

Chris Polychron, CIPS, CRS, GRI
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December 1, 2014

Senator Debbie Stabenow
United States Senate
133 Hart Senate Office Building
Washington, DC 20510

Dear Senator Stabenow:

On behalf of the more than one million members of the NATIONAL ASSOCIATION OF REALTORS®, I am writing to applaud your efforts to extend retroactively the expired provision allowing for empowerment zone tax incentives in general, and to improve the enterprise zone facility bonds provision in particular.

As the Senate and House work to approve a legislative package that would extend the expired tax provisions, it is clear that some of these provisions are urgently needed to address chronic problems affecting some of America's most distressed communities. Among these is the provision to extend the empowerment zone tax incentives that you added to S. 2260, the EXPIRE Act, which was approved by the Finance Committee this past April. If enacted, this provision will continue to provide a variety of much-needed tax incentives to businesses that choose to locate in certain targeted zones.

Among the tax incentives offered by the EXPIRE Act provision is one to expand tax-exempt financing for certain business facilities located in the targeted zone. We understand that this provision has been limited in its effectiveness because of the requirement that at least 35 percent of the employees of such facilities be residents of the empowerment zone. Your idea to expand the geographical area from which the minimum percentage of employees may be drawn to coincide with the rules for a "low-income community" as defined under the New Markets Credit appears to be a good one that should make it easier for business enterprises to qualify for the intended tax benefits of the empowerment zone provision and allow the program to work more effectively.

As private businesses are established or expand within economically disadvantaged areas of our nation, they will naturally improve the communities in which they operate by providing much-needed jobs and goods and services to the residents of those areas. Such economic activity has the potential to do a great deal of good to improve the living conditions and property values in those areas, as well as to make them safer and more pleasant places in which to live and work.



Again, thank you for your hard work in promoting legislation that would make America even greater.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Polychron". The signature is fluid and cursive, with a long horizontal stroke at the end.

Chris Polychron
2015 President, National Association of REALTORS®