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# *2025 Project Perspectives: New Beginnings: Approaches to Adaptive Reuse*

Ernesto Segura discusses some of the opportunities and challenges associated with adaptive reuse projects, particularly in the context of solving ongoing crises related to acute housing shortages and vacant commercial real estate. Ernesto explores how project risk profiles change based on geography and property types and highlights some of the recent successes project participants have experienced in overcoming financial hurdles, historical preservation complexities, and unexpected ownership changes. These projects highlight the importance of innovative problem-solving and steadfast partnerships, breathing new life into the built environment and fostering economic growth, environmental sustainability, and community engagement.

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