

1 STATE OF OKLAHOMA

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

3 POLICY COMMITTEE  
4 RECOMMENDATION

5 FOR

6 HOUSE BILL NO. 2189

7 By: Blancett

8 POLICY COMMITTEE RECOMMENDATION

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

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 2904 of Title 74, unless there  
is created a duplication in numbering, reads as follows:

As used in this act:

1           1. "Extremely low-income household" means a household that has  
2 an income not in excess of thirty percent (30%) of the area median  
3 income, adjusted for the size of the household, as determined by the  
4 United States Department of Housing and Urban Development;

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

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

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

20 and

21          5. "Middle-income household" means a household that has an  
22 income of more than one hundred twenty percent (120%) of the area  
23 median income but no more than one hundred sixty percent (160%) of  
24 the area median income, adjusted for the size of the household, as

1 determined by the United States Department of Housing and Urban  
2 Development.

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

6 A. There is hereby created until November 1, 2028, the Oklahoma  
7 Workforce Housing Commission. The Commission shall be composed of  
8 fifteen (15) members. The members shall serve as follows:

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

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

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

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

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

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,

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

4. The following shall be ex officio members:

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

B. No member of the Commission shall receive a salary or reimbursement for duties performed as a member of the Commission; however, members may be eligible to receive travel reimbursement as provided in the State Travel Reimbursement Act.

1 C. The meetings of the Commission shall be subject to the  
2 Oklahoma Open Meeting Act.

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

10 E. The Commission shall submit a comprehensive annual report to  
11 the Oklahoma Legislature, the Speaker of the Oklahoma House of  
12 Representatives, the President Pro Tempore of the Oklahoma State  
13 Senate, and all legislative members of the Commission beginning  
14 December 1, 2026.

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

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

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

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

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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