

STATE OF OKLAHOMA

2nd Session of the 59th Legislature (2024)

HOUSE BILL 3956

By: Blancett

AS INTRODUCED

An Act relating to housing; defining terms; providing for creation of Oklahoma Affordable Housing Commission; prescribing membership; providing for utilization of Oklahoma Affordable Housing Commission Revolving Fund; providing for utilization of resources; creating the Oklahoma Affordable Housing Commission Revolving Fund; providing for revenue sources; providing for expenditures; prohibiting expenditures prior to designated date; requiring adoption of administrative rules; providing for transfer of unencumbered funds; providing for codification; providing an effective date; and declaring an emergency.

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

SECTION 1. NEW LAW A new section of law to be codified in the Oklahoma Statutes as Section 6301 of Title 74, unless there is created a duplication in numbering, reads as follows:

A. As used in this act:

1. "Extremely low income household" means income not in excess of thirty percent (30%) of the area median income, adjusted for the

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

3 2. "Low income household" means a household income of more than
4 fifty percent (50%) of the area median income but no more than
5 eighty percent (80%) of the area median income, adjusted for the
6 size of the household, as determined by the United States Department
7 of Housing and Urban Development;

8 3. "Middle income household" means a household that has an
9 income of more than one hundred twenty percent (120%) of the area
10 median income but no more than one hundred sixty percent (160%) of
11 the area median income, adjusted for the size of the household, as
12 determined by the United States Department of Housing and Urban
13 Development;

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

19 5. "Very low income household" means a household income of more
20 than thirty percent (30%) of the area median income but no more than
21 fifty percent (50%) of the area median income, adjusted for the size
22 of the household, as determined by the United States Department of
23 Housing and Urban Development.
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1 SECTION 2. NEW LAW A new section of law to be codified
2 in the Oklahoma Statutes as Section 6302 of Title 74, unless there
3 is created a duplication in numbering, reads as follows:

4 A. There is hereby created the Oklahoma Affordable Housing
5 Commission. The Commission shall be composed of nineteen (19)
6 members. The members shall serve as follows:

7 1. Ten (10) members shall be appointed by the Governor:

- 8 a. a representative of building service or construction
9 trades,
10 b. a real estate trade association representative,
11 c. one shall be a representative from a Community Housing
12 Development Corporation, as determined by the United
13 States Department of Housing and Urban Development,
14 whose first term shall be for two (2) years, and then
15 renewable for three-year terms thereafter,
16 d. one shall be the Executive Director of the Oklahoma
17 Department of Commerce, or his or her designee, whose
18 first term shall be for three (3) years, and then
19 renewable for three one-year terms thereafter,
20 e. one shall be an Oklahoma representative of the United
21 States Department of Agriculture,
22 f. one shall be a representative from a non-urban
23 municipality with a proven track record of addressing
24 affordable housing issues, whose first term shall be
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1 for three (3) years, and then renewable for three one-
2 year terms thereafter,

3 g. one shall be a representative from an urban
4 municipality with expertise or experience in finding
5 creative and equitable solutions to the current
6 affordable housing crisis, whose first term shall be
7 for three (3) years and then renewable for three one-
8 year terms thereafter,

9 h. one shall be a representative of an Oklahoma rural
10 housing authority, and

11 i. two persons shall be appointed at large and without
12 any specific qualifications;

13 2. Four (4) members shall be appointed by the President Pro

14 Tempore of the Oklahoma State Senate:

15 a. one shall be a Senator who shall serve as co-chair of
16 the Commission,

17 b. one shall be a Senator who shall serve as co-vice-
18 chair of the Commission,

19 c. one shall be a representative of an American Indian
20 Tribe who provides affordable housing in rural areas,
21 whose first term shall be for one (1) year, and then
22 renewable for three-year terms thereafter, and

23 d. one shall be a representative from a low income and
24 moderate to low income population-serving financial
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1 institution (A CDFI as defined by the Federal Reserve)
2 whose first term shall be for two (2) years, and then
3 renewable for three-year terms thereafter; and

4 3. Five (5) members shall be appointed by the Speaker of the
5 Oklahoma House of Representatives:

- 6 a. one shall be a House member who shall serve as co-
7 chair of the Commission,
8 b. one shall be a House member who shall serve as co-
9 vice-chair of the Commission,
10 c. one shall be a representative from a not-for-profit
11 organization who serves low-income Oklahomans
12 experiencing difficulty in obtaining affordable
13 housing, whose first term shall be for one (1) year,
14 and then renewable for three-year terms thereafter,
15 d. one of whom shall be a representative from an
16 organization who assists special populations (elderly,
17 disabled, veterans, children transitioning out of
18 foster care) in obtaining affordable housing, whose
19 first term shall be for two (2) years, and then
20 renewable for three-year terms thereafter, and
21 e. one shall be a representative from a non-urban housing
22 authority.

23 B. The Commission shall utilize the Oklahoma Affordable Housing
24 Commission Revolving Fund as authorized in Section 3 of this act.
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1 C. The Commission shall utilize the resources available to it
2 in order to address the needs of extremely low income households,
3 low income households, middle income households, moderate income
4 households, and very low income households in order to promote a
5 condition in which suitable housing is available to as many persons
6 as possible.

7 SECTION 3. NEW LAW A new section of law to be codified
8 in the Oklahoma Statutes as Section 6303 of Title 74, unless there
9 is created a duplication in numbering, reads as follows:

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

20 B. No funds shall be budgeted or expended from the Oklahoma
21 Affordable Housing Commission Revolving Fund prior to July 1, 2024,
22 or prior to the approval by the Legislature of promulgated permanent
23 rules by the Commission pursuant to the provisions of the
24 Administrative Procedures Act.

1 C. The Oklahoma Affordable Housing Commission shall promulgate,
2 pursuant to the provisions of the Administrative Procedures Act,
3 permanent rules subject to approval by the Legislature, to
4 implement:

5 1. An initial comprehensive Oklahoma Affordable Housing
6 environmental scan and needs assessment;

7 2. A comprehensive Oklahoma Affordable Housing annual report
8 and action plan;

9 3. Details of the Commission's general duties;

10 4. Reporting requirements of the Commission to the Legislature;

11 5. Evaluate and make recommendations to the Legislature on
12 abatement and exemption incentives to support the development of
13 more affordable housing; and

14 6. Any other rules necessary to carry out the purpose and
15 mission of the Commission as expressed in this act.

16 D. All unencumbered funds remaining in the Oklahoma Affordable
17 Housing Commission Revolving Fund upon the expiration of the
18 Oklahoma Affordable Housing Commission shall be transferred to the
19 State Treasurer for deposit in the General Revenue Fund.

20 SECTION 4. This act shall become effective July 1, 2024.

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

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