



March 24, 2025

Dear Senate Tax Chairs and Committee Members:

Chair Ann Rest, Vice Chair Matt Klein, Ranking Minority Member Bill Weber and committee members Representative Dibble, Representative Drazkowski, Representative Hauschild, Representative Miller, Representative Nelson, Representative Putnam,

RE: Support of (SF 0768) -Catalyzing Underutilized Buildings Across Minnesota – “CUB Credit”

Thank you for the opportunity to express Twin Cities Housing Alliance’s support for SF 768 regarding the establishment of a “CUB Credit” to promote adaptive new uses for vacant and underutilized buildings.

The Twin Cities Housing Alliance (TCHA) is a collaborative network focused on addressing housing challenges and strengthening community vitality in the Twin Cities region. Our network of over 100 housing professionals’ advocates for policies to create a more affordable, equitable, economically vital, and environmentally sustainable future for the Twin Cities community. We are involved in finding practical solutions to address the short supply of housing.

This letter expresses support for SF 0768, which aims to boost the reuse of vacant and underutilized buildings by the housing industry. Given the severe housing shortage of over 80,000 units in the region and over 100,000 statewide, providing a financing tool to spur the reuse of existing buildings for housing will help add new housing supply to address Minnesota’s housing crisis. Adaptive reuse projects can create housing faster than new construction but require additional capital to make necessary modifications to existing structures initially designed for other purposes. The CUB Credit will also result in more construction jobs and an increase in the value of vacant and underutilized buildings. Additionally, reuse is a more environmentally sustainable form of increasing housing supply and can stabilize historic structures and property/neighborhood values and aesthetics.

Minnesota has a successful history of utilizing tax credits as a low-risk financing tool to achieve statewide goals. The housing industry is experienced in applying those tax credits toward viable projects. We are encouraged that the State is considering adding the CUB Credit to the housing finance toolbox.

Sincerely,

A blue ink signature of Robb Bader, consisting of stylized, overlapping letters.

Robb Bader, TCHA Board President
President, Bader Companies

A blue ink signature of Cathy Capone Bennett, featuring a cursive style with a prominent initial 'C'.

Cathy Capone Bennett
Executive Director, TCHA