

## Watts Remy

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**From:** Lincoln <lincolntuchow@gmail.com>  
**Sent:** Monday, March 25, 2019 10:02 PM  
**To:** SENR Exhibits  
**Subject:** Enthusiastic support for SB 927 & SB 929

Dear Senator Dembrow and Senate Environment and Natural Resources Committee:

I would like to give my enthusiastic support for SB 927 & SB 929. As you know, Oregon is the only state in the entire country that can block the preservation of historic buildings if the owner does not agree to protect them. This law was passed in the mid 1990's and has effectively stifled historic preservation for 25 years in the state. Because of this, local governments have been unable to designate and protect historic landmarks or districts. This has taken power away from local jurisdictions to protect their own resources. SB 927 will give the power back to local governments and create a framework to protect the great buildings and neighborhoods which give Oregon it's unique history and sense of place.

SB 929 will provide critical funding toward the protection of the state's historic properties. Oregon is one of the few states without a tax-based incentive for rehabilitation, placing thousands of historic properties at risk. This bill creates tax credit for certified historic property project contributions, including a 25% rebate on qualified rehabilitation costs and 35% for seismic upgrades. The rehab rebates would come from a "State Historic Property Project Fund" created by the auctioning of state income tax credits. It also prioritizes projects that "retain or create housing." This will help property owners to preserve and maintain some of Oregon's most treasured historic buildings while also protecting more of our native affordable housing stock.

This is a once-in-a-generation opportunity to protect some of what is best about Oregon.

Thank you for your support of these two important bills!!

Sincerely,

Lincoln Tuchow

Board Member of the Architectural Heritage Center  
Licensed Oregon Broker with Premiere Property Group