



Downtown Denver Partnership
1515 Arapahoe St #100
Denver, CO 80202

May 2, 2024

Dear Members of the Senate Finance Committee,

The Downtown Denver Partnership would like to share our support for HB24-1314: Modification Tax Credit Preservation Historic Structures.

The Downtown Denver Partnership is *the* non-profit solely focused on the vitality of Downtown Denver -- from public health and safety to economic development, community-building and shepherding the future vision of our urban core. With that vision for the future comes the immediate need to address today's economic conditions that reverberate through the state, including record high office vacancies and our statewide housing crisis.

HB24-1314 helps to address these factors by bolstering a meaningful tool that has proven to be impactful in spurring investment in much needed housing and preserving character in our communities. With the new \$5M pool being available to projects that have dedicated 50% of their square footage to rental housing, we will add a meaningful tool to the toolbox as partners across our state continue to find ways to generate housing supply. We know that tax credits like these play a real role in helping projects to pencil – and ultimately come to fruition - and deliver significant benefits to the market, including housing units.

Last fall, the Downtown Denver Partnership convened an Adaptive Reuse Task Force. This group included nearly 50 local experts in development, architecture, real estate financing, and construction. Research by this group found that public sector incentives are necessary for reuse projects to come to fruition. For reuse projects that have historic implications, those gaps can be even more significant – but offer significant community benefit.

This bill stands to help fill a critical gap in financing conversion projects for buildings that would otherwise remain vacant or under-utilized. Preservation projects are good for local economies, creating local jobs and resilience – which our city and state need more than ever before. The preservation tax credit has a demonstrated track record of catalyzing new and affordable housing, and the dedicated housing pool will grow this number in significant ways. We've seen the impacts of the existing tax credit firsthand on downtown's economic vitality and overall vibrancy, and we look forward to seeing the impact this .

Supporting the preservation and reuse of existing structures also supports the state's energy conservation and climate goals by reducing waste to infills and because historic buildings are typically connected to existing infrastructure and highly walkable. We hope you'll support the expansion of this program.

Thank you for your consideration.

Sincerely,

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

Kourtny Garrett
President & CEO
Downtown Denver Partnership