

**To:** Main Street America Network

**From:** Main Street America Government Relations Team

**Date:** April 24, 2025

**Subject:** Support the Historic Tax Credit Growth and Opportunity (HTC-GO) Act



## Why This Matters to Main Streets

The federal Historic Tax Credit (HTC) is a powerful tool for revitalizing downtowns, supporting small business growth, creating housing, and preserving our shared heritage. For over 40 years, the HTC has catalyzed more than \$235 billion in private investment and preserved over 50,000 buildings nationwide—including in hundreds of Main Street communities. However, the credit has not been significantly updated since 1986, and its value has eroded over time. The Historic Tax Credit Growth and Opportunity Act (HTC-GO) (H.R. 2941/S. 1459), reintroduced in the 119th Congress, restores lost value, simplifies use of the credit, and makes it more accessible to rural and small-town projects.

Main Street America strongly supports this bill because it strengthens a core financial tool for downtown revitalization and expands opportunities for reinvestment in under-resourced communities. The [2025-2026 MSA Policy Agenda](#) identifies the preservation, rehabilitation, and reuse of buildings in Main Street districts as a core issue. Enactment of HTC-Go would support this issue by reducing vacancies in Main Street districts, supporting housing development, and spurring the adaptive reuse of commercial district buildings.

## Key Provisions of the Bill

- **Restores the 1-Year Credit Delivery:** Returns the credit to a single-year claim (reversing the 2017 shift to five-year delivery), increasing upfront value for developers.
- **Lowens the Substantial Rehab Threshold:** Reduces the rehabilitation requirement from 100% to 50% of building basis, opening the door to more modest projects.
- **Eliminates Basis Adjustment:** Ends the requirement to subtract the credit from the building's tax basis, making it easier to pair with other programs like the Low-Income Housing Tax Credit (LIHTC).
- **Improves Use by Nonprofits:** Removes barriers that prevent nonprofits (e.g. museums, health centers, theaters, and affordable housing groups) from using the HTC in partnership with developers.
- **Incentivizes Small and Rural Projects:**
  - Projects under \$3.75 million receive a 30% credit.
  - Rural projects under \$5 million also receive a 30% credit.
  - Small and rural projects gain the ability to transfer credits directly without needing complicated investment partnerships.

## How You Can Help

Your advocacy is crucial to advancing this legislation. Here's how you can get involved:

## 1. Contact Your Members of Congress

- **Action:** Call your U.S. Representative and Senators to express support for HTC-GO (H.R. 2941/S. 1459). Ask to speak with the tax policy staffer. Find your Members of Congress [here](#).
- **Suggested Message:**
  1. Introduce yourself and the work of your Main Street program.
  2. Share a project in your community that has benefited—or could benefit—from the HTC.
  3. Make the ask: “As a supporter of Main Street revitalization, I urge you to cosponsor and support the Historic Tax Credit Growth and Opportunity Act (H.R. 2941/S. 1459). This bill will restore lost value to the HTC, make it easier to use, and increase investment in small towns and rural communities.”
- **Report Back:** Tell us about your call! Email the MSA Government Relations team at [advocacy@mainstreet.org](mailto:advocacy@mainstreet.org) so we can document who you spoke with and track advocacy efforts.

## 2. Share Your Stories

- **Action:** Do you know of projects that didn’t happen because of complications related to use of the HTC? Share those stories with us and how improving the tax credit could help with projects in your community. Email our Government Relations team at [advocacy@mainstreet.org](mailto:advocacy@mainstreet.org).

## Next Steps

Main Street America is working closely with the Historic Tax Credit Coalition, our preservation partners, and congressional champions including Reps. Darin LaHood (R-IL), Tom Suozzi (D-NY), Sen. Bill Cassidy (R-LA), and Sen. Mark Warner (D-VA) to advance HTC-GO as part of the 2025 tax package. We’ll provide updates and additional advocacy resources as the bill moves forward.

Your involvement is essential to ensure that Main Street communities have the tools needed to preserve their historic character and promote economic growth. Thank you for your dedication and advocacy!