

OKLAHOMA HOUSING FINANCE AGENCY

Housing

Connection

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Fall 2008

Record number of Apex Awards given by OHFA this year

Oklahoma Housing Finance Agency awarded a record 19 Apex Awards for contributions made in affordable housing from January to December 2007.

Presented July 23 at OHFA's Board of Trustees meeting in Oklahoma City, the annual Apex Awards recognize people and organizations committed to affordable housing in Oklahoma.

"The record number of Apex Award recipients this year reinforces the affordable housing advancements being made in communities across Oklahoma," said OHFA Executive Director Dennis Shockley.

Each spring, OHFA accepts nominations for the Apex Awards. There is no application fee and all Oklahoma affordable housing entities and professionals are invited to apply.

To receive a nomination form for the 2009 Apex Awards, email communications@ohfa.org.

Apex Award Winners and Categories

Innovative Housing Development

- Enid Paints the Town Project

Management of Affordable Housing

- Lee Property Management Co.

Rural Housing

- Southridge Apartments, Inc.

New resident board member joins Trustees

OHFA welcomes to its Board of Trustees new resident board member Erma Williams.

Williams is an Oklahoma native and a retired certified nurse assistant. She has been a Section 8 Housing Choice Voucher Program participant for nine years.

Four years ago, she purchased a home through OHFA's Section 8 Homeownership Program and Habitat for Humanity.



Winners of the 2008 Apex Awards include organizations and individuals who helped create or provide affordable housing opportunities for Oklahoma's citizens.

Home Ownership

- Central Oklahoma Habitat for Humanity
- Texas County Housing Authority

Rental Housing

- Whispering Hills Apartments in Stillwater

Community Development

- Little Dixie Community Action Agency

Friend of Affordable Housing

- Ronald E. Smith, RESCO Enterprises founder
- State Representative Randy McDaniel, District 83
- Jim McKay, Central Oklahoma Habitat for Humanity volunteer

- DeBruler, Inc.
- Ron Walker, Little Dixie CAA housing director
- Midwest Housing Equity Group's Oklahoma Operations

& Investment Committee members: Bob Spinks, Dennis Brand, Roger Beverage, Kenyon Morgan and Brad Krieger



LOOK INSIDE!

- OHFA team leader wins Oklahoma CPA of the Year
- Uzbekistan housing officials visit with OHFA staff
- Resident calls Redbud Village a 'sorority house for seniors'

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The resident board member participates fully in all actions and decisions directly affecting OHFA's tenant-based and project-based Section 8 programs.

Diamond Awards presented to top mortgage lenders

The Top 10 lenders in the OHFA Advantage Mortgage Revenue Bond Program were honored with Diamond Awards during the September OHFA Board of Trustees meeting.

The 10 recipients as a whole totaled 1,483 home closings and \$125.4 million in mortgage loans within the OHFA Advantage program last year.

"Each of these lenders has a proven commitment to reputable mortgage lending in the state," said Lee Ann Smith, OHFA single family programs director. "Because of their diligent work, OHFA Advantage benefits from a

very low foreclosure rate."

The following companies received awards:

*American Southwest Mortgage
Arvest Mortgage Company
BancFirst
Bank of Oklahoma
Bank of the West
Countrywide Bank
First Mortgage Company
First United Bank & Trust
Leader Mortgage Corporation
Spirit Bank*

By partnering with participating lenders throughout Oklahoma, the OHFA Advantage program is able to provide low-interest mortgage loans to qualified homebuyers in all 77 counties.



Diamond Award recipients totaled 1,483 home closings and \$125.4 million in mortgage loans within OHFA Advantage last year.

Uzbekistan housing officials visit with OHFA staff



OHFA staff members share their affordable housing expertise with Uzbekistan housing officials.

After traveling halfway around the world, nine international visitors from the country of Uzbekistan met with OHFA staff members August 8 to learn more about American housing initiatives.

The group visited as part of Tulsa Global Alliance's Community Connections program, which

is funded by the U.S. Agency for International Development.

Through an interpreter, the group was briefed on OHFA's housing programs. They were also able to ask questions.

In addition to meeting at OHFA, the group met with other housing professionals in the Tulsa and Oklahoma City areas.

OHFA team leader wins Oklahoma CPA of the Year

OHFA's very own Housing Development Team Leader John Marshall received the highest industry honor from the Oklahoma Society of Certified Public Accountants. Marshall was named 2008 Outstanding CPA in Business and Industry.

"It is an honor to even be considered for the award," Marshall said. "The recognition by the Society is one of the great highlights of my career and

I am so grateful that I have the opportunity to be in a profession that continually promotes service."

OSCPA President Dick Shanahan, CPA, said Marshall earned the honor with his leadership and dedication to his organization.

"His responsibilities to his employers have not only dealt with accounting, but also with operational aspects," Shanahan said. "John's employers have praised his leadership, which reminds all of us of our commitments to our employers, clients and communities."

Marshall earned his CPA license in July 1983 and became an OSCP A Fellow Member in October 1983.

He joined OHFA in 1992, serving as the assistant director of finance, the special initiatives team leader and the

housing development team leader. As team leader, he is responsible for managing 30 employees through direct supervision of a management team consisting of one manager and four supervisors.

The programs his team administers are the Affordable Housing Tax Credit Program, the Home Investment Partnerships Program (HOME), the Housing Trust Fund, the Single Family and Multi-Family Mortgage Revenue

Bond Program, the Oklahoma Linked Deposit Program and the Performance-based Contract Administration for HUD.

These programs provide direct assistance in affordable housing resources in excess of \$280 million, with the AHTC Program leveraging other resources in excess of \$40 million.

In his support of Marshall's nomination, OHFA Executive Director Dennis Shockley said, "I have worked with John Marshall for over 11 years. As one of my team leaders, he has reported directly to me for the last nine of those years. When I first became the executive director ... John was the assistant controller. Based on my evaluation of him, I elevated John to a team leader position. He has more than exceeded my expectations."





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.

<p>Board of Trustees Richard Lillard, Chairman Steve Ganzkow Billy Mickel Marolyn Pryor Joe Shockley Resident Board Member Erma Williams</p>	<p>Executive Director Dennis Shockley Communications Director Holley Mangham Communications Specialist Diana Rogers</p>
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Oklahoma Quality Award Winner

Resident calls Redbud Village a ‘sorority house for seniors’

In the mornings, a group of ladies gather around tables in the dining hall to drink hot coffee and play Dominoes. They often chat, giggle and carry on for hours at a time.

“It’s nice when almost everyone in the building is the same age,” said Bonnie Gilbreath, a resident of the newly built Redbud Village senior retirement community in Glenpool. “We can sit around the dining room table and say ‘Remember when...?’”

Bonnie calls Redbud Village a “sorority house for seniors” because it only has two male residents and because special friendships have formed among the women living there. They know all about each other’s history, interests and family members. They also know about each other’s physical limitations. For instance, one of them will make sure and act as a guide for someone with bad vision.

It gives Bonnie great comfort to know that “someone is

available, not necessarily staff, that can give you assistance if needed.”

They also check up on one another. Bonnie, a retired hospice nurse, said the ladies’ “antennas” go up when someone doesn’t come down for lunch as usual.

Although all of the apartments feature a small kitchen, most of the residents choose to eat the prepared lunch provided at 11 a.m. Monday through Friday.

The lunch is free, but a \$2 donation is requested. Any senior citizen in the community can come and eat, not just residents.

For Bonnie who was recently diagnosed as diabetic, the nutritious lunch is an important part of her day.

“It is a well balanced meal and it is a full meal,” she said.

The lunches also help her save money on her grocery shopping. She only needs to buy breakfast foods and snacks that she can eat for dinner.

Bonnie also likes the size of her 545 square-foot one-bedroom apartment. It provides enough space for her to move around, but

it’s not so large that it makes housekeeping a chore.

“The last thing retired people want to do is housekeeping,” she said.

Redbud Village, which held its grand opening July 21, offers the only independent living retirement community in Glenpool.

their golden years. Bonnie’s two furry companions, Kittyboy and Kittygirl, also call Redbud Village home.

An affordable housing development, Redbud Village restricts its tenants to individuals age 62 and older whose income does not exceed \$22,980 for a one-



Bonnie Gilbreath (second from left) enjoys cookies and fruit punch with some of her close friends at Redbud Village senior retirement community in Glenpool. The breezy back porch facing the woods is a favorite gathering spot.

The three-story building features 36 apartments with walk-in showers, a beauty shop, a library and several community and activity rooms.

With its many amenities, Redbud Village provides a beautiful and comfortable place for residents and their pets to live during

bedroom unit and \$26,280 for a two-bedroom unit.

Oklahoma Housing Finance Agency helped finance its construction with \$295,660 in Affordable Housing Tax Credits and \$825,000 in Home Investment Partnerships Program (HOME) funds.



Wichita Housing Authority’s Iscani Subdivision creates entire affordable housing community in Anadarko

After witnessing the shortage and deterioration of housing in its home community of Anadarko, the Wichita Housing Authority decided it needed to find a solution to the problem and take action.

In 2003, the organization started leveraging its existing funding and seeking additional funding sources. It also began widening the scope of its services to families outside of the Native American community.

The WHA’s ambitious efforts resulted in the development of the brand-new Iscani Subdivision which currently includes 25 single-family houses and 40 townhomes.

Oklahoma Housing Finance Agency contributed to the financing of both projects by providing \$360,506 in Affordable Housing Tax Credits for the single-family houses and \$481,342 in AHTC for the townhomes.

Families can rent the town-

homes and lease/purchase the single-family houses. Two townhomes and two houses have been specifically designed for persons with disabilities.

Construction of five duplexes by the WHA under the HUD Section 184 Loan Guarantee Pro-



Each of the 40 townhomes in the Iscani Subdivision will feature a two-car garage and two full bathrooms.

gram also created 10 additional rental units in the Iscani Subdivision. At its full development, the new community will contain 122 housing units.

In addition, the WHA wanted to improve the quality of life for the residents living in the Iscani Subdivision so it built a commu-

nity center. Residents can use the facility, which contains an air-conditioned gymnasium, for special events and recreational activities. The WHA hopes to establish a local chapter of the

Boys and Girls Clubs of America at the community center in the near future. Current plans are also underway for a community playground and swimming pool, also financed with AHTC.

Quarterly spotlight on OHFA affordable housing partner

The Wichita Housing Authority is an entity of the Wichita & Affiliated Tribes. Created under tribal ordinance in April 1992, the organization’s primary goal is to provide housing programs and assistance to tribal members and other American Indians or Alaska Natives residing in the Wichita area of jurisdiction.

The Native American Housing Assistance and Self Determination of Act of 1996, as amended, provides a formulated Indian Housing Block Grant to support the WHA and to help maintain its current inventory of homes.

Over the years, the WHA has successfully developed 40 low income rental units and 59



single-family homes.

For more information, contact WHA Executive Director Benjamin Hatfield by calling (405) 247-7470 or emailing wichitahousing@suddenlinkmail.com.

Homeless children benefit from sold out 2008 OHFA Open

With a sold out tournament, Santa had numerous good boys and girls to visit at the 2008 OHFA Open July 24 at Coffee Creek Golf Club in Edmond.

Substituting his sleigh for a stretch limo golf cart, Santa flew from hole to hole to chat and take photos with nearly 150 golfers and volunteers.

The winning team included Randy Chambers, Steve Chapman, David Ruyle and Mike Miamo from OG&E. Each person received a \$400 gift card to Southwest Airlines.

Each year, proceeds from the OHFA Open are utilized to purchase Christmas presents for every child in Oklahoma staying in a homeless shelter during the holiday season.

This year's tournament proceeds of approximately \$30,000 will benefit more than 1,200 children.

Santa's Sleigh Inc., a non-profit organization comprised of volunteers who work for Oklahoma Housing Finance Agency, has coordinated the OHFA Open since 2000.

Organizations and individu-

als wishing to donate to Santa's Sleigh can contact Christine Looker at (405) 419-8293.

Golfers at the OHFA Open test drive Santa's sleigh on wheels, a stretch limo golf cart.



Board of Trustees grant millions of dollars of HOME funds to support housing for low-income families in the state

OHFA's Board of Trustees approved Home Investment Partnerships Program (HOME) contracts to build or rehabilitate affordable housing in Oklahoma.

OHFA is a U.S. Department of Housing and Urban Development designated state Participating Jurisdiction.

The following Oklahoma organizations received funding:

July Board Meeting

Community Action Agency of Oklahoma City and Oklahoma & Canadian Counties, Inc. received \$376,000 to provide homebuyer assistance to families in Oklahoma and Canadian Counties. It also received an administrative award of \$15,040.

Community Action Agency of Oklahoma City and Oklahoma & Canadian Counties, Inc. received \$50,000 in operating assistance to develop affordable housing in Oklahoma and Canadian Counties.

Ki Bois Community Action Foundation, Inc. received \$369,000 for the construction of three homes in the City of McAlester.

Southwest Oklahoma Community Action Group, Inc. received \$149,592 for the construction of two homes in the City of Altus.

The City of Bristow received \$250,000 for the rehabilitation of three homes. It also received an administrative award of \$10,000.

The City of Coalgate received \$250,000 for the rehabilitation of four homes. It also received an administrative award of \$10,000.

The City of Hollis received \$250,000 for the rehabilitation of four homes. It also received an administrative award of \$10,000.

The City of Lindsay received \$250,000 for the rehabilitation of three to four homes. It also received an administrative award of \$10,000.

Love County received \$247,600 for the rehabilitation of four homes. It also received an administrative award of \$9,100.

The City of Mangum received \$250,000 for the rehabilitation of four homes. It also received an administrative award of \$10,000.

The Town of Phillips received \$247,600 for the rehabilitation of four homes. It also received an administrative award of \$9,100.

Seminole County received \$250,000 for the rehabilitation of four homes. It also received an administrative award of \$10,000.

Urban League of Greater Oklahoma City, Inc. received \$50,000 in operating assistance to develop affordable housing in cities within Oklahoma County except Oklahoma City.

The City of Stroud received \$250,000 for the rehabilitation of four homes. It also received an administrative award of \$10,000.

The City of Tishomingo received \$247,600 for the rehabilitation of four homes. It also received an administrative award of \$9,100.

The City of Wetumka received \$250,000 for the rehabilitation of four homes. It also received an administrative award of \$10,000.

The City of Wewoka received \$250,000 for the rehabilitation of four homes. It also received an administrative award of \$10,000.

The City of Wilson received \$247,600 for the rehabilitation of four homes. It also received an administrative award of \$9,100.

Central Oklahoma Economic Development District received \$250,000 for the rehabilitation of four homes in the City of Sasakwa. It also received an administrative award of \$10,000.

Community Action Resources & Development, Inc. received \$250,000 for the rehabilitation of eight homes in Mayes County. It also received an administrative award of \$10,000.

Community Action Resources & Development, Inc. received \$250,000 for the rehabilitation of eight homes in Rogers County. It also received an administrative award of \$10,000.

Community Housing Association for Rehabilitation Measures and Effective Development (C.H.A.R.M.E.D.) received \$250,000 for the rehabilitation of four homes in Okfuskee County. It also received an administrative award of \$10,000.

Neighborhood Housing Services of Oklahoma City received \$250,000 for the rehabilitation 10 homes in cities

within Oklahoma County except Oklahoma City. It also received an administrative award of \$10,000.

Northeast Oklahoma Community Action Agency, Inc. received \$250,000 for the rehabilitation 20 homes in the City of Vinita. It also received an administrative award of \$10,000.

Northeast Oklahoma Community Action Agency, Inc. received \$250,000 for the rehabilitation 20 homes in Delaware County. It also received an administrative award of \$10,000.

September Board Meeting

Oklahoma Department of Mental Health and Substance Abuse Services received \$291,000 to provide rental assistance to 50 families across the state. It also received an administrative award of \$11,640.

Ki Bois Community Action Foundation, Inc. received \$270,000 to provide homebuyer assistance to 36 families in Haskell, Latimer, Leflore and Pittsburg Counties. It also received an administrative award of \$10,800.

HOME encourages local governments and nonprofit housing organizations to build new homes, rehabilitate existing housing or make structural home repairs.

HOME is designed to encourage partnerships to fund construction and rehabilitation of affordable housing for low-income families, particularly in rural Oklahoma.

More information on the HOME program can be found at www.ohfa.org by clicking on the Housing Development tab featured on the homepage.