

House Interim Workgroup on the Historic Property Special Assessment

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2. Historic Property Special Assessment: Background & Workgroup Purpose

Background:

- Established in 1975 by the 58th Legislative Assembly
- Imagined by George McMath and John Russell

Purpose:

- Revitalize the program to increase accessibility, affordability, preserve history & culture, and anti-displacement values

Who is using Special Assessment?

Baker 5 | Benton 3 | Clackamas 6 | Clatsop 24 | Columbia 6 |
Coos 3 | Deschutes 28 | Douglas 6 | Hood River 5 | Jackson 18 |
Josephine 2 | Lake 1 | Lane 19 | Linn 18 | Marion 22 |
Multnomah 207 | Polk 4 | Umatilla 3 | Union 3 | Wallowa 1 |
Wasco 8 | Washington 3 | Yamhill 6 |

3. Anti-Displacement and Cultural Spaces in Oregon



Portland's Cleo-Lillian Social Club Building was recently included in an umbrella African American Historic Sites National Register Listing. The building was rehabilitated using incentive dollars provided by the State Special Assessment Program and Federal Rehabilitation Tax Credit.

4. SB 108: Last Session's Proposal

- Removed “residential properties” from special assessment
- Continues the 10% investment within the first 5-years of the program
- Requires property to be listed on the National Register of Historic Places

Our proposal:

- Broader accessibility to this program
- Expand incentives to include more culturally and historically significant spaces
- Better align program intent and implementation

5. Workgroup Update

Identified Key Challenges:

- Upfront costs are often a deterrent from participation in the program
- The increased taxes that owners experience after the 10-year period can become financially burdensome for property owners on fixed-incomes
- Lengthy and extensive application process (e.g. National Registry)
- Need to preserve community heritage, including consideration of a property's historical, cultural, and architectural significance
- Property tax incentive not accessible to non-profits, churches, schools, etc.
- Contributes to the displacement of affordable housing
- Lack of program awareness and upfront assistance and guidance
- Concern of cultural displacement

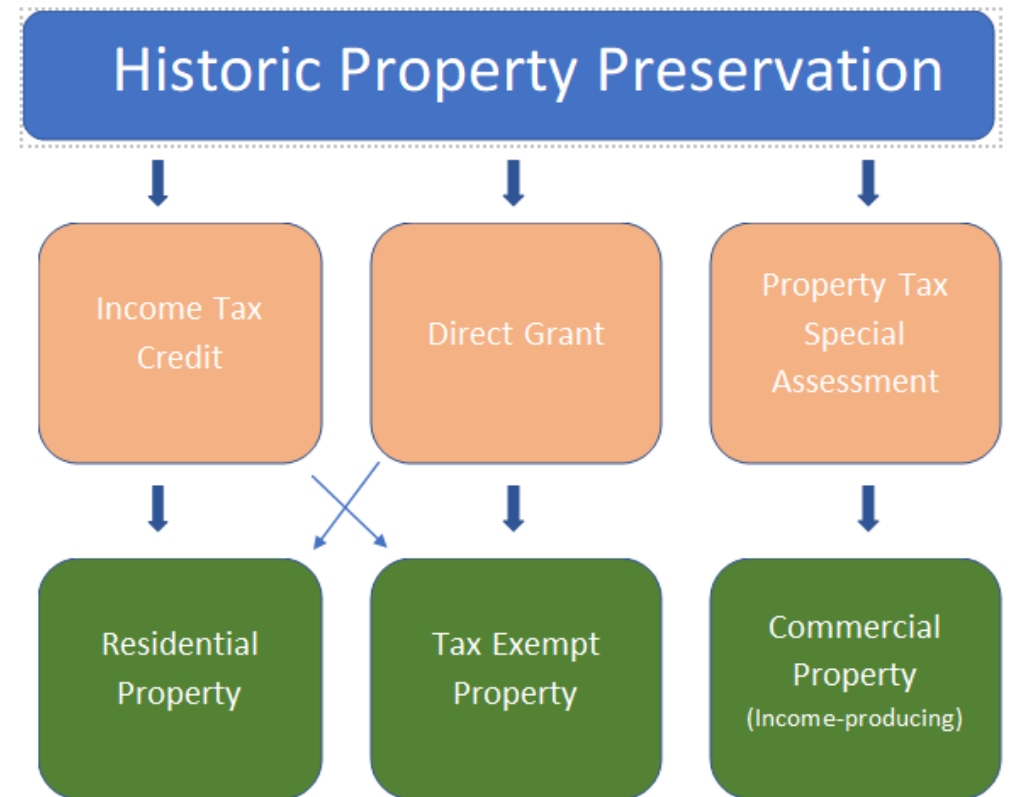
6. Policy Goals: 2022 & 2023 Sessions

2022 Short Session Policy Changes:

- Extend Program Sunset for 1 year
- Better align program intent and implementation
- Reduce 10% threshold to 5%
- Keep special assessment incentive for income-producing applicants

2023 Long Session Policy Changes:

- Include grant opportunities for some non-profits & residential applicants
- Introduce a state tax credit
- Re-vamp language to include middle-housing properties
- Create stream-lined language to ease program confusion and tie to local, state, and national registries



7. Questions?
