



100 N.W. 63rd, Suite 200
Oklahoma City, OK 73116
P. O. Box 26720
Oklahoma City, OK 73126-0720
Phone: (405) 848-1144
Toll Free: (800) 256-1489
TDD: (405) 848-7471
www.ohfa.org

July 20, 2021

A regularly scheduled and quarterly meeting of Oklahoma Housing Finance Agency's ("OHFA") Board of Trustees has been scheduled to be held at 10:00 a.m. Wednesday, July 21, 2021 at the Holiday Inn Oklahoma City North, 6200 N. Robinson, Oklahoma City, Oklahoma. The amended agenda for this meeting will be as follows:

- 1. Announcement of the appointment of Roger M. Beverage as Trustee of OHFA to serve a term ending May 1, 2026.**
- 2. Special announcement of the reappointment of Joi Love as Resident Board Member of OHFA to serve a term ending May 1, 2022.**
- 3. Consider a Resolution commending Jeff Scott for his services as Vice Chairman, and Trustee of the Board of Trustees of Oklahoma Housing Finance Agency from 2016 to 2021. APPROVED**
- 4. Election of OHFA Officers.**
- 5. Consider a Resolution approving Minutes of the May 26, 2021 meeting of the Board of Trustees. APPROVED**
- 6. Certifications and Awards.**
- 7. Report on National Homeownership Month.**
- 8. Consider a Resolution approving the Consolidated Annual Contributions Contracts ("CACCs") between OHFA and the U.S. Department of Housing and Urban Development ("HUD") and approving and ratifying the execution of said CACC Contracts, along with any and all additional documents relating to amendments of said contracts, by the Executive Director. APPROVED**
- 9. Consider a Resolution approving OHFA's Administrative Plan for the U.S. Department of Housing and Urban Development's ("HUD's") Housing Choice Voucher Program, as amended, and authorizing and directing the staff of OHFA to make said Administrative Plan available to HUD for Review. APPROVED**
- 10. Update on Emergency Housing Voucher ("EHV") Program.**
- 11. Consent Docket – The following items of business may be voted upon by a single vote of the Trustees without discussion, unless and except for any item which anyone of the Trustees desires to have discussion about at the meeting, in which**

case, each item so noted will be withdrawn from the Consent Docket and handled individually in order immediately following the completion of the Consent Docket: APPROVED

11.1 Consider a Resolution approving the sale of not to exceed \$125 million under OHFA TBA Program of GNMA/FNMA/FHLMC certificates relating to single family mortgages to be originated as a part of the ongoing origination program of the Oklahoma Housing Finance Agency; ratifying previous trades; directing the staff to develop the documentation for the program and approving parameters for the sale of Single Family Program loans; authorizing staff and OHFA officers to take such other actions as may be necessary or desirable for such purpose.

11.2 Consider a Resolution approving the sale of not to exceed \$75 million under OHFA Single Family Program of GNMA/FNMA/FHLMC certificates relating to Single Family Mortgages originated as a part of the ongoing origination program of the Oklahoma Housing Finance Agency; directing the staff to develop the documentation for the program and approving parameters for the sale of said GNMA/FNMA/FHLC certificates; authorizing staff and OHFA officers to take such other actions as may be necessary or desirable for such purpose.

11.3 Consider a Resolution amending Resolution 19-07-35 regarding the approval of the remodeling of the OHFA Office Building located at 100 NW 63rd Street, Oklahoma City, Oklahoma, ratifying the actions of staff, and authorizing staff to take all associated actions necessary to complete the remodel of the OHFA Office Building.

11.4 Consider a Resolution approving the Transfer of Ownership of the Tax Credit Development known as Lawton Pointe, Lawton, Oklahoma, OHFA #04-01-18, from Steele Lawton Pointe MM, LLC to 2213 Lawton, LLC subject to certain conditions and terms.

12. Report on Homeowner Assistance Fund (“HAF”) Application.

13. Consider a Resolution relating to certain outstanding Single Family Bonds; directing the staff to develop the documentation for and approving parameters for the sale of all or a portion of the Guaranteed Mortgage Securities securing those bonds and redemption of those bonds or as an alternative a refunding of such bonds; and authorizing staff and OHFA officers to take such other actions as may be necessary or desirable for such purpose. APPROVED

14. Consider, individually, the applications for funding from the State of Oklahoma’s 2021 HOME Investment Partnerships Program filed by each of the Applicants identified in Exhibit “A”, to this agenda, and in connection therewith: (a) make such preliminary and/or intermediate rulings as may be necessary and/or appropriate in regard to the conduct of the proceedings; (b) receive and hear the reports and recommendations of the Staff of OHFA, the evidence and arguments of the Applicants and their representatives and, pursuant to the Oklahoma Open Meeting Act, the comments of members of the public present; and (c) at the conclusion of all testimony and evidence, consider individual Resolutions approving, subject to any contingencies, conditions or requirements established by the Trustees,

or disapproving the application of each of said Applicants for funding from the State of Oklahoma's 2021 HOME Investment Partnerships Program.

APPROVED

Exhibit "B" reflects the balance of HOME funds. It is provided for information purposes only.

15. Consider A Resolution authorizing Oklahoma Housing Finance Agency (OHFA) to administer funds outlined in the HOME Homeless Assistance and Supportive Services Program Under HOME, and any additional funds as they become available.**APPROVED**
16. Consider a Resolution approving the Application of the following Owner for a Reservation and Allocation of 4% Federal Low Income Housing Tax Credits for North Pointe Apartments OHFA File #21-02-35, Oklahoma City, Oklahoma and providing for execution of a long term extended use agreement, subject to certain terms and conditions. This Development is to be financed through the issuance of Revenue Bonds by the Oklahoma Housing Finance Agency. **APPROVED**
17. Consider a Resolution authorizing the Inducement of the Issuance of Multifamily Bonds for the New Construction of The Gates of Oklahoma City in Oklahoma City Oklahoma. Any competitive bidding for the sale thereof is waived. **APPROVED**
18. Consider a Resolution approving the Application of the following Owner for a Reservation and Allocation of 4% Federal Low Income Housing Tax Credits for The Gates of Oklahoma City OHFA File #21-01-34, Oklahoma City, Oklahoma and providing for execution of a long term extended use agreement, subject to certain terms and conditions. This Development is to be financed through the issuance of Revenue Bonds by the Oklahoma Housing Finance Agency. **APPROVED**
19. Consider a Resolution approving and authorizing the forward funding of a portion of OHFA's 2022 Allocation of 9% Federal Affordable Housing Tax Credits to make an award of additional credits to prior awardees from 2019-2020. **APPROVED**
20. Consider a Resolution Amending Resolution #21-01-12 to increase the maximum bond amount of the Inducement of the Issuance of Multifamily Bonds for the Acquisition and Rehabilitation of Country Club Gardens in Tulsa, Oklahoma from \$25,000,000 to \$33,000,000. **APPROVED**
21. Consider a Resolution approving the Application of the following Owner for a Reservation and Allocation of 4% Federal Low Income Housing Tax Credits for Country Club Gardens OHFA File # 20-06-62, Tulsa, Oklahoma, and providing for execution of a long term extended use agreement, subject to certain terms and conditions. This Development is to be financed through the issuance of Revenue Bonds by the Oklahoma Housing Finance Agency. **APPROVED**
22. Consider a Resolution authorizing the Issuance of Revenue Bonds of the Oklahoma Housing Finance Agency in an aggregate principal amount not to exceed \$33,000,000, waiving competitive bidding for the sale thereof, and providing for the pledge of revenues for the payment of such Bonds; authorizing a Trust and/or Financing Agreement appropriate for the protection and disposition of such revenues and to further secure such Bonds; authorizing a Tax Regulatory

Agreement and one or more Land Use Restriction Agreements, and authorizing other documents and actions in connection with the Sale and Issuance of such Bonds for the Acquisition and Rehabilitation of Country Club Gardens in Tulsa, Oklahoma, OHFA File #20-06-62. APPROVED

- 23. Consider a Resolution Amending Resolution #19-09-17 to change the name of the Owner from Chisholm Springs GBD, LLC to OKC GBD, LLC, Spencer GBD, LLC, and Miami GBD, LLC and increase the maximum bond amount of the Inducement of the Issuance of Multifamily Bonds for the New Construction of Chisholm Springs in Miami, Oklahoma City, and Spencer, Oklahoma from \$50,000,000 to \$56,000,000. APPROVED**
- 24. Consider a Resolution Amending Resolution #20-05-44 to (I) change the name of the Owner from Chisholm Springs GBD, LLC to OKC GBD, LLC, Spencer GBD, LLC, and Miami GBD, LLC, (II) to allow for the issuance of the bonds in one or more series or issuances, (III) to authorize one or more bond financing agreements and tax regulatory agreements appropriate for the protection and disposition of the pledge of revenues for the payment of the bonds and (IV) and increase the final maximum bond amount of the issuance of revenue bonds of the Oklahoma Housing Finance Agency in a not-to-exceed aggregate principal amount from \$50,000,000 to \$56,000,000 for the New Construction of Chisholm Springs in Miami, Oklahoma City, and Spencer, Oklahoma, OHFA File #20-01-27. APPROVED**
- 25. Consider a Resolution amending Resolution #20-05-11 to change the name of the Owner from Chisholm Springs GBD, LLC to OKC GBD, LLC, Spencer GBD, LLC, and Miami GBD, LLC respectively for the development, Chisholm Springs in Oklahoma City, Spencer, and Miami, Oklahoma, OHFA File #20-01-27. APPROVED**
- 26. Consider a Resolution approving the selection of Dinsmore & Shohl LLP as Legal Services Provider and the joint proposal of Kutak Rock, LLP and The Public Finance Law Group, PLLC as First Alternate for the OHFA 2021-2022 Multifamily Housing Bond Program, as a Related Plan of Financing, subject to certain terms and conditions. APPROVED**
- 27. Consider a Resolution approving the selection of Caine Mitter & Associates, Incorporated as Financial Advisor for the OHFA 2021-2022 Multifamily Housing Bond Program, as a Related Plan of Financing, subject to certain terms and conditions. APPROVED**
- 28. Consider a Resolution approving the selection of Raymond James, Inc. as Underwriter and RBC Capital Markets, LLC as First Alternate for the OHFA 2021-2022 Multifamily Housing Bond Program, as a Related Plan of Financing, subject to certain terms and conditions. APPROVED**
- 29. Consider a Resolution approving the selection of BOK Financial as Corporate Trustee Bank and UMB Bank as First Alternate for the OHFA 2021-2022 Multifamily Housing Bond Program, as a Related Plan of Financing, subject to certain terms and conditions. APPROVED**
- 30. Consider a Resolution approving and authorizing the purchase of virtual storage hardware, and three years of hardware maintenance from the Statewide Contract to**

add additional storage (Solid State Drives) for OHFA's application and database servers for a cost not to exceed \$75,000. APPROVED

31. Report on Cost Center Analysis.

32. Any business not known about, or which could not have been reasonably foreseen prior to the time of posting of this Agenda.

33. Adjourned.

FOR THE CHAIRMAN

**Deborah Jenkins
Executive Director**

Oklahoma Housing Finance Agency
HOME Program Activity Funding Tracking
Exhibit B

HOME Program Year	CHDO	Rental	DPA	CHDO
April 2020 to March 2021	Set-aside	Homeownership		Operating Assistance
2020 Allocation				
\$8,533,183.00				
Percentage of Allocation per Annual Plan	25%	50%	10%	5%
Amount based on percentage	2,133,295.75	4,266,591.50	853,318.30	426,659.15
Prior Year Carryover/Deobligated/Returned/Recaptured: 4/2020 - 11/2020				
	1,755,126.81	269,117.29		
HOME Balance available:	3,888,422.56	4,535,708.79	853,318.30	426,659.15
July 2020 Awards and Inspection Costs	2,704,897.00		200,000.00	265,689.00
September 2020 Awards and Inspection Costs	686,000.00	1,507,000.00		
November 2020 Awards and Inspection Costs		2,916,930.00		159,751.00
January 2021 Awards and Inspection Costs		508,000.00		
	497,525.56	(396,221.21)	653,318.30	1,219.15
DPA Balance transferred to Rental/Homeownership		653,318.30	(653,318.30)	
	497,525.56	257,097.09	-	1,219.15
Ending balance				
\$755,841.80				
(10% of the 2020 Allocation is for the Administration expenses of the Program. That is why the percentages above only total 90%)				

Oklahoma Housing Finance Agency
HOME Program Activity Funding Tracking
Exhibit B

HOME Program Year	CHDO	Rental	DPA	CHDO
April 2020 to March 2021	Set-aside	Homeownership		Operating Assistance
2020 Allocation				
\$8,533,183.00				
Percentage of Allocation per Annual Plan	25%	50%	10%	5%
Amount based on percentage	2,133,295.75	4,266,591.50	853,318.30	426,659.15
Prior Year				
Carryover/Deobligated/Returned/Recaptured: 4/2020 - 03/2021	1,755,126.81	335,175.64		
HOME Balance available:	3,888,422.56	4,601,767.14	853,318.30	426,659.15
July 2020 Awards and Inspection Costs	2,704,897.00		200,000.00	265,689.00
September 2020 Awards and Inspection Costs	686,000.00	1,507,000.00		
November 2020 Awards and Inspection Costs		2,916,930.00		159,751.00
January 2021 Awards and Inspection Costs		508,000.00		
May 2021 Awards and Inspection Costs		508,000.00		
	497,525.56	(838,162.86)	653,318.30	1,219.15
DPA Balance transferred to Rental/Homeownership		653,318.30	(653,318.30)	
	497,525.56	(184,844.56)	-	1,219.15
Ending balance				
\$313,900.15				
(10% of the 2020 Allocation is for the Administration expenses of the Program. That is why the percentages above only total 90%)				

Oklahoma Housing Finance Agency
HOME Program Activity Funding Tracking
Exhibit B

HOME Program Year	CHDO	Rental	DPA	CHDO
April 2021 to March 2022	Set-aside	Homeownership		Operating Assistance
2021 Allocation				
\$8,654,876.00				
Percentage of Allocation per Annual Plan	25%	50%	10%	5%
Amount based on percentage	2,163,719.00	4,327,438.00	865,487.60	432,743.80
Prior Year Carryover/Deobligated/Returned/Recaptured: 4/2021 - 06/2021	2,367,363.61	46,615.34		
<u>HOME Balance available:</u>				
July 2021 Awards and Inspection Costs	2,568,558.00	508,000.00	200,000.00	252,055.80
	1,962,524.61	3,866,053.34	665,487.60	180,688.00
Ending balance				
\$6,674,753.55				
(10% of the 2021 Allocation is for the Administration expenses of the Program. That is why the percentages above only total 90%)				

**OKLAHOMA HOUSING FINANCE AGENCY
2020 HOME PROGRAM
Exhibit A**

HOME Exhibit "A"

APPROVALS

Applicant	Location of Development	Activity	# Units	# HOME Units	Score	Award Amount	CHDO Award Amount
Tri County Indian Nations, CDC	Pontotoc County	Homebuyer - New Construction	17	17	100%	\$ 500,000.00	N/A
Native American Housing Services, Inc	Oklahoma County	Homebuyer - New Construction	2	2	74%	\$ 500,000.00	\$ 50,000.00
Little Dixie CAA, Inc.	Choctaw County	Rental- Single Family New Const	2	2	72%	\$ 259,998.00	\$ 25,999.80
Community Action Agency of OKC/CN	Oklahoma County	Rental - Single Family Rehab	3	3	64%	\$ 500,000.00	\$ 50,000.00
Muskogee CAF	Muskogee County	Rental-Single Family Acq/Rehab	2	2	66%	\$ 420,000.00	\$ 42,000.00
Deep Fork CAF, Inc	Okmulgee County	Rental- Single Family New Const	2	2	74%	\$ 342,000.00	\$ 34,200.00
Central Oklahoma CAA (COCAA)	Pottawatomie County	Rental -Multi-Family New Const	4	4	53%	\$ 498,560.00	\$ 49,856.00
Neighborhood Housing Services Oklahoma	Oklahoma County	Homebuyer Assistance (DPA)	15-19	15-19	N/A	\$ 200,000.00	N/A

Additional Credits

Exhibit A

OHFA #	DEVELOPMENT	Lesser of request or Max 15% of Original Award
19-01-22	Estates at Newcastle	\$65,000
19-01-24	Whittier Heights	\$60,000
19-06-27	Ada Heights II	\$35,250
19-06-32	Glenpool Ridge	\$112,500
19-06-34	Jay Wisdom Keepers	\$46,005
19-06-35	Lindenwoods Townhomes III	\$9,000
19-06-40	Stilwell Wisdom Keepers	\$44,773
19-11-60	The Estates of Midwest City	\$75,000
19-11-61	The Estates at Rockwell	\$75,000
20-01-03	Briarcliff Apartments	\$61,705
20-01-07	Eagle Crest Apartments	\$31,500
20-01-17	Saddle Ridge	\$40,000
20-06-40	Diamond Senior Apartments of Tuttle	\$60,000
20-06-45	Harmony School Apartments	\$88,324
20-06-47	Hillcrest Green Apartments	\$50,000
20-06-49	Lake Forest Hills	\$75,129
20-06-52	Penn Pointe Apartments	\$112,493
20-06-56	Sooner Lofts	\$91,500
20-06-60	The T Oklahoma City Phase 1	\$86,000
20-11-63	Eagle's Landing	\$97,500
	Total	\$1,316,679