



# HISTORIC PRESERVATION MONTH CONGRESSIONAL BRIEFING

*Preservation Action &  
House Historic Preservation Caucus*

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Historic Tax Credit Consulting Firm

[heritage-consulting.com](http://heritage-consulting.com)



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**MARVIN WINDOWS**

**RAY, ELLIS, AND LABRIE CONSULTING**

# SPEAKERS



**RUSS CARNAHAN**  
PRESERVATION ACTION



**CHRISTINA HINGLE**  
NATIONAL CONFERENCE  
OF STATE HISTORIC  
PRESERVATION OFFICERS



**VALERIE GRUSSING**  
NATIONAL ASSOCIATION  
OF TRIBAL HISTORIC  
PRESERVATION OFFICERS



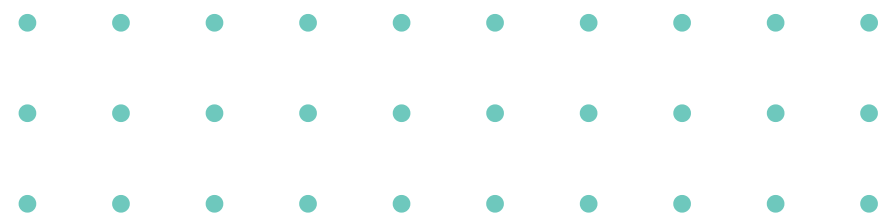
**LAUREN COHEN**  
NATIONAL TRUST FOR  
HISTORIC  
PRESERVATION



**MICHAEL PHILLIPS**  
NATIONAL TRUST  
COMMUNITY INVESTMENT  
CORPORATION



**KATLYN COTTON**  
PLACEECONOMICS





**01.**

**INTRODUCTION**

*Overview of the federal historic preservation program*

**02.**

**STATE HISTORIC PRESERVATION OFFICES (SHPOS)**

**03.**

**HISTORIC PRESERVATION FUND (HPF)**

**04.**

**TRIBAL HISTORIC PRESERVATION OFFICES (THPOS)**

**05.**

**HPF GRANT PROGRAMS**

**06.**

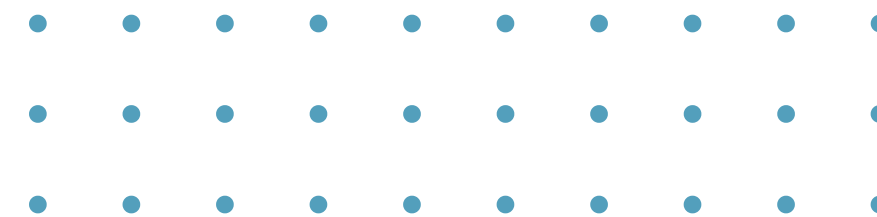
**HISTORIC TAX CREDIT (HTC)**

**07.**

**ECONOMIC BENEFITS OF HISTORIC PRESERVATION**

**08.**

**SUMMARY OF ASKS**



**OVERVIEW  
FOR TODAY**

# 01. OVERVIEW OF FEDERAL HISTORIC PRESERVATION PROGRAM

## 02. STATE HISTORIC PRESERVATION OFFICES (SHPOS)

## 03. HISTORIC PRESERVATION FUND (HPF)



**NC SHPO**

National Conference  
of State Historic  
Preservation Officers

**Christina Hingle**

National Conference of Historic Preservation Officers

[hingle@ncshpo.org](mailto:hingle@ncshpo.org)

[ncshpo.org](http://ncshpo.org)



# NATIONAL HISTORIC PRESERVATION ACT OF 1966

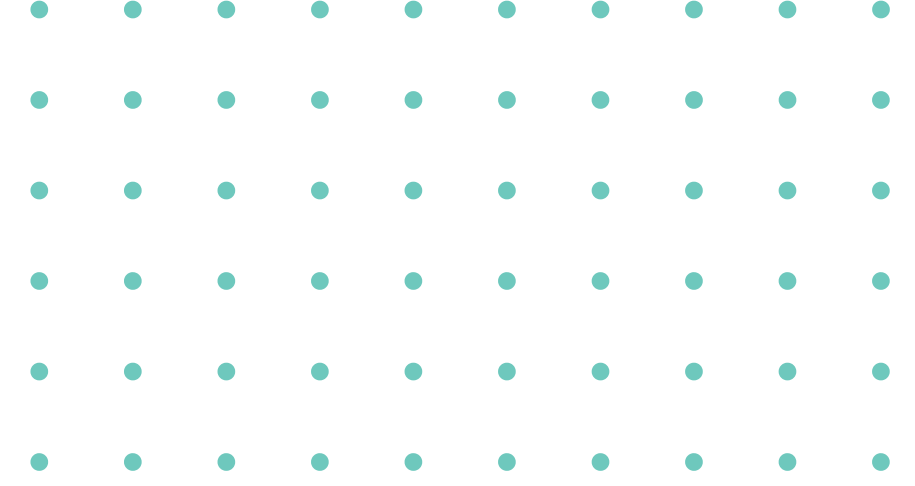
NHPA Established...

- National Register of Historic Places
- The Advisory Council on Historic Preservation
- Section 106 (54 U.S.C. §306108)
- State Historic Preservation Offices (SHPOs)

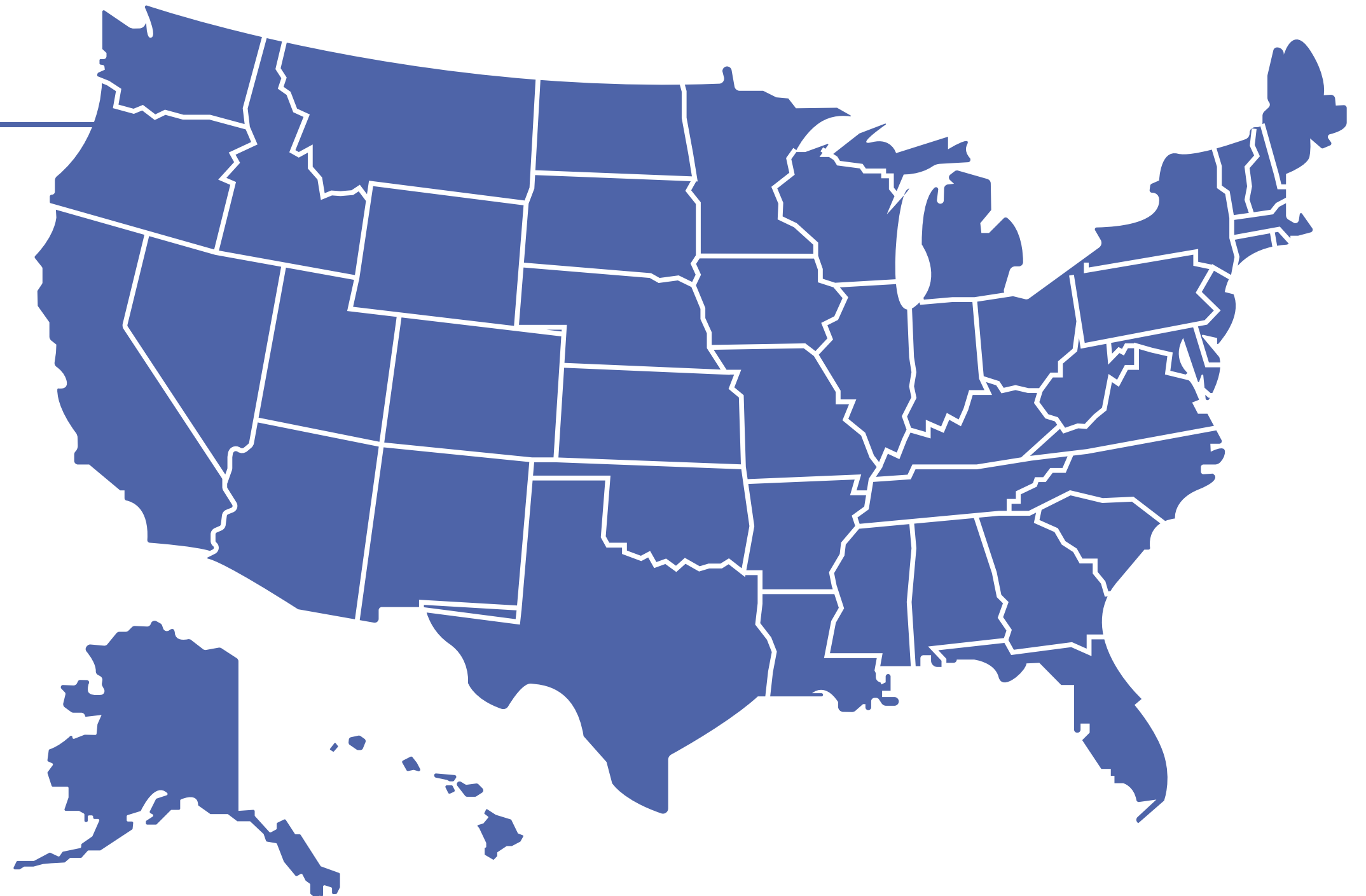


National Historic Preservation Act being signed  
into law by President Lyndon B. Johnson

# 59 STATE HISTORIC PRESERVATION OFFICES



- 50 U.S. STATES
- WASHINGTON, D.C.
- 5 U.S. TERRITORIES
  - AS, NORTHERN MARIANA ISL., PR, GU, VI
- 3 FREELY ASSOCIATED STATES
  - FSM, MARSHALL ISL, PALAU



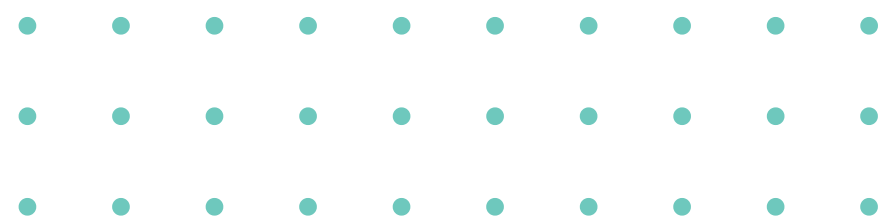


# HISTORIC PRESERVATION FUND (HPF)

- Dedicated funding created for historic preservation (1976)
- Non-taxpayer dollars
- Funding for historic preservation purposes:
  - SHPOs
  - THPOs
  - Competitive Grant Programs



*NJDEP Youth Inclusion Initiative*





# SHPOS IN ACTION

FY 2022



**177,400** federal undertakings reviewed  
a **42.7% increase** over prior year!



**122,000** new jobs created as a result of SHPO-administered HTC programs



**5,338,000** acres surveyed for cultural resources & 934,800 sites newly identified



**\$7.3 billion** in rehabilitation investment in federal HTC program



**83,200** National Register opinions provided



**841** National Register listings  
98,000 total listings to date

**FY25 SHPO  
APPROPRIATIONS ASK:  
\$70 MILLION**



# 04. TRIBAL HISTORIC PRESERVATION OFFICES (THPOs)



NATIONAL ASSOCIATION  
OF TRIBAL HISTORIC  
PRESERVATION OFFICERS

**Valerie J. Grussing, PhD**

National Association of Tribal Historic Preservation Officers

[valerie@nathpo.org](mailto:valerie@nathpo.org)

[nathpo.org](http://nathpo.org)

# TRIBAL HISTORIC PRESERVATION OFFICERS

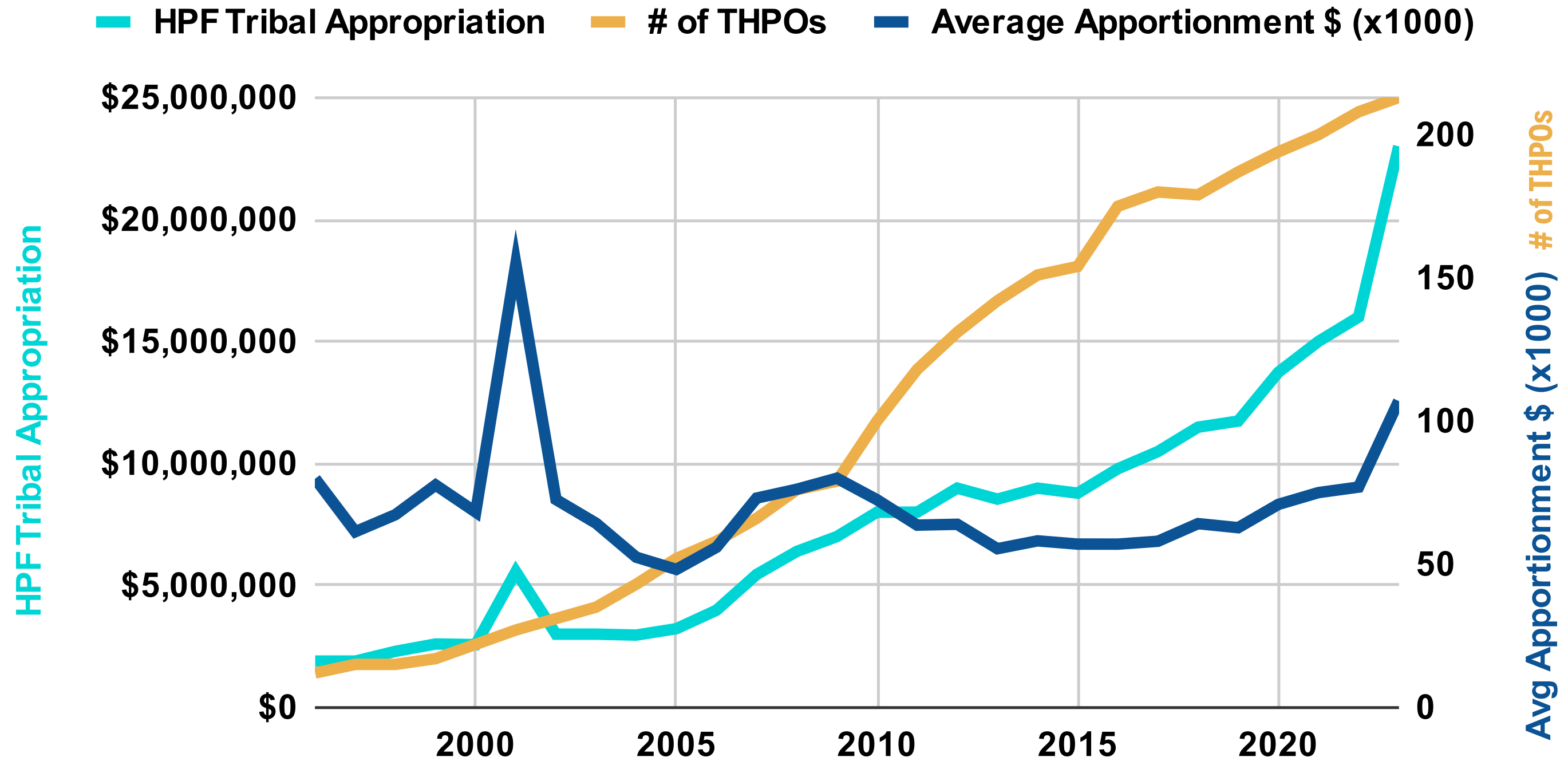
- **With approved application, assume NHPA duties of SHPO**
- **Sovereignty & self-determination**
- **Funding from Historic Preservation Fund**
- **Wear many hats:**
  - Inventories of Tribal cultural resources & places
  - Review federal projects
  - National Register of Historic Places
  - Revitalization of cultural traditions & languages
  - Repatriation & NAGPRA duties
  - Natural resources & ecosystem conservation
  - Tribal museums, cultural centers, oral history programs







# HISTORIC PRESERVATION FUND APPROPRIATIONS FOR TRIBES



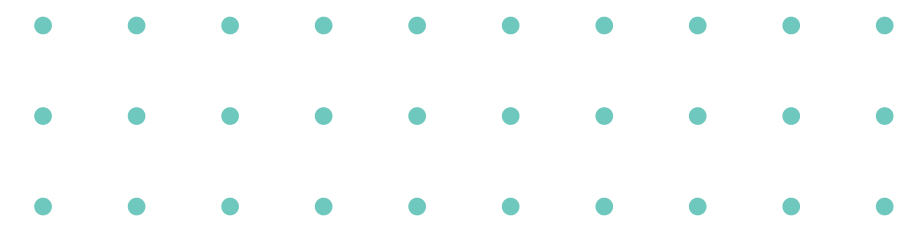
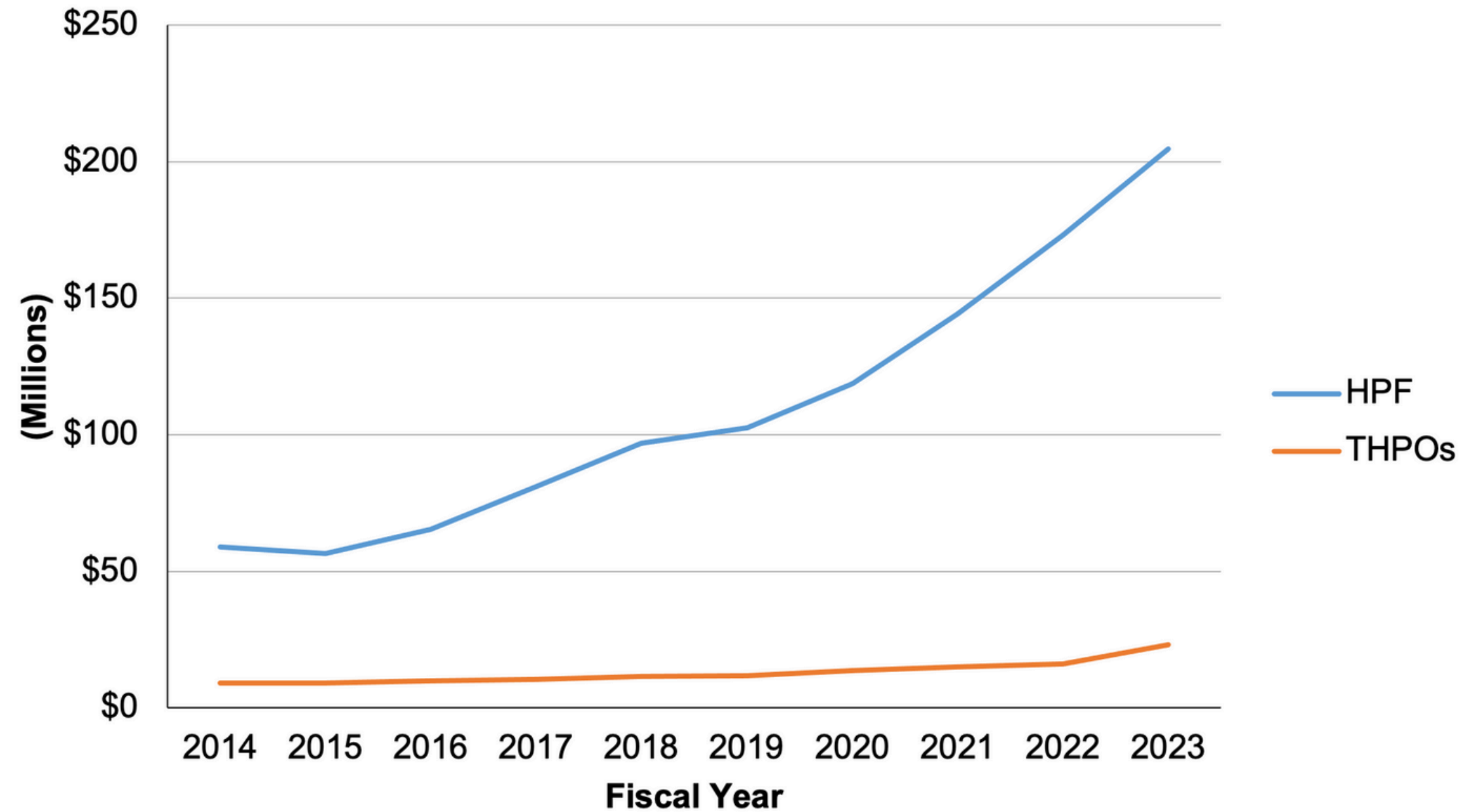
The **number of THPOs** increases each year. For the **average apportionment per THPO** to actually increase, the **HPF Tribal appropriation** must keep pace.



# FY 2025

- \$34 million for THPO line of HPF
- 44% increase in FY23 brings it up to 11% of total HPF
- 221 THPOs (would avg \$154k each)
- Increasing reviews for infrastructure, energy, broadband
- Capacity to engage meaningfully
- Federal trust responsibility

## HISTORIC PRESERVATION FUND APPROPRIATIONS HISTORY





# CONSULTATION

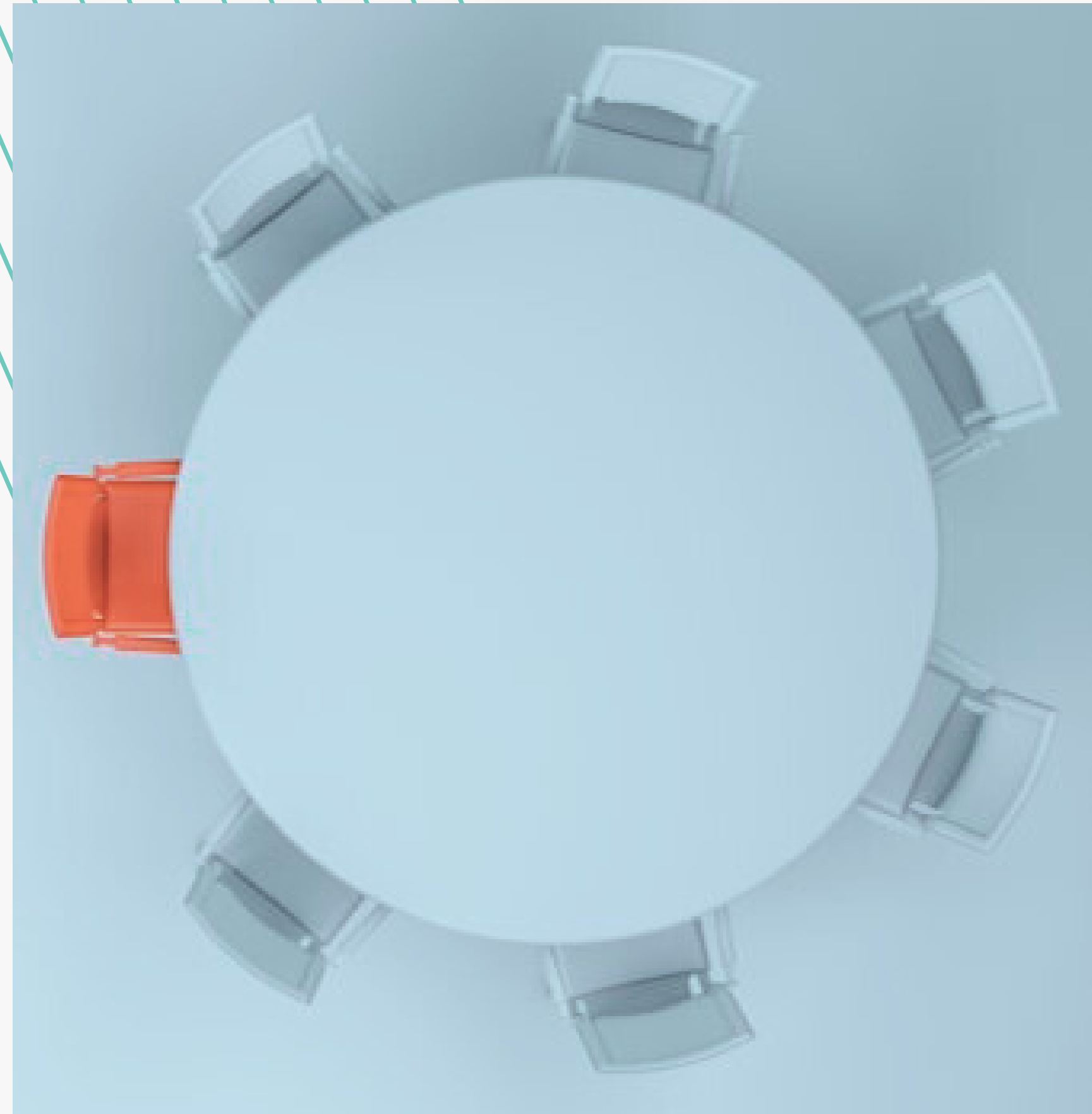
- Requirements vs best practices & good faith
- Making meaningful mean something
- Strengthening nation-to-nation relationship has 2 parts
- Rebuilding foundations of culture
- Healing, power balance & consent





# A SEAT AT THE TABLE

- Same language, definitions & cultural understandings?
- Grown-up table – complete with meal and utensils.
- Which tribes, where & how?
- Tribal capacity:
  - Funding/staffing
  - Knowledge/tools





# 05. HISTORIC PRESERVATION FUND GRANT PROGRAMS



National Trust *for*  
Historic Preservation™

**Lauren Cohen**

National Trust for Historic Preservation

[LCohen@savingplaces.org](mailto:LCohen@savingplaces.org)

[savingplaces.org](http://savingplaces.org)

# FY 2025 APPROPRIATIONS

[savingplaces.org/  
preservation-funding-priorities](https://savingplaces.org/preservation-funding-priorities)

ESTEY HALL, PHOTO COURTESY LEAGUE OF WOMEN FOR  
COMMUNITY SERVICE; VOLUNTEERS AT PIERCE CHAPEL  
AFRICAN CEMETERY, PHOTO COURTESY HAMILTON HOOD  
FOUNDATION; NOOW HIT, PHOTO COURTESY CEDAR  
GROUP FOR THE CHILKOOT INDIAN ASSOCIATION.



THE PRESERVATION BUDGET

Select Preservation Priorities  
for FY 2025 Appropriations

March 2024



# RECENT HPF APPROPRIATIONS



PROGRAM	FY21-24 ENACTED LEVELS AND FY25 BUDGET REQUESTS (IN MILLIONS)				
	FY22 ENACTED	FY23 ENACTED	FY24 ENACTED	FY25 ADMIN REQUEST	FY25 NTHP REQUEST
<b>Historic Preservation Fund</b>					
State Historic Preservation Officers	\$57.675	\$62.150	\$62.150	\$61.150	\$70.000
Tribal Historic Preservation Officers	\$16.000	\$23.000	\$23.000	\$23.000	\$34.000
African American Civil Rights Grants	\$21.750	\$24.000	\$24.000	\$24.000	\$28.000
History of Equal Rights Grants	\$4.625	\$5.000	\$5.000	\$5.000	\$7.000
Underrepresented Community Grants	\$1.250	\$1.250	\$1.250	\$1.250	\$5.000
Historically Black Colleges and Universities Grants	\$10.000	\$11.000	\$11.000	\$11.000	\$13.000
Save America's Treasures Grants	\$26.500	\$26.500	\$25.500	\$10.000	\$40.000
Paul Bruhn Historic Revitalization Grants	\$10.000	\$12.500	\$10.000	\$12.500	\$17.000
Congressionally Directed Spending	\$15.272	\$29.115	\$19.766	N/A	N/A
Semiquincentennial Preservation Grants	\$10.000	\$10.000	\$7.000	\$0	\$11.000
<b>Historic Preservation Fund (Total)</b>	<b>\$173.072</b>	<b>\$204.515</b>	<b>\$188.666</b>	<b>\$151.400</b>	<b>\$225.000</b>



# AFRICAN AMERICAN CIVIL RIGHTS GRANTS

**Ashton Villa in Galveston, Texas**, is the first brick structure built by enslaved people in Texas. On June 19, 1865, U.S. Federal troops entered Galveston to enforce the immediate emancipation of slaves. Ashton Villa has hosted an annual prayer breakfast and celebration of Juneteenth since 1979. In 2023, the Galveston Historical Foundation, Inc. received an AACR grant for preservation work on Ashton Villa.



Photo by Jim Evans



# UNDER- REPRESENTED COMMUNITIES GRANTS

Built in 1925–1926, the **Village East Theatre** in **New York City**, formerly known as the Yiddish Art Theatre, received UCG funding to expand upon its history as an LGBTQ cultural center and safe haven in the post World War II and AIDS epidemic eras.



Photo Courtesy of Beyond my Ken/Wikimedia Commons



# PAUL BRUHN HISTORIC REVITALIZATION GRANTS

The Dillon Community Alliance in **Dillon, South Carolina** received a \$750,000 Paul Bruhn Historic Revitalization Grant in FY 2022 for the stabilization of commercial historic district buildings. This is the first Paul Bruhn grant issued in the state of South Carolina.



Photo Courtesy City of Dillon









# 06. FEDERAL HISTORIC TAX CREDIT

**HTC-GO: H.R. 1785 | S. 639**



**National Trust Community  
Investment Corporation**

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**Mike Phillips**

National Trust Community Investment Corporation

[mphillips@ntcic.com](mailto:mphillips@ntcic.com)

[ntcic.com](http://ntcic.com)



# FEDERAL HISTORIC TAX CREDIT (HTC)

- The Historic Tax Credit (HTC) encourages private investment in historic buildings
- The credit attracts private capital to revitalize often vacant and underutilized properties that have a financing gap between what banks will lend and what the project will cost
- The HTC is a 20% credit applied to qualified rehabilitation expenses for certified historic structures distributed over 5 years (4% per year)
- It represents, by far, the largest federal investment in historic preservation



Courtesy of Ferguson Advertising



# IMPACT OF FEDERAL HTC 1977–2022

- Adaptive reuse of over **49,000 historic buildings**
- Total HTC Credits generated: **\$44.3 billion**
- Total federal tax revenue generated: **\$50.3 billion**
- Total HTC financed investment: **\$235 billion**
- Total direct and indirect/induced jobs: **Over 3.2 million**



Courtesy of 711 Catherine Developers, LLC



# CHALLENGES FACING HTC PROJECTS

- Prolonged financing challenges from federal policies/regulations, that have diminished the value of the credit, along with sky-rocketing costs of materials/labor and rising interest rates.
- Financing gaps within projects are increasing
- HTC has not been positively updated since 1986
- New federal credits recently modernized
- Recent National Park Service statistics show HTC Part 2 applications down 20% for FY2021–FY2023, when compared to FY2017 FY2019.





# HISTORIC TAX CREDIT GROWTH & OPPORTUNITY ACT (HTC-GO)

**H.R. 1785 – REP. LAHOOD (R-IL) &  
S. 639 – SEN. CARDIN (D-MD)**

## **Temporary Provisions (House Bill Only)**

- Temporarily increases the HTC from 20% to 30% to address recent unforeseen financing gaps in projects

## **Permanent Provisions**

- 30% credit for all small projects under \$2.5 million in QREs
- Lowers the substantial rehabilitation threshold
- Eliminates the Basis Adjustment, the requirement that the value of the HTC must be deducted from a building's basis (property's value for tax purposes).
- Makes the HTC easier to use by nonprofits



Courtesy of National Trust Community Investment Corporation



# HOUSE HTC-GO COSPONSORS (63)

**SPONSOR: REP. LAHOOD [R-IL-16]**

Rep. Sewell [D-AL-7]\*

Rep. Gomez [D-CA-34]

Rep. Carter [R-GA-1]

Rep. Ferguson [R-GA-3]

Rep. Davis [D-IL-7]

Rep. Jackson [D-IL-1]

Rep. Kelly [D-IL-2]

Rep. Krishnamoorthi [D-IL-8]

Rep. Ramirez [D-IL-3]

Rep. Schneider [D-IL-10]

Rep. Bucshon [R-IN-8]

Rep. Yakym [R-IN-2]

Rep. Hinson [R-IA-2]

Rep. Davids [D-KS-3]

Rep. Carter [D-LA-2]

Rep. Graves [R-LA-6]

Rep. Pingree [D-ME-1]

Rep. Kildee [D-MI-8]

Rep. Finstad [R-MN-1]

Rep. McCollum [D-MN-4]

Rep. Omar [D-MN-5]

Rep. Kelly [R-MS-1]

Rep. Cleaver [D-MO-5]

Rep. Wagner [R-MO-2]

Rep. Bacon [R-NE-2]

Rep. Flood [R-NE-1]

Rep. Amodei [R-NV-2]

Rep. Gottheimer [D-NJ-5]

Rep. Kean [R-NJ-7]

Rep. Pallone [D-NJ-6]

Rep. Watson Coleman [D-NJ-12]

Rep. Higgins [D-NY-26]\*

Rep. Tenney [R-NY-24]

Rep. Tonko [D-NY-20]

Rep. Davis [D-NC-1]

Rep. Hudson [R-NC-9]

Rep. Ross [D-NC-2]

Rep. Carey [R-OH-15]

Rep. Johnson [R-OH-6]

Rep. Kaptur [D-OH-9]

Rep. Turner [R-OH-10]\*

Rep. Wenstrup [R-OH-2]

Rep. Blumenauer [D-OR-3]\*

Rep. Cartwright [D-PA-8]

Rep. Evans [D-PA-3]

Rep. Fitzpatrick [R-PA-1]

Rep. Kelly [R-PA-16]\*

Rep. Smucker [R-PA-11]

Rep. Thompson [R-PA-15]

Rep. Amo [D-RI-1]

Rep. Cohen [D-TN-9]

Rep. Kustoff [R-TN-8]

Rep. Doggett [D-TX-37]

Rep. Fletcher [D-TX-7]

Del. Plaskett [D-VI-At Large]

Rep. Beyer [D-VA-8]

Rep. DelBene [D-WA-1]

Rep. Jayapal [D-WA-7]

Rep. Kilmer [D-WA-6]

Rep. Perez [D-WA-3]

Rep. Smith [D-WA-9]

Rep. Miller [R-WV-1]

Rep. Moore [D-WI-4]



# SENATE HTC-GO COSPONSORS (14)

**SPONSOR: SEN. CARDIN [D-MD]**

Sen. Collins, Susan M. [R-ME]\*

Sen. Feinstein, Dianne [D-CA]

Sen. Hyde-Smith, Cindy [R-MS]

Sen. Angus King (D-ME)

Sen. Klobuchar, Amy [D-MN]

Sen. Jerry Moran (R-KS)

Sen. Welch, Peter [D-VT]

Sen. Wicker, Roger F. [R-MS]

Sen. Cantwell, Maria [D-WA]\*

Sen. Cassidy, Bill [R-LA]\*

Sen. Casey, Robert P., Jr. [D-PA]

Sen. Sherrod Brown (D-OH)

Sen. Whitehouse, Sheldon [D-RI]



Courtesy of 711 Catherine Developers, LLC





# OPPORTUNITIES IN 2024

Tax Cut and Jobs Act and Community Development Provisions are Set to Expire in 2025

Purpose of the 2-Year Bipartisan Tax bill (\$79 Billion) being considered by Congress is to align provisions for 2025

Uncertain Political Dynamics– The Outcome of the 2024 elections will determine the breadth and scope of a tax bill in 2025

Certainty–Advocacy will determine whether the HTC has strong support and is worth of improving



Courtesy of 711 Catherine Developers, LLC



# REQUEST TO MEMBERS OF CONGRESS

“Please Cosponsor the Historic Tax Credit Growth & Opportunity Act, **H.R. 1785/S. 639** and look for opportunities to include HTC provisions in moving tax legislation.”

To Sign–On:

***House:***

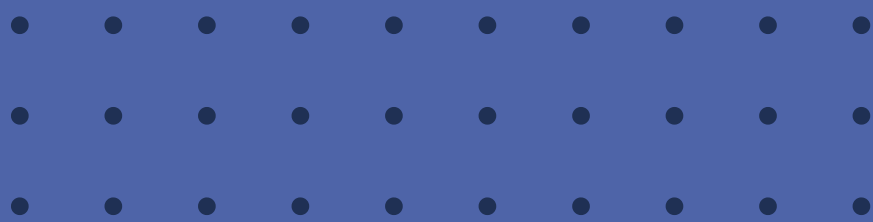
Rep. Blumenauer (D–OR) or  
Rep. LaHood (R–IL)

***Senate:***

Sen. Cardin (D–MD) or  
Sen. Cassidy (R–LA)



Courtesy of Tower Ventures LLC



# 07. ECONOMIC BENEFITS OF HISTORIC PRESERVATION



**Katlyn Cotton**

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[placeeconomics.com](http://placeeconomics.com)



# HISTORIC PRESERVATION IS ECONOMIC DEVELOPMENT

measurable in jobs, labor income, business creation, housing creation, property value growth, returns to local governments, and more.

07.





# HISTORIC TAX CREDIT IMPACT

## IN STATES WITH STATE HISTORIC TAX CREDIT PROGRAMS

FOR EVERY **\$1** OF TAX CREDITS PROVIDED BY THE STATE....

**\$8.76** OF ADDITIONAL ECONOMIC ACTIVITY IS  
SPURRED IN **LOUISIANA**

**\$10.53** OF ADDITIONAL ECONOMIC ACTIVITY IS  
SPURRED IN **RHODE ISLAND**

**\$11.70** OF ADDITIONAL ECONOMIC ACTIVITY IS  
SPURRED IN **OKLAHOMA**





# HISTORIC TAX CREDITS AND JOB CREATION



DIRECT



INDIRECT



INDUCED

**IN LOUISIANA, EACH YEAR**

1,725  
JOBS

1,429 INDIRECT &  
INDUCED JOBS



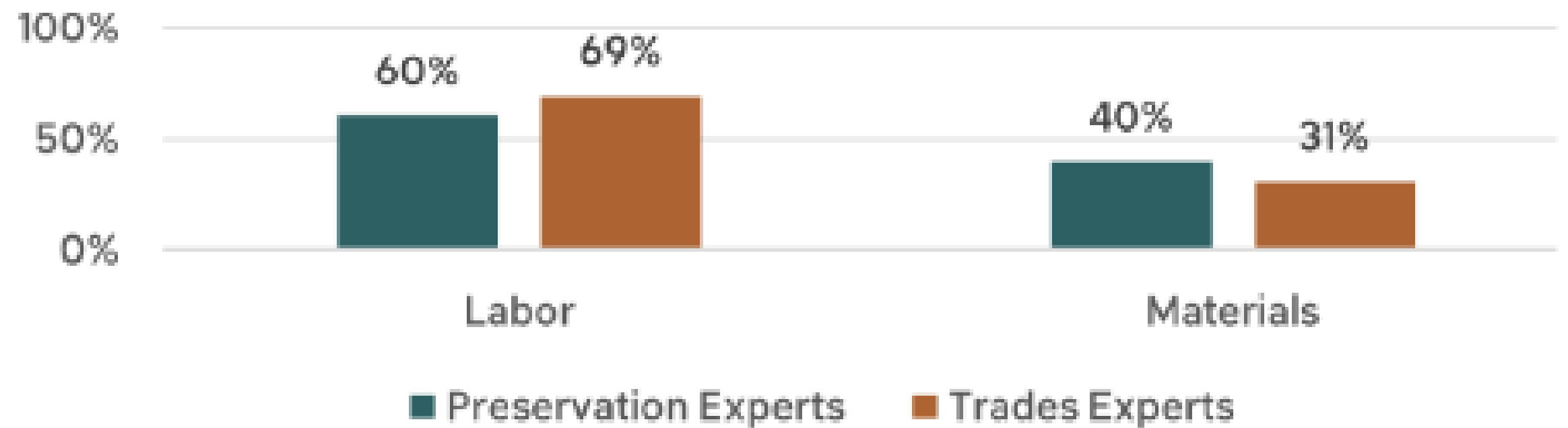


# HISTORIC TAX CREDITS AND JOB CREATION

THERE IS A 9% PREMIUM PAID TO TRADES WORKERS WITH EXPERIENCE IN HISTORIC PRESERVATION.

HISTORIC REHABILITATION IS LABOR INTENSIVE.

SHARE OF HARD COST CONSTRUCTION BUDGET THAT GOES TO LABOR VS MATERIALS



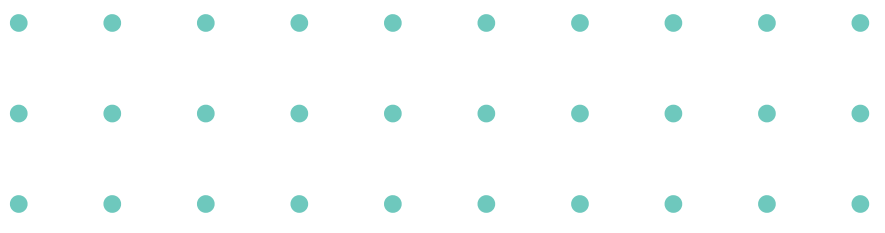


# COMPARED TO OTHER INDUSTRIES IN PENNSYLVANIA

HOW DOES \$1 MILLION SPENT ON HISTORIC REHAB COMPARE WITH \$1 MILLION IN OUTPUT FROM OTHER INDUSTRIES?

	<b>Historic Rehab</b>	<b>Food Processing</b>	<b>Drugs/ Pharm</b>	<b>Natural Gas Industries</b>	<b>Fabricated Metals</b>
<b>Total Jobs</b>	<b>12.0</b>	<b>5.9</b>	<b>5.8</b>	<b>7.0</b>	<b>5.7</b>
<b>Total Income</b>	<b>\$682,049</b>	<b>\$336,040</b>	<b>\$491,163</b>	<b>\$566,354</b>	<b>\$373,305</b>





# IMPACT OF JUST SAVE AMERICA'S TREASURES GRANTS EACH YEAR



600  
JOBS



\$30 MILLION  
LABOR INCOME

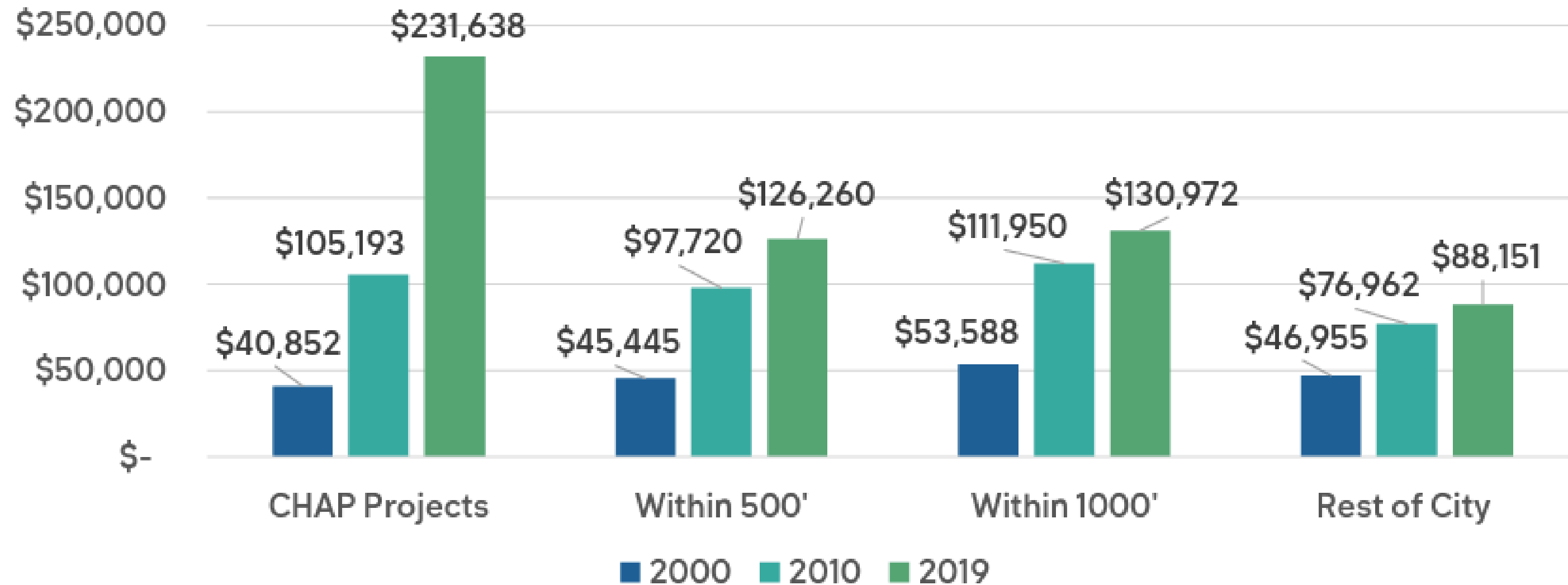
EVERY **\$1** OF FEDERAL  
FUNDING SPURS **\$3.97** IN  
ECONOMIC ACTIVITY LOCALLY.



# REHABILITATION CREATES VALUE

## IMPACT OF A LOCAL TAX INCENTIVE (CHAP) FOR REHABILITATION IN BALTIMORE

**Average Value Residential Properties**





# PROPERTY TAX IMPLICATIONS IN MACON, GA

THAT DIFFERENCE IN  
PROPERTY VALUES  
MEANS AN **ADDITIONAL  
\$271,000 IN PROPERTY  
TAXES** FOR THE LOCAL  
GOVERNMENT EACH  
YEAR.

## VALUE OF RESIDENTIAL PROPERTIES IN HISTORIC DISTRICT STUDY AREA





# HISTORIC TAX CREDIT LOCAL IMPACTS

## IMPACT OF INCREASED PROPERTY TAX REVENUE FROM RIVER EDGE HISTORIC TAX CREDIT PROJECTS IN ILLINOIS



Hire  
**ten new  
teachers,**  
PLUS...



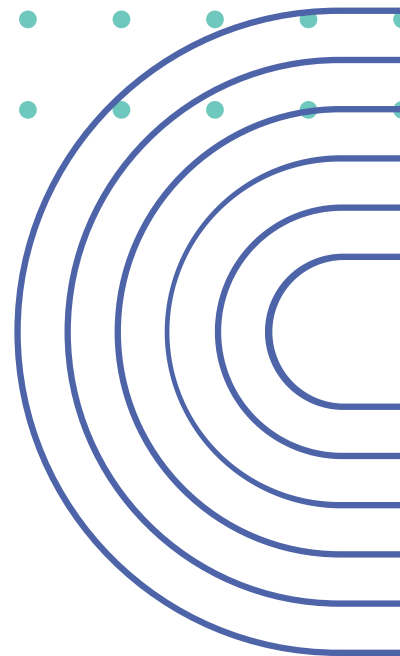
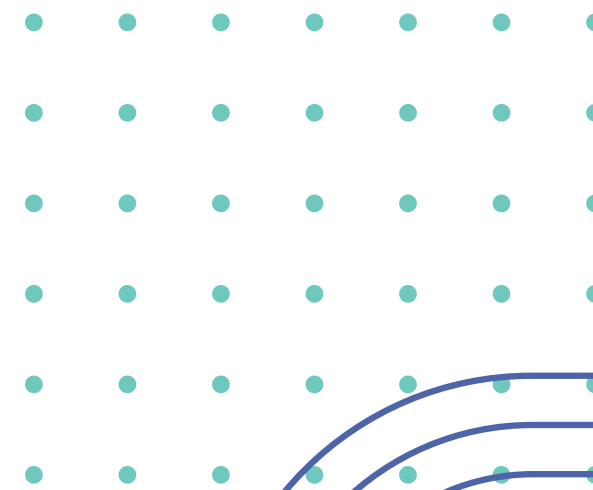
Hire  
**eight new  
police officers,**  
PLUS...



Hire an additional  
**five city  
maintenance  
workers,**  
PLUS...



Still have enough  
money to provide  
**\$250 per month  
rental subsidies for  
163 families.**

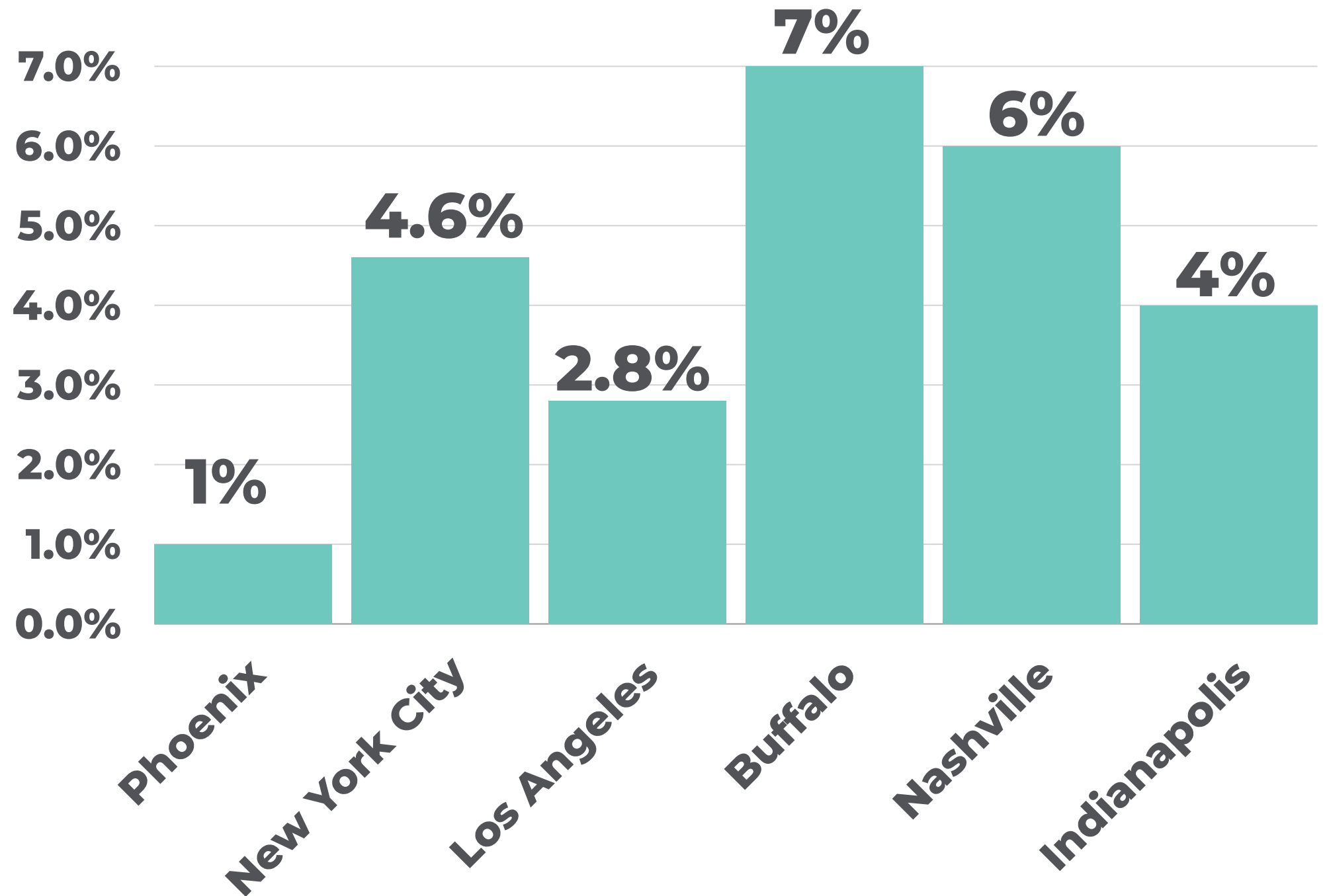




# IMPACTS OF HISTORIC DISTRICTS

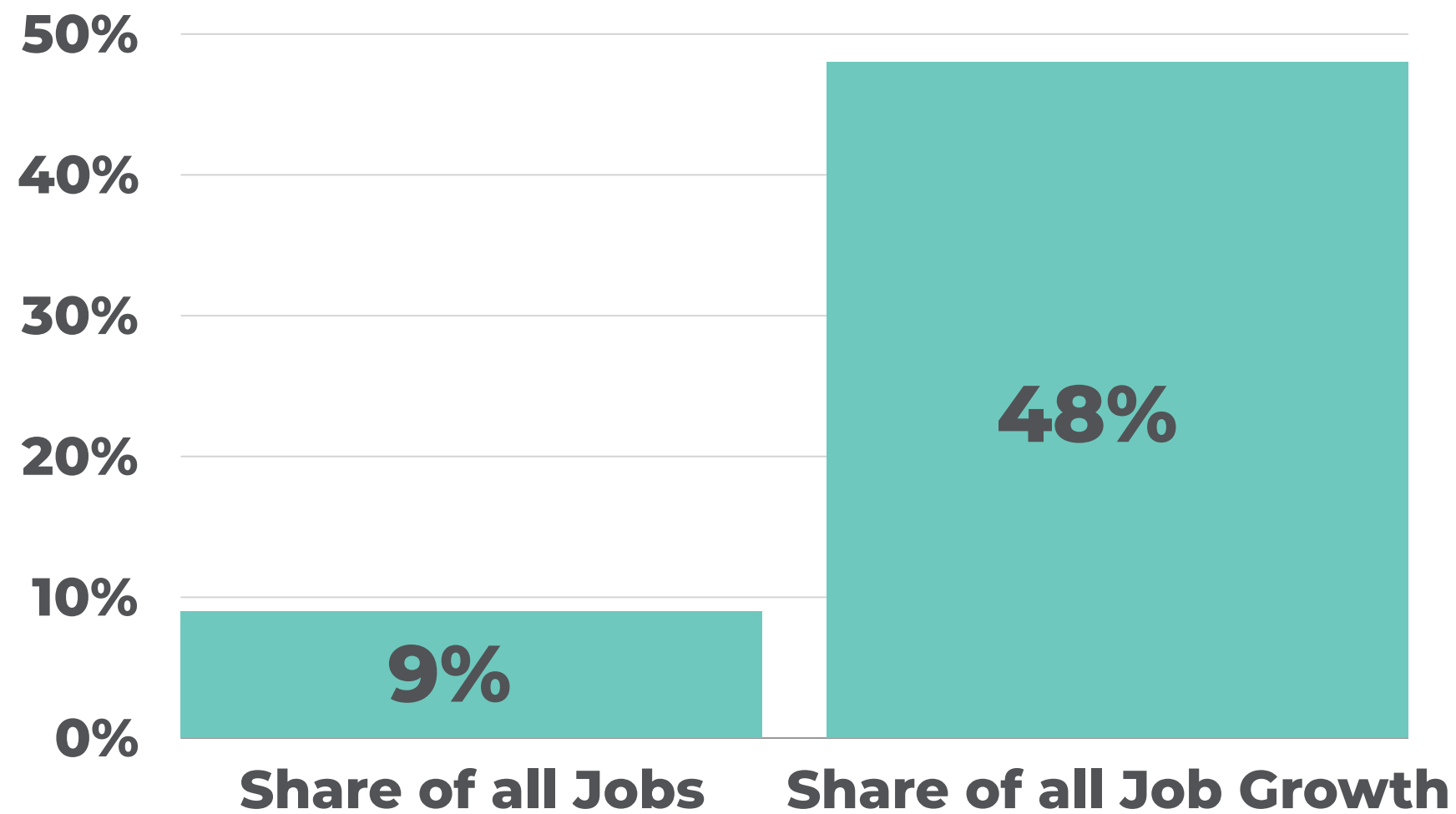
DESPITE MAKING UP SO LITTLE OF THE LAND AREA, HISTORIC DISTRICTS ARE ECONOMIC AND CULTURAL ENGINES FOR THEIR CITIES.

## LAND AREA COVERED BY LOCAL HISTORIC DISTRICTS

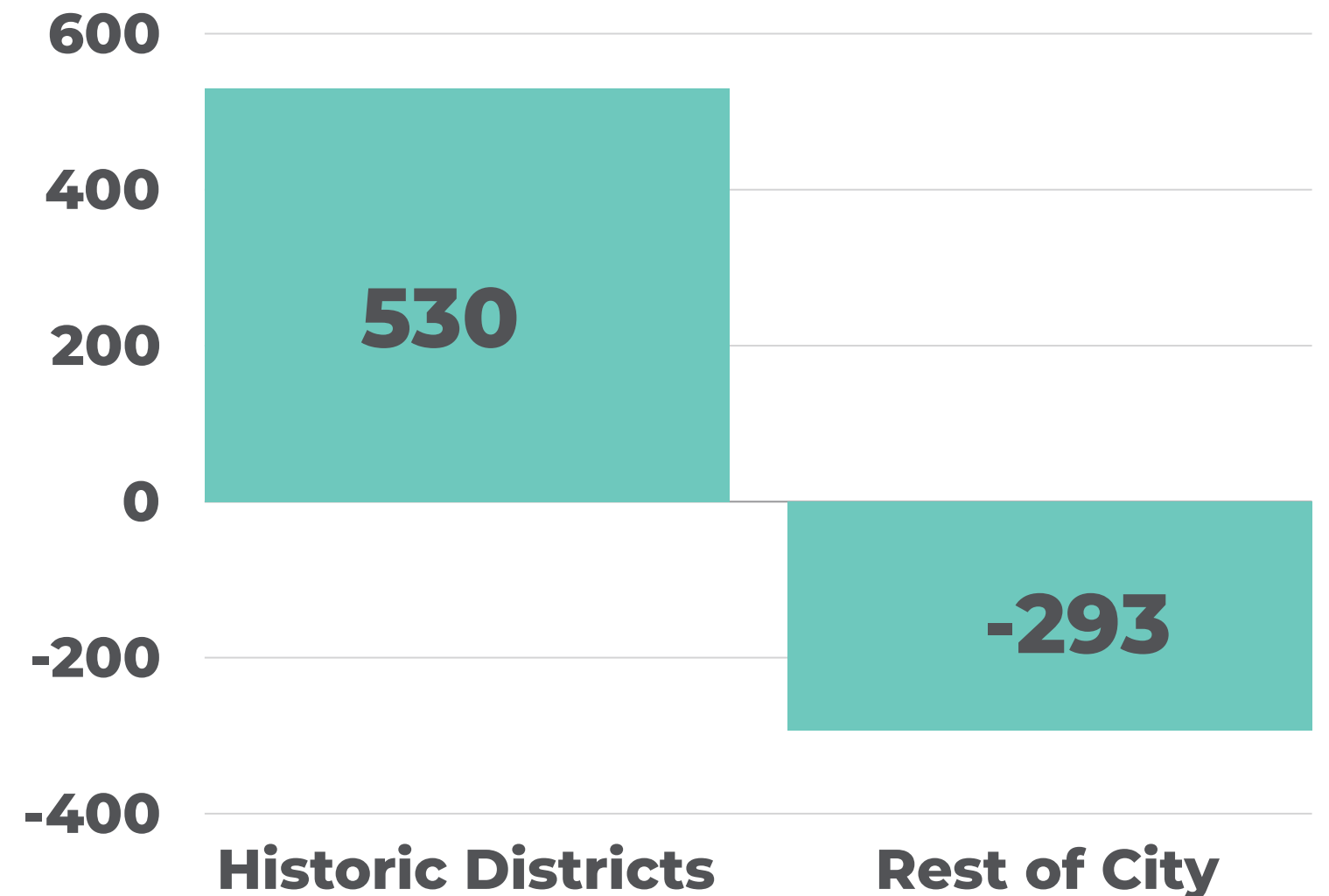


# JOB GROWTH IN HISTORIC DISTRICTS

## JOB GROWTH IN **BUFFALO** HISTORIC DISTRICTS (2010–2019)



## CHANGE IN JOBS, **CUMBERLAND MD** (2002–2017)

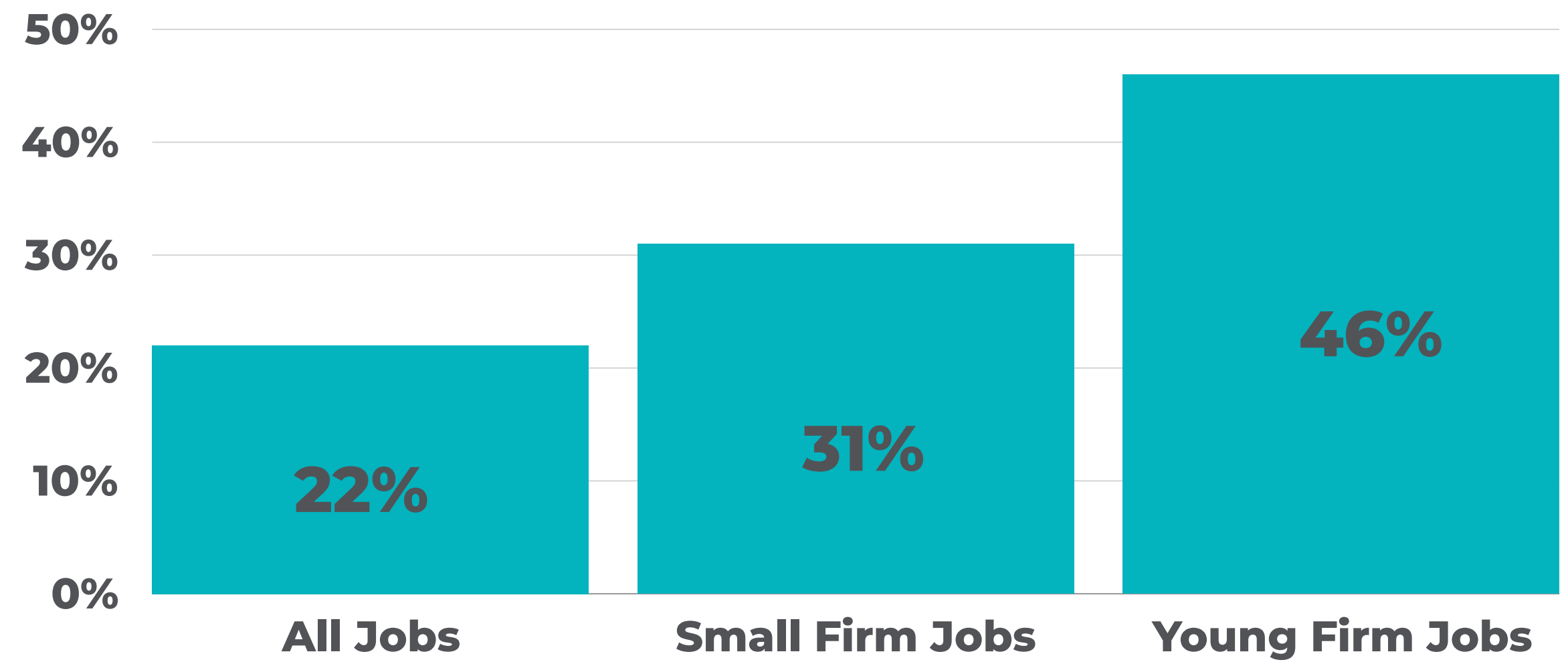






# SMALL BUSINESS JOBS

## SHARE OF JOBS IN SARATOGA SPRINGS, NY HISTORIC DISTRICTS



# PROPERTY VALUE GROWTH IN HISTORIC DISTRICTS PHOENIX

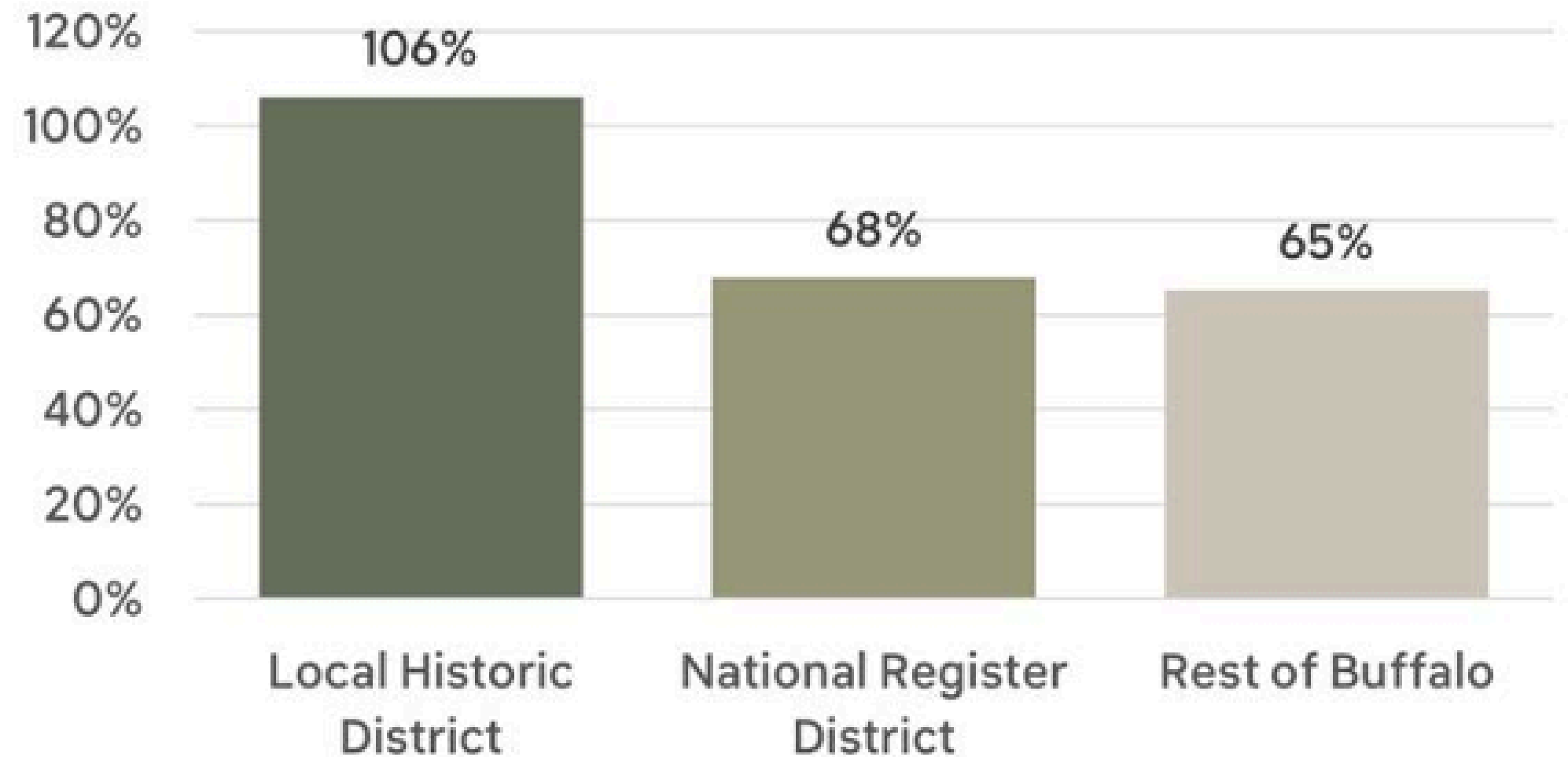
**AVERAGE VALUE PER SQUARE FOOT**  
Homes in Local Historic Districts vs Rest of Phoenix





# PROPERTY VALUE GROWTH IN HISTORIC DISTRICTS BUFFALO

CHANGE IN VALUE (2017 - 2022)

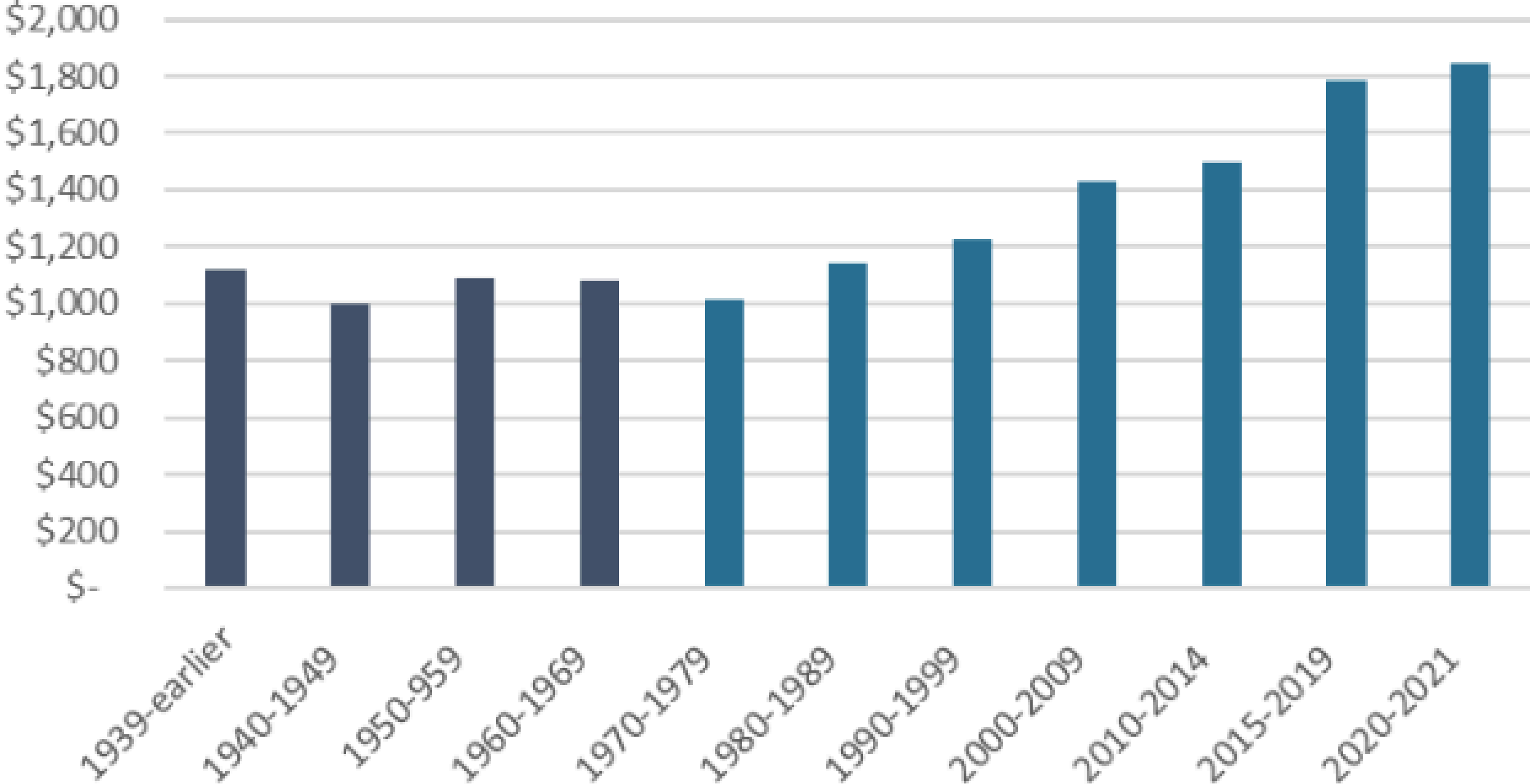


# OLDER HOUSING AND AFFORDABILITY

## NATIONWIDE MONTHLY MEDIAN HOUSING COSTS BY YEAR OF CONSTRUCTION (2021)

RESEARCHERS FOUND IT IS CHEAPER TO PRODUCE A LIHTC UNIT THROUGH ACQUISITION/REHAB THAN THROUGH NEW CONSTRUCTION

07.





# 08. SUMMARY OF ASKS

**REAUTHORIZE THE HPF**

**H.R. 3350**

**1**

**SUPPORT HTC-GO**

**H.R. 1785  
S. 639**

**2**

**SUPPORT \$225M FOR HPF**

**SIGN SENATE “DEAR  
COLLEAGUE” BY MORNING  
OF MAY 15TH**

**3**



# HISTORIC SITE VISITS



**PRESERVATION  
PENNSYLVANIA WITH REP.  
LLOYD SMUCKER (R-PA)**



**WASHINGTON TRUST FOR  
HISTORIC PRESERVATION  
WITH REP. DEREK KILMER  
(D-WA)**



**UTAH STATE HISTORIC  
PRESERVATION OFFICE WITH REP.  
BLAKE MOORE (R-UT)**





# THANK YOU

## & QUESTIONS?

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