



HISTORIC PRESERVATION MONTH CONGRESSIONAL BRIEFING



Russ Carnahan
Preservation Action



Christina Hingle
National Conference of State Historic Preservation Officers



Lauren Cohen
National Trust for Historic Preservation



Valerie Grussing
National Association of Tribal Historic Preservation Officers



Mike Phillips
National Trust Community Investment Corporation



Katlyn Cotton
PlaceEconomics

Hosted by
Preservation Action
and the **Historic Preservation Caucus**



RSVP: bit.ly/MayBriefing2024



Tuesday, May 14th
12-1PM



2020 Rayburn House Office Building
Ways and Means Committee Room



Box lunch and refreshments provided



Event Contacts

Zoe Walker, Rep. Blumenauer's office
zoe.walker@mail.house.gov

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IN PARTNERSHIP WITH:



National Conference of State Historic Preservation Officers



National Trust for Historic Preservation



National Trust Community Investment Corporation
a subsidiary of the National Trust for Historic Preservation



HISTORIC TAX CREDIT COALITION



NATIONAL ASSOCIATION OF TRIBAL HISTORIC PRESERVATION OFFICERS



PlaceEconomics



PRESERVATION MONTH CONGRESSIONAL BRIEFING ORGANIZATION CONTACTS



Preservation Action is a 501(c)4 nonprofit organization created in 1974 to serve as the national grassroots lobby for historic preservation. Preservation Action seeks to make historic preservation a national priority by advocating to all branches of the federal government for sound preservation policy and programs. Through programs like the annual National Historic Preservation Advocacy Week and monthly calls with state and local preservation organizations, we aim to empower a grassroots constituency with information and training they need to be directly engaged with their elected representatives. For more information, visit www.preservationaction.org or contact Rob Naylor at rnaylor@preservationaction.org or 202-463-0970.



The National Conference of State Historic Preservation Officers (NCSHPO) is a 501(c)3 nonprofit organization representing the State government officials, known as State Historic Preservation Officers, or "SHPOs," who carry out the national historic preservation program as delegates of the Secretary of the Interior pursuant to the National Historic Preservation Act of 1966. The NCSHPO acts as a communications vehicle among the SHPOs and their staffs and represents the SHPOs to the federal government, national preservation and preservation-aligned organizations, and other stakeholders. For more information, visit www.ncshpo.org or contact Christina Hingle at hingle@ncshpo.org or at 202-624-5476.



The National Association of Tribal Historic Preservation Officers (NATHPO) is a non-profit membership organization of Tribal government officials who implement federal and Tribal preservation laws. NATHPO empowers Tribal preservation leaders protecting culturally important places that perpetuate Native identity, resilience, and cultural endurance. Connections to cultural heritage sustain the health and vitality of Native peoples. We provide guidance to preservation officials, elected representatives, and the public about national historic preservation legislation, policies, and regulations. We promote Tribal sovereignty, develop partnerships, and advocate for Tribes in governmental activities on preservation and funding issues. Tribal Historic Preservation Officers (THPOs) have the responsibilities of State Historic Preservation Officers on Tribal lands and advise and work with federal agencies on the management of Tribal historic properties. THPOs also preserve and rejuvenate the unique cultural traditions, practices, and languages of their Tribal communities, and frequently serve as their Tribe's repatriation official. For more information, visit www.nathpo.org or contact Valerie Grussing at valerie@nathpo.org or 202-628-8476.



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

The National Trust for Historic Preservation is a privately-funded charitable, educational and nonprofit organization chartered by Congress in 1949 in order to "facilitate public participation in historic preservation" and to further the purposes of federal historic preservation laws. The intent of Congress was for the National Trust "to mobilize and coordinate public interest, participation and resources in the preservation and interpretation of sites and buildings." With headquarters in Washington, D.C., nine field offices, 27 historic sites, more than one million members and supporters and a national network of partners in states, territories, and the District of Columbia, the National Trust works to save America's historic places and advocates for historic preservation as a fundamental value in programs and policies at all levels of government. For more information, visit www.savingplaces.org or contact Shaw Sprague at ssprague@savingplaces.org or 202-588-6339.



National Trust Community Investment Corporation
A subsidiary of the National Trust for Historic Preservation

The National Trust Community Investment Corporation (NTCIC) is a for-profit subsidiary of the National Trust for Historic Preservation and enables tax credit equity investments that support sustainable communities nationwide. NTCIC places qualified tax credits for federal and state historic (HTC), new markets (NMTC), solar and low-income housing projects. Since its inception in 2000, NTCIC has provided tax credit financing nearly \$2 billion in capital to community development investments for over 200 transactions, with over \$7 billion in total development costs. NTCIC is the historic tax credit industry's leading advocate for improving and expanding the use of federal and state HTCs, having organized and chaired the Historic Tax Credit Coalition since 2009. NTCIC is also a nationally recognized leader in enhancing the use of federal programs in support of preservation and a leading proponent for federal tax incentives supporting community development. For more information, visit www.ntcic.com or contact Michael Phillips at mphillips@ntcic.com or 202-588-6049.



PlaceEconomics

PlaceEconomics is a private sector firm with over thirty years of experience in the thorough and robust analysis of the economic impacts of historic preservation. We conduct studies, surveys, and workshops in cities and states across the country that are addressing issues of downtown, neighborhood, and commercial district revitalization and the reuse of historic buildings. We specialize in quality, defensible research, and present findings clearly and effectively in formats that can be understood by academics, economists, mayors, city council members, property owners, and local stakeholders alike. For further information, visit www.placeeconomics.com or contact Donovan Rypkema at drypkema@placeeconomics.com or 202-588-6258.

HISTORIC PRESERVATION FUND
APPROPRIATIONS



FY 2025 REQUEST: \$225 MILLION

The Historic Preservation Fund (HPF) is subject to the annual Congressional Appropriations process, in which Congress sets specific program spending levels for the upcoming fiscal year.

The HPF is key to promoting the historic and cultural places of importance across our nation. The HPF provides critical funding to all 59 State Historic Preservation Offices, over 200 Tribal Historic Preservation Offices, and important competitive preservation grant programs.



WILSON THEATRE | RUPERT, ID
RECIPIENT OF PAUL BRUHN HISTORIC
REVITALIZATION SUBGRANT

\$70 MILLION **STATE HISTORIC PRESERVATION OFFICERS (SHPOS)**
SHPOs carry out both federally delegated and state preservation programs that identify, revitalize and protect historic properties [FY23 \$62.15m]

\$40 MILLION **SAVE AMERICA'S TREASURES PROGRAM**
Preserving nationally significant historic properties and collections [FY23 \$26.5m]

\$34 MILLION **TRIBAL HISTORIC PRESERVATION OFFICERS (THPOS)**
THPOs are federally recognized tribal governments that have been designated by the DOI to assume the role of SHPO on their respective tribal lands [FY23 \$23m]

\$28 MILLION **AFRICAN AMERICAN CIVIL RIGHTS GRANTS**
Efforts to document, interpret, & preserve sites & stories related to the African American struggle to gain equal rights [FY23 \$24m]

\$17 MILLION **PAUL BRUHN HISTORIC REVITALIZATION GRANTS**
Supporting the revitalization of historic properties & generating economic development in rural communities [FY23 \$12.5m]

\$13 MILLION **HISTORICALLY BLACK COLLEGES/ UNIVERSITIES GRANTS**
Provides Historically Black Colleges and Universities (HBCUs) to preserve & repair historic buildings on campuses [FY23 \$11m]

\$11 MILLION **SEMIQUINCENTENNIAL CELEBRATION GRANTS**
Efforts to commemorate the founding of the United States in 2026 [FY23 \$10m]

\$7 MILLION **HISTORY OF EQUAL RIGHTS GRANTS**
Preserving sites related to the struggle for all people to achieve equal rights in America [FY23 \$5m]

\$5 MILLION **UNDERREPRESENTED COMMUNITY GRANTS**
Supports works towards diversifying the nominations submitted to the National Register of Historic Places [FY23 \$1.25m]





HISTORIC PRESERVATION FUND (HPF)

REAUTHORIZE THE HPF - URGENT!

The Historic Preservation Fund (HPF) helps states and Tribes fulfill their federally-mandated obligations to protect and preserve historic and archeological sites of importance in the U.S. Since 1976, the HPF has facilitated more than 98,000 listings on the National Register, enabled the survey of millions of acres for cultural resources, and leveraged over \$235 billion in private investment through the Historic Tax Credit.

WHY REAUTHORIZE?

- The HPF has been reauthorized six times since 1976, and Congress has expanded it to fund numerous grant programs
- A lapse in funds could stall revitalization projects across the country and interrupt review of federal projects
- A lack of reauthorization creates an unfunded mandate for states and Tribes to carry out specific duties required by the 1966 National Historic Preservation Act.
- Authorized and dedicated funding fulfills the promise made by our government decades ago and will have a visible impact on communities nationwide

WHY INCREASE THE HPF AMOUNT?

- This would be the first increase to the HPF's authorized funding level since the program's inception in 1976
- Increased authorization would improve the ability of SHPOs and THPOs to fulfill their federally mandated requirements, create efficiency in project review, and create well-paying jobs
- Congress has recognized the need; the FY 2022 and 2023 appropriations cycles exceeded the HPF's current \$150 million authorized level.

IN 1976, CONGRESS AUTHORIZED THE HPF AT **\$150M**. ADJUSTED FOR INFLATION, THAT AMOUNT EQUALS THE PURCHASING POWER OF **\$808,644,991** IN 2024 DOLLARS

SUPPORT THE IMMEDIATE REAUTH. OF THE HPF IN THE FOLLOWING WAYS:

1. Include HPF reauthorization as part of future legislative vehicles

- The HPF was reauthorized as part of the FY24 appropriations bill for 1 year, but is set to lapse again in September. Another short-term authorization as part of a CR or other legislative vehicle would provide a temporary bridge and avoid an extended lapse in funds deposited into the HPF. A longer term authorization is still urgently needed

2. Cosponsor H.R. 3350, the bipartisan Historic Preservation Fund Reauthorization Act, led by the Historic Preservation Caucus co-chairs, Reps. Turner (R-OH) and Blumenauer (D-OR). It would reauthorize the HPF for 10 years and increase the amount from \$150 million to \$250 million annually

3. Support intro of a Senate bill to reauthorize HPF at no less than \$250 million annually



SUPERIOR BATHHOUSE | HOT SPRINGS, AR





HISTORIC TAX CREDITS

SUPPORT THE HISTORIC TAX CREDIT GROWTH & OPPORTUNITY ACT: H.R.1785 & S.639

BACKGROUND

The federal Historic Tax Credit (HTC) encourages private investment in historic buildings. **The credit attracts private capital - approximately \$199B since inception** - to revitalize often vacant and underutilized properties that have a financing gap between what banks will lend and the project cost.

The HTC is a 20% credit applied to qualified rehabilitation costs for certified historic structures, distributed over 5 years (4% per year). It represents the largest federal investment in historic preservation.

According to the National Park Service HTC Annual Report (2021), since its inception, the rehabilitation of over 48,000 historic buildings has **created nearly 3 million jobs** and has produced over 185,000 low- and moderate-income affordable housing units.

The NPS 2021 study concluded that **the HTC returns more to the Treasury than it costs**. The HTC has generated \$42.9 billion in federal tax revenue from the \$37.6 billion in federal tax credits.

According to the HTC FY 2022 Annual Report (NPS), 78% of HTC projects were in economically distressed areas.



DAYTON ARCADE | HISTORIC TAX CREDIT RECIPIENT
DAYTON, OH

CHALLENGES

- Over the last 10 years, HTCs have lost about 25% of their value.
- Due to unfavorable IRS guidance and Congress spreading delivery of the credit over 5 years, combined with inflation and raising of interest rates, these projects are increasingly more challenging.
- **Improving the HTC is needed now more than ever.**

SUPPORT THE HTC-GO ACT (H.R.1785, S.639)

- Improving the Historic Tax Credit will encourage more building reuse and more redevelopment in small, midsize, and rural communities.
- HTC-GO will bump up the credit to 30% for projects with less than \$2.5 million in qualified expenses
- HTC-GO will make more buildings eligible by lowering the substantial rehabilitation threshold.
- HTC-GO will increase the value of HTCs by eliminating the requirement that the value of the HTC be deducted from a building's basis (property's value for tax purposes).
- Make it easier for non-profit owned buildings to partner with developers, which would facilitate reuse for schools, community health centers, and affordable housing.

**THE HISTORIC TAX
CREDIT ENCOURAGES
ECONOMIC
DEVELOPMENT AND
COMMUNITY
REVITALIZATION**





HISTORIC PRESERVATION CAUCUS

THE CONGRESSIONAL HISTORIC PRESERVATION CAUCUS WAS ESTABLISHED IN 2003 AS A BIPARTISAN EFFORT TO SUPPORT AND ENCOURAGE HISTORIC PRESERVATION

Co-chaired by Representatives **Mike Turner** (R-OH) & **Earl Blumenauer** (D-OR), the Historic Preservation Caucus serves as a forum for members to discuss ways to protect and revitalize America's historic places. The Historic Preservation Caucus is a great place for new and seasoned Representatives to work together to support preservation & economic development by advocating for sensible historic preservation legislation and funding. National preservation organizations work closely with the Caucus on initiatives throughout the year, including a Preservation Month briefing in May, organized by Preservation Action.

From rural Main Streets to modest row homes, every community across country has historic places that help to tell the story of America. Preserving these historic places is an essential element of creating a community's sense of place. Through programs such as the Federal Historic Tax Credit, historic buildings serve as valuable economic development tools. Heritage tourism, the commercial revitalization of forgotten downtowns, the economically-viable rehabilitation and re-use of historic properties as housing stock are only a few of the ways that history comes alive. **The Caucus supports these important initiatives by championing legislation that advances historic preservation throughout the country.**

JOIN THE HISTORIC PRESERVATION CAUCUS!
CONTACT DAVE STRAKA IN REP. TURNER'S OFFICE AT 202-225-6465
OR ZOE WALKER IN REP. BLUMENAUER'S OFFICE AT 202-579-7404

HISTORIC PRESERVATION CAUCUS MEMBERS

Arkansas

French Hill (R)

Arizona

Raúl Grijalva (D)
 Ruben Gallego (D)

California

Doris Matsui (D)
 Barbara Lee (D)

Colorado

Diana DeGette (D)

Connecticut

Joe Courtney (D)
 Rosa DeLauro (D)
 John Larson (D)
 Jim Himes (D)

D.C.

E. Holmes-Norton (D)

Delaware

Lisa Blunt-Rochester (D)

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Bill Posey (R)

Georgia

Sanford Bishop (D)
 David Scott (D)
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Illinois

Danny Davis (D)
 Janice Schakowsky (D)
 Darin LaHood (R)

Indiana

Andre Carson (D)
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Gwen Moore (D)
 Mark Pocan (D)



FEDERAL TAX CREDITS AT WORK IN YOUR DISTRICT



Top Left: Woodbury Mill - Dover, NH - Constructed in 1885 - Residential, rehabbed in 2014 **Top Right:** Union Stables - Seattle, WA - Constructed in 1910 - Commercial and retail space, rehabbed in 2016. **Bottom:** Crosstown Concourse - Memphis, TN - Constructed in 1927 - Commercial, retail and residential space, rehabbed in 2016.

Tour a Historic Tax Credit project like the ones above during your next in-district visit. Contact your State Historic Preservation Office, or a local preservation group to schedule a visit. Contact Preservation Action staff for any assistance.

For a list of Tax Credit projects and National Register sites, visit the links below:

[Historic Tax Credit Projects](#)

[National Register Sites](#)



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