

1 **SENATE FLOOR VERSION**

2 February 25, 2025

3 COMMITTEE SUBSTITUTE  
4 FOR

5 SENATE BILL NO. 333

6 By: Haste

7 An Act relating to the Oklahoma Housing Authorities  
8 Act; amending 63 O.S. 2021, Section 1054, which  
9 relates to definitions; updating statutory  
10 references; modifying definition; providing criteria;  
11 and declaring an emergency.

12 BE IT ENACTED BY THE PEOPLE OF THE STATE OF OKLAHOMA:

13 SECTION 1. AMENDATORY 63 O.S. 2021, Section 1054, is  
14 amended to read as follows:

15 Section 1054. The following terms, wherever used or referred to  
16 in ~~this act~~ the Oklahoma Housing Authorities Act, shall have the  
17 following respective meanings, unless a different meaning clearly  
18 appears from the context:

19 ~~(a)~~ 1. "Authority" means any public body corporate and politic  
20 created by ~~this act.~~ the Oklahoma Housing Authorities Act;

21 ~~(b)~~ 2. "City" means any incorporated city or town in the  
22 state-;

23 3. "County" means any county in the state-;

1       ~~(e)~~ 4. "Governing body" means, in the case of a city, the  
2 council or other governing body of the city in which is vested  
3 legislative authority customarily imposed on the city council, and,  
4 in the case of a county, the board of county commissioners~~;~~;

5       ~~(d)~~ 5. "Mayor" means the mayor of the city or the officer  
6 thereof charged with the duties customarily imposed on the mayor or  
7 executive head of a city~~;~~;

8       ~~(e)~~ 6. "Clerk" means the city clerk or the county clerk, as the  
9 case may be~~;~~;

10       ~~(f)~~ 7. "Area of operation" means:

11           ~~(1)~~ a. in the case of an authority of a city, the city and  
12                 the area within one (1) mile of the territorial  
13                 boundaries thereof, except that the area of operation  
14                 of an authority of any city shall not include any area  
15                 which lies within the territorial boundaries of some  
16                 other city~~;~~;

17           ~~(2)~~ b. in the case of an authority of a county, all of the  
18                 county for which it is created~~;~~; Provided, that a  
19                 county authority shall not undertake any project  
20                 within the boundaries of any city unless a resolution  
21                 shall have been adopted by the governing body of the  
22                 city and by any authority which shall have been  
23                 ~~theretofore~~ established and authorized to exercise its  
24                 powers in the city declaring that there is need for

1 the county authority to exercise its powers within  
2 that city. No authority shall operate in any area in  
3 which an authority already established is operating  
4 without the consent by resolution of the authority  
5 already operating therein, and

6 c. in the case of an authority of a city or of a county  
7 and only for the purpose of construction or  
8 rehabilitation projects, beginning on the effective  
9 date of this act, anywhere within this state;  
10 provided, such city or county housing authority has  
11 consulted with the city, county or counties, and all  
12 other active and duly certified city and county  
13 housing authorities, if any, where the project or  
14 projects are located;

15 ~~(g)~~ 8. "Federal government" includes means the United States of  
16 America, the ~~Public Housing Administration~~ United States Department  
17 of Housing and Urban Development, or any other agency or  
18 instrumentality, corporate or otherwise, of the United States of  
19 America;

20 ~~(h)~~ 9. "Slum" means any area where dwellings predominate which  
21 by reason of dilapidation, overcrowding, faulty arrangement or  
22 design, lack of ventilation, light, or sanitary facilities, or any  
23 combination of these factors, are detrimental to safety, health, and  
24 morals;

1        ~~(i)~~ 10. "Housing project" or "project" means any work or  
2 undertaking on contiguous or noncontiguous sites:

3            ~~(1)~~ a. to demolish, clear, or remove buildings from any  
4    slum area~~;~~,

5            ~~(2)~~ b. to provide or assist in providing (by any suitable  
6    method, including~~,~~, but not limited to: rental; sale  
7    of individual units in single or multifamily  
8    structures under a conventional, condominium, or  
9    cooperative sales contract; lease-purchase agreement;  
10                                         loans; or subsidizing of rentals or charges for  
11                                         housing projects located within the territorial  
12                                         boundaries of the authority of a city or county but  
13                                         excluding the expanded area of operation as defined in  
14                                         subparagraph c of paragraph 7 of this section) decent,  
15                                         safe~~,~~, and sanitary urban or rural dwellings,  
16                                         apartments, or other living accommodations for persons  
17                                         of low income~~;~~, or

18            ~~(3)~~ c. to accomplish a combination of ~~the foregoing~~  
19                                         subparagraphs a and b of this paragraph. Such work or  
20                                         undertaking may include buildings, land, equipment,  
21                                         facilities, and other real or personal property for  
22                                         necessary, convenient~~,~~, or desirable appurtenances;  
23                                         streets, sewers, water service, utilities, parks, site  
24                                         preparation, and landscaping; and facilities for

1 administrative, community, health, recreational,  
2 welfare, or other purposes. The term "~~housing~~  
3 ~~project~~" housing project or "~~project~~" project also may  
4 be applied to the planning of the buildings and  
5 improvements, the acquisition of property or any  
6 interest therein, the demolition of existing  
7 structures, the construction, reconstruction,  
8 rehabilitation, alteration, or repair of the  
9 improvements and all other work in connection  
10 therewith; and the term shall include all other real  
11 and personal property and all tangible or intangible  
12 assets held or used in connection with the housing  
13 project.

14 ~~(j)~~ 11. "Persons of low income" ~~shall mean~~ means persons or  
15 families who lack the amount of income which is necessary (as  
16 determined by the authority undertaking the housing project) to  
17 enable them, without financial assistance, to live in decent, safe,  
18 and sanitary dwellings, without overcrowding; however, the local  
19 housing authority shall not exceed the guidelines in establishing  
20 incomes set forth by the United States Department of Housing and  
21 Urban Development.

22 ~~(k)~~ 12. "Bonds" means any bonds, notes, interim certificates,  
23 debentures, or other obligations issued by an authority pursuant to  
24 ~~this act.~~ the Oklahoma Housing Authorities Act;

1       ~~(l)~~ 13. "Real property" ~~includes~~ means all lands, including  
2 improvements and fixtures thereon, and property of any nature  
3 appurtenant thereto, or used in connection therewith, and every  
4 estate, interest, and right, legal or equitable, ~~therein~~ including  
5 terms for years ;

6       ~~(m)~~ 14. "Obligee of an authority" or "obligee" ~~includes~~ means  
7 any bondholder, agent or trustee for any bondholder, or lessor  
8 demising to the authority property used in connection with a  
9 project, or any assignee or assignees of such lessor's interest or  
10 any part thereof, and the federal government when it is a party to  
11 any contract with the authority ;

12       ~~(n)~~ 15. "Persons engaged in national defense activities" means  
13 persons in the Armed Forces of the United States ~~;~~ and employees of the  
14 Department of Defense ~~;~~ and workers engaged or to be engaged in  
15 activities connected with national defense. The term also includes  
16 the families of the persons, employees, and workers who reside with  
17 them ;

18       ~~(o)~~ 16. "Major disaster" means any flood, drought, fire,  
19 hurricane, tornado, earthquake, storm, or other catastrophe which,  
20 in the determination of the governing body, is of sufficient  
21 severity and magnitude to warrant the use of available resources of  
22 the federal, state, and local governments to alleviate the damage,  
23 hardship, or suffering caused thereby ; and

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1        ~~(p)~~ 17. "State public body" means any city, county, municipal  
2 corporation, commission, district, authority, agency, subdivision,  
3 or public body of the state.

4        SECTION 2. It being immediately necessary for the preservation  
5 of the public peace, health or safety, an emergency is hereby  
6 declared to exist, by reason whereof this act shall take effect and  
7 be in full force from and after its passage and approval.

8        COMMITTEE REPORT BY: COMMITTEE ON ECONOMIC DEVELOPMENT, WORKFORCE  
9        AND TOURISM  
10       February 25, 2025 - DO PASS AS AMENDED BY CS

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