

**Enrolled**  
**House Bill 2964**

Sponsored by Representatives GAMBÀ, JAVADI; Representatives ANDERSEN, BOICE, CHAICHI, CHOTZEN, DOBSON, FRAGALA, HARTMAN, HUDSON, MANNIX, MCLAIN, NERON, PHAM H, SOSA, Senators FREDERICK, HAYDEN, PATTERSON, TAYLOR (Presession filed.)

CHAPTER .....

AN ACT

Relating to affordable housing; and declaring an emergency.

**Be It Enacted by the People of the State of Oregon:**

**SECTION 1.** Section 2 of this 2025 Act is added to and made a part of ORS chapter 458.

**SECTION 2.** (1) The Housing and Community Services Department shall award loans to be used for the predevelopment costs of developing new housing.

(2) Eligible predevelopment costs that may be funded by loans under this section include:

(a) Professional services, including architectural, engineering, land use planning or legal services;

(b) Studies, including site feasibility, market, environmental, traffic, land, zoning, geotechnical, arborist or capital needs assessments;

(c) Development fees, including entitlement, permitting or state application fees;

(d) Community engagement efforts; or

(e) Other costs that can be directly connected to and assist with specific development projects and meet standards developed by the department.

(3) Loans provided under this section may not be used to purchase land.

(4) To be eligible for loans under this section, the new housing must be subject to an affordability restriction making the property affordable to rent or own by a low income household, as defined in ORS 456.270, for a minimum period as established by the department, and may include housing that is established as part of a limited equity cooperative.

(5) Eligible entities for a loan under this section include only recipients that are a:

(a) Public benefit or religious nonprofit corporation;

(b) Federally recognized Indian tribe operating within this state;

(c) Housing authority; or

(d) Developer that is partnering with an identified entity described under paragraphs (a) to (c) of this subsection.

**SECTION 3.** (1) No later than June 1, 2026, the Housing and Community Services Department shall complete any initial rulemaking to administer the loan program under section 2 of this 2025 Act and develop the loan applications.

(2) In adopting rules for, and developing and implementing, the loan program under this section, the department is directed to combine the program with the existing predevelopment loan programs operated by the department, including the Predevelopment Loan Program described in OAR 813-038, but excepting any program for agricultural workforce housing.

**SECTION 4. This 2025 Act being necessary for the immediate preservation of the public peace, health and safety, an emergency is declared to exist, and this 2025 Act takes effect on its passage.**

**Passed by House April 15, 2025**

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Timothy G. Sekerak, Chief Clerk of House

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Julie Fahey, Speaker of House

**Passed by Senate June 12, 2025**

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Rob Wagner, President of Senate

**Received by Governor:**

.....M,....., 2025

**Approved:**

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Tina Kotek, Governor

**Filed in Office of Secretary of State:**

.....M,....., 2025

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Tobias Read, Secretary of State