



**PRESERVATION TRUST
OF VERMONT**

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March 13, 2026

To: Rep. Robin Scheu, Chair, and Members of the House Committee on Appropriations

Dear Chair Scheu and Members of the House Committee on Appropriations,

As you finalize the FY27 budget, I'm writing on behalf of the Preservation Trust of Vermont to urge your support for increasing the annual cap on the Downtown and Village Center Tax Credit from \$3 million to \$6 million.

We are grateful that House Commerce agreed and noted this funding as a HIGH priority.

First, this change is a necessary response to recent legislative updates to land use laws. The areas now eligible for these credits have effectively doubled. To maintain the integrity of our historic centers under this expanded footprint, funding must scale to meet this new reality.

Beyond responding to these map changes, the tax credit remains one of the most vital tools available for revitalizing Vermont's historic downtowns. It helps cover the expensive code upgrades and rehabilitation costs that often make historic building projects financially impossible, allowing private developers to invest in restoring existing downtown buildings. In doing so, it turns relatively small state incentives into large private investments that create housing, restore storefronts, and strengthen local economies without encouraging sprawl.

Thank you for your hard work and for your continued commitment to the character and vitality of Vermont's downtowns.

Sincerely,

Ben Doyle, President