

Submitter: Sarah Stevenson  
On Behalf Of: Innovative Housing Inc  
Committee: House Committee On Revenue  
Measure, Appointment or Topic: HB3190

I am writing on behalf of Innovative Housing, Inc., a nonprofit affordable housing developer and operator and owner of the Merwyn Apartments in Astoria, Oregon. Innovative Housing combines historic preservation and affordable housing at many of our sites. We feel strongly that our residents and communities benefit from both preserving historic assets and using them to create housing opportunities. This is challenging to do because preservation is expensive, often costing more than demolishing and starting over. Oregon does not have a lot of financing tools to encourage and support preservation - we use federal Historic Tax Credits, but we need local tools and incentives as well. HB3190 will bring back the Special Assessment program for commercial/income-producing properties, which is one way the State can support this important work. Innovative Housing used the Special Assessment program at The Merwyn Apartments, and achieved a beneficial property tax outcome that helps support its operations.

I strongly encourage you to support HB3190 and help property owners/developers preserve Oregon's historic assets.

Thank you,  
Sarah Stevenson