

1                   **HOUSE OF REPRESENTATIVES - FLOOR VERSION**

2                               STATE OF OKLAHOMA

3                               1st Session of the 59th Legislature (2023)

4   HOUSE BILL 2724

                              By: Menz

7                               AS INTRODUCED

8           An Act relating to public safety; amending 63 O.S.  
9           2021, Section 1054, which relates to the Oklahoma  
10          Housing Authority Act; defining term; providing that  
11          landlords or owners of property shall receive stipend  
12          if certain conditions are met; providing for  
13          codification; and providing an effective date.

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

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

17           Section 1054. The following terms, wherever used or referred to  
18   in this act, shall have the following respective meanings, unless a  
19   different meaning clearly appears from the context:

20           (a) "Authority" means any public body corporate and politic  
21   created by this act.

22           (b) "City" means any incorporated city or town in the state.  
23   "County" means any county in the state.

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

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

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

10 (f) "Area of operation" means:

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

16 (2) in the case of an authority of a county, all of the county  
17 for which it is created: Provided, that a county authority shall not  
18 undertake any project within the boundaries of any city unless a  
19 resolution shall have been adopted by the governing body of the city  
20 and by any authority which shall have been theretofore established  
21 and authorized to exercise its powers in the city declaring that  
22 there is need for the county authority to exercise its powers within  
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1 that city. No authority shall operate in any area in which an  
2 authority already established is operating without the consent by  
3 resolution of the authority already operating therein.

4 (g) "Federal government" includes the United States of America,  
5 the Public Housing Administration, or any other agency or  
6 instrumentality, corporate or otherwise, of the United States of  
7 America.

8 (h) "Slum" means any area where dwellings predominate which by  
9 reason of dilapidation, overcrowding, faulty arrangement or design,  
10 lack of ventilation, light, or sanitary facilities, or any  
11 combination of these factors, are detrimental to safety, health and  
12 morals.

13 (i) "Housing project" or "project" means any work or undertaking  
14 on contiguous or noncontiguous sites:

15 (1) to demolish, clear, or remove buildings from any slum  
16 area;

17 (2) to provide or assist in providing (by any suitable method,  
18 including but not limited to: rental; sale of individual units in  
19 single or multifamily structures under conventional, condominium, or  
20 cooperative sales contract; lease-purchase agreement; loans; or  
21 subsidizing of rentals or charges) decent, safe and sanitary urban  
22 or rural dwellings, apartments, or other living accommodations for  
23 persons of low income; or  
24

1 (3) to accomplish a combination of the foregoing. Such work or  
2 undertaking may include buildings, land, equipment, facilities, and  
3 other real or personal property for necessary, convenient or  
4 desirable appurtenances; streets, sewers, water service, utilities,  
5 parks, site preparation, and landscaping; and facilities for  
6 administrative, community, health, recreational, welfare, or other  
7 purposes. The term "housing project" or "project" also may be  
8 applied to the planning of the buildings and improvements, the  
9 acquisition of property or any interest therein, the demolition of  
10 existing structures, the construction, reconstruction,  
11 rehabilitation, alteration or repair of the improvements and all  
12 other work in connection therewith; and the term shall include all  
13 other real and personal property and all tangible or intangible  
14 assets held or used in connection with the housing project.

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

22 (k) "Bonds" means any bonds, notes, interim certificates,  
23 debentures, or other obligations issued by an authority pursuant to  
24 this act.

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

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

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

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

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

4 (q) "Housing Choice Voucher Program" means the tenant-based  
5 assistance program under section 8(o) of the United States Housing  
6 Act of 1937 that is locally administered by the Oklahoma Public  
7 Housing Authority.

8 SECTION 2. NEW LAW A new section of law to be codified  
9 in the Oklahoma Statutes as Section 1076.1 of Title 63, unless there  
10 is created a duplication in numbering, reads as follows:

11 Landlords or owners of property who maintain decent, safe, and  
12 sanitary dwellings for persons of low income shall receive a one-  
13 time Two Hundred Dollar (\$200.00) remittance for each tenant who has  
14 leased with the landlord for a period of three (3) years and who  
15 participates in the Housing Choice Voucher Program.

16 SECTION 3. This act shall become effective November 1, 2023.  
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18 COMMITTEE REPORT BY: COMMITTEE ON JUDICIARY - CIVIL, dated  
19 03/02/2023 - DO PASS.  
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