

Oregon Main Street Revitalization Grant 2025 Guidelines

STATE HISTORIC PRESERVATION OFFICE, OREGON HERITAGE

Oregon Parks and Recreation Department values and serves everyone and is committed to providing safe and equitable access to state parks and agency programs. The department will not tolerate racism, harassment, discrimination, or intimidation in any form.

The Oregon Main Revitalization Street Grant supports downtown revitalization efforts in communities participating in the Oregon Main Street Network.

The purpose of the program is to:

- Acquire, rehabilitate, and construct buildings on properties in designated downtown areas statewide; and
- Facilitate community revitalization that will lead to private investment, job creation or retention, establishing or expanding viable businesses, or creating a stronger tax base.

This grant is awarded when the Oregon legislature provides funding. The program has been funded every biennium since 2015. Grants must be submitted through the [Oregon Parks and Recreation Department Grants Online](#) system.

Grant Timeline:

- Application Deadline: March 13, 2025 (11:59 pm)
- Notification: May, 2025
- Project Start: Projects may start once the grant agreement is executed and funds are available. Do not plan to begin work any earlier than July 1, 2025.
- Project Completion and Reporting Deadline: March 31, 2028
- Project Impact reports: At final report and one year after project completion.

Workshop Timeline:

- Grant Orientation Workshop: January 9, 2025 1:00pm – 4:00pm
 - Online, [register](#) for access.
- Grant Progress and Reimbursement Request Workshop: July 22, 2025 10:00am – 11:00pm
 - Online, [register](#) for access.

Financial Information:

AWARD:

Grant funds may be awarded for amounts up to \$400,000.

- The State Historic Preservation Office attempts to fully fund grant requests.
- Projects requesting less than the full amount are equally competitive. A project may achieve all the criteria and be a smaller amount like \$20,000.
- The funding is by reimbursement for work completed. A portion of the work must be completed and a report submitted before the funds are reimbursed to the grantee.
- Matching source is required with each reimbursement request until the match requirement is met.



- Indirect costs (general operations costs associated with the grant funded project) and contingency are not allowable costs.
- 10% of grant funds will be withheld until all grant related work is complete.
- Project costs that occur outside of the grant period do not qualify for funding or as match.

MATCH:

Matching funds of at least 30% of the award is required.

- Match can be in the form of cash, in-kind donations and volunteer time directly related to the capital improvements. The match requirement may include necessary project “soft” costs for professional services (i.e. architectural or engineering studies directly related to the project/property).
- Rates for volunteer services may not exceed Oregon minimum wage, except in those instances in which the volunteer is using their professional skills for the grant assisted work. Then, documentation of their rate is required.
- Grant administration costs (staff time managing grant reporting and reimbursement) can be applied as match only and are limited to 4% of the award amount.

BUDGET INFORMATION:

Bids and estimates strengthen the grant request when applicable. If awarded the grant requires at least three estimates for work over \$25,000.

GRANT REPORTING AND PAYMENT:

Awarded projects will be the subject of binding agreements between the State and the grantee. Grant funds are dispersed on a reimbursable basis. Details of payment arrangements and grant reporting are included in the grant guidelines.

Applicant, Property and Project Eligibility

APPLICANT ELIGIBILITY:

- Must be organizations that participate in the Oregon Main Street Network. To find out if your organization is in the network visit www.oregonmainstreet.org. Oregon Main Street is the entity administered by the State Historic Preservation Officer designated under ORS 358.565 to provide assistance, training, and technical services to communities in Oregon desiring to strengthen, preserve, and revitalize their historic downtown commercial districts as defined in ORS 390.262(1)(b). The organization must remain active in the Oregon Main Street Network at some level for the entire life of the grant. Awards will be made to the applicant Main Street organization for disbursements to locally designated grant beneficiaries if the applicant is not the beneficiary of the grant.
- Must demonstrate the past or prospective capacity to work with project leaders in designated local communities or downtown Main Street districts.
- Must have the ability to receive and expend grant funds and manage all fiscal responsibilities.

PROPERTY ELIGIBILITY:

- Must be within a designated Main Street district boundary and in the primary focus area of the local downtown or neighborhood revitalization effort. A map defining the primary focus area must be submitted by the Oregon Main Street Network member organization to, and approved by, Oregon Main Street prior to submitting a grant application.
- If applicant is not the owner, a signed agreement between the Oregon Main Street Network member organization and the property owner is required with the application. A letter of support from the property owners of neighboring buildings and businesses will make a stronger application.



PROJECT ELIGIBILITY:

Eligible Projects:

- Rehabilitation/Restoration of properties. This can include, but is not limited to:
- Façade improvements (front, rear, side)
- Upper floor interior rehabilitation
- Structural repairs/improvements
- Code compliance
- First floor interior rehab
- Energy efficiency (window repair, insulation, awnings, etc.)
- Single specific phase of a large rehab. The project must have a specific defined focus and clearly identifiable scope of work including start/end dates and milestones for completion.
- Compatible new construction including building additions and new buildings with first floor commercial space and upper floor(s) commercial or residential space. Razing of an existing structure to allow for new construction will not be considered an eligible use of funds or as match.
- Rehabilitation/Restoration of multiple properties committed to a mutually agreed upon improvement. This may include, but is not limited to:
- Improvements to the facades (front or rear) of a highly visible group or block of buildings
- Installation of an elevator and common hallway linking several buildings
- Handicapped accessibility improvements serving multiple buildings/storefronts like a common ramp or lift
- Fire sprinkling of multiple properties with a central master control room
- Energy efficiency/sustainability upgrades like green roofs for multiple buildings, geo-thermal well fields, etc.
- Upper floor rehabilitation of a number of spaces for residential uses.
- Acquisition of properties within the designated district if a development plan is in place that meets the grant criteria.

All work must be consistent with the Secretary of the Interior's Standards for Rehabilitation of Historic Properties. If the building is not historic, the Standards for compatible additions within a historic district apply. See <https://www.nps.gov/crps/tps/rehab-guidelines/index.htm>.

Compatibility with Other Incentives:

- Projects using the Federal Rehabilitation Tax Credit program may not claim grant funds for the federal rehabilitation tax credits.
- Properties under Oregon's Special Assessment of Historic Properties program may qualify.

Not Eligible:

- Work not attached to a building except for ADA accessibility features to access the building.
- No patios, parking lots, signs not attached to the building, exterior features for food trucks, furnishings, etc.
- Non-historic materials on historic buildings.
- Removal of original material on historic buildings unless condition merits it. Removal of historic materials solely for energy efficiency is not allowed.
- Solely architectural, engineering, design plans. These can be a portion of the rehabilitation work, but can't be funded alone.

CRITERIA:

- The community's level of need for main street revitalization and economic development. Indicators may include:
 - Area median income
 - % renters
 - % families below federal poverty rate



- % individuals below federal poverty rate
- Building vacancy rates
- Business rates
- Housing rates
- Anticipated results of how the project will enhance community revitalization.
- How well the project impacts the goals of the plan for downtown vitality.
- Level of community engagement in the development of the plan for downtown vitality and in the project selection.
- Level of support from the community for the project, as demonstrated by the level of Main Street participation and other evidence (e.g., how the community was engaged in establishing priorities for overall downtown revitalization and how the project meets these priorities).
- The capability of the applicant to complete the project and manage the grant.
- The work plan is well developed and clearly described in the application and the corresponding cost estimates are reasonable and supported.
- Level of capacity to work with project leaders in designated local communities or downtown areas including, but not limited to local officials, business and property owners, or other partners.
- Consistency with the Secretary of the Interior's Standards for Rehabilitation of Historic Properties.

ADDITIONAL CONSIDERATIONS:

- Projects submitted by organizations participating in the Main Street Track (Accredited, Designated, or Affiliated tiers) or in a Rural Regional Main Street hub of the Oregon Main Street Network are a higher priority.
- Commercial buildings within designated Oregon Main Street Network communities that are also in Certified Local Government communities or local or National Register historic districts are a higher priority.
- Projects located in traditionally underserved communities, including rural areas and communities that demonstrate significant financial barriers to redevelop or rehabilitate downtown areas are a higher priority.
- A minimum of 50% of the funds go to rural areas.
 - Outside acknowledged Portland Metro Urban Growth boundary.
 - Outside acknowledged urban growth boundary of cities with a population of 30,000 or more.
- Geographic diversity.
- Project readiness, including matching dollar share in-hand.

ASSISTANCE:

For grant questions, translation assistance, and OPRD: Grants Online support, contact: Kuri Gill,
kuri.gill@oprds.oregon.gov, 503-986-0685.

