

Requested by Representative LEIF

**PROPOSED AMENDMENTS TO  
HOUSE BILL 3368**

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**  
4 **shall provide grants for shared-equity homeownership pilot projects to**  
5 **develop affordable tiny homes with innovative ownership structures.**  
6 **A grant may be used to purchase and develop land, purchase or de-**  
7 **velop tiny homes or provide support services to residents of the homes.**

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

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

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

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

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

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

1       “(c) The homes will be subject to a long-term ground lease between  
2 the nonprofit corporation and a separate business entity for each pilot  
3 project, in which:

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

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

7       “(C) Membership may be granted only to persons who, at the time  
8 of obtaining membership, are in families with low or very low income,  
9 as defined in ORS 458.610; and

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

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

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

17       “(b) Provide an innovative ownership structure.

18       “(c) Provide innovative housing.

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

21       “(e) Optimize duration of the affordability of the homes to the ex-  
22 tent possible considering the ownership structure.

23       “(f) Reduce the cost of developing affordable housing, including  
24 through volunteer labor or donated materials.

25       “(g) Serve smaller households, individuals who are homeless or at  
26 risk of homelessness, veterans or historically underserved communi-  
27 ties, including communities of color.

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

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

1       **“(5) As used in this section:**

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

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

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

11       Delete lines 18 through 21 and insert:

12       **“SECTION 5. In addition to and not in lieu of any other appropri-**  
13 **ation, there is appropriated to the Housing and Community Services**  
14 **Department, for the biennium beginning July 1, 2021, out of the Gen-**  
15 **eral Fund, the amount of \$10,000,000, to provide and administer grants**  
16 **for shared-equity homeownership pilot projects under section 2 of this**  
17 **2021 Act.”.**

18

---