

## HOUSE AMENDMENTS TO HOUSE BILL 2964

By COMMITTEE ON HOUSING AND HOMELESSNESS

April 11

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

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

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

5 **“(2) Eligible predevelopment costs that may be funded by loans under this section in-**  
6 **clude:**

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

9 **“(b) Studies, including site feasibility, market, environmental, traffic, land, zoning,**  
10 **geotechnical, arborist or capital needs assessments;**

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

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

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

15 **“(3) Loans provided under this section may not be used to purchase land.**

16 **“(4) To be eligible for loans under this section, the new housing must be subject to an**  
17 **affordability restriction making the property affordable to rent or own by a low income**  
18 **household, as defined in ORS 456.270, for a minimum period as established by the department,**  
19 **and may include housing that is established as part of a limited equity cooperative.**

20 **“(5) Eligible entities for a loan under this section include only recipients that are a:**

21 **“(a) Public benefit or religious nonprofit corporation;**

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

23 **“(c) Housing authority; or**

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

26 **“SECTION 3. (1) No later than June 1, 2026, the Housing and Community Services De-**  
27 **partment shall complete any initial rulemaking to administer the loan program under section**  
28 **2 of this 2025 Act and develop the loan applications.**

29 **“(2) In adopting rules for, and developing and implementing, the loan program under this**  
30 **section, the department is directed to combine the program with the existing predevelopment**  
31 **loan programs operated by the department, including the Predevelopment Loan Program**  
32 **described in OAR 813-038, but excepting any program for agricultural workforce housing.**

33 **“SECTION 4. This 2025 Act being necessary for the immediate preservation of the public**  
34 **peace, health and safety, an emergency is declared to exist, and this 2025 Act takes effect**  
35 **on its passage.”.**

