

Requested by Representative BUEHLER

**PROPOSED AMENDMENTS TO
A-ENGROSSED HOUSE BILL 3357**

1 On page 2 of the printed A-engrossed bill, delete lines 42 through 45 and
2 delete pages 3 and 4.

3 On page 5, delete lines 1 through 9 and insert:

4 **“SECTION 3.** ORS 458.650 is amended to read:

5 “458.650. (1) The Emergency Housing Account shall be administered by
6 the Housing and Community Services Department to assist homeless persons
7 and those persons who are at risk of becoming homeless[.] **in attaining af-**
8 **fordable housing, subject to the following:**

9 **“(a)** An amount equal to 25 percent of moneys deposited in the account
10 pursuant to ORS 294.187 **(2)(b)** is dedicated for expenditure for assistance to
11 veterans who are homeless or at risk of becoming homeless; **and**

12 **“(b)** An amount equal to 75 percent of moneys deposited in the ac-
13 count pursuant to ORS 294.187 **(2)(b)** is dedicated and must be used as
14 follows:

15 **“(A)** 75 percent of the amount described in this paragraph is dedi-
16 cated and must be used for the benefit of the county from which the
17 fees deposited in the account were charged and collected pursuant to
18 ORS 205.323 **(4)(c)**; and

19 **“(B)** 25 percent of the amount described in this paragraph shall be
20 dedicated and used by the department to conduct studies of the effects
21 of land use policies and practices in this state on the availability of

1 **affordable housing in this state including, but not limited to, data**
2 **compilations regarding the cost to build units of affordable housing in**
3 **different geographic regions of this state as compared to the base cost**
4 **to build such housing, projections of how many affordable housing**
5 **units have not been built due to such policies and practices and how**
6 **the policies and practices have accelerated trends of gentrification and**
7 **segregation by race and other demographic measurements.** [*For pur-*
8 *poses of this section, ‘account’ means the Emergency Housing Account.*]

9 “(2) The Oregon Housing Stability Council shall develop policy for
10 awarding grants to organizations that shall use the funds to provide to low
11 and very low income persons, including but not limited to, persons more than
12 65 years of age, persons with disabilities, farmworkers and Native Ameri-
13 cans:

14 “(a) Emergency shelters and attendant services;

15 “(b) Transitional housing services designed to assist persons to make the
16 transition from homelessness to permanent housing and economic independ-
17 ence;

18 “(c) Supportive housing services to enable persons to continue living in
19 their own homes or to provide in-home services for such persons for whom
20 suitable programs do not exist in their geographic area;

21 “(d) Programs that provide emergency payment of home payments, rents
22 or utilities; or

23 “(e) Some or all of the needs described in paragraphs (a) to (d) of this
24 subsection.

25 “(3)(a) The council shall require as a condition of awarding a grant that
26 the organization demonstrate to the satisfaction of the council that the or-
27 ganization has the capacity to deliver any service proposed by the organiza-
28 tion.

29 “(b) Any funds granted under this section shall not be used to replace
30 existing funds. Funds granted under this section may be used to supplement

1 existing funds. An organization may use funds to support existing programs
2 or to establish new programs.

3 “(c) The council, by policy, shall give preference in granting funds to
4 those organizations that coordinate services with those programs established
5 under ORS 458.625.

6 “(4) The department may expend funds from the account for adminis-
7 tration of the account as provided for in the legislatively approved budget,
8 as that term is defined in ORS 291.002, for the department.

9 **“SECTION 4.** ORS 458.655 is amended to read:

10 “458.655. (1) The Home Ownership Assistance Account shall be adminis-
11 tered by the Housing and Community Services Department to expand this
12 state’s supply of homeownership housing for, **and affordable housing for**
13 **purchase by**, low and very low income families and individuals, including,
14 but not limited to, persons over 65 years of age, persons with disabilities,
15 minorities, veterans and farmworkers[.], **subject to the following:**

16 “(a) An amount equal to 25 percent of moneys deposited in the account
17 pursuant to ORS 294.187 (2)(b) is dedicated for expenditure to expand this
18 state’s supply of homeownership housing for low and very low income vet-
19 erans and families of veterans; **and**

20 “(b) An amount equal to 75 percent of moneys deposited in the ac-
21 count pursuant to ORS 294.187 (2)(b) is dedicated and must be used as
22 **follows:**

23 “(A) 75 percent of the amount described in this paragraph is dedi-
24 cated and must be used for the benefit of the county from which the
25 fees deposited in the account were charged and collected pursuant to
26 **ORS 205.323 (4)(c); and**

27 “(B) 25 percent of the amount described in this paragraph shall be
28 dedicated and used by the department to conduct studies of the effects
29 of land use policies and practices in this state on the availability of
30 **affordable housing in this state including, but not limited to, data**

1 **compilations regarding the cost to build units of affordable housing in**
2 **different geographic regions of this state as compared to the base cost**
3 **to build such housing, projections of how many affordable housing**
4 **units have not been built due to such policies and practices and how**
5 **the policies and practices have accelerated trends of gentrification and**
6 **segregation by race and other demographic measurements.** [*The Oregon*
7 *Housing Stability Council shall have a policy of distributing funds statewide*
8 *while concentrating funds in those areas of this state with the greatest need,*
9 *as determined by the council, for low and very low income homeownership*
10 *housing. However, the council’s policy of distributing funds may differ from*
11 *the distribution policy for the Housing Development and Guarantee Account.*]

12 “(2) Funds in the Home Ownership Assistance Account shall be granted
13 to organizations that both sponsor and manage low income homeownership
14 programs, including lease-to-own programs, for the construction of new
15 homeownership housing or for the acquisition or rehabilitation of existing
16 structures for homeownership housing for persons of low or very low income,
17 or both.

18 “(3) The council shall develop a policy for disbursing grants for any or
19 all of the following purposes:

20 “(a) To aid low income homeownership programs, including program ad-
21 ministration, in purchasing land, providing assistance with down payment
22 costs, or providing homeownership training and qualification services or any
23 combination thereof. Funds in the Home Ownership Assistance Account may
24 not be used by an organization to pay for its general operations or to pay
25 for more than 25 percent of construction or rehabilitation costs.

26 “(b) To match public and private moneys available from other sources for
27 purposes of the provision of low or very low income homeownership housing.

28 “(c) To administer the Home Ownership Assistance Account as provided
29 for in the legislatively approved budget, as that term is defined in ORS
30 291.002, for the department.

1 “(4) The council, in developing policy under subsection (3) of this section,
2 shall give preference in making grants to those entities that propose to:

3 “(a) Provide the greatest number of low and very low income
4 homeownership housing units constructed, acquired or rehabilitated for the
5 amount of account money expended by matching account funds with other
6 grant, loan or eligible in-kind contributions;

7 “(b) Ensure the longest use for the units as low or very low income
8 homeownership housing units, such as by including some form of equity re-
9 capture, land trust or shared equity provisions, as determined by the council;

10 “(c) Include social services for occupants and proposed occupants of the
11 proposed housing, including but not limited to, programs that address home
12 health care, mental health care, alcohol and drug treatment and post-
13 treatment care, child care, homeownership training, mortgage qualification
14 service, credit repair and case management; and

15 “(d) Support a comprehensive strategy to reverse the decreasing rates of
16 homeownership among minorities, giving priority to activities that support
17 adopted comprehensive community plans that incorporate recognized best
18 practices or demonstrate proven success in increasing homeownership for
19 minorities.

20 **“SECTION 5.** ORS 458.665 is amended to read:

21 “458.665. (1) The Housing and Community Services Department shall ad-
22 minister the General Housing Account.

23 “(2) The department shall disburse moneys credited to the account to
24 **provide affordable housing and to** accomplish the purposes described in
25 ORS 456.515 to 456.725, *[except that]* **subject to the following:**

26 **“(a) An amount equal to 25 percent of moneys deposited in the account**
27 **pursuant to ORS 294.187 (2)(b) is dedicated for expenditure to meet the**
28 **critical housing needs of veterans in this state; and**

29 **“(b) An amount equal to 75 percent of moneys deposited in the ac-**
30 **count pursuant to ORS 294.187 (2)(b) is dedicated and must be used as**

1 **follows:**

2 **“(A) 75 percent of the amount described in this paragraph is dedi-**
3 **cated and must be used for the benefit of the county from which the**
4 **fees deposited in the account were charged and collected pursuant to**
5 **ORS 205.323 (4)(c); and**

6 **“(B) 25 percent of the amount described in this paragraph shall be**
7 **dedicated and used by the department to conduct studies of the effects**
8 **of land use policies and practices in this state on the availability of**
9 **affordable housing in this state including, but not limited to, data**
10 **compilations regarding the cost to build units of affordable housing in**
11 **different geographic regions of this state as compared to the base cost**
12 **to build such housing, projections of how many affordable housing**
13 **units have not been built due to such policies and practices and how**
14 **the policies and practices have accelerated trends of gentrification and**
15 **segregation by race and other demographic measurements.**

16 **“(3) The department may disburse moneys in the account by contract,**
17 **grant, loan or otherwise as the department determines necessary.**

18 **“(4) The department may set interest rates on loans made with moneys in**
19 **the account.**

20 **“(5) The department shall establish guidelines for the types of loans fi-**
21 **nanced with moneys in the account by rule.**

22 **“(6) The department may use moneys in the account to pay allowable ad-**
23 **ministrative expenses incurred under ORS 456.515 to 456.725.**

24 **“(7) The department may, in the director’s discretion, return moneys re-**
25 **ceived for deposit in the account to the original source of the moneys.**

26 **“(8) The department may accept moneys for deposit in the account pur-**
27 **suant to ORS 458.620 (4) and enter into agreements regarding the use of**
28 **moneys deposited with the original source of the moneys.**

29 **“(9) The department shall adopt rules that:**

30 **“(a) Subject to subsection (2) of this section, govern the allocation of**

1 moneys deposited in the account to best meet critical housing needs and
2 build organizational capacity of partners throughout this state; and

3 “(b) Consistent with subsection (10) of this section, require equitable dis-
4 tribution of resources over time based on objective measures of need, in-
5 cluding the number and percentage of low and very low income households
6 in an area.

7 “(10) The Oregon Housing Stability Council shall adopt a policy that
8 provides for distribution by the department of account moneys and account
9 investment revenue statewide while concentrating account moneys and ac-
10 count investment revenue in those areas of this state with the greatest need,
11 as determined by the council, for housing for persons with a low or very low
12 income.”.

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