

# OKLAHOMA HOUSING FINANCE AGENCY

# Housing

## Connection

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## Oklahoma Housing Finance Agency to administer new \$25.7 million Tax Credit Assistance Program

President Obama signed the American Recovery and Reinvestment Act into law on February 17, 2009. The \$787 billion stimulus package provides the State of Oklahoma more than \$119 million in additional funding from the U.S. Department of Housing and Urban Development.

Out of that amount, Oklahoma Housing Finance Agency will receive more than \$25.7 million for the new Tax Credit Assistance Program. The purpose of the TCAP is to help fill existing financing gaps that may exist in

proposed developments from the 2007, 2008 and 2009 Affordable Housing Tax Credit rounds. The TCAP funds are intended to encourage investment from traditional syndicators and investors.

OHFA must give priority to projects that are expected to be completed by February 2012. Program provisions state that 75 percent of the TCAP funds must be committed by February 2010, 75 percent must be expended by February 2011, and 100 percent of the funds must be expended by February 2012.

In addition, ARRA gives OHFA



*The Tax Credit Assistance Program is designed to fill existing financing gaps in Affordable Housing Tax Credit developments so their construction can be completed as quickly as possible.*

the authority at its discretion to exchange up to 40 percent of its 2009 credit authority and all or a portion of the 2007-2008 returned credits with the Department of Treasury for \$0.85 per credit, times 10.

The estimated value of the 2009 exchange is more than \$28.2 million. However, any exchange funds OHFA requests will reduce the amount of tax credits available to allocate in 2009.

ARRA requires OHFA to award the funds competitively. OHFA will leverage ARRA resources to bring as many "shovel ready" financially feasible AHTC developments to completion in the shortest amount of time possible. OHFA awaits further guidance

from both HUD and the Department of Treasury regarding the use of the resources outlined in the legislation. Once the final guidelines have been published, OHFA will post details on its website relating to selection/priority criteria, specific terms sheet and the application process.

To ensure an efficient, productive and transparent use of ARRA funds, such as the TCAP, Gov. Henry created the ARRA Coordinating Council. He appointed OHFA Executive Director Dennis Shockley to serve on the Council. Members of the Council are responsible for managing, coordinating, monitoring and reporting on the State of Oklahoma's efforts to implement ARRA.

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## LOOK INSIDE!

- Exhibitor booth space available for 2009 Home-buyer Expo in Downtown Oklahoma City, June 27
- *How We Lived* nominated for the Oklahoma Book Award
- \$8,000 tax credit creates window of opportunity for first-time homebuyers

## State's housing industry receives ARRA funding

Designed to boost the economy, the American Recovery and Reinvestment Act injects billions of dollars into seven U.S. Department of Housing and Urban Development programs. The State of Oklahoma will directly receive the following amounts in six programs.

- \$8,037,137 Community Development Block Grant Program
- \$12,297,934 Emergency Shelter Grant Program
- \$25,124,917 Public Housing Capital Fund Program
- \$37,465,268 Native American Housing Block Grant
- \$25,723,568 Tax Credit Assistance Program
- \$10,762,053 Project-based Rental Assistance

# Exhibitor booth space available for 2009 Homebuyer Expo in Downtown Oklahoma City, June 27

It is a great time to buy a home in Oklahoma. That is the message Oklahoma Housing Finance Agency wants to communicate to potential homebuyers across the state.

Through the 2009 Oklahoma Homebuyer Expo, OHFA hopes to raise public awareness of the ability to buy a house in Oklahoma and the financial assistance available despite the current economy.

As part of National Homeownership Month, OHFA will host the free event open to the public, on Saturday, June 27 at the Coca Cola Bricktown Events Center in Downtown Oklahoma City.

The Oklahoma Homebuyer Expo will match up prospective homebuyers with information and resources by giving attendees access to local, state and federal housing programs and free credit counseling.

OHFA is currently selling exhibitor booth space. At the cost of \$150 (for-profit rate) or \$100 (non-profit/government), exhibitors will receive a 10' x 10' booth, listing in the event program, signage, hospitality area, free parking and name badges.

Lenders, builders, Realtors,



home inspectors and other housing representatives interested in exhibiting can contact Holley Mangham at (405) 419-8222 or [holley.mangham@ohfa.org](mailto:holley.mangham@ohfa.org).

## How We Lived nominated for the Oklahoma Book Award

The 20th annual Oklahoma Book Award competition selected Oklahoma Housing Finance Agency's book *How We Lived: A Pictorial History of the Places Oklahomans Have Called Home* as one of 35 finalists.

Sponsored by the Oklahoma Center for the Book, the awards recognize books written the

previous year by Oklahomans or about Oklahoma. This year, 159 books were entered in the competition.

*How We Lived*, which features nearly 300 images spanning more than 100 years, was a finalist in the design and illustration category.

OHFA Communications Director Holley Mangham and Execu-

tive Director Dennis Shockley, PhD co-authored and edited the book. Mangham was also responsible for the design.

"We created *How We Lived* out of a desire to showcase the state's unique culture through the eyes of its residents and their homes," Mangham

said. "It is an honor to be recognized among Oklahoma's elite authors and book designers."

An official Centennial project,

*How We Lived* looks back on Oklahoma's history of homes beginning with teepees and Land Run-era dugouts and ending with modern day suburban homes.

The book sells for \$24.95 at various retailers across the state.

An updated list of these locations can be found at [www.ohfa.org/howwelived.htm](http://www.ohfa.org/howwelived.htm).

Copies can also be purchased by calling (405) 419-8222.



OHFA Communications Director Holley Mangham and Executive Director Dennis Shockley attend the Oklahoma Book Award banquet at the Oklahoma Heritage Museum April 4.

## Trustees grant HOME funds

Oklahoma Housing Finance Agency'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 communities and organizations received funding.

### January Board Meeting

Community Action Development Corporation received \$24,306 in operating assistance to develop affordable housing in Beckham, Cotton, Jefferson, Kiowa, Roger Mills, Tillman and Washita Counties.

Deep Fork Community Action Foundation, Inc. received \$50,000 in operating assistance to develop affordable housing in Hughes, Okfuskee, McIntosh and Okmulgee Counties.

Oklahoma Housing Finance Agency's Rental Assistance Team received \$68,497 to provide down payment assistance to families in all 77 Counties excluding the Cities of Tulsa, Norman, Lawton and Oklahoma

City. It also received an administrative award of \$2,739.

### March Board Meeting

Muskogee Housing Assistance Corporation received \$416,490 to construct four new rental homes in the City of Muskogee.


Native American Housing Services, Inc. received \$390,687 to construct three new single-family homes in the City of Shawnee.

Native American Housing Services, Inc. received \$375,519 to construct three new single-family homes in Cotton County.

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

The program is also 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](http://www.ohfa.org) by clicking on the Housing Development Tab.



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

# Nominations for Apex Awards accepted until May 15

Awards honor outstanding achievements in Oklahoma's affordable housing industry



**D**o you know of an individual or organization who is a great asset to Oklahoma's affordable housing industry?

If the answer is yes, nominate them for an Apex Award from Oklahoma Housing Finance Agency. The Apex Awards honor outstanding achievements in affordable housing in

Oklahoma.

The 2009 awards will recognize individuals and organizations for their work in the 2008 calendar year.

Entries are judged on the following criteria: description of development or service, creation of partnerships, innovative financing, achieving the needs of the community, and success in serving a target population.

Categories include: Elderly Housing, Special Needs Housing, Rural Housing, Innovative Affordable Housing Initiative, Management of Affordable Housing, Community Development,

Rental Housing, Homeownership, and Friend of Affordable Housing.

The Apex Awards will be presented at the July 15 OHFA Board of Trustees meeting in Oklahoma City.

The nomination process is simple and requires no entry fee. Nomination forms are available at [www.ohfa.org](http://www.ohfa.org). All forms and supportive materials must be received by May 15.

## \$8,000 tax credit creates window of opportunity for first-time homebuyers

**N**ear-record low mortgage interest rates combined with a surplus in housing inventory has created a buyer's market in the housing industry. Add to that an \$8,000 tax credit that never has to be repaid, and it is homebuyer heaven for the qualified individual.

Although lenders are looking more closely at borrowers than in recent years, qualified homebuyers should not have trouble getting approved for financing.

In fact, homebuyers can use the economic downturn to their advantage. The drop in housing prices that occurred in many parts of the country has increased the number of affordable homes.

In addition, existing homeowners looking to sell are ready to bargain. Many homebuilders are also providing discounts and incentives, such as free upgrades and bonus rooms.

There is one small catch. Homebuyers must purchase their home on or after January 1, 2009 and before December 1, 2009 to be eligible for the \$8,000 tax credit.

For additional savings, the tax credit can be combined with other first-time homebuyer programs, such as Oklahoma Housing Finance Agency's Section 8 Homeownership program and OHFA Advantage mortgage revenue bond program.

OHFA Advantage provides 30-year fixed rate mortgage loans for qualified buyers in all 77 counties. It also offers 3.5 percent down payment assistance.

Information on both OHFA programs can be accessed at [www.ohfa.org](http://www.ohfa.org).

### Tax Credit Facts

#### Who is Eligible

▶ The \$8,000 tax credit is available for first-time homebuyers only.

▶ The law defines "first-time homebuyer" as a buyer who has not owned a principal residence during the three-year period prior to the purchase.

▶ All U.S. citizens who file taxes are eligible to participate in the program.

#### Who Cannot Claim the Credit

▶ Your modified adjusted gross income is \$95,000 or more (\$170,000 or more if married filing jointly).

▶ You are a nonresident alien.

▶ Your home is located outside of the United States.

▶ You acquired your home by gift or inheritance.

▶ You acquired your home from a related person such as a spouse, ancestors (parents, grandparents, etc), or lineal descendants (children, grandchildren, etc.).

▶ You acquired your home from a corporation in which you directly or indirectly own more than 50 percent in value of the outstanding stock of the corporation.

▶ You acquired your home from a partnership in which you directly or indirectly own more than 50 percent of the capital interest or profits interest.

#### Types of Homes that Qualify for the Tax Credit

▶ All homes, whether single-family, townhomes, condominium apartments, houseboats or mobile homes, will qualify provided that the home will be used as a principal residence and the buyer has not owned a principal residence in the prior three years. This also includes newly-constructed homes.



▶ The maximum credit calculation is 10 percent of the purchase price, up to \$8,000.

▶ There are no restrictions on the purchase price of the home.

▶ There is no repayment as long as the home is not sold within 36 months of the closing date.

#### Payback Provisions

▶ The tax credit is a true credit. It does not have to be repaid.

▶ The only repayment requirement is if the home owner sold the home within three years after the purchase.

#### Income Limits

▶ Homebuyers who file as single or head-of-household taxpayers can claim the full \$8,000 credit if their modified adjusted gross income (MAGI) is less than \$75,000.

▶ For married couples filing a joint return, the income limit doubles to \$150,000.

▶ Single or head-of-household taxpayers who earn between \$75,000 and \$95,000 are eligible to receive a partial first-time homebuyer tax credit.

▶ Married couples who earn between \$150,000 and \$170,000 are eligible to receive a partial first-time homebuyer tax credit.

▶ The credit is not available for single taxpayers whose MAGI is greater than \$95,000 and married couples with a MAGI that

exceeds \$170,000.

#### Effective Dates for the Tax Credit

▶ First-time homebuyers would receive an \$8,000 tax credit for the purchase of any home on or after January 1, 2009 and before December 1, 2009. To qualify, you must actually close on the sale of the home during this period.

#### Tax Credit is Refundable

▶ A refundable credit means that if you pay less than \$8,000 in federal income taxes, then the government will write you a check for the difference.

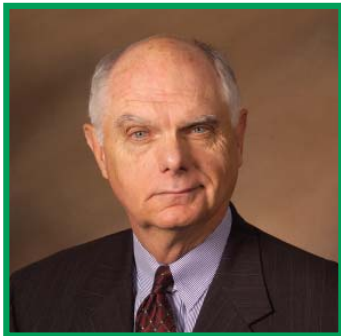
▶ For example, if you owe \$5,000 in federal income taxes, you would pay nothing to the IRS and receive a \$3,000 payment from the government.

▶ If you are due to receive a \$1,000 tax refund from the government, your refund would grow to \$9,000 (\$1,000 plus \$8,000 from the home buyer tax credit).

▶ Buyers can take the tax credit on their 2008 or 2009 income tax return.

For more information on the \$8,000 homebuyer tax credit, visit the websites [www.irs.gov](http://www.irs.gov) or [www.federalhousingtaxcredit.com](http://www.federalhousingtaxcredit.com)

## Governor reappoints chairman of OHFA Board of Trustees



**OHFA Board Chairman  
Richard Lillard**

**G**ov. Brad Henry reappointed Richard Lillard as chairman of the Oklahoma Housing Finance Agency for a term expiring May 1, 2014.

Lillard is a Miami, Oklahoma businessman with over 35 years of manufacturing ownership and operation experience. He has served as an OHFA trustee since 2001.

Lillard's past experience includes serving as the director and chairman of the Oklahoma Industrial Finance Authority and

the Oklahoma Development Finance Authority. He currently serves as a member of the National Conference of State Housing Boards.

"I thank the Governor for the opportunity to serve Oklahomans by making sure they have access to quality affordable housing," Lillard said. "It's a privilege to partner with the other trustees and OHFA staff to put the agency's resources to work for the state's people and economy."

Lillard owns Richard S. Lil-

lard Company, a multi-integrated company specializing in group benefits.

OHFA is entrusted with hundreds of millions of dollars in federal funds and other authorizations each year to address the affordable housing needs of many Oklahomans.

The board of trustees oversees the responsible allocation of these funds to be used wisely in assisting Oklahoma residents in need.

## Santa's Sleigh/OHFA Open Golf Tournament coming soon

**G**et ready for Christmas in July! The ninth annual Santa's Sleigh/OHFA Open Golf Tournament will be held at the Coffee Creek Golf Club in Edmond.

The golf tournament benefits homeless children in Oklahoma and will take place Thursday, July 16 with a shotgun start at 8 a.m.

Santa's Sleigh Inc., a volunteer-driven organization consisting of employees from Oklahoma Housing Finance Agency, coordinates the tournament each year.

Santa's Sleigh's mission is to provide Christmas gifts to homeless children. The Santa's Sleigh/OHFA Open Golf Tournament serves as the organization's primary fund-raiser.

Last year, proceeds from the golf tournament helped to deliver gifts valued at more than \$30,000 to 1,277 children living in 57 shelters across the state.

"The number of homeless children in Oklahoma has increased greatly in recent years, and we are afraid that financially we may not be able to provide gifts to every child this year," said Darcy Green, president of Santa's Sleigh. "Santa's Sleigh needs help to meet this increase in the number of homeless children."

Individuals and organizations can partner with Santa's Sleigh by making a monetary donation to buy presents for homeless children, by playing in the golf tournament, or by becoming a sponsor of the golf tournament.



*Santa visits with participants at last year's golf tournament.*

Individual player fees which include green fees, cart, range balls, a goodie bag and lunch, are \$80 (\$38 is tax deductible).

Prizes will be awarded to the top three places for two different flights. Closest to the pin and longest drive prizes will also be given. Each player in the top winning team will receive a free airline ticket voucher for travel through either Southwest or American Airlines.

Available sponsorship opportunities range from \$100 to \$2,000.

Individuals and organizations can become Hole Sponsors for \$100. Hole Sponsors will have their name featured on the leader board and on a golf sign

at a tee box.

For \$2,000, all Hole-in-One Sponsors will receive four complimentary passes to play in the golf tournament, four Santa's Special packages, an opportunity to speak about their company during the awards ceremony, and their name and logo displayed throughout the golf tournament.

Other sponsorship opportunities include: \$1,500 Eagle Sponsors, \$1,000 Birdie Sponsors, \$750 19th Hole Luncheon Sponsors and \$500 Par Sponsors.

Any individuals or organizations interested in participating can contact the Santa's Sleigh/OHFA Open Golf Tournament at (405) 419-8297.

## Santa's Sleigh adopts new official logo



**T**he non-profit organization Santa's Sleigh Inc. has coordinated the OHFA Open Golf Tournament for the past eight years. In order to brand itself as a separate entity from the golf tournament, Santa's Sleigh adopted an official logo this year.

The new logo reflects Santa's Sleigh's name and its mission of providing Christmas gifts to homeless children across Oklahoma. It features a beautiful red sleigh filled with Christmas presents.

Santa's Sleigh thanks Traction Marketing Group of Oklahoma City for designing the logo pro bono.

## Section 8 Program earns HUD score of 100%

**T**he Rental Assistance Team at Oklahoma Housing Finance Agency scored a 100 percent on the Section Eight Management Assessment Program for fiscal year ending September 30, 2008.

SEMAP measures in 14 key areas the performance of public housing agencies that administer the Section 8 Housing Choice Voucher Program.

SEMAP uses the U.S. Department of Housing and Urban Development's national database of tenant information and information from audits conducted annually by independent auditors.

Some of the 14 key indicators of PHA performance are:

- Proper selection of applicants from the waiting list

- Sound determination of reasonable rent for each unit leased

- Accurate verification of family income

- Timely annual housing quality inspections

- Correct calculation of the tenant share of the rent and the housing assistance payment

- Timely annual reexaminations of family income

HUD rates the overall performance of PHAs every year.