

Submitter: Matt Froman
On Behalf Of:
Committee: House Committee On Revenue
Measure, Appointment or Topic: HB3190

Hello,

I am writing a letter of support for the new version of the special assessment property tax for historic commercial properties. The unfortunate reality of real estate projects is that they have to "pencil." Older properties are much more expensive to renovate often causing developers or the average person to lean towards bulldozing and building some larger and rarely ever compatible with neighboring properties. Forever losing fabric of the community. The special assessment was one of the few tools out there to off-set some of those costs; like the absorbent costs city jurisdictions put on these projects via permitting and mandatory "upgrades". I was luckily enough to be the driving force on restoring the Phoenix Pharmacy building in Portland Oregon and was able to use the special assessment in 2022. Bringing back to life a anchor building in SE Portland that sat dormant for 20 years and now houses 6 small businesses. The project was already costly enough with mandatory seismic upgrades, permitting, Right of Way improvements, all new MEP, and interior elements. That additional tax burden of "fixing up a building" would of been too much, Essentially penalizing me for restoring a building so important to the community. This tool has allowed us to give these small business stability knowing there rents won't increase substantially as well as give us the preservationist some time for the property to stabilize. Once these old buildings are gone they are lost forever, and whatever assistance the state can provide will be beneficial for future generations. Please strongly consider re-instating the special assessment program.

Thank You

Matt Froman