

Requested by Representative LEIF

**PROPOSED AMENDMENTS TO
HOUSE BILL 3368**

1 On page 1 of the printed bill, delete lines 5 through 30.

2 On page 2, delete lines 1 through 10 and insert:

3 **“SECTION 2. (1) The Housing and Community Services Department**
4 **shall provide grants for shared-equity homeownership pilot projects to**
5 **develop affordable housing with innovative ownership structures. A**
6 **grant may be used to purchase and develop land, purchase or develop**
7 **housing or provide support services to residents of the housing.**

8 **“(2) The department shall make two grants available to religious**
9 **or public-benefit nonprofit corporations to develop affordable housing**
10 **for three pilot projects as follows:**

11 **“(a) One grant for one project in an urban area and a second project**
12 **in a rural area in an adjacent county; and**

13 **“(b) One grant for a nonprofit corporation that can demonstrate to**
14 **the department proven success with increasing homeownership among**
15 **communities of color and can demonstrate that the nonprofit**
16 **corporation’s pilot project will incorporate best practices and proven**
17 **strategies for increasing homeownership for communities of color.**

18 **“(3) Each of the three pilot projects must require that:**

19 **“(a) The pilot project consists of at least 15 dwelling units.**

20 **“(b) The land on which the housing is sited will be owned by the**
21 **nonprofit corporation.**

1 “(c) The housing units will be subject to a long-term ground lease
2 between the nonprofit corporation and a separate business entity for
3 each pilot project, in which:

4 “(A) Each member of the entity must be a tenant of the housing;

5 “(B) Each tenant of the housing must hold an equal membership
6 share and voting rights in the entity;

7 “(C) Membership may be granted only to persons who, at the time
8 of obtaining membership, are in families with low or very low income,
9 as defined in ORS 458.610; and

10 “(D) The entity agrees to limit the costs of rent and membership
11 in the entity to an amount that is affordable to persons with low or
12 very low income.

13 “(4) In awarding a grant under this section, the department may
14 adopt preferences for applications that would:

15 “(a) Provide the greatest number of affordable housing units for the
16 funding provided, without consideration of the square footage of the
17 units.

18 “(b) Provide an innovative ownership structure.

19 “(c) Provide innovative housing, including tiny home villages or
20 cottage clusters.

21 “(d) Ensure the longest possible use of the qualified property as
22 affordable housing units.

23 “(e) Optimize duration of the affordability of the housing to the
24 extent possible considering the ownership structure.

25 “(f) Reduce the cost of developing affordable housing, including
26 through volunteer labor or donated materials.

27 “(g) Serve smaller households, individuals who are homeless or at
28 risk of homelessness, veterans or historically underserved communi-
29 ties, including communities of color.

30 “(h) Ensure the quality of construction of the housing.

1 **“(i) Provide or make available support services to the residents of**
2 **the housing necessary to maintain a stable tenancy.”.**

3 In line 13, delete “program” and insert “projects”.

4 Delete lines 18 through 21 and insert:

5 **“SECTION 5. In addition to and not in lieu of any other appropri-**
6 **ation, there is appropriated to the Housing and Community Services**
7 **Department, for the biennium beginning July 1, 2021, out of the Gen-**
8 **eral Fund, the amount of \$10,000,000, to provide and administer grants**
9 **for shared-equity homeownership pilot projects under section 2 of this**
10 **2021 Act.”.**

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