

Apartment in senior community resembles antique boutique

After living 61 years in her house in Custer City, Waunetta Lidia found a new home. Two months ago she was the second resident to move into Creekside Village Apartments, an independent senior living community in Edmond.

Waunetta said a retirement community was not for her. "I have a better life living this way," she said. "I've got my home."

Creekside's affordable rent allows Waunetta to live comfortably for years and still have money to pass on to her son when she dies. She doesn't regret moving since she now lives close to her son and his family.

"This is just another life for me," she said.

The inside of Waunetta's home resembles an antique boutique. Every corner is tastefully decorated with beautiful furniture and trinkets, objects that represent Waunetta's memories.

Her hutch prominently displays a dish set she received on

her 25th wedding anniversary. A porcelain doll she played with as a little girl sits on her guest bed. A collection of some of her favorite mementos decorates the top of her kitchen cabinets.

The dinner bucket she carried to grade school in the 1920s and a cutting board she made herself are just some of the items she points out to her guests.

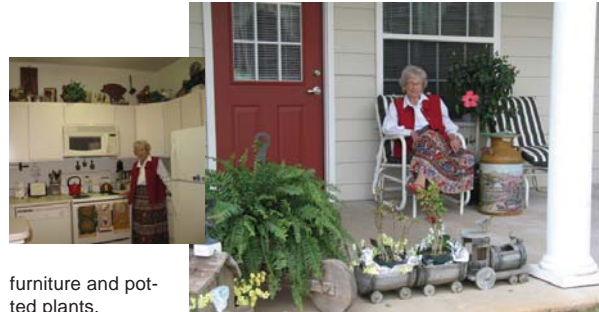
"I was raised to hold onto things that mean a lot," she said.

Before selling her home in Custer City, Waunetta sold and gave away most of her possessions.

She said it was very difficult for her to give-up her 101 pairs of shoes and much of her furniture and tableware.

However, "you can do it when the time comes," she explained.

Creekside Village's 20 four-plexes, swimming pool, pond and clubhouse are spread over 8.5 acres. Each apartment features a covered porch for residents to place their patio



furniture and potted plants.

Residents must be age 62 or older with income limits of \$22,080 for an individual and \$25,200 for a couple.

OHFA awarded Conine Realty Advisors, Inc. \$486,382 in Affordable Housing Tax Credits at the May 2003 Board of Trustees meeting. The Tax Credits were used to build all of Creekside's 84 units, 32 one-bedroom and 52 two-bedroom.

Waunetta stays busy quilting

Waunetta Lidia, Creekside Village resident, sits on her front porch (above) and stands in her memento-filled kitchen (left).

and scrapbooking. She is currently working on a scrapbook documenting her life.

"I've had such a good life. I've had such a good marriage. It's a story I want to tell," she said.

Homeownership program now available to Section 8 recipients

Effective June 1, individuals receiving Section 8 Rental Assistance through OHFA are eligible to participate in OHFA's Section 8 Housing Choice Voucher Homeownership Program.

Participants of the Homeownership Program apply their rental assistance payments toward mortgage payments on a home. The formula for calculating homeownership assistance is the same formula for calculating rental assistance.

Previously, only participants of the Family Self-Sufficiency (FSS) program could participate in the Homeownership Program. The policy was changed in order to provide more families the opportunity to become homeowners.

OHFA will restrict participation in the Homeownership Program to 600 families. Currently, there are 50 participants. Applications are taken on a first-come, first-served basis.

Interested participants, real estate agents and lenders can receive an information packet on the Homeownership Program by calling Kathy Crittenden at (405) 419-8236 and leaving a message with their name and mailing address.

Additional information on the Homeownership Program can be found at www.ohfa.org under the Rental Assistance section.

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Homeownership Program Minimum Requirements:

- Applicant must be receiving rental assistance through OHFA's Section 8 Voucher Program.
- Applicant must be a first-time homebuyer.
- Applicant must have worked full-time for at least one year and have an annual income of at least \$10,300. (Full-time is defined as a minimum of 30 hours. Two part-time jobs may meet this requirement.)
- Applicant must attend a Home-

buyer Education Class.

EXCEPTIONS:

- If the head of household or spouse is over 62 years old or is receiving disability income, the requirement for working is not applicable.
- The disability income must be at least \$6,948 per year.
- If the head of household or spouse is elderly but not disabled, the work requirement does not apply but the income must be at least \$10,300.

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Guy Cormack and Mike Harbor, members of the winning team at the 2005 OHFA Open, stand in front of the leader board. Bryan and Laura Manwell, not pictured, also comprise the winning team. The team, representing Travis Voice and Data, shot a 53. Each player on the winning foursome received a \$250 gift certificate from Southwest Airlines.

OHFA Open raises \$15,000 for homeless children

The fifth annual OHFA Open was held July 21 at Coffee Creek Golf Club in Edmond. More than 100 golfers hit the greens to help purchase Christmas gifts for homeless children in Oklahoma.

The tournament is sponsored by Santa's Sleigh, Inc., a non-profit organization created by OHFA employees. Proceeds this year of more than \$15,000 will be used to purchase clothing and toys for children staying in homeless shelters during the holiday season.

In 2004, money raised bought Christmas gifts for 480 children throughout the state.



Drew Schroeder and Phil Inzinga of 98.9 KISS FM (pictured first and second from left) promoted the OHFA Open on their afternoon radio show. Two listeners won the opportunity to play golf with the duo.

In addition, \$7,000 worth of computers were purchased for Positive Tomorrows, an Oklahoma City school for homeless children in 2004.

Newlyweds begin married life together in new apartment complex

Newlyweds Joel and Anya Phifer couldn't be happier with their new apartment at Lyons Estates in Moore. The apartment is brand-new, the layout is just what they wanted, the location is near both of their jobs, and the price works with their income. Of course, the best part of it all was having a place of their own – together.

"It made it even better that we were married and were able to start everything new together," Anya said.

Joel and Anya were married on May 14. With the gift cards and money they received from their wedding, they purchased things that make a house a home.

"It was fun to go shopping," Joel said.

By being smart shoppers, Joel and Anya filled their new home with beautiful things that fit their limited budget. They bought their dining set for less than \$100, dressed up a second-hand couch with a bright red sofa cover, and cleaned up a used washer and dryer given to them.



"All the things we were wanting we prayed for and we ended up getting them," Anya said.

Lyons Estates received \$485,208 in Affordable Housing Tax Credits from OHFA. There are 92 apartments, 14 one-bedroom, 74 two-bedroom and four three-bedroom, in five buildings. The complex was built by McSha Affordable

Housing – Moore, LP.

Rent at Lyons Estates was nearly \$150 less than rent at another apartment they were considering.

"We liked the fact that this was saving us money," Anya said.

With the money they save each month on rent, they are paying school bills and saving up for a vacation and an emergency fund.

An alarm system, large closet space, and a well-lit parking lot are just some of the many great features Joel and Anya enjoy about their apartment.

"The big picture window in the living room makes the apartment seem bigger," Joel said.

For safety reasons, they like having their apartment on the second floor. The apartment is designed with inside carpeted stairs leading to the ground floor.

The vast opportunity to learn new things about a person on a daily basis is a great benefit of living with someone. Joel and Anya know this.

They both realized that the other person is sometimes messy. Most importantly, they

realized that more than two months of living together hasn't affected how well they get along.

Before their wedding their pastor had them each write a letter expressing why they loved the other person. He gave them instructions to open the letters when they had their first fight. They have yet to open them.

"We realize when we're wrong, and we apologize quickly for things we do," Joel said.

Joel and Anya are currently interns at Crossings Community Church in Oklahoma City where they work with high school students. Anya has her



Associates Degree and Joel has two semesters left at Mid-America Christian University. They want their careers to be in music or ministry.

Although their future plans may change, what won't change is their memory of beginning married life in a home they can be proud of and at a price they can afford.





OHFA

"Oklahoma's Housing Resource"

Housing Connection, a quarterly newsletter of Oklahoma Housing Finance Agency, is designed to inform legislators, city officials, individuals working in the housing industry and citizens about the agency's progress in meeting the state's affordable housing needs. For permission to reprint material in Housing Connection contact the Communications Director. An original copy of reprinted information is appreciated. Past Issues are available on OHFA's website.

The mission of Oklahoma Housing Finance Agency is to provide affordable housing resources. OHFA complies with the Americans with Disabilities Act. If you are an individual who has a disability for which you need an accommodation, please let us know your needs. OHFA will make any reasonable accommodation necessary to assist you with the OHFA processes.

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Lyons Estates in Moore

2005 Apex Awards Honor Excellence in Affordable Housing

Home Ownership

Lila Hoover, Director of Housing Services for Consumer Credit Counseling Services received an Apex Award under the category of Home Ownership.

Hoover has been instrumental in OHFA's Section 8 Housing Choice Voucher Homeownership Program by assisting with credit counseling, homebuyer education classes and post purchase counseling.

As a result of her efforts, the Homeownership Program has flourished; 50 Section 8 clients have purchased homes.



Lila Hoover provides credit counseling to a client at her office.



Pam DeChow, manager of Indian Springs Apartments, receives an Apex award from Richard Lillard, board chairman, and Dennis Shockley, executive director.

Community Development

Indian Springs Apartments in Broken Arrow received an Apex Award for Community Development. Indian Springs Apartments, a community of mostly single mothers and their children, brings Tulsa-area service agencies, churches and civic groups onsite to provide outreach to its residents.

These groups provide social services to Indian Springs residents who may not otherwise be able to receive them due to transportation issues. Additional special events are held by Indian Springs to draw residents out of their apartments and into the apartment community.

Elderly Housing

Ki Bois Community Action Foundation received an award under the category of Elderly Housing for its development of Marie Cleveland Estates in Stigler and Baysul Balentine Estates in Heavener.



ments provide needed housing to senior citizens in these southeastern Oklahoma communities.

Left: Baysul Balentine Estates
Below: Marie Cleveland Estates



The 2005 Apex Awards were presented at the July 20 Board of Trustees meeting. This year, OHFA presented eight awards in six categories.



Leroy Jenkins shows one of his many Oklahoma City rental properties.

Rental Housing

Leroy Jenkins, owner of Jenkins Real Estate, received an Apex Award for Rental Housing. Jenkins has assisted OHFA with the Nan McKay Housing Quality Standards training classes by allowing those in the classes to conduct inspections on several of his units.

He has worked with OHFA since 1982 and has several units in OHFA's Section 8 Rental Assistance program. Jenkins works hard to provide quality housing for his tenants and encourages them to improve themselves through education.



Jeff Schuman, Deep Fork executive director, receives an Apex Award.

Innovative Affordable Housing Initiative

Deep Fork Community Action Foundation received an Apex Award for Innovative Affordable Housing Initiative for its self-produced 30-minute homebuyer education video. Available in both Spanish and English, the video discusses how to inspect a house prior to purchase.

The video has been marketed nationally and has sold 255 copies in 28 states. Sales proceeds of more than \$7,000 have benefited Deep Fork's housing efforts.

Friends of Affordable Housing

Ki Bois Community Action Foundation Housing Director John Jones received an award under the category of Friend of Affordable Housing.

Jones used money from OHFA's Housing Trust Fund to construct two special needs group homes in Krebs, and he worked with a private developer to construct a 60-unit tax credit project in McAlester.

He serves as a housing counselor and facilitator at Ki Bois-sponsored homebuyer education workshops. Jones was also directly involved in the research and development of Marie Cleveland Estates and Baysul Balentine Estates.



John Jones receives his award from Richard Lillard and Dennis Shockley.



State Treasurer Robert Butkin and Governor Henry Bellmon discuss the Linked Deposit Program at a press conference.

Friends of Affordable Housing

Governor Henry Bellmon and former State Treasurer Robert Butkin each received an Apex Award under the category of Friend of Affordable Housing. Governor Bellmon suggested the importance and need for the Oklahoma Rural and Affordable Housing Linked Deposit Act.

Butkin implemented the Linked Deposit Act during his tenure as State Treasurer and named OHFA as the certifying agency for the program.

The Linked Deposit Act provides interim financing for eligible housing developers to build affordable housing in rural Oklahoma.

Agency trustees allocate Affordable Housing Tax Credits

Oklahoma Housing Finance Agency's Board of Trustees approved reservations of Affordable Housing Tax Credits to build or rehabilitate affordable housing in Oklahoma. A federal incentive program, tax credits are offered to private developers to encourage construction or rehabilitation of apartment complexes and single-family homes.

Developers use tax credits to lower construction costs and pass the savings onto residents in the form of lower rents. Tax credits can be claimed for 10 years. The developments must remain in compliance for at least 30 years.

The following developers received a reservation of tax credits during OHFA's May board meeting:

Pawnee Townhomes, LP
Pawnee
New construction
20 townhomes
\$167,970

McSha Affordable Housing
Guthrie Seniors, LP
Guthrie
New construction
60 apartments
\$402,249

Hartshorne Village, LP
Hartshorne
Rehabilitation
20 apartments
\$45,736

Holdenville Ridge Apartments
Holdenville
Rehabilitation
28 apartments
\$64,279

Parker Square Village, LP
Granite
Rehabilitation
16 apartments
\$41,592

Linked Deposit Program Approves First Application

The Oklahoma State Treasurer's Office approved the first application for the Oklahoma Rural and Affordable Housing Linked Deposit Program on June 15. The successful applicant was BOBCO, LLC of Coweta, Oklahoma. The participating lender is BancFirst of Coweta.

BOBCO was approved for a two-year loan of up to \$616,000. The funds will be used for the construction of seven new homes in an underserved rural area. The homes will be available for purchase by income-qualified buyers.

As the certifying agency for

the Program, OHFA reviewed the application for financial feasibility and developer capacity. The Treasurer's Office made the final decision to approve funding.

The Linked Deposit Program provides funding for eligible housing developers to build affordable housing in rural Oklahoma.

Developers and lending institutions interested in participating in the Linked Deposit Program should contact the OHFA Housing Development Team staff for more information.

Zimmerman Properties
Parkway Village
McAlester
New construction
60 apartments
\$500,000

Braintree, Inc.
Muskogee
New construction
36 houses
\$500,000

Zimmerman Properties
Perkins
New construction
32 apartments
\$274,464

Trustees grant HOME funds to build and rehabilitate housing

OHFA's Board of Trustees approved Home Investment Partnership Program (HOME) contracts to build or rehabilitate affordable housing in Oklahoma. The following Oklahoma organizations received funding:

May Board Meeting:

- C.H.A.R.M.E.D. received a \$41,280 American Dream Downpayment Initiative (ADDI) grant to assist eight families in the Creek, Hughes, Lincoln, Okfuskee, Pawnee, Payne, Pottawatomie and Seminole Counties.
- KiBois Community Action Foundation received \$472,500 to provide homebuyer assistance to 63 families in Haskell, Latimer, Leflore and Pittsburg Counties. Trustees awarded KiBois another \$107,500 for operating expenses.
- Neighborhood Housing Services received \$122,718 for operating expenses. NHS serves Oklahoma, Canadian and Cleveland Counties.
- Northeast Oklahoma Community Action Agency received a grant not to exceed \$50,000 to assist with operating expenses as they serve families in Craig, Delaware and Ottawa

Counties.

- Community Development Support Association received \$119,915 for the construction of two new homes in Garfield and Grant Counties.
- Delta Community Action Foundation, Inc. received \$98,107 for operating expenses as they assist families in Garvin, McClain and Stephens Counties.
- United Community Action Program received \$136,480 for operating expenses. UCAP serves Creek, Kay, Noble, Osage, Pawnee and Tulsa Counties.
- Little Dixie Community Action Agency received \$125,182 for operating expenses as they serve families in Choctaw, McCurtain and Pushmataha Counties.
- The City of Shawnee received \$28,000 through the American Dream Downpayment Initiative.

July Board Meeting:

- The City of Shawnee received \$156,800 for the construction of two new single-family homes.
- C.H.A.R.M.E.D. received \$59,000 for the acquisition and rehabilitation of a single-family home in Holdenville.

- Northeast Oklahoma Community Action Agency received \$78,800 for the construction of two new homes in Miami.

The following cities/organizations received funding for Homeowner Rehabilitation:

- The City of Newkirk received \$260,000 for three homes.
- The City of Bristow received \$260,000 for three homes.
- The City of Pawhuska received \$260,000 for three homes.
- KiBois CAF received \$260,000 for 8-10 homes in Haskell, Latimer, Leflore and Pittsburg Counties.
- The City of Pawnee received \$260,000 for three homes.
- SW Oklahoma CAG received \$260,000 for four homes in Harmon and Jackson Counties.
- CARD received \$260,000 for eight homes in Mayes, Nowata, Rogers, Wagoner and Washington Counties.
- Delta received \$260,000 for four homes in McClain County.
- Delta received \$260,000 for four homes in the City of Purcell.
- C.H.A.R.M.E.D. received \$260,000 for four homes in Hughes and Seminole Counties.
- CDSA received \$139,776 for

- three homes in the City of Enid.
- CDSA received \$232,960 for five homes in the Southern Heights area in the City of Enid.
- CDSA received \$232,960 for five homes in Grant and Garfield Counties.
- City of Seminole received \$260,000 for five homes.
- COEDD received \$260,000 for four homes in Seminole and Pottawatomie Counties.
- Hughes County received \$260,000 for five homes.
- INCA received \$260,000 for four homes in Atoka, Johnston, Marshall and Murray Counties.
- Little Dixie CAA received \$124,800 for eight homes in the City of Hugo.
- The City of Ardmore received \$260,000 for five homes.
- Pontotoc County received \$236,600 for four homes.
- The City of Durant received \$232,850 for four homes.

OHFA approves approximately \$10 million in HOME grants annually. HOME is designed to encourage partnerships to fund construction a rehabilitation of affordable housing for low-income families, particularly in rural Oklahoma.

