

Submitter: Kendall Bell  
On Behalf Of:  
Committee: House Committee On Revenue  
Measure, Appointment or Topic: HB3190

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

RE: SUPPORT HB 3190

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

I am writing to express my support for HB 3190. Oregon's Main Streets serve a critical role by providing a place for people to gather, a place for people to visit, and a place for people to live and work. Further, they provide significant economic benefit as highly compact and efficient commercial cores. Oregon's Main Streets, most of which are packed with historic resources, are critical to a community's vitality, and nowhere is this more true than in rural areas where human and financial capital are not as readily available.

I have been involved in the leadership of my local Main Street organization for nearly 20 years and know that revitalization projects don't happen without commitment from the property owner, historic preservation know-how, a good measure of risk, and of course, adequate capital. In most preservation projects, there are unknowns that add to the base cost of these projects a need to "catch up" on many years of neglect. Additionally, many of these projects must modernize the space to meet present day building and life safety standards. Unfortunately, the cost to achieve all of those objectives is often a barrier to preservation efforts, resulting in beautiful historic properties that become derelict, dangerous, and eventually demolished.

Incentives such as the Special Assessment for Historic Properties represent an important downstream benefit for these projects by freezing the value of the property while rehabilitation is completed and stabilizing the property as it again begins to generate income. In many cases, incentives such as the Special Assessment can be the difference between a red or green light on a preservation project. HB 3190 would restore this long-standing program for commercial properties only.

Many commercial areas in Oregon are working hard to find a path to viability. HB 3190 would provide a valuable tool to help our communities save important historic

resources and adapt them for use to meet today's needs in our communities, such as housing and vital commercial areas.

Thank you for your consideration,

Kendall Bell  
Klamath Falls Downtown Association  
Design Committee