



January 27, 2025

Hon. Nathanson, Chair
Hon. Reschke and Walters, Vice-Chairs
House Committee on Revenue
Oregon Legislature
Salem, OR 97301

RE: Written Testimony regarding HB 3190

Dear Chair Nathanson, Vice Chairs Reschke and Walters, and Committee Members:

I am in support of HB 3190, which reauthorizes a longstanding Special Assessment for Historic Properties program. While the most recent version of this expired in June of 2024, it is integral to our historic resources and their continued preservation.

I have the distinct privilege of working with property owners across the state of Oregon, working as their trusted advisor as they take on perhaps what is the largest investment of their lives—preserving, restoring, and adaptively reusing existing buildings. Having practiced in Oregon for the past 12 years, I have seen the costs of construction steadily rise, especially during the Covid pandemic.

As you are aware, every building is a financial equation. If a building cannot generate the revenues needed to support its operating costs, it is a burden to the owner and its future placed in question. The financial advantages of a program like HB 3190 make historically-accurate projects feasible by allowing owners to invest in the appropriate investments—not just the cheapest ones. Having HB 3190 be re-enacted might mean the difference between an in-historic aluminum storefront system and an appropriate wooden storefront or restoring original floors rather than replacing them. In a market where a successful building may only offer a 3-4% return on investment, having advantages like HB 3190 makes all the difference.

Thank you for taking the time to consider this testimony in support of HB 3190.

Best,

A handwritten signature in black ink, appearing to be 'DB' followed by a horizontal line.

Daniel Bramske
Architect
OR# 6769