



February 19, 2025

Chair Igo and Members of the House Housing Finance and Policy Committee,

Metro Cities, representing the shared interests of cities across the metropolitan area, appreciates the opportunity to support HF 457 - Harder. This bill would provide for a refundable tax credit or a grant to support the adaptive reuse of underutilized buildings.

Cities are experiencing significant commercial vacancy issues, such as functionally obsolete, and/or underutilized commercial space in downtown areas as well as other commercial districts across a community. This challenge presents an opportunity to create incentives to convert these buildings to new uses, such as housing or other higher uses that support the economic growth of cities.

Metro Cities policies support state funding, tax credits, and policy tools that will assist with the conversion of vacant commercial space to residential or new types of uses. This bill will provide much needed resources to support the economic development and redevelopment across the metropolitan region.

Thank you for your consideration of this letter.

Sincerely,

A handwritten signature in black ink that reads "Ania McDonnell". The signature is written in a cursive, flowing style.

Ania McDonnell
Government Relations Specialist