



August 26th, 2020

Councilman Robert Stokes, Sr.
100 Holiday Street
Suite 500
Baltimore, MD 21202

Dear Councilman Stokes & City Council Members,

Thank you for your continued support of the CHAP Historic Tax Credit. The program is extremely important to our business model.

ReBUILD Metro has rehabilitated over 200 abandoned homes in East Baltimore, and most of this work has directly benefited from Baltimore's Historic Restoration and Rehabilitation Tax Credit. To date, ReBUILD Metro has used the CHAP tax credit to attract and invest over \$70 million dollars into East Baltimore. Our efforts focus on restoring abandoned rowhomes. For example, our organization utilized the CHAP tax credit to rehabilitate every single property in the 1200 block of N. Gay Street and the 1700 block of E. Preston Street.

Block by block we have helped stabilize two neighborhoods that once had over 700 abandoned properties. This type of community revitalization requires a public-private partnership. It also requires meaningful public support in the form of tax credit and/or other development-based incentives. The incentives are needed because in most cases, the cost to rehabilitate an abandoned property is significantly more than the market value of that same property. Incentives like the CHAP historic tax credit enable the developer to offset some (but not all) of the costs associated with restoring abandoned properties. Eliminating the CHAP historic tax credit, without replacing it with a similar subsidy, would negatively impact ReBUILD Metro's ability to serve East Baltimore. Discontinuing the credit would also make our homes less marketable and attractive to home buyers. Baltimore needs more investment, not less. Only with the meaningful financial resources to fuel public-private partnerships, will health and prosperity return to disinvested neighborhoods.

Thank you for reading our letter and for your support.

Sincerely,

A handwritten signature in blue ink, appearing to read "S. Closkey".

Sean Closkey
President