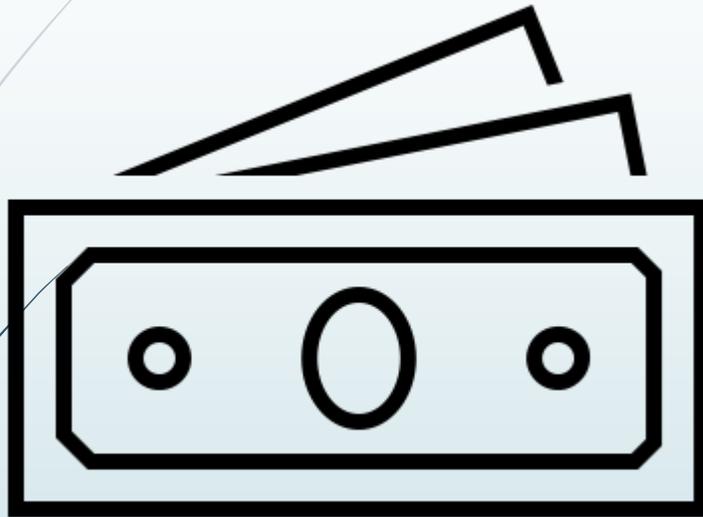




Is Rental Housing Affordable?

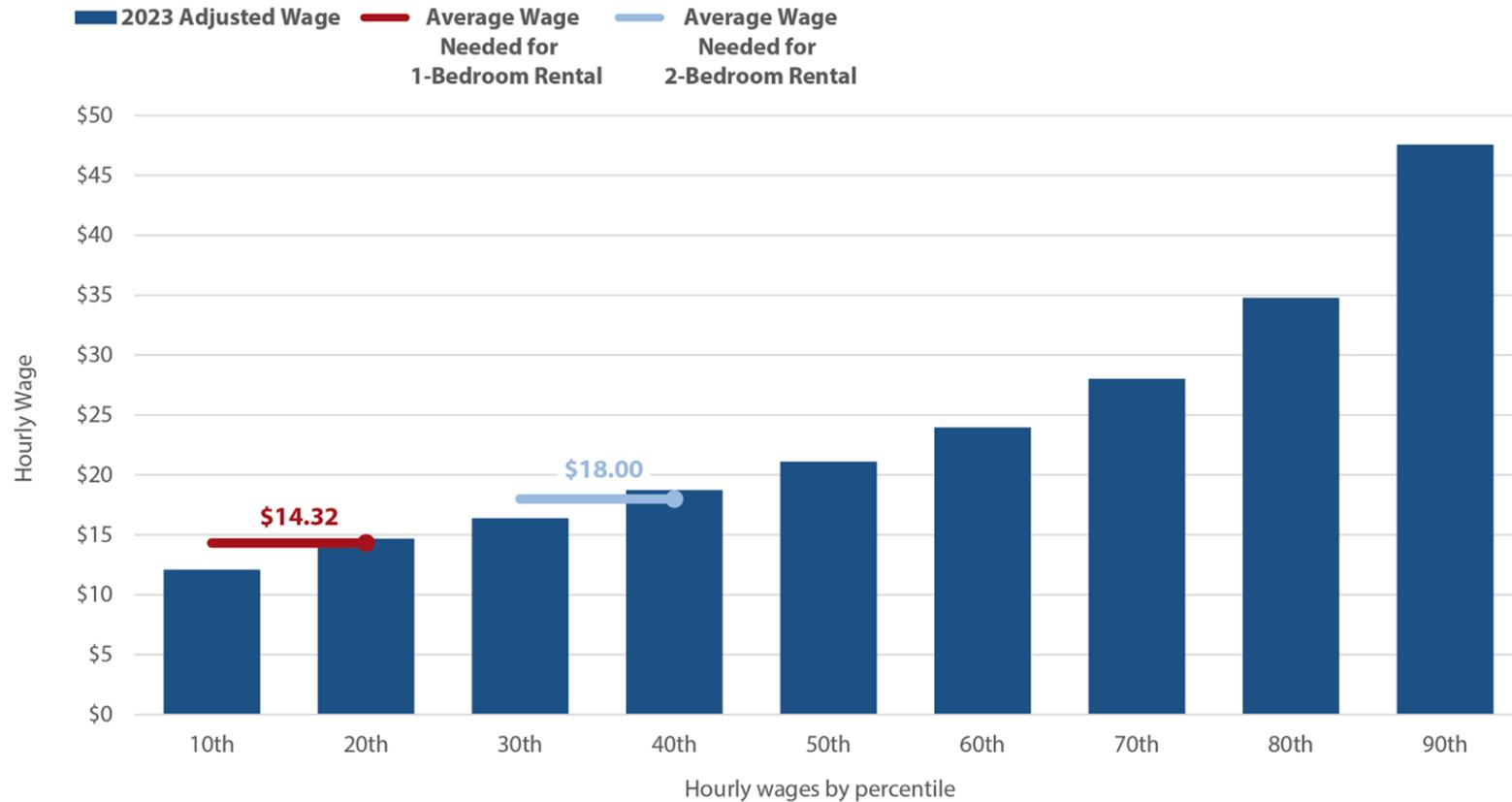


70%

of extremely low-income renter households are severely cost burdened

Source: National Low Income Housing Coalition, 2022

A modest rental home is out of reach for nearly 40 percent of Oklahoma wage earners



Source: Housing wages from the National Low Income Housing Coalition. Hourly wages by percentile from the Economic Policy Institute State of Working America Data Library, 2022, adjusted to 2023 dollars.



Safety Concerns in Oklahoma Rental Housing

Vista Shadow Mountain – found to be “imminently dangerous” by the Fire Marshal.

- Over 100 units impacted (accounting for hundreds of citizens)
- Removal began mid-July 2021. The majority of tenants had already paid their July rent before the closure happened. This means that some tenants paid Fair Market Rent on a unit just a week prior to facing displacement.

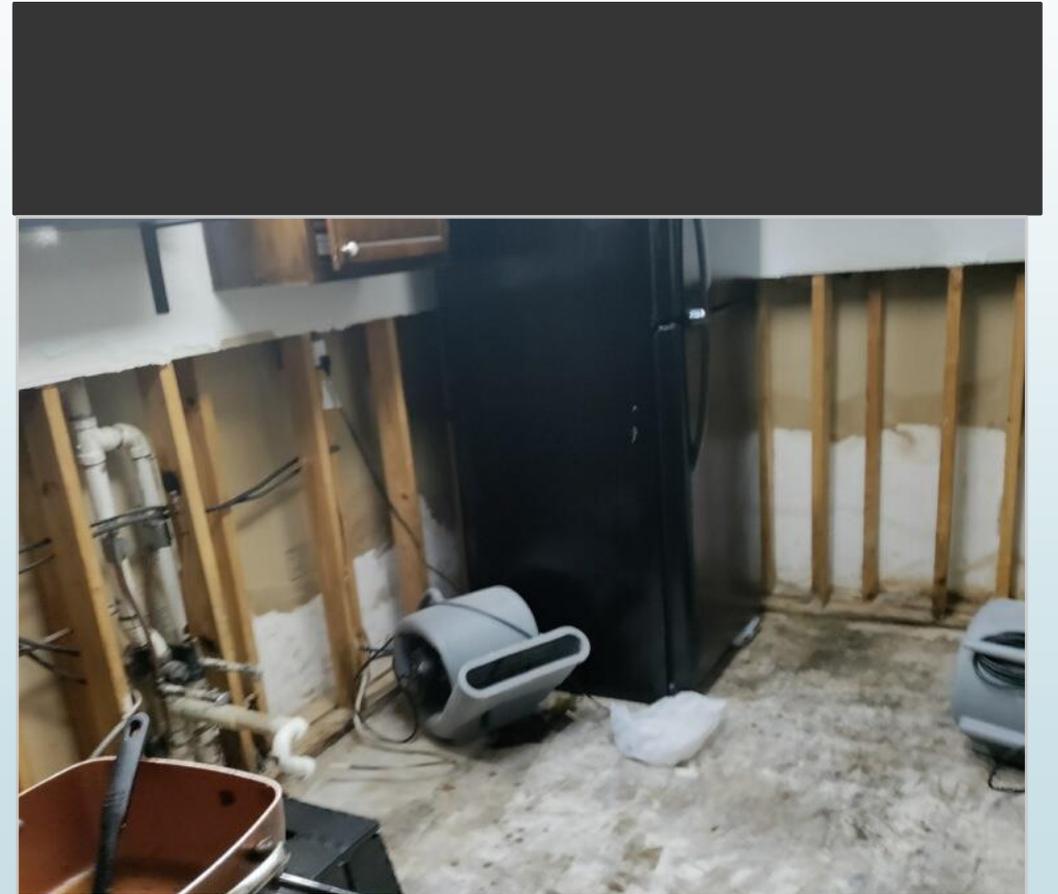


Photo of a Vista Shadow Mountain unit that a tenant was paying Fair Market Rent for.

Examples from Oklahoma County

Midwest Pointe Apartments:

This Midwest City complex was condemned and deemed uninhabitable after years of unaddressed code violations.

The Manchester on May:

After living without air conditioning for two months, through a life-threatening triple-digit heat wave, several tenants received eviction notices.

Foxcroft Apartments:

The apartment complex with 188 units was without heat all winter and resulted in a class action lawsuit.

Oklahoma is Out of Step

Oklahoma's eviction rate (in 2018)
was 3.8%

- 1 in 20 renting households faces eviction annually
- Double the national average
- 6th highest nationally

This isn't because our state is poorer, or because rents are higher. It is directly tied to our laws and policies.



Current Status

- Outside of the recent update to repair/deduct statute and new protections for victims of domestic violence, there hasn't been any substantive change to the Oklahoma Residential Landlord and Tenant Act since its enactment in 1978.
- Oklahoma offers very few protections for renters and is one of only 6 (six) states who offer no anti-retaliation protections.
- Oklahoma law requires little accountability for landlords who fail to meet minimum habitability requirements for their tenants.

Gaps in OK Landlord- Tenant Law

2 primary challenges:

- Lack of protection for tenants against harassment and exploitation.
- Inability to ensure safe and habitable properties.

3 suggestions:

- Create anti-retaliation laws to ensure predatory landlords are not trapping tenants in unsafe conditions.
- Clarify the law for tenants and landlords – defining “written notice.”
- Support localities to adequately investigate and address code violations, including creating property registries.