

Requested by Representative GAMBA

**PROPOSED AMENDMENTS TO  
HOUSE BILL 3482**

1 In line 2 of the printed bill, after “housing” insert “; and declaring an  
2 emergency”.

3 Delete lines 4 through 9 and insert:

4 **“SECTION 1. Sections 2, 3, 5 and 6 of this 2023 Act are added to and  
5 made a part of ORS chapter 458.**

6 **“SECTION 2. (1) The Housing and Community Services Department  
7 shall award grants to be used for the predevelopment costs of devel-  
8 oping housing that will be subject to an affordability restriction mak-  
9 ing the property affordable to rent or own by a low income household,  
10 as defined in ORS 456.270, for a minimum period as established by the  
11 department.**

12 **“(2) No later than June 1, 2024, the department shall complete any  
13 initial rulemaking to administer the grant program under this section  
14 and the loan program under section 6 of this 2023 Act. As quickly as  
15 feasible, the department shall develop the grant and loan applications  
16 and begin the solicitation of grant or loan applications under this  
17 section and section 6 of this 2023 Act.**

18 **“(3) No less than 80 percent of the grants awarded under this sec-  
19 tion must be to:**

20 **“(a) Public benefit and religious nonprofit corporations in this state  
21 with gross receipts in the corporations’ first tax year beginning on or**

1 after January 1, 2022, of less than \$10,000,000;

2 “(b) Federally recognized Indian tribes operating within this state;

3 “(c) Local governments, as defined in ORS 197.015;

4 “(d) Public bodies, as defined in ORS 174.109;

5 “(e) Housing authorities; or

6 “(f) Developers who are partnering with an identified entity de-

7 scribed under paragraphs (a) to (e) of this subsection.

8 “(4) Grants awarded under this section may not exceed \$200,000 per

9 residential development.

10 “(5) As used in this section, ‘predevelopment costs’ has the meaning

11 given that term under section 6 of this 2023 Act.

12 **“SECTION 3. On or before July 1, 2024, the Housing and Community**

13 **Services Department shall award a grant to Leaven Community, a**

14 **public benefit corporation, to provide technical assistance and re-**

15 **sources, including by making connections to nonprofit corporations**

16 **that have previously developed affordable housing, to entities that may**

17 **develop affordable housing as described in section 2 (3) or 6 (2) of this**

18 **2023 Act.**

19 **“SECTION 4. Sections 2 and 3 of this 2023 Act are repealed on Jan-**

20 **uary 2, 2026.**

21 **“SECTION 5. (1) The Affordable Housing Predevelopment Loan**

22 **Fund is established in the State Treasury, separate and distinct from**

23 **the General Fund.**

24 **“(2) The Affordable Housing Predevelopment Loan Fund consists**

25 **of moneys appropriated, allocated, deposited or transferred to the fund**

26 **by the Legislative Assembly or otherwise and the proceeds of loans**

27 **under section 6 (4) of this 2023 Act.**

28 **“(3) Moneys in the fund are continuously appropriated to the**

29 **Housing and Community Services Department for the eligible costs**

30 **incurred by the department under section 6 of this 2023 Act.**

1       **“SECTION 6. (1) The Housing and Community Services Department**  
2 **shall award loans to be used for the predevelopment costs of develop-**  
3 **ing housing that will be subject to an affordability restriction making**  
4 **the property affordable to rent or own by a low income household, as**  
5 **defined in ORS 456.270, for a minimum period as established by the**  
6 **department.**

7       **“(2) No less than 80 percent of the loans awarded under this section**  
8 **must be to:**

9       **“(a) Public benefit and religious nonprofit corporations in this state**  
10 **with gross receipts in the corporations’ first tax year beginning on or**  
11 **after January 1, 2022, of less than \$10,000,000;**

12       **“(b) Federally recognized Indian tribes operating within this state;**

13       **“(c) Local governments, as defined in ORS 197.015;**

14       **“(d) Public bodies, as defined in ORS 174.109;**

15       **“(e) Housing authorities; or**

16       **“(f) Developers who are partnering with an identified entity de-**  
17 **scribed under paragraphs (a) to (e) of this subsection.**

18       **“(3) Loans awarded under this section may not exceed \$200,000 per**  
19 **residential development.**

20       **“(4) Loan proceeds and other moneys recovered under this section**  
21 **shall be paid to the Housing and Community Services Department and**  
22 **deposited into the Affordable Housing Predevelopment Loan Fund es-**  
23 **tablished under section 5 of this 2023 Act.**

24       **“(5) The department may adopt a process to forgive the repayment**  
25 **of loans made under this section if, following the use of the loaned**  
26 **moneys, the borrower reasonably determines that development of the**  
27 **affordable housing is not feasible.**

28       **“(6) As used in this section, ‘predevelopment costs’ include, but are**  
29 **not limited to, land surveys, technical site evaluations, assembling fi-**  
30 **nance packages, community engagement efforts to build neighbor or**

1 congregation approval, conceptual plan development, traffic studies  
2 and soft costs relating to the development including legal fees and  
3 market studies.

4 **“SECTION 7.** In addition to and not in lieu of any other appropri-  
5 ation, there is appropriated to the Housing and Community Services  
6 Department, for the biennium beginning July 1, 2023, out of the Gen-  
7 eral Fund, the amount of:

8 **“(1) \$10,000,000 to provide grants under section 2 of this 2023 Act.**

9 **“(2) \$10,000,000 for deposit into the Affordable Housing Predevelop-  
10 ment Loan Fund established under section 5 of this 2023 Act.**

11 **“(3) \$250,000 to provide a grant under section 3 of this 2023 Act.**

12 **“(4) \$125,000 to inform eligible organizations about the availability  
13 of grants and loans under sections 2 and 6 of this 2023 Act.**

14 **“SECTION 8.** This 2023 Act being necessary for the immediate  
15 preservation of the public peace, health and safety, an emergency is  
16 declared to exist, and this 2023 Act takes effect on its passage.”.

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