CITY OF
OKLAHOMA CITY

HOUSING STRATEGY



Prepared by

City of OKC Planning Department

Housing and Community Development Division

November 10, 2026

In partnership with

U.S. Department of Housing and Urban Development

Oklahoma City Housing Authority
It's All About People

Key to Home Partnership

the alliance
for Economic Development of Oklahoma City

What's happened since Housing Affordability Implementation Plan (HAIP) Adoption

Housing Advisory Group

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Construction of Alley's End



Awarded $25.1 M HUD Choice Neighborhoods Grant w/OCHA for WIll Rogers Courts



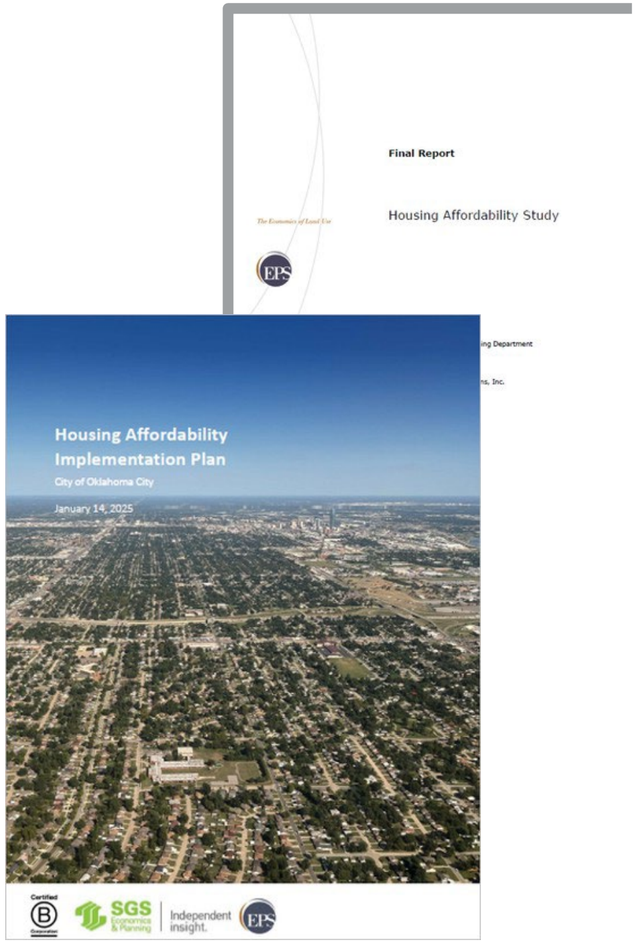
What's happened since HAIP Adoption

HAIP Stage 1: Establish Staffing, Investment, and Partnerships

- Hired Housing Strategy Implementation Manager in July 2025
- Met with stakeholders
- Successful 2025 General Obligation Limited Tax (GOLT) Bond election with $50 million allocated to affordable housing

HAIP Stage 2: Policy and Program Development

- Accessory dwelling unit ordinance adopted by City Council in May 2025
- Updated the City's Strategic Investment Policy (SIP) and GOLT Guidelines - adopted by City Council in July 2026
- Numerous City affordable housing program policies and procedures updated



Guiding Principles

- Respect today’s voices as well as the history of Oklahoma City’s diverse neighborhoods.
- OKC households are diverse - build and preserve a variety of housing types for all and for all stages of life.
- Affordable doesn’t mean cheap or lesser quality - build housing that will last generations.
- Ensure predictable funding and policies to maintain stability for developers from application through construction.
- Maintain integrity and accountability through transparent tracking and public participation.





Challenges

11,000+
new homes needed
over 10 years

34,000
existing homes and units need to
be preserved and rehabilitated

11.5%
eviction rate
7% above national ave

18,000
residents on voucher waitlist
4-5 year wait

$200
cost per square foot to
build a SF home

1M
projected residents
by 2055



Affordability, defined

Housing costs should stay below 30% of annual household income.

$38,370
OKC PER CAPITA INCOME

$68,200
OKC MEDIAN HOUSEHOLD INCOME

$939–$1,350
OKC AVERAGE MONTHLY RENT

$270K
OKC AVERAGE HOME SALE

Target AMI and funding source

- 0-60% AMI: GOLT, MAPS 4
- 61-80% AMI: CDBG, HOME, GOLT, MAPS 4
- 81-100% AMI: Private
- 101-120% AMI: Private

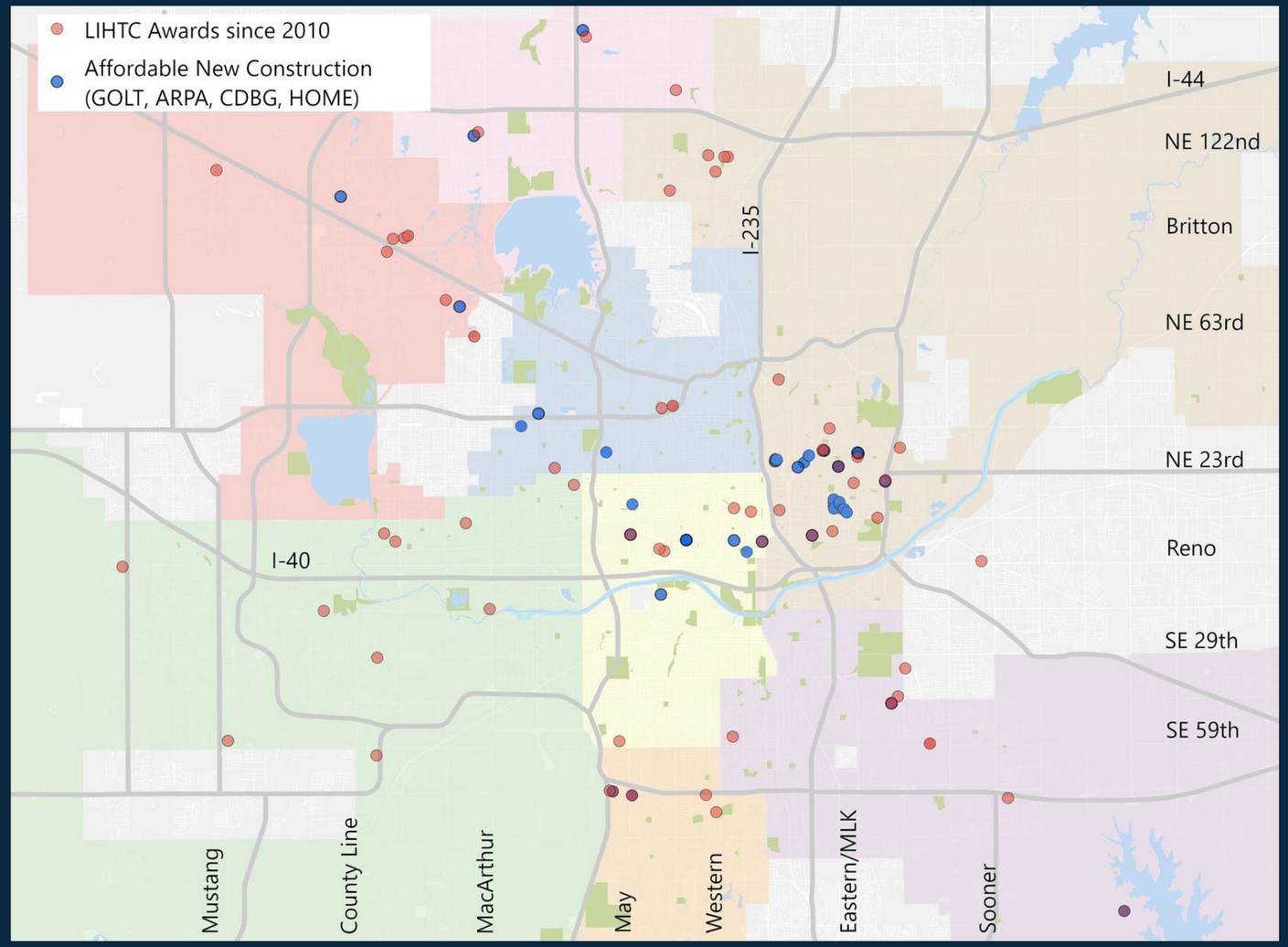
% Annual Median Income	Individual annual income (hourly pay)	Max monthly rent	Max purchase price
30	$20,450 ($9.83/hr)	$512	$60,000
50	$34,100 ($16.39/hr)	$853	$108,000
60	$40,920 ($19.67/hr)	$1,023	$132,000
80	$54,500 ($26.20/hr)	$1,363	$174,000
100	$68,200 ($32.79/hr)	$1,705	$221,000
120	$81,840 ($39.35/hr)	$2,046	$268,000

Recent OKC Affordable Housing Investments

$114,150,000

CDBG, HOME, ARPA, MAPS 4
2017 GOLT

3,302 homes built or preserved



Six priorities

1 Preserve affordability & habitability

2 Increase inventory & housing diversity

3 Refine policies, development code, & zoning

4 Support affordable homeownership

5 Expand funding & partnerships

6 Bolster housing stability services

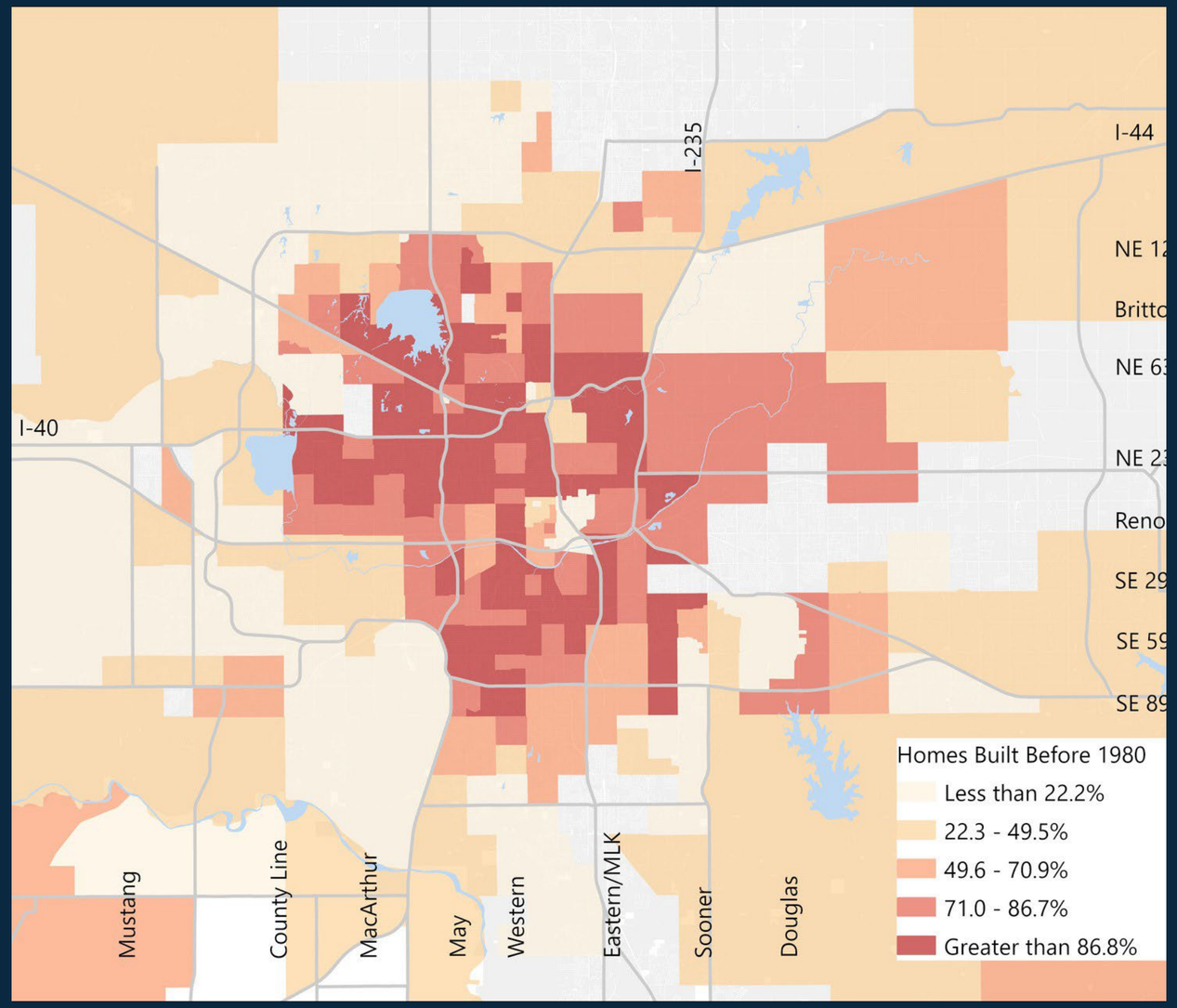
1 Preserve affordability & habitability

144,628
homes older than 45 years

50+
vacant multi-family properties

Home Repair Network •Repairs for owners and renters •bridge loans •Brownfields coordination •expand trades •outreach • HOME/CDBG investment, with 80% focused in NRSA and SNI areas.

MEASURE dollars deployed • units rehabbed • AMI served • units purchased



2 Increase inventory & housing diversity

4,210 undeveloped residential lots inner loop + downtown

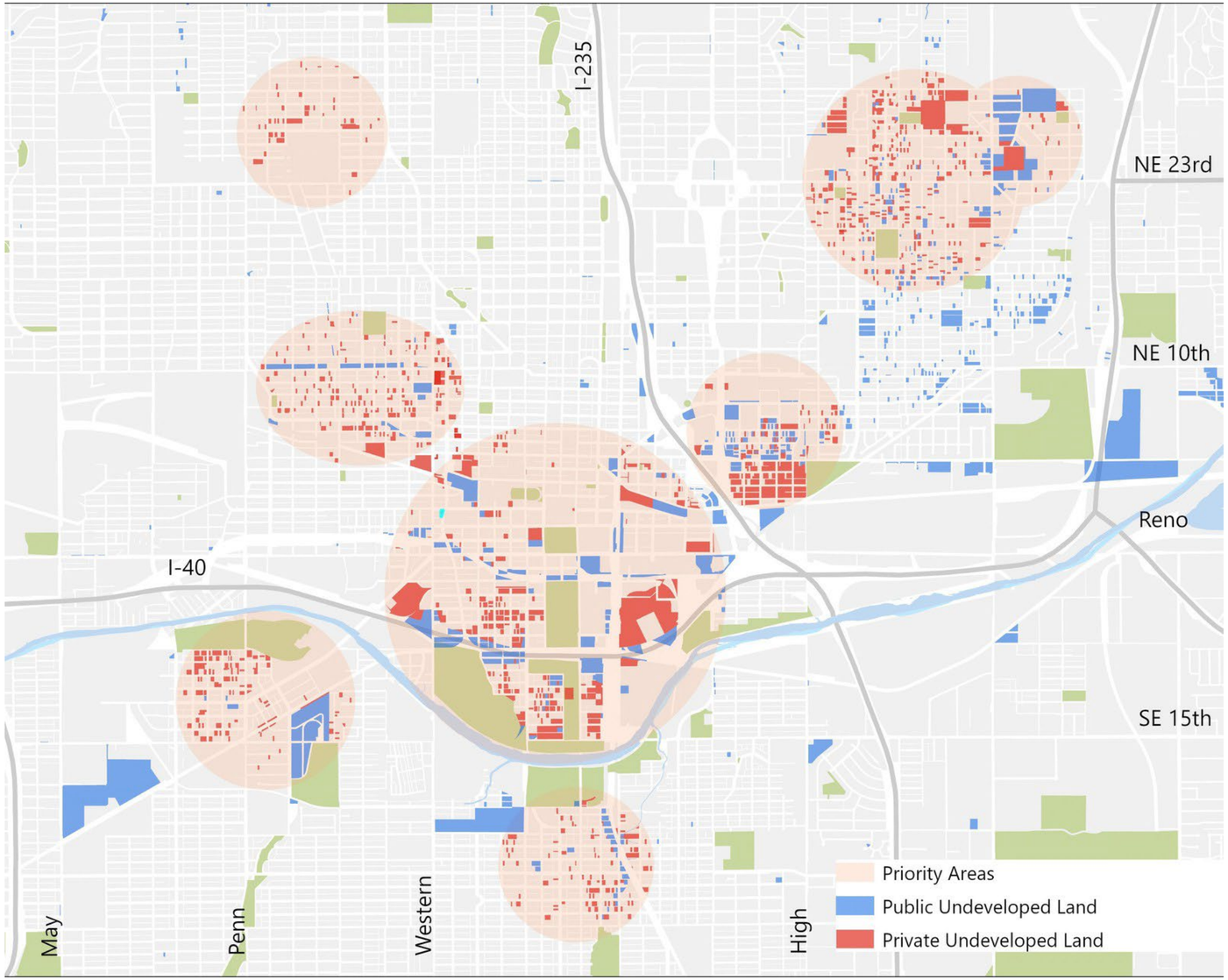
~40% publicly owned

NEEDED

1-2 bedrooms • starter homes • ADU's missing middle • multifamily • adaptive reuse infrastructure

NEAR

transit • services • public investments



Priority infill areas: Downtown • SNI • Creston Park • Will Rogers Courts • Classen TOD • South of 8th • 10th St Lots • N Capitol Hill

3 Refine policies, legislation, development code & zoning

MAY 2025

Accessory Dwelling Ordinance adopted

JULY 2026

GOLT guidelines and Strategic Investment Policy

UNDERWAY

Development Code Update
Library of pre-approved plans - Office of Sustainability
Legislative advocacy
Oklahoma Uniform Building Code updates
Downtown Strategic Development Plan
Thrive on Classen - Transit Oriented Development





4 Support affordable homeownership

Downpayment and closing cost assistance

Interest rate buydowns

Homebuyer Education

Entry-level “starter” home developments

Purchase + rehab bridge loans for buyers

Expand non-profit and CHDO partnership programs





5 Expand funding & partnerships

$1 billion

needed to build and preserve 45,000 units. Existing resources may only cover up to 13%.

Expand funding alignments

Develop public-private and philanthropic partnerships



6 Bolster housing stability services

Coordinate with Key to Home, OKC Housing Authority and other housing providers to:

Increase landlord pools and housing

Build capacity and partner with non-profits, faith-based, and service agencies

Expand eviction prevention, financial literacy, legal, deed & title cleanups, Fair Housing services



Dorset Place - A Veteran Community
Photo by Nathan J Fish, The Oklahoman

10-YEAR QUANTIFIED TARGETS

Utilizing private, local, state, & federal funds, including GOLT $50M, MAPS 4 $55.7M, and AHDP $30M

Preservation Targets for property owners, non-profits, and public entities	Preserve 1,000 units/year (increase of 500 units/year) • Single Family: Preserve 500 homes/year (track building permits & city-funded contracts) • Multi-family: Rehabilitate 500 units/year (track building permits & city-funded contracts)
Annual Production Targets (by AMI band)	Build 4,600 units per year (increase of 1,100 units/year) across all housing types within the following income ranges; • 0–60% AMI: 800 units/year (LIHTC, MAPS 4, and OCHA, deeply subsidized rental) • 61–80% AMI: 400 units/year (AHDP, CHDO, GOLT, MAPS 4, LIHTC, mostly rental) • 81–100% AMI: 200 units/year (Private) • 101-120% AMI: 3,200 units/year (Private)
Additional Funding Targets	• Invest a minimum of $10 million a year of GOLT and AHDP to eligible projects in priority areas • Establish revolving loans for nearly all development incentives to ensure long-term support for affordable housing • $1 million annually from philanthropic organizations for first-time homebuyers DPA, CC, interest buydowns • $2 million annually from philanthropic orgs for tenant-based housing vouchers
Homeownership Targets	• Assist 100 first-time homebuyers annually with DPA or interest buydowns • Increase overall homeownership rate by 2–3% over 10 years

RESOURCES

Resources

Affordable Housing Development Program (CDBG and HOME)
okc.gov/housing
The City of Oklahoma City is awarded CDBG and HOME funds from HUD annually that can be used for a broad range of purposes, including affordable housing and infrastructure. Through an application process, funding will be awarded for projects within the NRSA and SNI Neighborhoods (pg 24). HUD regulations apply. Typically, funding to for-profit corporations is structured as an amortizing loan at a 1-3% interest rate with a term equal to the period of affordability (20 years for rental new construction). Requires annual reporting throughout the period of affordability. The target is 80% AMI or below.

Brownfields Program
okc.gov/housing
Brownfields are underused or abandoned properties with confirmed or possible environmental contaminants, such as asbestos, mold or other pollutants, that complicate development opportunities. It is highly recommend to go through the Brownfields Program prior to acquiring property. It can pay for a Phase 1 ESA and if further testing or abatement is needed there may be additional funding (loans) available. Brownfields cannot assist if the property owner is responsible for the contamination.

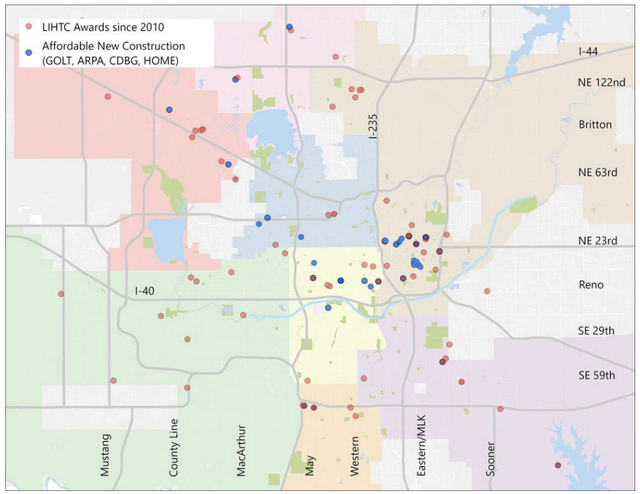
Downpayment Assistance and Homebuyer Education
nhsokla.org
The City of Oklahoma City contracts with Neighborhood Housing Services to administer the Down Payment Assistance (DPA) program and provide Homebuyer Education. Qualified and income-eligible buyers may receive up to $18,000 in assistance, plus an additional $5,000 to help buy down the interest rate if needed. First-time buyers are required to participate in the free homebuyer education class. More information, including a map of eligible areas, can be found at nhsokla.org.

Eviction Prevention, Outreach, & Assistance
nsookc.org/stayhoused
Neighborhood Services Organization's Stay Housed Tenant Advocacy Center provides help and hope to the community through advocacy, navigation, and stabilization. This program is designed to help tenants understand the eviction process, connect them with vital resources, and help Oklahomans remain in their homes. They also offer limited, one-time rental assistance to individuals and families facing an unexpected financial emergency that has left them unable to pay rent and at immediate risk of eviction.

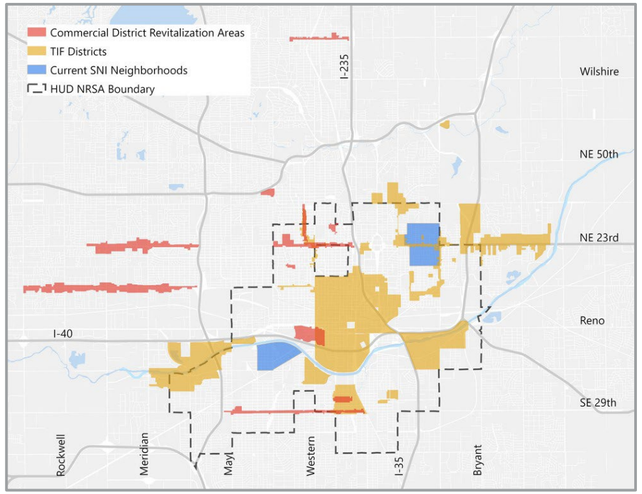
Fair Housing & Housing Discrimination Prevention
metrofairhousing.org
The City of OKC contracts with the Metropolitan Fair Housing Council, a 501(c) (3) private nonprofit, to provide fair housing enforcement resources to alleged victims of housing discrimination; respond to consumer complaints of unfair treatment from the housing industry; and conduct fair housing/fair lending education and outreach training to consumers, housing providers, and public and private organizations.

APPENDIX

Recent Affordable Housing Investments



Neighborhood and Commercial Revitalization Areas



QUESTIONS?

Revitalize OKC

Follow the Implementation Team’s progress at:

okc.gov/housing
IG: @RevitalizeOKC