

**W. Darin Rutledge
2728 Sierra Heights Drive
Klamath Falls, Oregon 97603**

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

RE: SUPPORT FOR HOUSE BILL 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 in our communities 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 as in larger, urban areas.

I have been involved in local economic development efforts in my community for many years, including as the director of our local Main Street organization. Nothing was more demoralizing in that role than to finally find a developer interested in an adaptive reuse project involving one of our historic commercial properties, only to have them scrap the project after completing their due diligence because of the outsized cost for this type of project.

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 communities in Oregon are working tirelessly to build a path to long-term viability. HB 3190 would provide a valuable tool to help those communities save important historic resources and adapt them for use to meet today's needs such as housing and vital commercial areas.

I encourage your yes vote to move HB 3190 forward.

Sincerely,



**Darin Rutledge
Klamath Falls**