

OREGON MAIN STREET REVITALIZATION GRANT

OREGON HERITAGE, OREGON PARKS AND RECREATION DEPARTMENT

Basics:

- Funds are awarded to Main Street Network organizations – there are over 90 communities currently participating.
- The funds, which can come from any source, must be used to acquire, rehabilitate or construct buildings to facilitate community revitalization.
- At least 50 percent of the funds go to rural communities with population under 30,000 and outside of the Portland METRO Urban Growth Boundary.
- Three years to complete projects.



Central Hotel, Burns 2017 awarded project. Vacant for 40 years and now a hotel and two businesses.

Timeline:

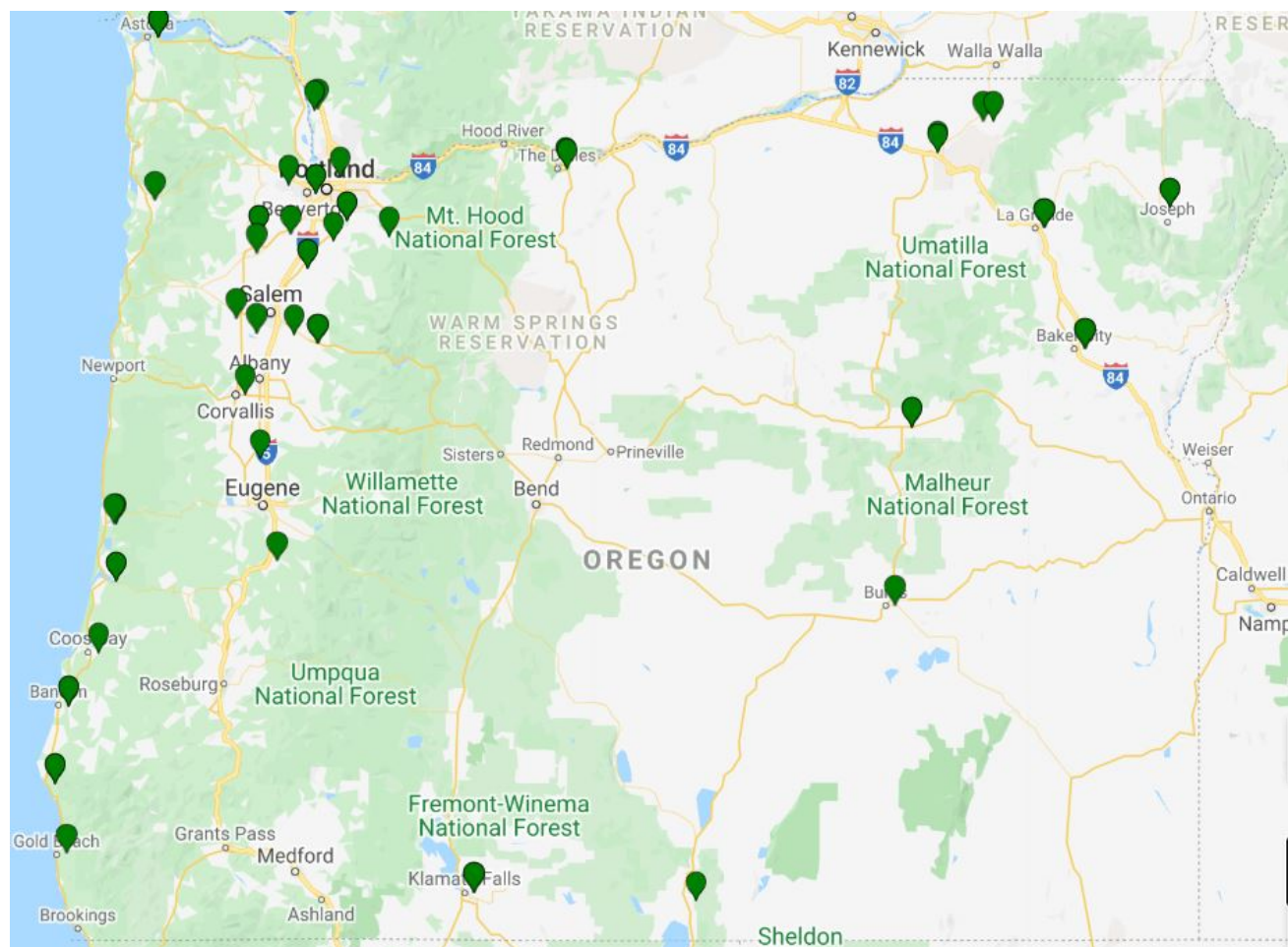
- 2015: Grant, fund and initial lottery bond funding (\$2,500,000) approved by the legislature.
- 2017: First grant round awarded. Second lottery bonding funding approved for \$5,000,000.
- 2019: Second grant round awarded. Third lottery bond funding approved for \$5,000,000.
- 2020: Due to COVID, sale of 2019 lottery bond package is canceled. Any source of dollars can replenish the fund. The 2021 grant cycle is on hold due to the lottery bond sale cancellation. 25-33 proposals were expected. See projects being planned on page 4.



Celebrations in Lakeview and Reedsport!



2017 & 2019 Grant Award Information



2017 & 2019 award locations

	2017	2019
Total awarded	\$2,355,733	\$5,244,261*
Total matching source	\$3,023,531	\$4,713,101
Grants awarded	27 of 45, 60%	30 of 47, 64%
Number of grants	27 projects in 26 communities	30 grants in 30 communities
Award range	\$17,500-\$100,00	\$56,731 to \$200,000
Percent rural	80%	93%
Completed	20	4
Extended due to COVID-19	4	0
Canceled	2	0

*Amount from lottery bond sale \$5,000,000. Additional award from unawarded, canceled and underbudget grants from previous rounds. Award amount increased to up to \$200,000 from \$100,000.

Completed project impacts:

- 21 buildings improved
- 31 housing units added
- 12 lodging units added
- 7 documented inspired other improvements
- 3 properties purchased
- 4 vacant buildings filled
- 1 ADA improvement
- 1 new construction

Combined impacts:

- Full restoration of several buildings, some decades vacant, including the Central Hotel in Burns, Merwyn Building in Astoria, Mills Garage in Independence, Au Franc Building in Port Orford, IOOF Building in La Grande.
- Creation of new or improved residential units including eleven new apartments in Coos Bay, six apartments and retail upgrades in Cottage Grove, two projects to support a total of 24 units in Klamath Falls, 40 new units in Astoria, four new apartments in Tillamook, renovation of five apartments in Reedsport, three new spaces in The Dalles, and 10-12 new units in Woodburn.
- Façade restorations including a model block program coordinated by Revitalize Downtown Stayton that includes improvements on seven of nine properties in downtown. Other facade improvements include the Litch Building in Enterprise, Riviera Building in Astoria, Railroad Avenue buildings and The Coin in Oregon City, Morris Miles & Co Building in Newberg, and Alberta district in Portland.
- Structural and roof repairs including five properties in Reedsport, two buildings in Baker City, the historic Masonic Building in Bandon, the Hill Theater (antique store) in Hillsboro, the Bungalow Theater & Museum building in Woodburn, and one building each in Dallas and Weston.
- Historic Theater acquisition and improvements including purchase of the Alger Theater in Lakeview, and improvements to the Liberty Theater in La Grande, Columbia Theater in St. Helens, OK Theatre in Enterprise, and Rivoli Theater in Pendleton.

Community Comments on Results

Klamath Falls (2019 project) – “This project will inspire others to explore the potential for upper level residential units in our unused spaces. The fact that these 4 apartments filled up in less than a week, during a virus-related economic shutdown is indicative of the severe need of quality rentals.”

Astoria – “Three years after the renovation, the businesses housed in the Riviera Building are continuing their success. One space that was vacant momentarily has been filled.”

Burns – “property values are going up on our block. Our neighbors have made improvements to their buildings and businesses as well!”

Carlton – “The Tavern has now doubled in its number of employees.”



Florence – “The building’s value has increased compared to three years ago. It is believed that the building improvements have been part of that increase in value. Likewise, improvements to this building—especially the new sign, are believed to have improved pedestrian traffic.”

Pendleton – “This project has been an incredible precursor to some fantastic revitalization in our downtown. This has spurred many building owners to restore their facades and second-stories by showing how important and drastic this change can be in creating a better atmosphere downtown.”

Port Orford – “The project – dealing with a derelict property in the heart of Main Street has impacted the community greatly. A new business was built across the street. An empty commercial space diagonally across the street is now a business. The closed movie theater one-half block away is being renovated and more.”

Projects that Communities Anticipated Applying for in the canceled 2021 Grant Round

Bandon – “Now, this is devastating news! A lot of folks locally were seeing this as a big boost in our recovery.”

Astoria – The OMSRG has become a very important source of funding generating a lot of interest. Two projects under consideration are a housing project in the old State Hotel building or a block of facades for three buildings where businesses currently have to operate out of the back of the buildings.

La Grande – Elevator and building improvements for a 4-story building with activated ground floor but upper floors that have been vacant for years.

Klamath Falls – Complete building rehab project for a building that has been vacant for twenty years including developing ground floor retail and upper floor residential.

Oregon City – The restoration of a 120 year-old building that is currently bricked in and being used for back office space. Intent is to create space for retail use to activate the space and the street. The other high priority project is the build out for restaurant use a space that has been vacant for twenty years.

Beaverton – Helping with the restoration of the Bakery Block to activate commercial use while allowing for manufacturing on the other side.

Lebanon – Multiple buildings in the downtown are looking at creating or renovating upper floor housing including the old JC Penney building and the old Lebanon Hotel which could create 50 to 80 residential units.

Albany – Elevator to make vacant upper floor and basement levels accessible.

Ontario - The Lackey Building has new owners that are interested in putting apartments on the 2nd floor. Also, a former theater that has been empty for over 30 years has new owners who are interested in improving the building that has been gutted and will need major work.

The Dalles - They have many projects that will now be on hold including exterior upgrades and repairs for the Civic Auditorium and the Neon Sign Museum, as well as low-income upper floor housing in multiple buildings including ADA accessibility.

