

Requested by Representative MARSH

**PROPOSED AMENDMENTS TO  
HOUSE BILL 3031**

1 In line 2 of the printed bill, after “housing” insert “; and declaring an  
2 emergency”.

3 Delete lines 4 through 8 and insert:

4 **“SECTION 1. Sections 2 and 3 of this 2025 Act are added to and  
5 made a part of ORS 285B.410 to 285B.482.**

6 **“SECTION 2. (1) The Oregon Infrastructure Finance Authority shall  
7 create a housing infrastructure financing program through which the  
8 authority may provide financial assistance, in the form of grants,  
9 loans or forgivable loans to a city, a county, a county service district  
10 organized under ORS chapter 451, a district as defined in ORS 198.010,  
11 an intergovernmental entity formed under ORS chapter 190 or a tribal  
12 council of a federally recognized Indian tribe in this state, for a project  
13 that will primarily support a specified proposed housing development.  
14 A project under this section may include:**

15 **“(a) The development or improvement of transportation, water,  
16 wastewater or stormwater infrastructure, including improvements to  
17 system capacity linked to a specified proposed housing development;  
18 or**

19 **“(b) Site development, including the development of privately  
20 owned sites, necessary for the improvement of transportation, water,  
21 wastewater or stormwater infrastructure.**

1       **“(2)(a) To be eligible for grants, loans or forgivable loans under this**  
2 **section, a proposed housing development supported by the project**  
3 **must be:**

4       **“(A) Located within an urban growth boundary, with priority given**  
5 **to projects with a minimum density of:**

6       **“(i) Seventeen dwelling units per net residential acre if sited within**  
7 **the Metro urban growth boundary; or**

8       **“(ii) For a proposed housing development within an urban growth**  
9 **boundary other than the Metro urban growth boundary:**

10       **“(I) Ten units per net residential acre if sited in a city, including**  
11 **territory to be annexed by the city upon completion of the project,**  
12 **with a population of 25,000 or greater;**

13       **“(II) Six units per net residential acre if sited in a city, including**  
14 **territory to be annexed by the city upon completion of the project,**  
15 **with a population of at least 2,500 but less than 25,000; or**

16       **“(III) Five units per net residential acre if sited in a city, including**  
17 **territory to be annexed by the city upon completion of the project,**  
18 **with a population of less than 2,500; or**

19       **“(B) Within an urban growth boundary and not within a city or**  
20 **must be on a reservation of a federally recognized Indian tribe or on**  
21 **tribal trust land. A proposed housing development under this subpar-**  
22 **agraph must meet any density priority established by the Oregon**  
23 **Business Development Department by rule.**

24       **“(b) As used in this subsection, ‘net residential acre’ means an acre**  
25 **of buildable land, not including rights of way for streets, roads or**  
26 **utilities or areas not designated for development due to natural re-**  
27 **source protections or environmental constraints, that is zoned for**  
28 **residential use.**

29       **“(3) To be eligible for a grant or forgivable loan under this section,**  
30 **the housing to be developed within the proposed housing development**

1 supported by the project must be subject to an affordable housing  
2 covenant, as defined in ORS 456.270, under which:

3 “(a) The recipient shall serve as, or designate, the covenant holder;  
4 and

5 “(b) The housing will be made affordable to households with very  
6 low income, low income or moderate income, as those terms are de-  
7 fined in ORS 458.610:

8 “(A) For a period of no less than 10 years from the date on which  
9 the housing is first available for occupancy as rental housing, with  
10 priority given to projects with a period of at least 30 years; or

11 “(B) For a length of time to be established by the department by  
12 rule from the date on which the housing is first sold as owner-occupied  
13 housing.

14 “(4) A housing authority as defined in ORS 456.005 or housing de-  
15 veloper may partner with an applicant to apply for and receive funding  
16 and to carry out projects under this section. The housing authority  
17 or housing developer, as applicable, and the applicant may enter into  
18 an agreement that enumerates the partners’ responsibilities, including  
19 financial responsibilities, appropriate allocations of moneys and re-  
20 sponsibility for loan repayment or grant performance.

21 “(5) In administering the program, the Oregon Infrastructure Fi-  
22 nance Authority shall use at least:

23 “(a) Twenty-five percent of the funds to support cities or Indian  
24 tribes with populations of less than 30,000; and

25 “(b) Twenty-five percent of the funds to support cities or Indian  
26 tribes with populations of 30,000 or greater and less than 100,000.

27 “(6) The Housing Accountability and Production Office shall provide  
28 assistance in developing requirements and prioritizing funding under  
29 this section.

30 “(7) In administering the program, the authority shall coordinate

1 **with:**

2 **“(a) The office; and**

3 **“(b) The Housing and Community Services Department with respect**  
4 **to its administering of the Housing Project Revolving Loan Fund un-**  
5 **der section 35, chapter 110, Oregon Laws 2024.**

6 **“(8) The Oregon Business Development Department may adopt rules**  
7 **to implement this section.**

8 **“SECTION 3. (1) The Housing Infrastructure Project Fund is es-**  
9 **ablished in the State Treasury, separate and distinct from the General**  
10 **Fund.**

11 **“(2) The Oregon Business Development Department may accept**  
12 **grants, donations, contributions or gifts from any source for deposit**  
13 **in the Housing Infrastructure Project Fund.**

14 **“(3) Interest earned by the fund shall be credited to the fund.**

15 **“(4) Moneys in the fund are continuously appropriated to the de-**  
16 **partment to administer the fund and to implement section 2 of this**  
17 **2025 Act.**

18 **“SECTION 4. This 2025 Act being necessary for the immediate**  
19 **preservation of the public peace, health and safety, an emergency is**  
20 **declared to exist, and this 2025 Act takes effect July 1, 2025.”.**

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