

State Historic Tax Credits



NP

POSITIVE IMPACT

CohnReznick 

Topic overview

State HTC as additional source of funds alongside federal equity

Overview of the common methods and common challenges developers and investors face in monetizing state HTC programs

Credit Programs

1 year vs. multi-year credit

% of costs that count in credit base

How to approach public officials to make your state's credit more appealing/useful



Financial Structures

Allocated vs. certificated

Disguised sale (federal law)

- / Impact on credit price if allocated to state investor
- / Special allocation of income and use of "loss partner"

Timing of equity vs. construction needs

- / Bridging



Thank you!



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