

Federal Historic Tax Credit Programs: Historic Preservation Creates Jobs, Housing and Economic Development

The bond between economic development, job creation, sustainability and historic preservation is unbreakable. The current Federal Historic Tax Credit Program created over 70,000 jobs and leveraged over \$4.7 BILLION in private investment in 2009, bringing to life abandoned and underutilized historic buildings often located in some of the nation's most disinvested communities. In these cases, there is a great need for incentives to create market-rate, affordable, and homeownership housing opportunities that stabilizes urban and rural neighborhoods. Additionally, nonresidential historic structures that no longer serve their intended purposes, such as warehouses, factories, mills, schools, and department stores can be adapted into energy-efficient and sustainable places to live and work. The proposed amendments to the Community Restoration and Revitalization Act would enhance the Federal Historic Rehabilitation Tax Credit's ability to create more jobs and housing, community revitalization, reinvestment, and sustainability opportunities. The Historic Homeowners Revitalization Act would incentivize investment in and revitalization of owner-occupied homes – strengthening communities and creating skilled construction jobs.

H.R. 3715 /S. 1743: Community Restoration and Revitalization Act

H.R. 3715, introduced by Representatives Allyson Schwartz (D-PA) and Pat Tiberi (R-OH), and S. 1743, introduced by Senators Blanche Lincoln (D-AR) and Olympia Snowe (R-ME), would modify the existing federal historic rehabilitation tax credit program to enhance the re-use and recycling of historic buildings in rural and urban areas and to promote and increase the building's energy efficiency. Highlights include:

- Increase the tax credit to 30% for "small" projects of \$5 million or less which will encourage more investment in smaller and rural communities.
- Modify the credit for rehabilitating older, non-historic buildings in downtown areas for residential use, creating additional housing opportunities.
- Allow for transferability of credit for smaller projects which will promote investment in rural communities and Main Streets.
- Increase the credit for achieving energy efficiency improvements.

H.R. 3670: Historic Homeowners Revitalization Act

Sponsored by Rep. Russ Carnahan (D-MO), the **Historic Homeowners Revitalization Act of 2009, H.R. 3670** would create a tax credit for owners of historic residential homes that mirrors the current tax credit for commercial buildings. Benefits include:

- Tax Credit of up to 20%, up to \$60,000 for rehabilitation costs that meet the Secretary of Interior's historic rehabilitation requirements.
- Increases the credit for buildings in "high cost" or economically distressed areas
- Allows for credits to be transferred or assigned creating additional revenue for the homeowner that can be used for other rehabilitation costs

Our Request:

1. Cosponsor H.R. 3715/S.1743 to improve the federal historic tax credit program by increase its economic benefit and encouraging energy efficiency.
2. Cosponsor H.R. 3670 which creates a historic tax credit program for homeowners – generating jobs and economic development.