

20 May 2024

The Honorable Mike McFall
Michigan House of Representatives
Post Office Box 30014
Lansing, MI 48909-7514

RE: A request for your support of HB 5430 to expand the Michigan Historic Preservation Tax Credit

Dear Representative McFall:

You may remember me from our dinner last year at Oak and Reel to discuss the Fisher Building. I'm writing to you today to discuss another issue that's near and dear to my heart – the Historic Preservation and adaptive re-use of Detroit's storied and historical structures.

Owners of historic buildings across Michigan directly benefitted from the state historic preservation tax credit from 1999-2011. It was a highly successful program where each \$1.00 of credit awarded leveraged \$10.56 in direct economic impact. Public Act 343 of 2020 reinstated the credit but included a \$5M annual cap. This cap restricted the program's benefits and dramatically reduced its ability to provide meaningful and measurable impact to Michigan communities like our own. House Bill 5430 will raise the cap to \$100M and make other changes so that the credits might reach a wider constituency. I am writing today to ask for your support of HB 5430.

I work as a preservation architect for Quinn Evans and volunteer my free time for both Preservation Detroit and the Michigan Historic Preservation Network. I live and work in Historic Districts in the city of Detroit. They help to make the most vibrant local communities. As you well know, recently with the aid of Federal Historic Preservation Tax Credits, Ford has been working with Quinn Evans to renovate the old Michigan Central Station, and its impact on Corktown has been, and continues to be immeasurable.

Preservation projects help meet Gov. Whitmer's goal of building *or rehabilitating* 10,000 housing units. Preservation work provides housing at all price-points, sustainably reusing all types of historic buildings – from schools to mills to factories. Preservation incentives can also help to revitalize rural areas, small towns, and mid-sized communities, but they are often folded into large economic development projects in big cities, like Detroit. A preservation project's return on investment provides enormous local benefits because it can use professionals, tradespeople, and suppliers who spend locally and pay local taxes.

Preservation projects also keep demolition waste out of landfills. They curb sprawl by utilizing existing infrastructure. They eliminate carbon that's released during both demolition and new construction. They conserve the embodied energy invested during initial construction. And with retro-fitting can make any building more energy efficient. In addition to attracting residents and workers across all demographics, these authentic, walkable places make cultural centers for their regions and heritage tourism destinations. In every case, valuable real estate goes back onto local and state tax rolls.

If you choose to support HB 5430, please let me know. I would be happy to talk further with you about it.

Sincerely,



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