

Requested by Senator JAMA

**PROPOSED AMENDMENTS TO
SENATE BILL 79**

1 On page 1 of the printed bill, delete lines 6 through 28 and delete pages
2 2 and 3 and insert:

3 **“SECTION 2. (1) The Housing and Community Services Department,**
4 **in consultation with the Oregon Housing Stability Council, shall pro-**
5 **vide grants and technical assistance to organizations that, in working**
6 **with households with income at or below area median income, attempt**
7 **to increase access for persons of color to programs and services that**
8 **assist with homeownership, including counseling, financial literacy,**
9 **post-purchase counseling and down payment assistance.**

10 **“(2) Technical assistance and grants provided to organizations un-**
11 **der this section should prioritize organizations that have an identified**
12 **commitment and capacity to:**

13 **“(a) Provide services to persons of color through services that in-**
14 **corporate the cultural values of the persons’ communities;**

15 **“(b) Support or expand culturally specific homeownership coun-**
16 **seling and education programs for those populations with disparities**
17 **in homeownership;**

18 **“(c) Leverage partnerships with the private sector, credit unions or**
19 **other financial institutions;**

20 **“(d) Leverage funding from other nonprofit sources; or**

21 **“(e) Identify and use best practices in establishing course content**

1 **guidelines and in exploring ways to systematically deliver certain ser-**
2 **vices, including language access, program materials and counseling,**
3 **to both increase service availability and reduce costs to individual**
4 **providers, especially in rural areas.**

5 **“SECTION 3.** ORS 458.610 is amended to read:

6 “458.610. For purposes of ORS 458.600 to 458.665:

7 “(1) ‘Area median income’ means the **area** median [*family*] income [*for the*
8 *area*], subject to adjustment for areas with unusually high or low incomes
9 or housing costs, all as determined by the Oregon Housing Stability Council
10 based on information from the United States Department of Housing and
11 Urban Development.

12 “(2) ‘Council’ means the Oregon Housing Stability Council established in
13 ORS 456.567.

14 “(3) ‘Department’ means the Housing and Community Services Depart-
15 ment established in ORS 456.555.

16 “(4) ‘Low income’ means income that is more than 50 percent and not
17 more than 80 percent of the area median income.

18 “[*(5) ‘Minority’ means an individual:*]

19 “[*(a) Who has origins in one of the black racial groups of Africa but who*
20 *is not Hispanic;*]

21 “[*(b) Who is of Hispanic culture or origin;*]

22 “[*(c) Who has origins in any of the original peoples of the Far East,*
23 *Southeast Asia, the Indian subcontinent or the Pacific Islands; or]*

24 “[*(d) Who is an American Indian or Alaskan Native having origins in one*
25 *of the original peoples of North America.*]

26 “[*(6)* **(5)** ‘Moderate income’ means income that is more than 80 percent
27 and not more than 120 percent of the area median income.

28 “[*(7)* **(6)** ‘Organization’ means a:

29 “(a) Nonprofit corporation established under ORS chapter 65;

30 “(b) Housing authority established under ORS 456.055 to 456.235; [*or*]

1 “(c) Local government as defined in ORS 197.015[.]; or

2 “(d) **Federally recognized Indian tribe that owns land in this state.**

3 “(7) **‘Persons of color’ has the meaning given that term by rule by**
4 **the department.**

5 “(8) ‘Persons with disabilities’ means persons with handicaps described in
6 42 U.S.C. 3602(h).

7 “(9) ‘Very low income’ means income that is 50 percent or less of the area
8 median income.

9 “(10) ‘Veteran’ has the meaning given that term in ORS 408.225.

10 “**SECTION 4.** ORS 458.655 is amended to read:

11 “458.655. (1) The Home Ownership Assistance Account is administered by
12 the Housing and Community Services Department to expand this state’s
13 supply of homeownership housing for families and individuals **with income**
14 **at or below area median income**, including persons over 65 years of age,
15 **persons of color, indigenous persons, members of federally recognized**
16 **Indian tribes**, persons with disabilities, [*minorities*,] veterans and
17 [*farmworkers, with below area median income*] **agricultural workers**. An
18 amount equal to 25 percent of moneys deposited in the account pursuant to
19 ORS 294.187 is dedicated for expenditure to expand this state’s supply of
20 homeownership housing for veterans and families of veterans [*with below*
21 *area median income*]. The Oregon Housing Stability Council shall have a
22 policy of distributing funds statewide while concentrating funds in those
23 areas of this state with the greatest need, as determined by the council[, *for*
24 *households with below area median income*]. The council’s policy of distrib-
25 uting funds may differ from the distribution policy for the Housing Devel-
26 opment and Guarantee Account.

27 “(2) Funds in the Home Ownership Assistance Account must be
28 [*granted*] **used for:**

29 “(a) **Grants to organizations that provide down payment assistance;**

30 “(b) **Grants** to organizations that both sponsor and manage

1 homeownership programs for households with **income at or** below area me-
2 dian income[, *including*]; **or**

3 “[*a*) *Lease-to-own programs*];

4 “[*b*) *Construction of new housing*; or]

5 “[*c*) *Acquisition or rehabilitation of existing structures*.]

6 **“(c) Grants and technical assistance to organizations that, in**
7 **working with households with income at or below area median income,**
8 **assist persons of color in obtaining homeownership under section 2 of**
9 **this 2021 Act.**

10 “(3) The council shall develop a policy for disbursing grants **or technical**
11 **assistance under subsection (2) of this section** for any or all of the fol-
12 lowing purposes:

13 “(a) To aid homeownership programs for households with **income at or**
14 below area median income, including program administration, [*in purchasing*
15 *land*,] providing assistance with down payment costs, or providing
16 homeownership training and qualification services or any combination
17 thereof. Funds in the Home Ownership Assistance Account may not be used
18 by an organization to pay for its general operations **that do not support**
19 **homeownership.**

20 “(b) To match public and private moneys available from other sources to
21 provide homeownership [*housing*] **assistance** for households with **income**
22 **at or** below area median income.

23 “(c) To administer the Home Ownership Assistance Account as provided
24 for in the legislatively approved budget, as that term is defined in ORS
25 291.002, for the Housing and Community Services Department.

26 “(4) The council, in developing policy under subsection (3) of this section,
27 shall give preference in making grants to those entities that propose to:

28 “[*a*) *Provide the greatest number of homeownership housing units con-*
29 *structed, acquired or rehabilitated for households with below area median in-*
30 *come for the amount of account money expended by matching account funds*

1 *with other grant, loan or eligible in-kind contributions;]*

2 “(a) **Ensure long-term affordability and opportunities for**
3 **generational wealth building, including through loan forgiveness or**
4 **shared equity;**

5 “(b) Ensure the longest use for the units as homeownership housing units
6 for households with **income at or** below area median income, such as by
7 including some form of equity recapture, land trust or shared equity pro-
8 visions, as determined by the council;

9 “(c) Include [*social*] services for occupants and proposed occupants of [*the*
10 *proposed*] housing including [*programs that address home health care, mental*
11 *health care, alcohol and drug treatment and post-treatment care, child care,*]
12 homeownership training, mortgage qualification service[, *credit repair and*
13 *case management*] **and financial literacy;** and

14 “(d) Support a comprehensive strategy to reverse the decreasing rates of
15 homeownership among [*minorities*] **persons of color**, giving priority to ac-
16 tivities that support [*adopted comprehensive community plans that incorporate*
17 *recognized*] **and incorporate** best practices or demonstrate proven success
18 in increasing homeownership for [*minorities*] **persons of color or receive**
19 **grants or technical assistance under section 2 of this 2021 Act.”.**

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