



AIA
Maryland

Promoting Maryland Architecture Since 1965

February 20, 2020

The Honorable Anne R. Kaiser
Ways and Means
Room 121, House Office Building
Annapolis, Maryland 21401

Re: Letter of Support for HB0759
Historic Revitalization Tax Credit - Expansion for Rehabilitations of Common Elements of Condominiums

Dear Delegate Kaiser, and esteemed members of the Ways and Means Committee;

We are writing to offer AIA Maryland's support for House Bill 0759 to increase the Historic Revitalization Tax Credit to include the rehabilitations of common elements of condominiums. We believe that this bill is an important public investment for the expanded rehabilitation of significant historic resources throughout the state. Many pre-war condo buildings in Maryland have impressive architectural elements and valuable interior public spaces that contribute to high quality investment, development, and redevelopment in our existing communities. In 2020, rehabilitation projects already face a variety of regulatory challenges and funding shortfalls. However, this bill would allow critical state tax credits to be used to offset rising construction costs and support these important project types.

AIA Maryland represents 2,000 Architects in the state of Maryland. Many of our members conduct research, advocate for, and successfully work on historic tax credit projects. This expanded funding will support these projects that contribute to the improved quality of life in our valuable communities. Further, it will take advantage of reinvestment in existing infrastructure and help reduce development pressure on rural land, and areas with sensitive environmental and cultural resources. And by reusing our older condominium buildings and recycling construction materials, we combat the negative effects of climate change.

This bill would alter the existing definition of a "small commercial project" under the current historic revitalization tax credit program to now include certified rehabilitations of the common areas of condominium use structures, including the restoration of public spaces such as lobbies, stairs, and exterior facades. This proposed expansion of the historic tax credit funds will enable the program to have a greater impact on Marylanders when considering undertaking an historic rehabilitation project.

We encourage you to vote in favor of this legislation and encourage Maryland's continued commitment and investment in the Historic Revitalization Tax Credit program. Thank you for your consideration and your vote.

Sincerely

Matthew J. Ormsby, AIA
President

Laurence A. Frank, AIA
Past President, AIA Maryland

cc: Ways & Means Committee:
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