

Requested by Representative MARSH

**PROPOSED AMENDMENTS TO  
HOUSE BILL 3031**

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

3 Delete lines 4 through 8 and insert:

4 **“SECTION 1. Sections 2 and 3 of this 2025 Act are added to and  
5 made a part of ORS 285B.410 to 285B.482.**

6 **“SECTION 2. (1) The Oregon Infrastructure Finance Authority shall  
7 create a housing infrastructure financing program through which the  
8 authority may provide financial assistance, in the form of grants,  
9 loans or forgivable loans to a city, county, county service district or  
10 organized under ORS chapter 451, district as defined in ORS 198.010 or  
11 tribal council of a federally recognized Indian tribe in this state, for  
12 a project that will primarily support a specified proposed housing de-  
13 velopment. A project under this section may include:**

14 **“(a) The development or improvement of transportation, water,  
15 wastewater or stormwater infrastructure; or**

16 **“(b) Site development, including the development of privately  
17 owned sites, necessary for the improvement of transportation, water,  
18 wastewater or stormwater infrastructure.**

19 **“(2)(a) To be eligible for grants, loans or forgivable loans under this  
20 section, a proposed housing development supported by the project  
21 must be:**

1       **“(A) Located within an urban growth boundary and within a city**  
2 **and have a minimum density of:**

3       **“(i) Seventeen dwelling units per net residential acre if sited within**  
4 **the Metro urban growth boundary; or**

5       **“(ii) For a proposed housing development within an urban growth**  
6 **boundary other than the Metro urban growth boundary:**

7       **“(I) Ten units per net residential acre if sited in a city with a pop-**  
8 **ulation of 25,000 or greater;**

9       **“(II) Six units per net residential acre if sited in a city with a pop-**  
10 **ulation of at least 2,500 but less than 25,000; or**

11       **“(III) Five units per net residential acre if sited in a city with a**  
12 **population of less than 2,500; or**

13       **“(B) Within an urban growth boundary and not within a city or**  
14 **must be on a reservation of a federally recognized Indian tribe or on**  
15 **tribal trust land. A proposed housing development under this subpar-**  
16 **agraph must meet any density requirement established by the Oregon**  
17 **Business Development Department by rule.**

18       **“(b) As used in this subsection, ‘net residential acre’ means an acre**  
19 **of buildable land, not including rights of way for streets, roads or**  
20 **utilities or areas not designated for development due to natural re-**  
21 **source protections or environmental constraints, that is zoned for**  
22 **residential use.**

23       **“(3) To be eligible for a grant or forgivable loan under this section,**  
24 **the housing to be developed within the proposed housing development**  
25 **supported by the project must be subject to an affordable housing**  
26 **covenant, as defined in ORS 456.270, under which:**

27       **“(a) The recipient shall serve as, or designate, the covenant holder;**  
28 **and**

29       **“(b) The housing will be made affordable to households with very**  
30 **low income, low income or moderate income, as those terms are de-**

1 **fined in ORS 458.610:**

2 **“(A) For a period of no less than 30 years from the date on which**  
3 **the housing is first available for occupancy as rental housing; or**

4 **“(B) For a length of time to be established by the department by**  
5 **rule from the date on which the housing is first sold as owner-occupied**  
6 **housing.**

7 **“(4) A housing authority as defined in ORS 456.005 or housing de-**  
8 **veloper may partner with an applicant to apply for and receive funding**  
9 **and to carry out projects under this section. The housing authority**  
10 **or housing developer, as applicable, and the applicant may enter into**  
11 **an agreement that enumerates the partners’ responsibilities, including**  
12 **financial responsibilities, appropriate allocations of moneys and re-**  
13 **sponsibility for loan repayment or grant performance.**

14 **“(5) The Housing Accountability and Production Office shall provide**  
15 **assistance in developing requirements and prioritizing funding under**  
16 **this section.**

17 **“(6) In administering the program, the Oregon Infrastructure Fi-**  
18 **nance Authority shall coordinate with:**

19 **“(a) The office; and**

20 **“(b) The Housing and Community Services Department with respect**  
21 **to its administering of the Housing Project Revolving Loan Fund un-**  
22 **der section 35, chapter 110, Oregon Laws 2024.**

23 **“(7) The Oregon Business Development Department may adopt rules**  
24 **to implement this section.**

25 **“SECTION 3. (1) The Housing Infrastructure Project Fund is es-**  
26 **tablished in the State Treasury, separate and distinct from the General**  
27 **Fund.**

28 **“(2) The Oregon Business Development Department may accept**  
29 **grants, donations, contributions or gifts from any source for deposit**  
30 **in the Housing Infrastructure Project Fund.**

1       **“(3) Interest earned by the fund shall be credited to the fund.**

2       **“(4) Moneys in the fund are continuously appropriated to the de-**  
3 **partment to administer the fund and to implement section 2 of this**  
4 **2025 Act.**

5       **“SECTION 4. This 2025 Act being necessary for the immediate**  
6 **preservation of the public peace, health and safety, an emergency is**  
7 **declared to exist, and this 2025 Act takes effect July 1, 2025.”.**

8

---