

Requested by Representative GAMBA

**PROPOSED AMENDMENTS TO
HOUSE BILL 2964**

1 On page 1 of the printed bill, delete lines 4 through 26 and delete pages
2 2 and 3 and insert:

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

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

8 **“(2) Eligible predevelopment costs that may be funded by grants and
9 loans under this section include:**

10 **“(a) Professional services, including architectural, engineering, land
11 use planning or legal services;**

12 **“(b) Studies, including site feasibility, market, environmental,
13 traffic, land, zoning, geotechnical, arborist or capital needs assess-
14 ments;**

15 **“(c) Development fees, including entitlement, permitting or state
16 application fees;**

17 **“(d) Community engagement efforts; or**

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

21 **“(3) Grants or loans provided under this section may not be used**

1 to purchase land.

2 “(4) To be eligible for grants or loans under this section, the new
3 housing must be:

4 “(a) Subject to an affordability restriction making the property af-
5 fordable to rent or own by a low income household, as defined in ORS
6 456.270, for a minimum period as established by the department; or

7 “(b) Established as part of a limited equity cooperative.

8 “(5) Eligible entities for a grant or loan under this section include
9 only recipients that are a:

10 “(a) Public benefit or religious nonprofit corporation;

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

12 “(c) Housing authority; or

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

15 “SECTION 3. (1) No later than June 1, 2026, the Housing and Com-
16 munity Services Department shall complete any initial rulemaking to
17 administer the grant and loan program under section 2 of this 2025
18 Act and develop the grant and loan applications.

19 “(2) In adopting rules for, and developing and implementing, the
20 grant and loan program under this section, the department is directed
21 to combine the program with the existing Predevelopment Loan Pro-
22 gram described in OAR 813-038.

23 “SECTION 4. Section 2 of this 2025 Act is repealed on January 2,
24 2028.

25 “SECTION 5. This 2025 Act being necessary for the immediate
26 preservation of the public peace, health and safety, an emergency is
27 declared to exist, and this 2025 Act takes effect on its passage.”.

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