

1 STATE OF OKLAHOMA

2 1st Session of the 60th Legislature (2025)

3 HOUSE BILL 2189

By: Blancett

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5
6 AS INTRODUCED

7 An Act relating to housing; defining terms; creating
8 the Oklahoma Workforce Housing Commission; providing
9 for membership; stating quorum; providing for
10 qualifications for Commission members; stating
11 appointment terms; allowing for certain
12 reimbursement; subjecting Commission to Oklahoma Open
13 Meeting Act; stating purpose; providing for
14 promulgation of rules by the Oklahoma Housing Finance
15 Agency; authorizing the Agency to implement certain
16 reports and plans for expansion of affordable
17 housing; requiring distribution and recommendations
18 from Agency to the Governor and Legislature; creating
19 the Oklahoma Workforce Housing Commission Revolving
20 Fund; stating purpose; establishing funding
21 procedures; providing for codification; and providing
22 an effective date.

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

24 SECTION 1. NEW LAW A new section of law to be codified
in the Oklahoma Statutes as Section 2904 of Title 74, unless there
is created a duplication in numbering, reads as follows:

As used in this act:

1. "Extremely low-income household" means a household that has
an income not in excess of thirty percent (30%) of the area median

1 income, adjusted for the size of the household, as determined by the
2 United States Department of Housing and Urban Development;

3 2. "Very low-income household" means a household that has an
4 income of more than thirty percent (30%) of the area median income
5 but no more than fifty percent (50%) of the area median income,
6 adjusted for the size of the household, as determined by the United
7 States Department of Housing and Urban Development;

8 3. "Low-income household" means a household that has an income
9 of more than fifty percent (50%) of the area median income but no
10 more than eighty percent (80%) of the area median income, adjusted
11 for the size of the household, as determined by the United States
12 Department of Housing and Urban Development;

13 4. "Moderate-income household" means a household that has an
14 income of more than eighty percent (80%) of the area median income
15 but no more than one hundred twenty percent (120%) of the area
16 median income, adjusted for the size of the household, as determined
17 by the United States Department of Housing and Urban Development;
18 and

19 5. "Middle-income household" means a household that has an
20 income of more than one hundred twenty percent (120%) of the area
21 median income but no more than one hundred sixty percent (160%) of
22 the area median income, adjusted for the size of the household, as
23 determined by the United States Department of Housing and Urban
24 Development.

1 SECTION 2. NEW LAW A new section of law to be codified
2 in the Oklahoma Statutes as Section 2904.1 of Title 74, unless there
3 is created a duplication in numbering, reads as follows:

4 A. There is hereby created until December 30, 2034, the
5 Oklahoma Workforce Housing Commission. The Commission shall be
6 composed of fifteen (15) members. The members shall serve as
7 follows:

8 1. Five members shall be appointed by the Governor:

9 a. one shall be a person living in an urban area with a
10 population more than one hundred thousand (100,000)
11 persons according to the latest Federal Decennial
12 Census,

13 b. one shall be a person living in a rural community in a
14 county with a population less than seventy-five
15 thousand (75,000) persons according to the latest
16 Federal Decennial Census,

17 c. one shall be an official serving in a city, town, or
18 political subdivision in a county with a population
19 less than seventy-five thousand (75,000) persons
20 according to the latest Federal Decennial Census,

21 d. one shall represent an organization that assists
22 special populations, including, but not limited to,
23 the elderly, the disabled, veterans, and children
24

1 transitioning out of foster care, in obtaining
2 affordable housing, and

3 e. one shall represent an Oklahoma rural housing
4 authority;

5 2. Five members shall be appointed by the President Pro Tempore
6 of the Senate:

7 a. one shall be a Senator from the majority party who
8 shall serve as co-chair of the Commission,

9 b. one shall be a Senator from the minority party who
10 shall serve as co-vice chair of the Commission,

11 c. one shall represent a low-income and moderate-to-low-
12 income population-serving financial institution or a
13 community development financial institution, as
14 defined by the Federal Reserve,

15 d. one shall be an official serving in a municipality
16 with a population more than one hundred thousand
17 (100,000) persons according to the latest Federal
18 Decennial Census, and

19 e. one shall represent an urban housing authority;

20 3. Five members shall be appointed by the Speaker of the House
21 of Representatives:

22 a. one shall be a Representative from the majority party
23 who shall serve as co-chair of the Commission,

- 1 b. one shall be a Representative from the minority party
2 who shall serve as co-vice chair of the Commission,
3 c. one shall represent a federally recognized tribe in
4 Oklahoma that provides affordable housing in rural
5 areas,
6 d. one shall be a representative from a community housing
7 development organization, as determined by the United
8 States Department of Housing and Urban Development,
9 and
10 e. one shall represent a not-for-profit organization that
11 serves low-income Oklahomans experiencing difficulty
12 in obtaining affordable housing; and

13 4. The following shall be ex officio members:

- 14 a. one shall be a representative from the Oklahoma
15 Department of Commerce representing community
16 development,
17 b. one shall be an Oklahoma representative of the United
18 States Department of Agriculture, and
19 c. the Executive Director of the Oklahoma Housing Finance
20 Agency, or his or her designee.

21 B. For the initial appointments of members to the Commission,
22 each appointment shall be for a two-year term. Thereafter, the
23 terms of the Commission shall be for three (3) years.
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1 C. No member of the Commission shall receive a salary or
2 reimbursement for duties performed as a member of the Commission;
3 however, members may be eligible to receive travel reimbursement as
4 provided in the State Travel Reimbursement Act.

5 D. The meetings of the Commission shall be subject to the
6 Oklahoma Open Meeting Act.

7 E. The Commission shall utilize the resources available to
8 address the needs of extremely low-income households, very low-
9 income households, low-income households, moderate-income
10 households, and middle-income households in order to promote a
11 condition in which suitable housing is available to as many persons
12 as possible pursuant to rules promulgated by the Oklahoma Housing
13 Finance Agency pursuant to Section 3 of this act.

14 SECTION 3. NEW LAW A new section of law to be codified
15 in the Oklahoma Statutes as Section 2904.2 of Title 74, unless there
16 is created a duplication in numbering, reads as follows:

17 The Oklahoma Housing Finance Agency shall promulgate rules
18 relating to:

19 1. An initial comprehensive Oklahoma workforce housing
20 environmental scan and needs assessment;

21 2. A comprehensive Oklahoma affordable housing annual report
22 and action plan to be submitted electronically to the Governor and
23 the Legislature;

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1 3. A state plan for long-term expansion of workforce and
2 affordable housing across the state;

3 4. An update on the implementation and outcomes of the
4 investment in the Oklahoma Housing Stability Program created in
5 Section 2903 et seq. of Title 74 of the Oklahoma Statutes;

6 5. An evaluation to make recommendations to the Legislature on
7 policies and incentives to increase the development, inventory, and
8 diversification of affordable housing; and

9 6. Any other rules necessary to carry out the purpose and
10 mission of the Oklahoma Workforce Housing Commission pursuant to
11 Section 2 of this act.

12 SECTION 4. NEW LAW A new section of law to be codified
13 in the Oklahoma Statutes as Section 2904.3 of Title 74, unless there
14 is created a duplication in numbering, reads as follows:

15 A. There is hereby created in the State Treasury a revolving
16 fund to be designated as the "Oklahoma Workforce Housing Commission
17 Revolving Fund", which shall consist of all monies appropriated,
18 transferred, or otherwise designated to the fund by law. The
19 revolving fund shall be a continuing fund, not subject to fiscal
20 year limitations, and shall be under the administration of the
21 Oklahoma Workforce Housing Commission and shall be budgeted and
22 expended in accordance with the provisions of subsection B of this
23 section for the purpose of improving the stock and affordability of
24 Oklahoma housing.

1 B. No funds shall be budgeted or expended from the Oklahoma
2 Workforce Housing Commission Revolving Fund prior to July 1, 2025,
3 or prior to the approval by the Legislature of promulgated permanent
4 rules by the Commission pursuant to the provisions of the
5 Administrative Procedures Act.

6 SECTION 5. This act shall become effective November 1, 2025.
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