

HOUSE AMENDMENTS TO HOUSE BILL 3368

By COMMITTEE ON HOUSING

April 13

1 On page 1 of the printed bill, delete lines 5 through 30.

2 On page 2, delete lines 1 through 10 and insert:

3 **“SECTION 2. (1) The Housing and Community Services Department shall provide grants**
4 **for shared-equity homeownership pilot projects to develop affordable tiny homes with inno-**
5 **vative ownership structures. A grant may be used to purchase and develop land, purchase**
6 **or develop tiny homes or provide support services to residents of the homes.**

7 **“(2) The department shall make two grants available to religious or public-benefit**
8 **nonprofit corporations to develop affordable tiny homes for three pilot projects as follows:**

9 **“(a) One grant for one project in an urban area and a second project in a rural area in**
10 **an adjacent county; and**

11 **“(b) One grant for a nonprofit corporation that can demonstrate to the department**
12 **proven success with increasing homeownership among communities of color and can dem-**
13 **onstrate that the nonprofit corporation’s pilot project will incorporate best practices and**
14 **proven strategies for increasing homeownership for communities of color.**

15 **“(3) Each of the three pilot projects must require that:**

16 **“(a) The pilot project consists of at least 15 dwelling units.**

17 **“(b) The land on which the homes are sited will be owned by the nonprofit corporation.**

18 **“(c) The homes will be subject to a long-term ground lease between the nonprofit corpo-**
19 **ration and a separate business entity for each pilot project, in which:**

20 **“(A) Each member of the entity must be a tenant of a home;**

21 **“(B) Each tenant of the homes must hold an equal membership share and voting rights**
22 **in the entity;**

23 **“(C) Membership may be granted only to persons who, at the time of obtaining mem-**
24 **bership, are in families with low or very low income, as defined in ORS 458.610; and**

25 **“(D) The entity agrees to limit the costs of rent and membership in the entity to an**
26 **amount that is affordable to persons with low or very low income.**

27 **“(4) In awarding a grant under this section, the department may adopt preferences for**
28 **applications that would:**

29 **“(a) Provide the greatest number of affordable tiny homes for the funding provided.**

30 **“(b) Provide an innovative ownership structure.**

31 **“(c) Provide innovative housing.**

32 **“(d) Ensure the longest possible use of the qualified property as affordable housing units.**

33 **“(e) Optimize duration of the affordability of the homes to the extent possible considering**
34 **the ownership structure.**

35 **“(f) Reduce the cost of developing affordable housing, including through volunteer labor**

1 or donated materials.

2 “(g) Serve smaller households, individuals who are homeless or at risk of homelessness,
3 veterans or historically underserved communities, including communities of color.

4 “(h) Ensure the quality of construction of the homes.

5 “(i) Provide or make available support services to the residents of the homes necessary
6 to maintain a stable tenancy.

7 “(5) As used in this section:

8 “(a) ‘Loft’ means a floor level located more than 30 inches above the main floor, open to
9 the main floor on one or more sides, with a ceiling height of less than 6 feet 8 inches and
10 used as a living or sleeping space.

11 “(b) ‘Tiny home’ means a home that, not including lofts, is not more than 400 square feet
12 floor area in size and is on a permanent foundation, with a fully self-contained kitchen or
13 kitchenette and a full bathroom.”.

14 In line 13, delete “program” and insert “projects”.

15 Delete lines 18 through 21 and insert:

16 “**SECTION 5.** In addition to and not in lieu of any other appropriation, there is appro-
17 priated to the Housing and Community Services Department, for the biennium beginning July
18 1, 2021, out of the General Fund, the amount of \$10,000,000, to provide and administer grants
19 for shared-equity homeownership pilot projects under section 2 of this 2021 Act.”.

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