thibodaux Main Street, Inc. - LA
Tower Grove Neighborhoods CDC - MO
Town of Friday Harbor Washington - WA
Town of Leonardtown - MD
Townscapes LLC - CO
Tucson Historic Preservation Foundation - AZ
Tucumcari Main Street Corporation - NM
TWG Development -IN
TWG Development, LLC -IN
Ulmer & Berne, LLP - OH
Underhill Associates - KY
Urban Trust Capital - FL
US Bancorp - MN
Van Dyke Architects LLC - OH
Vantage Health Plan - LA
Village of Eagle Nest - NM
Village of Santa Clara - NM
Virginia Department of Historic Resource -VA

VORYS - DC
VT State Historic Preservation Office - VT
WA Trust for Historic Preservation - WA
Ward Properties, Inc. - AL
Waukesha Preservation Alliance - WI
Waverly Chamber of Commerce/Main Street - IA
West Construction Services - MI
West Point Historical Preservation Commission - MS
Wexford Science + Technology. Inc. - MD
Weyland Ventures, LLC - KY
Wilmac Property Company - IA
Winn Development - MA
Winthrop & Weinstine, P.A. - MN
Wisconsin State Historic Preservation Office - WI
Wisznia|Architecture + Development - LA
Woodbine Main Street - IA
Woodward Interests, LLC - LA
Worcester Investments - MO
Zuni Pueblo Main Street - NM