

# Annual Report on the Economic Impact of the Federal Historic Tax Credits for Fiscal Year 2025



**RUTGERS**

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**National Park Service**

U.S. Department of the Interior  
Technical Preservation Services

# *A Message from the National Park Service*

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**Beyond the National Park System, the National Park Service (NPS) through its Cultural Resources, Partnerships, and Science programs is part of a national preservation partnership working to promote the preservation of historic resources in communities small and large throughout the country.**

For the past 48 years the NPS, in partnership with the State Historic Preservation Offices, has administered the Federal Historic Preservation Tax Incentives Program. The program provides a 20% Federal tax credit to property owners who undertake a substantial rehabilitation of a historic building in a business or income-producing use while maintaining its historic character.

Commonly referred to as the Historic Tax Credit (HTC), the HTC is designed not only to preserve and rehabilitate historic buildings, but also to promote the economic revitalization of older communities in the nation's cities and towns, along Main Streets, and in rural areas. Since the program's inception in 1976 through fiscal year 2025, the NPS has certified the rehabilitation of more than 51,000 historic properties throughout the United States, with the HTC leveraging over \$269.2 billion in private investment in historic rehabilitation and generating more than 3.6 million jobs.

In Fiscal Year (FY) 2025, the NPS certified 939 completed historic rehabilitation projects, representing \$9.6 billion in estimated rehabilitation costs that qualify for the 20% Federal tax credit. Another 1,170 proposed projects were also approved in FY 2025. Many of these projects involved buildings that were abandoned or underutilized and in need of substantial rehabilitation to return them to, or for their continued economic viability. The HTC program also is an important tool in helping to revitalize older, economically depressed communities. Based on project data provided by the NPS, PolicyMap determined that 45% of the certified rehabilitation projects in FY 2025 were located in low- and moderate- income census tracts and 72% were located in economically distressed areas.

A common misconception about the HTC program is that it only supports large projects and projects in large cities. Over one third (36%) of all projects in FY 2025 were under \$1 million, and 10% were under \$250,000. PolicyMap determined that 34% of all certified rehabilitation projects in FY 2025 were located in communities with under 50,000 in population and 24% in communities with under 25,000 in population. The NPS issues annual reports on the HTC program quantifying the number of historic rehabilitations certified each year, their reported costs, and other statistical information on the program. These **annual reports** are available on the NPS Technical Preservation Services website, <https://www.nps.gov/subjects/taxincentives>, along with information on the HTC program in general.

For FY 2025, the NPS also turned to the Rutgers University Center for Urban Policy Research, through a cooperative agreement, to undertake a report on the economic impact of the HTC for the fiscal year ending September 30, 2025. This report highlights its main findings. An economic model originally developed by the Center under a series of grants from the NPS was utilized in the preparation of this report. The economic model was utilized by the Center for their prior reports on the Federal HTC, as well as for a number of other economic reports for state governments and others.

As the Center's report identifies, the level and breadth of the positive economic impacts resulting from the Federal HTCs in FY 2025 are quite significant. The report also includes information on the cumulative economic impact of the Federal HTCs for the past 48 years, starting in 1977–78 with the first completed rehabilitation project to be certified by the NPS under the program. Lastly, the report includes case studies of HTC projects certified in FY 2025. The program remains the Federal government's largest and most effective program supporting historic preservation and community revitalization.

**Technical Preservation Services, National Park Service**

October 2026



# Executive Summary

Hawn Hotel interior, Temple, TX  
Photo: Turner Brothers Development

## Overview of the Rutgers Economic Analysis

The Federal Historic Tax Credit (HTC) is a Federal income tax credit that promotes the rehabilitation of income-producing historic properties. This study examines the economic impacts of the HTC (a 20% credit since 1986) by analyzing the economic consequences of the projects it supports. This analysis focuses on the economic effects of these projects during construction, quantifying the total economic impacts (i.e., direct as well as multiplier, or secondary, economic consequences) for Fiscal Year (FY) 2025, beginning October 1, 2024, and ending September 30, 2025, and since the program's inception (beginning in FY 1978, with the certification of the first completed rehabilitation project under the program). The study utilizes the Preservation Economic Impact Model (PEIM), a comprehensive economic model developed by Rutgers University Center for Urban Policy Research for the National Park Service.

The current analysis applies the PEIM to both cumulative (FY 1978 through FY 2025) HTC-related historic rehabilitation investment (about \$269.2 billion in inflation-adjusted 2025 dollars) and single-year (FY 2025) HTC-related rehabilitation investment (about \$9.6 billion). It considers the effects of the cumulative \$269.2 billion rehabilitation investment as if it applied to one year (FY 2025), rather than backdating the PEIM for each of the 48 years in the study period. It also considers the estimated full rehabilitation investment associated with the HTC (e.g., \$9.6 billion in FY 2025), and not the somewhat lower amount reported by the National Park Service based on qualified rehabilitation costs indicated by property owners requesting certification of rehabilitation for purposes of the tax credit (e.g., \$8.6 billion in FY 2025).<sup>1</sup>

### PEIM results include many fields of data. The fields most relevant to this study include:

|               |                                                                                                                                  |
|---------------|----------------------------------------------------------------------------------------------------------------------------------|
| <b>JOBS</b>   | <b>Employment, both part- and full-time by place of work, estimated using the typical job characteristics of each industry.</b>  |
| <b>INCOME</b> | <b>"Earned" or labor income; specifically, wages, salaries, and proprietor income.</b>                                           |
| <b>WEALTH</b> | <b>Value-added, the sub-national equivalent of gross domestic product (GDP).</b>                                                 |
| <b>OUTPUT</b> | <b>The value of shipments, as reported in the Economic Census.</b>                                                               |
| <b>TAXES</b>  | <b>Tax revenues generated by the activity, which include taxes to the Federal government and to state and local governments.</b> |

<sup>1</sup> The HTC has a multi-step application process, encompassing Part 1 (evaluation of the historic significance of the property), Part 2 (description of the proposed rehabilitation work), and Part 3 (request for certification of completed work). Both Part 2 and Part 3 rehabilitation statistics include only costs considered "eligible" or "qualified" for the tax credit under the Internal Revenue Code (Qualified Rehabilitation Expenditures, or QREs) for the purposes of the HTC, as opposed to "ineligible" or "nonqualified" costs. While the ineligible/nonqualified expenses do not count for tax credit purposes, they are a component of the total rehabilitation investment or cost borne by the HTC property owner. In practical terms, the total rehabilitation investment, including ineligible/nonqualified costs, helps pump prime the economy. For example, in FY 2025, the certified rehabilitation (Part 3) qualified rehabilitation expenditures amounted to about \$8.6 billion, while the total rehabilitation outlay associated with the HTC was an estimated \$9.6 billion.

# National Economic Impacts

The following table summarizes the impacts of the HTC in inflation-adjusted 2025 dollars for each of these economic measures for the cumulative period FY 1978–2025 and for FY 2025.

| National Total Impacts<br>FY 2025 \$ billion | FEDERAL HTC-ASSISTED REHABILITATION                                                                                       |                                                                                                  |
|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
|                                              | <b>\$269.2 billion<br/>CUMULATIVE (FY 1978–2025)<sup>2</sup><br/>historic rehabilitation<br/>expenditures results in:</b> | <b>\$9.6 billion<br/>ANNUAL FY 2025<br/>historic rehabilitation<br/>expenditures results in:</b> |
| Jobs (person-years, in thousands)            | 3,604                                                                                                                     | 163                                                                                              |
| Income (\$ billion)                          | \$209.8                                                                                                                   | \$6.8                                                                                            |
| Output (\$ billion)                          | \$569.8                                                                                                                   | \$18.1                                                                                           |
| GDP (\$ billion)                             | \$285.1                                                                                                                   | \$9.2                                                                                            |
| Taxes (\$ billion)                           | \$80.5                                                                                                                    | \$2.5                                                                                            |
| Federal (\$ billion)                         | \$56.3                                                                                                                    | \$1.6                                                                                            |
| State (\$ billion)                           | \$11.9                                                                                                                    | \$0.4                                                                                            |
| Local (\$ billion)                           | \$12.3                                                                                                                    | \$0.5                                                                                            |

**The benefits of investment in HTC-related historic rehabilitation projects are extensive, increasing payrolls and production in nearly all sectors of the nation’s economy.** The cumulative effects for the period of FY 1978 through FY 2025 are illustrative. During that period, \$269.2 billion in HTC-related rehabilitation investment created 3,604,000 jobs and \$285.1 billion in GDP, about 30% of which (1,137,000 jobs and \$85.9 billion in GDP) was in the construction sector. This is as one would expect, given the share of such projects that require the employment of building contractors and trades. Other major beneficiaries were the service sector (651,000 jobs, \$37.9 billion in GDP), the manufacturing sector (767,000 jobs, \$76.1 billion in GDP), and the retail trade sector (493,000 jobs, \$19.8 billion in GDP). As a result of both direct and multiplier effects, and due to the interconnectedness of the national economy, sectors not immediately associated with historic rehabilitation, such as agriculture, mining, transportation, and public utilities, benefit as well. (See Exhibit 3.1)

The most recent economic benefits of the Federal HTC are also impressive. In FY 2025, HTC-related investments generated approximately 163,000 jobs, including 57,000 in construction and 36,000 in manufacturing, and were responsible for \$9.2 billion in GDP, including \$3.0 billion in construction and \$2.6 billion in manufacturing. HTC-related activity in FY 2025 generated \$6.8 billion in income, with construction (\$2.5 billion) and manufacturing (\$1.6 billion) reaping major shares. (See Exhibit 3.2)

<sup>2</sup> Changes in the official annual reported rates of inflation caused the Rutgers research team to make various changes in the calculations concerning the economic impacts of the HTC over time. The changes are particularly notable over the past few years when job counts ensuing from the HTC had to be adjusted.



Hawn Hotel interior, Temple, TX  
Photo: Turner Brothers Development

## The HTC National and State Economic Impacts

A breakdown by state of the national economic benefits, both for FY 2025 and cumulatively for the last five fiscal years (FY 2021–FY 2025), shows the benefits of the program on the national economy. (See Exhibits 2.1 and 2.2)

HTC-related historic rehabilitation investment benefits state economies as well as the national economy. Even in a state with fewer projects, the HTC still has a big impact. For example, in West Virginia in FY 2025, Federal HTC-related rehabilitation activity totaled about \$98 million. The national impacts of that investment included 1,870 jobs, an additional \$178 million in output, \$68 million in income, \$98 million in GDP, \$16 million in Federal taxes, and \$22 million in total taxes. In West Virginia alone, the same \$98 million in HTC-related spending resulted in 1,103 jobs, \$98 million in output, \$43 million in income, \$58 million in gross state product (GSP), and \$12 million in total taxes. The median project cost in West Virginia for FY 2025 was \$2 million.

## HTC Impacts Compared with those of Non-Preservation Investments

**How does HTC-related historic rehabilitation perform as an economic pump primer compared with other, non-preservation investments? In short, quite well.** Numerous studies conducted by Rutgers University have shown that in many parts of the country, a \$1 million investment in historic rehabilitation yields markedly better effects on employment, income, GDP, and state and local taxes than an equal investment in new construction or many other economic activities (e.g., manufacturing or services). These findings demonstrate that historic rehabilitation, combined holistically with the many activities of the broader economy, delivers a commendably strong “bang for the buck.”

## The Cost of the HTC

The HTC is a tax expenditure and has a public cost. In the simplest terms, the Federal cost of the HTC is equal to the credit percent (20% since 1986) applied to the Part 3 (qualified for tax credit) estimated investment.<sup>3</sup> Applying that calculation, the federal HTC costs the U.S. Treasury approximately \$50.5 billion (in inflation-adjusted 2025 dollars) over the period of FY 1978 through FY 2025, while the cost for projects certified by the National Park Service in FY 2025 alone was about \$1.7 billion.<sup>4</sup> Weighing against these costs are the significant economic impacts (i.e., jobs, income, GDP, and output) and tax revenue (Federal, state, and local) generated by HTC-aided rehabilitations and documented in this study. An important finding is that the HTC yields a net benefit to the U.S. Treasury, generating \$56.3 billion in federal tax receipts over the life of the program, compared with \$50.5 billion in credits allocated. (See Exhibit 1)

<sup>3</sup>See footnote 1, on page 1.

<sup>4</sup> These estimates are based on the full utilization of the credits in cases of certified rehabilitation and calculates the 20% tax credit as taken in one-year and not over five-years. For various reasons, not all completed projects certified by the National Park Service may ultimately utilize the credit. Their economic impact, nevertheless, remains.

# Fiscal Year 2025 Highlights

**\$9.6 billion**

Total in rehabilitation investment

**2025 POSITIVE IMPACTS**  
on the national economy:

**\$18.1 billion** in output,  
**\$9.2 billion** in GDP,  
**\$6.8 billion** in income, and  
**\$2.5 billion** in taxes, including  
**\$1.6 billion** in Federal tax receipts.

**163,000**

**NEW JOBS** created and billions  
of dollars in total (direct and  
secondary) economic gains

**45%**

Projects in low- and moderate-  
income census tracts\*

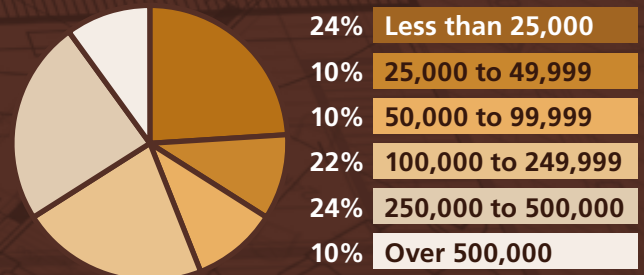
**72%**

Projects in economically  
distressed areas\*

**34%**

Projects in communities of  
less than 50,000 people\*

Projects by Community Size (Population)\*



\*Courtesy of PolicyMap (Count of Population, 2020. United States Census Bureau Decennial Redistricting File (PL 94-171). New Markets Tax Credit (NMTC) Eligibility Status for 2025 using 2016-2020 eligibility data. United States Department of the Treasury, CDFI Fund)

## Fiscal Year 1978 — Fiscal Year 2025 Cumulative HTC Impacts

**\$269.2 billion**

in cumulative rehabilitation investment

In inflation-adjusted (2025 dollars) \$50.5 billion  
HTC cost encouraged a five times greater amount  
of historic rehabilitation, \$269.2 billion.

**3.6 million**

**NEW JOBS** created and billions  
of dollars in total (direct and  
secondary) economic gains

**CUMULATIVE POSITIVE IMPACTS**  
on the national economy:

**\$569.8 billion** in output,  
**\$285.1 billion** in GDP,  
**\$209.8 billion** in income, and  
**\$80.5 billion** in taxes, including  
**\$56.3 billion** in Federal tax receipts.

These leverage and multiplier effects  
support the economic argument  
that the **Federal HTC is a strategic  
investment that works.**

## Exhibit 1

# Summary of Federal Historic Tax Credit Statistics

| Dollar amounts are expressed in billions                   |                         |                |                      |                |
|------------------------------------------------------------|-------------------------|----------------|----------------------|----------------|
| Investment/Tax Credit Component <sup>a</sup>               | FY 1978–2025            |                |                      |                |
|                                                            | Nominal \$ <sup>d</sup> |                | Real \$ <sup>e</sup> |                |
|                                                            | Total                   | Annual Average | Total                | Annual Average |
| Approved proposed (for tax credit) rehabilitation (Part 2) | \$181.6                 | \$3.8          | \$318.6              | \$6.6          |
| Certified (for tax credit) rehabilitation (Part 3)         | \$135.9                 | \$2.8          | \$242.3              | \$5.0          |
| Total rehabilitation cost <sup>b</sup>                     | \$151.0                 | \$3.1          | \$269.3              | \$5.6          |
| Federal tax credit <sup>c</sup>                            | \$27.6                  | \$0.6          | \$50.5               | \$1.1          |

| Dollar amounts are expressed in billions          |                           |                |  |
|---------------------------------------------------|---------------------------|----------------|--|
| Economic Impacts<br>(See Exhibit 3.1 for details) | FY 1978–2025 <sup>e</sup> |                |  |
|                                                   | Total                     | Annual Average |  |
| Jobs (in thousands)                               | 3,604                     | 77             |  |
| Income                                            | \$209.8                   | \$4.5          |  |
| Gross Domestic Product                            | \$285.1                   | \$6.1          |  |
| Output                                            | \$569.8                   | \$12.1         |  |
| Taxes-All Government                              | \$80.5                    | \$1.7          |  |
| Taxes-Federal Government                          | \$56.3                    | \$1.2          |  |
| Taxes-State Government                            | \$11.9                    | \$0.3          |  |
| Taxes-Local Government                            | \$12.3                    | \$0.3          |  |

**Technical Background:** The HTC has a multi-step application process encompassing Part 1 (evaluation of the historic significance of the property), Part 2 (description of the rehabilitation work), and Part 3 (request of certification of completed work). With respect to the HTC's dollar magnitude, the most complete data is for the approved proposed (for tax credit) rehabilitation investment (Part 2). Some data on the year-by-year certified (for tax credit) rehabilitation (Part 3) volume over the full FY 1978-2025 period is less complete. (Only a portion of the Part 2 rehabilitation is ultimately certified as Part 3.) Further, specific data on the total rehabilitation investment associated with the HTC is not captured. By way of background, both Part 2 and Part 3 rehabilitation statistics include only what are termed "eligible" or "qualified" items (or Qualified Rehabilitation Expenditures—QREs) for the tax credit as opposed to what are called "ineligible" or "non-qualified" costs. Examples of eligible/qualified items include outlays for renovation (walls, floors, and ceilings, etc.) construction-period interest and taxes, and architect fees; examples of ineligible/non-qualified costs include landscaping, financing and leasing fees, and various other outlays (e.g., for fencing, paving, sidewalks and parking lots). While the ineligible/non-qualified expenses do not count for tax credit purposes, they are, practically, a component of the total rehabilitation investment borne by the HTC-oriented developer and in fact, the total rehabilitation investment (including ineligible/non-qualified costs) help pump prime the economy. Based on the best published data and through additional case studies conducted specifically for the purposes of the current investigation, Rutgers University estimates some of the "missing information" noted above regarding the cumulative HTC investment over FY 1978–FY 2025.

<sup>a</sup> Data estimated from best available information.

<sup>b</sup> Equals all rehabilitation outlays—both "eligible"/"qualified" expenses and "ineligible"/"non-qualified" costs. The total rehabilitation cost is estimated by dividing the "Part 3" investment by 0.9. Case study investigation suggests that the "Part 3" amount is closer to 85 percent of the total rehabilitation cost, however we elected to apply the 0.9 factor to be conservative, that is to derive a lower rather than a higher estimate of the total rehabilitation expense.

<sup>c</sup> Assumes a 25 percent HTC in FY 1978 – FY 1986 and a 20 percent HTC in FY 1987 – FY 2025. These percents are applied to the certified rehabilitation (Part 3).

<sup>d</sup> In indicated year dollars—not adjusted for inflation.

<sup>e</sup> In inflation-adjusted 2025 dollars.

**SOURCES:** Technical Preservation Services, National Park Service. Calculations by Rutgers University.

## Exhibit 2.1 Fiscal Year 2025 National Economic and Tax Impacts of Federal HTC-Related Investment by State

| State                | Total Rehabilitation Costs<br>in 2025 \$ millions | National Economic Impacts |                     |                  |                   | Tax Impacts         |                |                  |                  |
|----------------------|---------------------------------------------------|---------------------------|---------------------|------------------|-------------------|---------------------|----------------|------------------|------------------|
|                      |                                                   | Employment jobs           | in 2025 \$ millions |                  |                   | in 2025 \$ millions |                |                  |                  |
|                      |                                                   |                           | Income              | GDP              | Output            | Local               | State          | Federal          | Total            |
| Alabama              | \$54.9                                            | 1,013                     | \$34.8              | \$65.4           | \$90.0            | \$1.0               | \$1.4          | \$8.4            | \$10.8           |
| Alaska               | 0.0                                               | 0                         | 0.0                 | 0.0              | 0.0               | 0.0                 | 0.0            | 0.0              | 0.0              |
| Arizona              | 15.6                                              | 269                       | 9.2                 | 11.9             | 30.0              | 14.7                | 9.5            | 2.6              | 26.9             |
| Arkansas             | 98.0                                              | 2,029                     | 68.2                | 101.7            | 181.0             | 1.9                 | 3.5            | 16.4             | 21.9             |
| California           | 434.5                                             | 6,480                     | 314.9               | 411.3            | 850.0             | 11.0                | 17.5           | 79.8             | 108.3            |
| Colorado             | 79.6                                              | 5,103                     | 56.1                | 77.7             | 149.7             | 2.0                 | 2.6            | 13.3             | 17.9             |
| Connecticut          | 139.8                                             | 2,001                     | 97.3                | 135.3            | 255.7             | 7.4                 | 6.2            | 22.4             | 36.0             |
| Delaware             | 7.0                                               | 111                       | 5.0                 | 6.7              | 13.1              | 0.3                 | 0.3            | 1.1              | 1.8              |
| District of Columbia | 172.5                                             | 2,507                     | 116.3               | 157.3            | 303.8             | 11.6                | 4.7            | 23.6             | 39.8             |
| Florida              | 80.8                                              | 1,408                     | 57.1                | 77.3             | 151.3             | 4.2                 | 2.5            | 13.6             | 20.3             |
| Georgia              | 152.2                                             | 3,006                     | 105.6               | 155.4            | 278.7             | 7.2                 | 7.0            | 25.7             | 39.9             |
| Hawaii               | 25.3                                              | 362                       | 17.2                | 24.4             | 44.8              | 0.9                 | 1.0            | 3.8              | 5.6              |
| Idaho                | 0.0                                               | 0                         | 0.0                 | 0.0              | 0.0               | 0.0                 | 0.0            | 0.0              | 0.0              |
| Illinois             | 550.4                                             | 8,114                     | 400.7               | 517.1            | 1,074.9           | 17.4                | 15.8           | 96.4             | 129.7            |
| Indiana              | 116.6                                             | 2,044                     | 83.3                | 112.1            | 222.6             | 38.4                | 25.6           | 19.8             | 83.9             |
| Iowa                 | 224.5                                             | 4,057                     | 152.0               | 227.0            | 395.0             | 7.5                 | 6.7            | 35.2             | 49.4             |
| Kansas               | 63.8                                              | 1,160                     | 44.7                | 61.8             | 118.3             | 15.1                | 10.5           | 10.3             | 35.8             |
| Kentucky             | 88.2                                              | 1,687                     | 61.0                | 86.2             | 161.4             | 8.8                 | 7.0            | 14.1             | 29.9             |
| Louisiana            | 252.1                                             | 4,454                     | 179.7               | 235.4            | 477.6             | 8.8                 | 9.2            | 41.4             | 59.3             |
| Maine                | 81.4                                              | 1,234                     | 47.8                | 71.9             | 156.0             | 3.7                 | 3.4            | 12.9             | 20.0             |
| Maryland             | 85.3                                              | 1,318                     | 59.9                | 80.5             | 158.3             | 2.8                 | 2.5            | 13.7             | 18.9             |
| Massachusetts        | 440.0                                             | 5,717                     | 308.8               | 414.2            | 819.3             | 11.7                | 14.2           | 71.0             | 96.9             |
| Michigan             | 245.8                                             | 3,905                     | 174.1               | 233.3            | 463.6             | 7.3                 | 8.9            | 40.6             | 56.7             |
| Minnesota            | 464.3                                             | 7,312                     | 326.0               | 439.2            | 867.1             | 16.3                | 18.4           | 74.9             | 109.6            |
| Mississippi          | 44.1                                              | 920                       | 30.7                | 43.6             | 81.3              | 3.3                 | 2.7            | 7.1              | 13.1             |
| Missouri             | 214.7                                             | 3,677                     | 153.1               | 202.8            | 408.1             | 5.9                 | 6.8            | 35.6             | 48.3             |
| Montana              | 42.9                                              | 834                       | 29.8                | 42.1             | 78.7              | 1.6                 | 1.5            | 6.7              | 9.8              |
| Nebraska             | 40.1                                              | 768                       | 27.4                | 39.6             | 71.7              | 8.3                 | 5.7            | 6.2              | 20.1             |
| Nevada               | 0.0                                               | 0                         | 0.0                 | 0.0              | 0.0               | 0.0                 | 0.0            | 0.0              | 0.0              |
| New Hampshire        | 51.7                                              | 794                       | 36.0                | 50.1             | 95.7              | 2.0                 | 0.7            | 8.2              | 11.0             |
| New Jersey           | 100.3                                             | 1,439                     | 71.1                | 93.6             | 190.5             | 2.0                 | 3.0            | 16.4             | 21.3             |
| New Mexico           | 0.0                                               | 0                         | 0.0                 | 0.0              | 0.0               | 0.0                 | 0.0            | 0.0              | 0.0              |
| New York             | 2,273.9                                           | 37,618                    | 1,620.2             | 2,164.0          | 4,279.0           | 147.4               | 124.9          | 390.9            | 663.1            |
| North Carolina       | 292.1                                             | 5,471                     | 205.7               | 292.5            | 547.1             | 7.1                 | 10.2           | 50.0             | 67.2             |
| North Dakota         | 0.0                                               | 0                         | 0.0                 | 0.0              | 0.0               | 0.0                 | 0.0            | 0.0              | 0.0              |
| Ohio                 | 610.1                                             | 10,960                    | 434.4               | 601.1            | 1,158.6           | 26.5                | 22.3           | 105.8            | 154.6            |
| Oklahoma             | 164.4                                             | 3,243                     | 117.2               | 164.4            | 314.1             | 4.0                 | 5.7            | 28.2             | 37.9             |
| Oregon               | 28.2                                              | 499                       | 20.5                | 26.8             | 54.9              | 0.7                 | 1.0            | 4.9              | 6.6              |
| Pennsylvania         | 259.3                                             | 4,215                     | 188.2               | 249.5            | 505.6             | 8.6                 | 7.3            | 45.7             | 61.6             |
| Rhode Island         | 105.8                                             | 1,613                     | 72.1                | 108.3            | 190.3             | 3.8                 | 3.3            | 16.5             | 23.7             |
| South Carolina       | 131.6                                             | 2,460                     | 91.3                | 133.5            | 240.5             | 3.8                 | 4.2            | 21.9             | 29.9             |
| South Dakota         | 4.9                                               | 98                        | 3.4                 | 4.5              | 9.1               | 0.2                 | 0.1            | 0.7              | 1.0              |
| Tennessee            | 25.5                                              | 451                       | 17.9                | 24.7             | 47.5              | 0.7                 | 0.5            | 4.2              | 5.4              |
| Texas                | 539.1                                             | 8,709                     | 390.6               | 510.8            | 1,055.9           | 18.6                | 10.7           | 96.2             | 125.5            |
| Utah                 | 1.9                                               | 36                        | 1.4                 | 1.9              | 3.6               | 0.1                 | 0.1            | 0.3              | 0.4              |
| Vermont              | 45.2                                              | 802                       | 32.7                | 43.0             | 86.8              | 1.8                 | 2.2            | 7.4              | 11.4             |
| Virginia             | 450.1                                             | 7,575                     | 322.1               | 435.3            | 857.5             | 11.7                | 15.1           | 77.1             | 103.9            |
| Washington           | 110.9                                             | 1,777                     | 79.5                | 107.7            | 213.0             | 5.1                 | 4.0            | 19.1             | 28.3             |
| West Virginia        | 97.7                                              | 1,870                     | 67.6                | 98.0             | 178.2             | 3.0                 | 3.4            | 15.7             | 22.1             |
| Wisconsin            | 84.1                                              | 1,464                     | 59.6                | 81.9             | 158.0             | 3.0                 | 3.4            | 14.2             | 20.5             |
| Wyoming              | 5.3                                               | 111                       | 3.9                 | 5.7              | 10.5              | 0.3                 | 0.2            | 1.1              | 1.6              |
| <b>Totals</b>        | <b>\$9,596.4</b>                                  | <b>162,693</b>            | <b>\$6,796.3</b>    | <b>\$9,228.7</b> | <b>\$18,098.3</b> | <b>\$469.3</b>      | <b>\$417.6</b> | <b>\$1,620.9</b> | <b>\$2,507.8</b> |

SOURCE: Technical Preservation Services, National Park Service. Calculations by Rutgers University.

## Exhibit 2.2 Cumulative Fiscal Years 2021–2025

### National Economic and Tax Impacts of Federal HTC-Related Investment by State

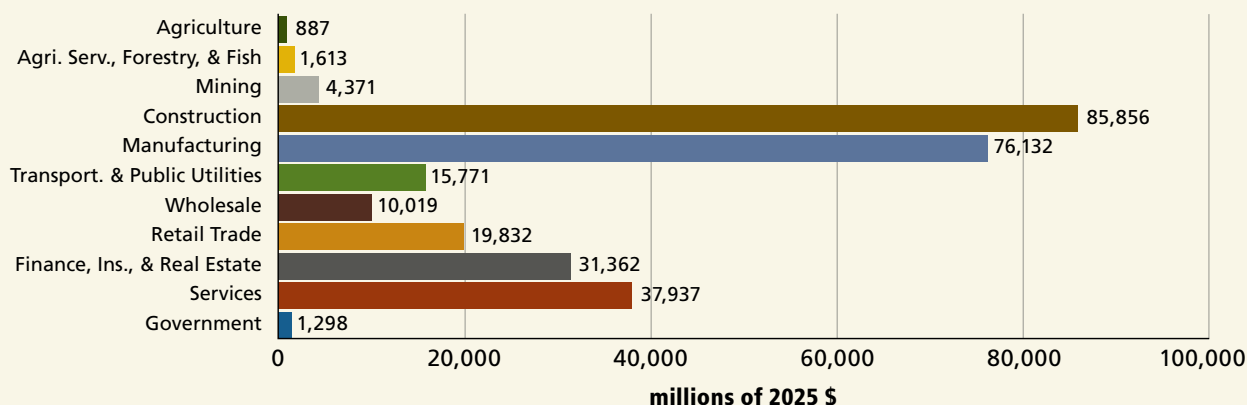
| State                | Total Rehabilitation Costs<br>in 2025 \$ millions | National Economic Impacts |                     |            |            | Tax Impacts         |           |           |            |
|----------------------|---------------------------------------------------|---------------------------|---------------------|------------|------------|---------------------|-----------|-----------|------------|
|                      |                                                   | Employment<br>jobs        | in 2025 \$ millions |            |            | in 2025 \$ millions |           |           |            |
|                      |                                                   |                           | Income              | GDP        | Output     | Local               | State     | Federal   | Total      |
| Alabama              | 577.0                                             | 10,117                    | \$365.8             | \$688.2    | \$946.9    | \$10.2              | \$15.2    | \$88.0    | \$113.5    |
| Alaska               | 0.0                                               | 0                         | 0.0                 | 0.0        | 0.0        | 0.0                 | 0.0       | 0.0       | 0.0        |
| Arizona              | 59.0                                              | 1,005                     | 34.9                | 45.0       | 113.5      | 55.8                | 36.0      | 9.9       | 101.7      |
| Arkansas             | 169.5                                             | 3,420                     | 117.9               | 176.0      | 313.2      | 3.3                 | 6.2       | 28.4      | 37.8       |
| California           | 1,362.8                                           | 19,646                    | 987.8               | 1,290.2    | 2,666.2    | 34.4                | 54.9      | 250.4     | 339.7      |
| Colorado             | 261.3                                             | 16,123                    | 184.1               | 255.4      | 491.8      | 6.6                 | 8.5       | 43.5      | 58.7       |
| Connecticut          | 761.2                                             | 9,979                     | 529.8               | 736.6      | 1,392.2    | 40.2                | 33.9      | 121.9     | 196.1      |
| Delaware             | 217.9                                             | 3,225                     | 154.1               | 209.6      | 406.6      | 10.0                | 10.6      | 34.4      | 54.9       |
| District of Columbia | 520.6                                             | 7,271                     | 351.0               | 474.6      | 916.6      | 35.0                | 14.1      | 71.2      | 120.2      |
| Florida              | 425.7                                             | 6,808                     | 300.7               | 407.3      | 797.0      | 22.1                | 13.3      | 71.8      | 107.1      |
| Georgia              | 861.2                                             | 15,601                    | 597.7               | 879.0      | 1,576.9    | 40.7                | 39.4      | 145.6     | 225.7      |
| Hawaii               | 41.9                                              | 578                       | 28.4                | 40.3       | 74.0       | 1.4                 | 1.6       | 6.3       | 9.3        |
| Idaho                | 20.5                                              | 377                       | 13.9                | 19.9       | 36.7       | 0.5                 | 0.5       | 3.0       | 4.0        |
| Illinois             | 2,806.9                                           | 39,788                    | 2,043.4             | 2,637.2    | 5,481.8    | 88.9                | 80.7      | 491.6     | 661.2      |
| Indiana              | 790.7                                             | 12,973                    | 564.9               | 760.3      | 1,508.9    | 260.4               | 173.5     | 134.5     | 568.4      |
| Iowa                 | 935.0                                             | 15,678                    | 633.1               | 945.2      | 1,644.7    | 31.3                | 27.9      | 146.7     | 205.7      |
| Kansas               | 360.4                                             | 6,267                     | 252.1               | 349.1      | 668.3      | 85.2                | 59.2      | 58.1      | 202.3      |
| Kentucky             | 355.5                                             | 6,353                     | 246.1               | 347.5      | 651.0      | 35.5                | 28.4      | 56.7      | 120.5      |
| Louisiana            | 1,647.3                                           | 27,434                    | 1,174.2             | 1,538.3    | 3,120.6    | 57.4                | 59.9      | 270.3     | 387.6      |
| Maine                | 418.1                                             | 6,205                     | 245.7               | 369.3      | 801.3      | 18.9                | 17.6      | 66.2      | 102.9      |
| Maryland             | 435.2                                             | 6,433                     | 305.6               | 410.7      | 807.3      | 14.2                | 12.8      | 69.8      | 96.5       |
| Massachusetts        | 2,421.5                                           | 30,270                    | 1,699.3             | 2,279.8    | 4,509.2    | 64.5                | 78.0      | 390.8     | 533.3      |
| Michigan             | 1,514.5                                           | 22,880                    | 1,072.9             | 1,437.4    | 2,856.9    | 44.9                | 54.6      | 250.2     | 349.6      |
| Minnesota            | 1,601.8                                           | 24,199                    | 1,124.7             | 1,515.1    | 2,991.4    | 56.3                | 63.6      | 258.2     | 378.2      |
| Mississippi          | 284.5                                             | 5,448                     | 198.0               | 281.0      | 524.2      | 21.5                | 17.1      | 46.1      | 84.7       |
| Missouri             | 1,693.2                                           | 26,803                    | 1,207.6             | 1,599.7    | 3,219.2    | 46.8                | 53.5      | 280.5     | 380.7      |
| Montana              | 65.4                                              | 1,264                     | 45.5                | 64.2       | 120.0      | 2.5                 | 2.3       | 10.2      | 14.8       |
| Nebraska             | 238.9                                             | 4,130                     | 163.3               | 236.1      | 427.2      | 49.4                | 33.8      | 37.0      | 119.9      |
| Nevada               | 0.0                                               | 0                         | 0.0                 | 0.0        | 0.0        | 0.0                 | 0.0       | 0.0       | 0.0        |
| New Hampshire        | 107.7                                             | 1,569                     | 75.0                | 104.4      | 199.4      | 4.2                 | 1.4       | 17.1      | 22.9       |
| New Jersey           | 635.1                                             | 8,079                     | 450.5               | 592.9      | 1,206.3    | 12.5                | 18.7      | 103.9     | 135.2      |
| New Mexico           | 8.2                                               | 148                       | 5.8                 | 8.0        | 15.4       | 0.3                 | 0.3       | 1.3       | 2.0        |
| New York             | 7,124.8                                           | 114,124                   | 5,076.6             | 6,780.5    | 13,407.5   | 461.7               | 391.3     | 1,224.8   | 2,077.7    |
| North Carolina       | 967.9                                             | 17,124                    | 681.7               | 969.4      | 1,812.9    | 23.5                | 33.8      | 165.5     | 222.7      |
| North Dakota         | 15.3                                              | 255                       | 10.7                | 14.2       | 28.2       | 0.5                 | 0.4       | 2.3       | 3.2        |
| Ohio                 | 2,499.7                                           | 41,998                    | 1,780.1             | 2,463.0    | 4,747.3    | 108.5               | 91.5      | 433.6     | 633.6      |
| Oklahoma             | 456.5                                             | 8,542                     | 325.3               | 456.2      | 872.0      | 11.1                | 15.7      | 78.2      | 105.2      |
| Oregon               | 223.5                                             | 3,576                     | 162.2               | 212.6      | 434.9      | 5.7                 | 7.8       | 39.0      | 52.5       |
| Pennsylvania         | 2,654.3                                           | 40,449                    | 1,926.8             | 2,554.1    | 5,175.8    | 88.4                | 74.9      | 467.4     | 630.8      |
| Rhode Island         | 424.9                                             | 6,014                     | 289.7               | 435.0      | 764.1      | 15.3                | 13.3      | 66.3      | 95.1       |
| South Carolina       | 760.5                                             | 13,559                    | 527.5               | 771.2      | 1,389.7    | 21.8                | 24.4      | 126.5     | 172.6      |
| South Dakota         | 18.6                                              | 320                       | 13.0                | 17.0       | 34.5       | 0.6                 | 0.4       | 2.7       | 3.7        |
| Tennessee            | 396.2                                             | 6,589                     | 277.9               | 384.3      | 738.4      | 11.2                | 8.4       | 64.6      | 84.2       |
| Texas                | 2,278.1                                           | 33,489                    | 1,650.4             | 2,158.3    | 4,462.0    | 78.6                | 45.2      | 406.6     | 530.5      |
| Utah                 | 71.7                                              | 1,242                     | 50.4                | 70.5       | 133.2      | 1.9                 | 2.4       | 11.8      | 16.0       |
| Vermont              | 143.2                                             | 2,371                     | 103.7               | 136.0      | 274.8      | 5.6                 | 7.1       | 23.4      | 36.0       |
| Virginia             | 1,845.5                                           | 29,500                    | 1,320.6             | 1,784.8    | 3,516.1    | 47.9                | 61.9      | 316.1     | 425.8      |
| Washington           | 943.8                                             | 14,301                    | 677.0               | 917.0      | 1,813.7    | 43.5                | 34.1      | 162.9     | 240.7      |
| West Virginia        | 253.8                                             | 4,653                     | 175.6               | 254.7      | 462.9      | 7.8                 | 8.8       | 40.8      | 57.4       |
| Wisconsin            | 1,159.9                                           | 18,512                    | 821.7               | 1,129.8    | 2,178.8    | 41.0                | 46.7      | 195.7     | 283.2      |
| Wyoming              | 5.3                                               | 111                       | 3.9                 | 5.7        | 10.5       | 0.3                 | 0.2       | 1.1       | 1.6        |
| Totals               | \$43,842                                          | 696,803                   | \$31,048.6          | \$42,212.6 | \$82,742.0 | \$2,129.8           | \$1,885.8 | \$7,392.9 | \$11,407.6 |

SOURCE: Technical Preservation Services, National Park Service. Calculations by Rutgers University.

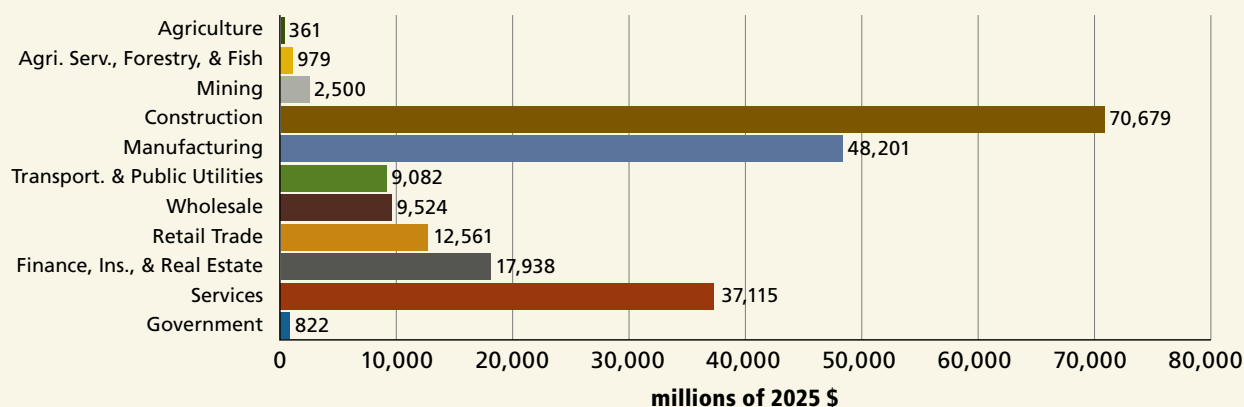
## Exhibit 3.1

# National Economic Impacts of HTC-Related Activity by Sector FY 1978 through FY 2025 (HTC Investment: \$269.2 billion)

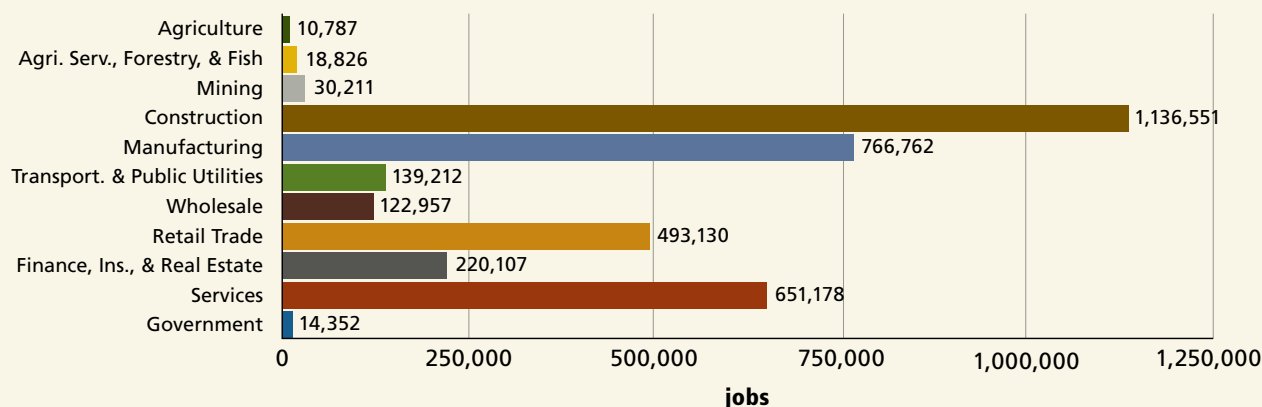
### Gross Domestic Product by Sector from Federal Historic Preservation Investment \$285.1 million cumulative, FY 1978–2025



### Income Created by Sector from Federal Historic Preservation Investment \$209.8 million cumulative, FY 1978–2025



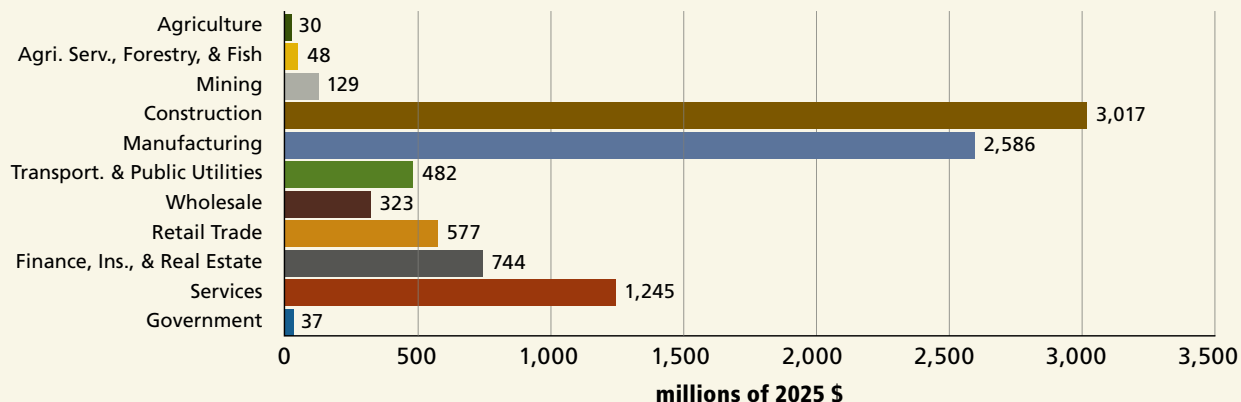
### Jobs Created by Sector from Federal Historic Preservation Investment 3,604,324 jobs cumulative, FY 1978–2025



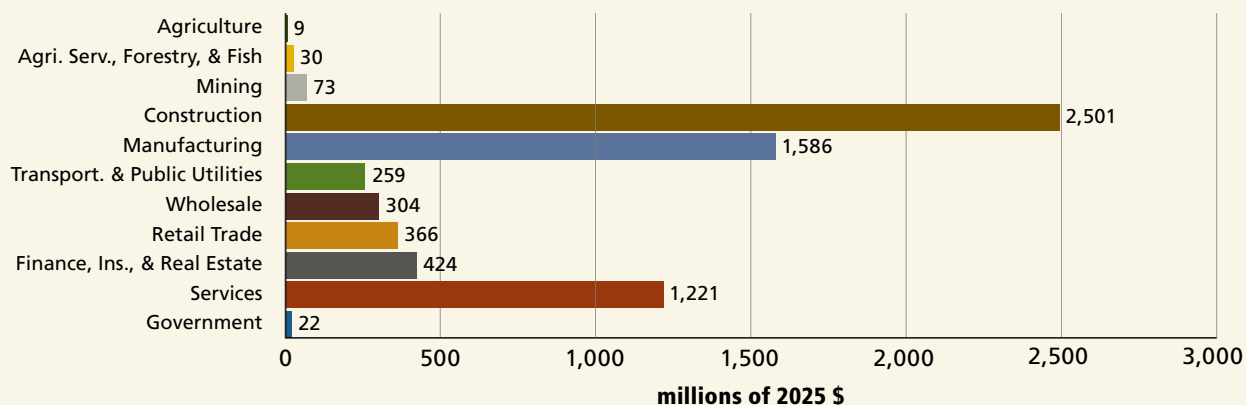
## Exhibit 3.2

# National Economic Impacts of HTC-Related Activity by Sector FY 2025 (HTC Investment: \$9.6 billion)

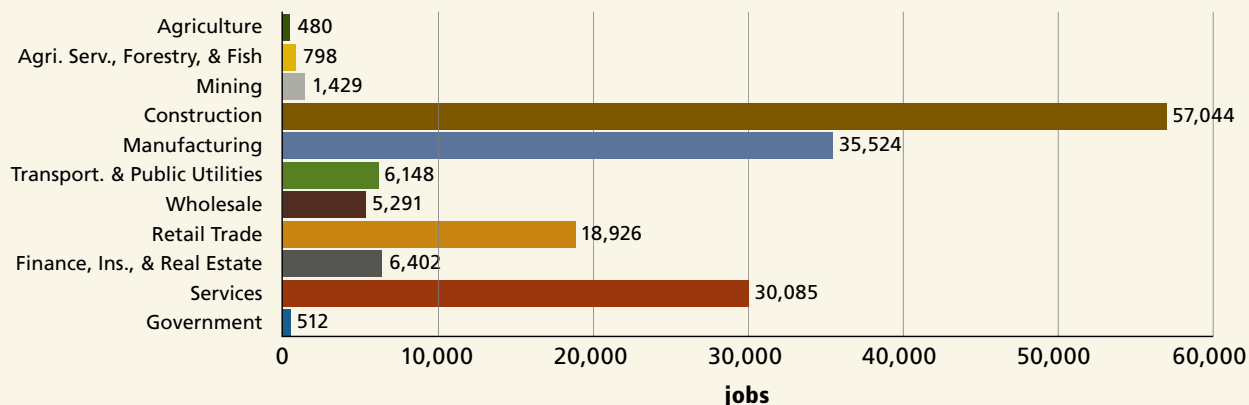
### Gross Domestic Product by Sector from Federal Historic Preservation Investment \$9,228.7 million, FY 2025



### Income Created by Sector from Federal Historic Preservation Investment \$6,796.3 million, FY 2025



### Jobs Created by Sector from Federal Historic Preservation Investment 162,693 jobs, FY 2025



## CASE STUDY #1

# Hawn Hotel, Arcadia Theatre, and Hawn West

Temple, Texas



**The Federal, state historic tax credits were used to rehabilitate the historic Hawn Hotel and the neighboring Arcadia Theatre, and a two-story commercial building, helping revitalize an entire block of long-vacant buildings and bring much-needed new housing and economic activity to Temple's historic downtown commercial district.**

Built in 1927, the nine-story Hawn Hotel, originally called the Doering Hotel, was the city's first skyscraper and luxury hotel. The hotel fell out of favor with travelers in the 1950s, who preferred the many motels along a newly finished interstate, and the building continued to deteriorate before closing in 1978 and eventually being condemned in 1989. The adjacent Arcadia Theatre, built in 1928, also closed in 1978, and the roof later collapsed, causing significant damage to the atmospheric theater's interior.

The former hotel, theater, and adjacent commercial building have been rehabilitated as part of one overall mixed-use redevelopment project. The long-vacant hotel now includes 33 new housing units and ground-floor commercial spaces as part of a \$17.6 million rehabilitation project that repaired the building's Classical and Spanish Revival-style masonry exterior and historic wood windows. The Arcadia Theatre has been rehabilitated into a multi-purpose performance and events space, and the commercial building has now been redeveloped for ground-floor commercial spaces and 26 new apartments on the upper floor.

Together, these buildings showcase the catalytic effect that the historic tax credits can have on an area.

## PROJECT PROFILE

**Historic Name:** Hawn Hotel (1927), Arcadia Theatre (1928), commercial building (1940)

**Current Name:** Hawn Tower, Arcadia Theatre, and Hawn West

**Rehabilitation Completed:** 2024

**Original Use:** Hotel, theater, commercial building

**New Use:** Mixed-use, with commercial and event spaces and residential apartments

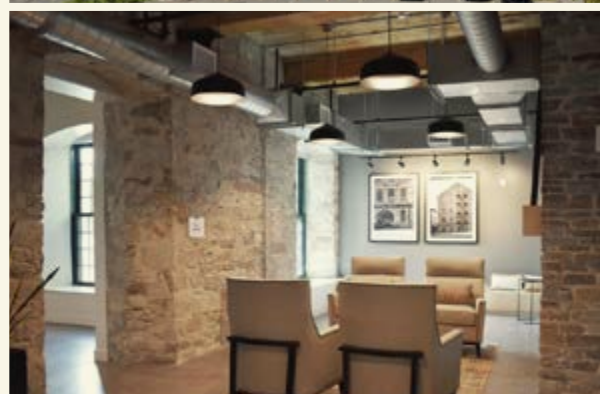
**Estimated Qualified Rehabilitation**

**Expenditures:** \$17.2 million (Hawn Hotel), \$5.6 (Arcadia Theatre), \$8.5 (commercial building)

**Combined Estimated Total Project Cost:** \$32.4 million (Hawn Hotel/Arcadia Theatre/commercial building)

Clockwise from top left: Hawn West, Arcadia Theatre, Hawn Hotel; Arcadia Theatre; and Arcadia Theatre auditorium

Photos: Turner Brothers Development



## CASE STUDY #2

# Stone Mill

Lawrence, Massachusetts

### PROJECT PROFILE

#### Historic Name:

Stone Mill

#### Current Name:

Stone Mill Lofts

#### Year Built:

1848

#### Rehabilitation Completed:

2025

#### Original Use:

Mill for manufacturing tools, machinery, water turbines, and millwork for the textile industry

#### New Use:

Mixed-income residential apartments

#### Estimated Qualified

#### Rehabilitation Expenditures:

\$44 million

#### Estimated Total Project Cost:

\$53 million

Top: Stone Mill exterior and interior

Photos: Ed Wonssek

**The Stone Mill once used waterpower to manufacture tools, mill machinery, water turbines, and millwork for the textile factories that put New England at the center of America's Industrial Revolution in the early 1800s. Now, the mill has been converted into a mixed-income housing development using the Federal and state historic tax credits and the Low Income Housing Tax Credits (LIHTC).**

Abbott Lawrence built the massive 150,000-square-foot Stone Mill in 1848 next to the Merrimack River in Lawrence, Massachusetts, near Boston, in an area which was later named for him when it was incorporated as a city. The exposed stone walls, wood floors, and industrial character have all been retained throughout the building, which includes 86 new apartments, 69 affordable units (58 low-income and 11 very low-income units) and 17 market-rate units.

On-site amenities include a resident lounge and kitchen, a fitness center, a children's playroom, indoor bicycle parking, resident storage lockers, work-from-home pods, an outdoor area and patio, and even an exhibit about the historic mill. The first floor had to be raised twelve inches to elevate the interior out of the flood plain and provide protection from riverine flooding.

The rehabilitation makes the building among the first all-electric multi-family properties in the state, using heat pumps and energy recovery systems to reduce energy costs. New high-performing insulation, high-efficiency ventilation and filtering equipment, and triple-glazed replacement windows allow the 170-year-old industrial building to become a 21st-century housing-conversion model for the future.



## CASE STUDY #3

# Dale's Sinclair Service Station

Logan, Utah

### PROJECT PROFILE

#### Historic Name:

Dale's Sinclair Service Station

#### Year Built:

1955

#### Rehabilitation Completed:

2025

#### Original Use:

Gasoline service station

#### New Use:

Retail (now flower and gift shop)

#### Estimated Qualified

#### Rehabilitation Expenditures:

\$472,000

#### Estimated Total Project Cost:

\$565,000

Top: Dale's Sinclair Service Station exterior and interior, including DINO, the iconic green Brontosaurus mascot of Sinclair Oil.

Top Right Photo: Wong's Streamers  
Other Photos: NPS

Roadside gas stations from the golden age of the automobile in the 1950s were once ubiquitous. While many have since been demolished or greatly altered, Dale's Sinclair Service Station in Logan, Utah, has been rehabilitated for use as a retail shop using the Federal historic tax credits.

Built in 1955 using one of Sinclair Refining Company's standardized service station plans, this Late Streamline Moderne gas station has a smooth stucco exterior, two service bays, and a distinctive octagonal, all-glass storefront that wraps around the front corner of the building. During its rehabilitation, the stucco was repaired, the original "Sinclair-brand" white-and-dark-green color scheme was restored, and new overhead rolling doors matching the originals were installed.

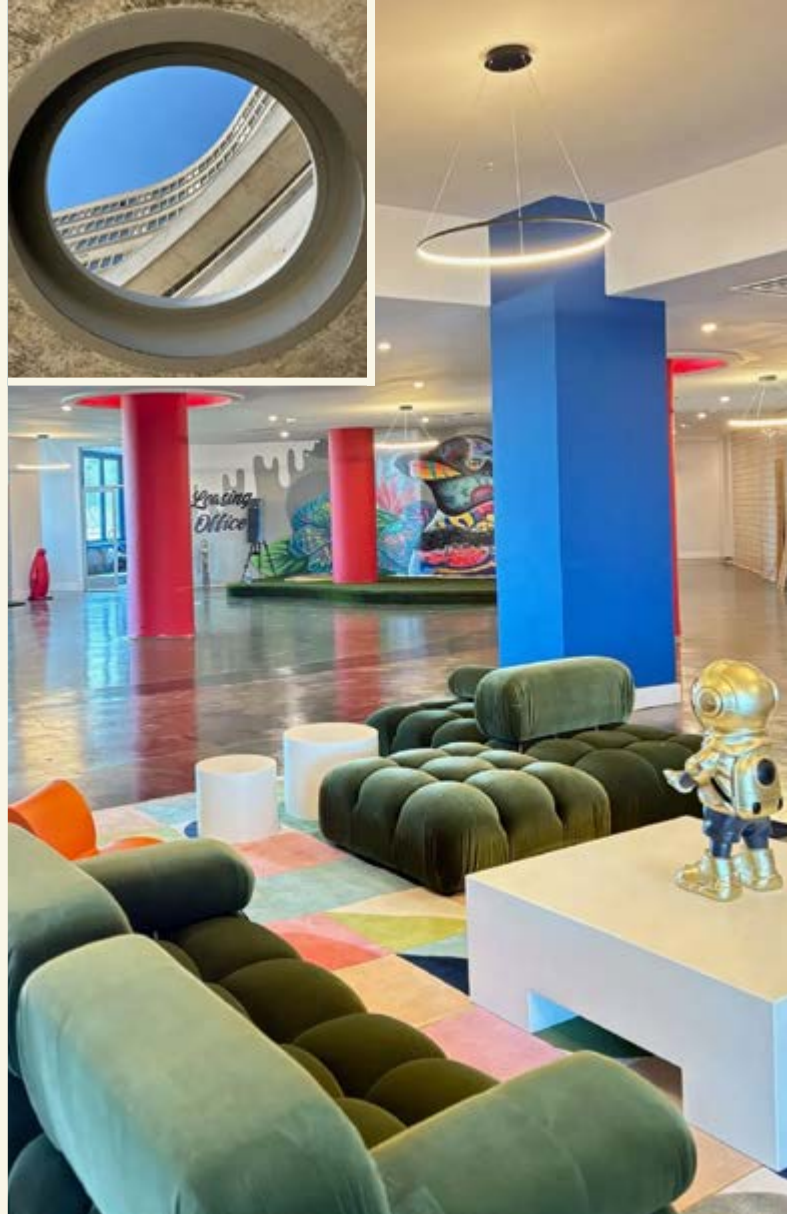
The owner located and incorporated several missing period features, including two Sinclair gas pumps and light poles installed on a new pump island, a Sinclair pole sign, and even an original Sinclair fiberglass dinosaur. Along with the restored Sinclair neon billboard sign on the roof, these features all add to the station's historic character and evoke 1950s America and its love of the open road and the automobile.

Dale's Sinclair Service Station is an excellent example of a small historic tax credit project that has had an outsized impact on the local community and contributes to the revitalization of downtown Logan.

## CASE STUDY #4

# Veterans Administration Hospital Building

Little Rock, Arkansas



### PROJECT PROFILE

**Historic Name:** Veterans Administration Hospital Building

**Current Name:** The Flats at SoMa

**Year Built:** 1950

**Rehabilitation Completed:** 2025

**Original Use:** Veterans Administration Hospital

**New Use:** Mixed-use, with residential apartments and offices

**Estimated Qualified Rehabilitation Expenditures:**  
\$47 million

**Estimated Total Project Cost:**  
\$53 million

**Top:** VA Hospital Building exterior and interior

Photos: The Flats at SoMa

**The rehabilitation of a former 400,000-square-foot Veterans Administration (VA) Hospital converted the long-vacant building into over 200 apartments as part of the largest historic tax credit rehabilitation project ever completed in Arkansas.**

Built between 1948 and 1950, the 11-story VA hospital is one of state's most significant examples of International Style institutional architecture and an early example of the expansion of the VA hospital system in the United States after World War II. The building features a distinctive Y-shaped footprint that maximized natural light and views for patients. Following the VA's relocation to a new medical center in 1984, the building experienced decades of changing ownership, disinvestment, and vacancy.

The rehabilitation retained the hospital's defining midcentury character and architectural elements, including the main lobby with its chrome-clad columns, terrazzo flooring, tile wainscoting, and other features. Replacement ribbon windows restored the building's original appearance, and features such as the wide corridors typical of a hospital were retained as part of the project.

The building includes commercial office spaces as well as amenity spaces for the residents, complete with a pool, sauna, fitness center, pickleball court, yoga room, and a "gear garage," where outdoor equipment like bicycles, tents, and hiking gear can be rented. Through rehabilitation and renewal, the spirit of health and wellness remains at the former VA Hospital.

This report is based on the findings of a National Park Service-funded study undertaken through a cooperative agreement with Rutgers University's Center for Urban Policy Research. Rutgers University is responsible for the content of the study. Some additional demographic analysis was provided courtesy of PolicyMap.

Cover: Hawn Hotel, Arcadia Theatre, and  
Hawn West, Temple, TX

Photo: Turner Brothers Development



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