

Requested by Representative LAWRENCE SPENCE

**PROPOSED AMENDMENTS TO
HOUSE BILL 4015**

1 Delete lines 4 through 7 of the printed bill and insert:

2 **“SECTION 1. (1) As used in this section:**

3 **“(a) ‘Accessory dwelling unit’ has the meaning given that term in**
4 **ORS 215.501.**

5 **“(b) ‘ADU community pilot program’ means one or more programs**
6 **established, implemented and operated by a nonprofit organization to**
7 **invest in developing accessory dwelling units for eligible homeowners**
8 **and available for lease by eligible tenants.**

9 **“(c) ‘Area median income’ has the meaning given that term in ORS**
10 **458.610.**

11 **“(d) ‘Eligible homeowner’ means a person or household that owns**
12 **and resides in a home and has an income at or below the area median**
13 **income.**

14 **“(e) ‘Eligible tenant’ means a person or household with an income**
15 **that is below 60 percent of the area median income.**

16 **“(f) ‘Nonprofit organization’ means an organization or group of or-**
17 **ganizations that is described in section 501(c)(3) of the Internal Reve-**
18 **nue Code and is exempt from income tax under section 501(a) of the**
19 **Internal Revenue Code.**

20 **“(2) The Housing and Community Services Department shall pro-**
21 **vide a grant to a nonprofit organization to fund ADU community pilot**

1 **programs developed by the organization or its subgrantees that must:**

2 **“(a) Assess the suitability of an eligible homeowner’s property for**
3 **siting and construction of an accessory dwelling unit;**

4 **“(b) Provide or assist with the financing, documentation, siting,**
5 **construction and clean up of an accessory dwelling unit on an eligible**
6 **homeowner’s property;**

7 **“(c) Identify, screen and enter into lease agreements with eligible**
8 **tenants who will reside in accessory dwelling units developed under**
9 **the program on an eligible homeowner’s property;**

10 **“(d) Provide professional property management services for the el-**
11 **igible homeowner; and**

12 **“(e) Require that eligible homeowners maintain the accessory**
13 **dwelling units as affordable to eligible tenants for a period of no less**
14 **than 10 years.**

15 **“(3) The nonprofit organization receiving a grant under subsection**
16 **(2) of this section may distribute grant funds to subgrantees that are**
17 **nonprofit organizations for ADU community pilot programs described**
18 **in subsection (2) of this section.**

19 **“(4) Upon being awarded a grant under this section, the grant re-**
20 **cipient shall enter into an agreement with the department that:**

21 **“(a) Indicates the purposes for which the grant funds may be used;**

22 **“(b) Includes the repayment provisions set forth in subsection (5)**
23 **of this section;**

24 **“(c) Permits the department to conduct audits and monitoring of**
25 **the grant recipient regarding the purposes for which grant funds have**
26 **been used; and**

27 **“(d) Requires the grant recipient to report on the use of funds in a**
28 **manner described by the department.**

29 **“(5)(a) The grant recipient shall repay to the department, in whole**
30 **or in part, grant funds received under this section, to the extent that:**

1 “(A) The grant recipient does not use the grant funds in accordance
2 with the provisions of the grant agreement executed between the de-
3 partment and the grant recipient under subsection (4) of this section;
4 or

5 “(B) The Director of the Housing and Community Services Depart-
6 ment determines that the grant recipient must repay all or part of the
7 grant funds on grounds of misappropriation, fraud or similar reasons
8 after monitoring the grant recipient’s operations and conducting an
9 administrative hearing under ORS 183.413 to 183.470.

10 “(b) Funds received by the department under this subsection shall
11 be paid into the State Treasury and credited to the General Housing
12 Account created under ORS 458.620.

13 “SECTION 2. Section 1 of this 2020 Act is repealed on January 2,
14 2022.

15 “SECTION 3. No later than September 15, 2023, the Housing and
16 Community Services Department shall provide a report to an appro-
17 priate interim committee of the Legislative Assembly in the manner
18 provided under ORS 192.245 on the ADU community pilot programs
19 established under section 1 of this 2020 Act, including the amounts
20 expended and information reported by the grant recipient.

21 “SECTION 4. In addition to and not in lieu of any other appropri-
22 ation, there is appropriated to the Housing and Community Services
23 Department, for the biennium ending June 30, 2021, out of the General
24 Fund, the amount of \$960,000, to award a grant under section 1 (2) of
25 this 2020 Act to the Hacienda Community Development Corporation.”.

26 In line 8, delete “2” and insert “5”.

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