



The Electric Works Campus first began as a community hub for innovation in 1883 and became the home of Ft. Wayne Jenney Electric Light Company. At the turn of the century, General Electric acquired the campus and by 1944 employed about 1/3 of Ft. Wayne's workforce. The underutilized campus closed in 2015 and continued to fall into disrepair. In 2017, RTM Ventures acquired the property and began a multi-phase rehabilitation. The 39-acre campus, consisting of 18 buildings (over 1 million square feet) is being transformed into an innovation district with residential, commercial, entertainment and office space. Historic Tax Credits and New Markets Tax Credits are critical components to this complex financing structure.

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### The Historic Tax Credit Growth and Opportunity Act (H.R. 1785/S. 639)

Introduced by Representatives Blumenauer (D-OR) and LaHood (R-IL) and by Senators Cardin (D-MD), Cassidy (R-LA), Cantwell (D-WA), and Collins (R-ME), the Historic Tax Credit Growth and Opportunity Act (HTC-GO) includes provisions that will bring more value to the HTC, improve access to the credit, and enhance investment opportunities for smaller rehabilitation projects. HTC projects have encountered growing challenges over the last 10 years. Due to recent IRS and federal policies the credit has lost value. The value of the tax credit investment has dropped 20-25%. These issues, combined with rising interest rates and skyrocketing costs of materials and labor, have exacerbated financing challenges with these projects. These important changes to the Historic Tax Credit would encourage more building reuse and redevelopment nationwide and would be particularly impactful for small, midsize, and rural communities. These provisions would also make the credit easier to use and more historic properties eligible and make it easier to create affordable housing.

# Support the Historic Tax Credit

The Historic Tax Credit (HTC) is a proven incentive for revitalizing historic properties and supporting economic development. The HTC is a 20% income tax credit applied to qualified rehabilitation expenses for income-producing and certified historic structures, distributed over 5 years (4% per year). The credit generates new economic activity by supporting the creation of public-private partnerships to preserve historic community assets that support business development and local job creation. According to the National Park Service's HTC Impact Report (2021), HTC has encouraged the rehabilitation of over 47,000 historic buildings and has created nearly 3 million jobs. The Historic Tax Credit represents the largest federal investment specifically supporting historic preservation.

**Urge members of Congress to cosponsor the Historic Tax Credit Growth and Opportunity Act (HTC-GO) (H.R. 1785/S. 639)**





## The Federal Historic Tax Credit: A Record of Success

The HTC has encouraged approximately \$191 billion in private investment since inception to revitalize often vacant and underutilized properties that have a financing gap between what banks will lend and what the project will cost. According to the National Park Service's HTC Impact Report (2022), the HTC has contributed to the rehabilitation of 48,000 historic buildings, created over 3 million jobs, and produced over 192,000 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.

The credit is used in both larger urban areas and smaller towns. For most years, around 40% of all HTC projects are located in communities with less than 100,000 people, and nearly half of all HTC projects are smaller projects that have less than \$1 million in rehabilitation development costs. During any given year, close to half of all HTC projects are located in predominantly minority census tracts, and more than 75% of projects occur in economically distressed areas.

Enacting provisions included in the Historic Tax Credit Growth and Opportunity Act (H.R. 1785/



S. 639) will provide a much-needed update to the incentive and will spur interest in the credit, increase the value investors attribute to the credit, and expand their applicability in harder-to-reach markets. The HTC has a demonstrated history of successfully promoting historic preservation projects throughout the country. The time has come to strengthen this proven incentive

**A 1902 department store, the Golden Rule building brings community space, retail, and affordable apartments to Belington, West Virginia. A combination of Historic Tax Credits and Low Income Housing Tax Credits financed the \$3.1 million rehabilitation project.**

COURTESY WEST VIRGINIA STATE HISTORIC PRESERVATION OFFICE

and support the revitalization of our communities. Co-sponsor the Historic Tax Credit Growth and Opportunity Act today!

➤ **For additional information, contact Shaw Sprague, Vice President of Government Relations, [ssprague@savingplaces.org](mailto:ssprague@savingplaces.org), Michael Phillips, Director of Public Policy at NTCIC, [mphillips@ntcic.com](mailto:mphillips@ntcic.com), and/or Patrick Robertson, Historic Tax Credit Coalition, [coalition@historiccredit.com](mailto:coalition@historiccredit.com).**