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January 18, 2023

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, January 25, 2023, at the Holiday Inn Oklahoma City North, 6200 N. Robinson, Oklahoma City, Oklahoma.* The agenda for this meeting will be as follows:

1. Consider a Resolution approving Minutes of the November 16, 2022, meeting of the Board of Trustees. [Approved](#)
2. Certifications and Awards.
3. Annual Report.
4. Report on the Section Eight Management Assessment Program (SEMAP) waiver approved by the U.S. Department of Housing and Urban Development (HUD) for the Housing Choice Voucher Program.
5. 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 of OHFA. [Approved](#)
6. 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which anyone of the Trustees desires to have discussion about at the meeting, in which case, each item so noted will be withdrawn from the Consent Docket and handled individually in order immediately following the completion of the Consent Docket: [Approved](#)
  - 6.1 Consider a Resolution approving the sale of not to exceed \$125 million under the 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 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.
  - 6.2 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/FHLMC certificates; authorizing Staff and OHFA officers to take such other actions as may be necessary or desirable for such purpose.**

- 6.3 Consider a Resolution amending Resolution #22-11-18 to accurately reflect the legal name of the owner, Avalon at Oklahoma City Phase I Limited Partnership, originally filed as Avalon at Oklahoma City Limited Partnership, Oklahoma City , Oklahoma, OHFA #22-06-21.**
- 6.4 Consider a Resolution approving the Transfer of Ownership of the Tax Credit Development known as London Square Apartments, Oklahoma City, Oklahoma, OHFA #04-10-31, from London Square MF II, LLC to EC London Square, LLC subject to certain conditions and terms.**
- 6.5 Consider a Resolution approving the Transfer of Ownership of the Tax Credit Development known as Senior Residences of Edmond, Edmond, Oklahoma, OHFA #00-02-02, from Senior Residences of Edmond, LTD to Melrose Residential, LLC subject to certain conditions and terms.**
- 6.6 Consider a Resolution approving the Transfer of Ownership of the Tax Credit Development known as Senior Residences of Stillwater, Stillwater, Oklahoma, OHFA #99-02-01, from Senior Residences of Stillwater, LP to Melrose at Stillwater, LLC subject to certain conditions and terms.**
- 7. Consider a Resolution ratifying and confirming Resolution #22-11-11 Approving and Adopting Amendments to Oklahoma Housing Finance Agency’s Chapter 15 Single Family Mortgage Program Rules OAC 330:15. Said amended rules to be effective January 01, 2024; authorizing the Executive Director and Staff to proceed with the promulgation of said amendments as permanent rules of OHFA pursuant to the Permanent Rulemaking Requirements of the Oklahoma Administrative Procedures Act. [Approved](#)**
- 8. Consider a Resolution relating to the issuance of OHFA’s Single Family Mortgage Revenue Bonds (Homeownership Loan Program) Series 2023 (the “Bonds”) consisting of one or more series or subseries in an aggregate principal amount not to exceed \$100,000,000 for the purposes of financing single family residences in Oklahoma to low and moderate income persons, purchasing mortgage loans and mortgage-backed securities, funding reserves, redeeming or refunding all or a portion of certain outstanding bonds of OHFA, providing for the funding of Down Payment Assistance and other purposes and/or paying costs of issuance in connection with the bonds, the principal of which and the interest thereon shall be payable solely from the revenues pledged to the payment thereof; waiving competitive bidding for the sale thereof; authorizing the various documents relating to such bonds; approving the use and distribution of the Preliminary Official Statement and the Official Statement; setting parameters for the principal amount, maturity dates, price and interest rates for such bonds; authorizing use of OHFA funds; designating a trustee, registrar and paying agent; designating the senior manager and the co-managers of the bonds; and authorizing OHFA officers, staff and advisors to take certain actions with respect thereto. [Approved](#)**
- 9. Consider a Resolution approving and adopting the 2023 National Housing Trust Fund (HTF) Application which includes both the Application Instructions and the Application Form.**

10. Consider a Resolution approving and adopting the 2023 Home Investment Partnerships Program (HOME) Application which includes both the Application Instructions and the Application Form. [Approved](#)
11. Consider, individually, the applications for funding from the State of Oklahoma's 2022 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 said Applicants for funding from the State of Oklahoma's 2022 HOME Investment Partnerships Program. [Approved](#)
12. Consider a Resolution approving the Application of the following Owner for a Reservation and Allocation of 4% Federal Low Income Housing Tax Credits for Alora Apartments Phase I OHFA File #22-03-17, 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](#)
13. Consider a Resolution approving the Application of the following Owner for a Reservation and Allocation of 4% Federal Low Income Housing Tax Credits for Alora Apartments Phase II OHFA File #22-03-18, 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](#)
14. Consider a Resolution amending Resolution #22-07-22 to Increase the Maximum Bond Amount of the Inducement of the Issuance of Multi-Family Bonds for the New Construction of Maplewood Village, Tulsa, Oklahoma from \$24,000,000 to \$26,000,000. [Approved](#)
15. Consider a Resolution amending Resolution #22-07-23 to increase the Maximum Federal Tax Credit amount of the below named Owner for the Development, Maplewood Village, OHFA File #22-04-20, Tulsa, Oklahoma, from \$1,300,000 to \$1,700,000. [Approved](#)
16. Consider a Resolution amending Resolution #22-11-38 to increase the Final Maximum Bond amount of the Issuance of Revenue Bonds of the Oklahoma Housing Finance Agency in an aggregate principal amount from \$24,000,000 to \$26,000,000 for the new construction of Maplewood Village, Tulsa, Oklahoma, OHFA File #22-04-20. [Approved](#)
17. Consider a Resolution amending Resolution #22-05-34 to Increase the Maximum Bond Amount of the Inducement of the Issuance of Multi-Family Bonds for the New Construction of Rising Sun Apartments, Oklahoma City, Oklahoma from \$18,000,000 to \$34,000,000. [Approved](#)

18. Consider a Resolution amending Resolution #22-05-30 to increase the Maximum Federal Tax Credit amount of the below named Owner for the Development, Rising Sun Apartments, OHFA File #22-01-14, Oklahoma City, Oklahoma, from \$1,100,000 to \$1,750,000. [Approved](#)
19. Consider a Resolution authorizing the Issuance of Revenue Bonds of the Oklahoma Housing Finance Agency in an aggregate principal amount not to exceed \$34,000,000, waiving competitive bidding for the sale thereof, and providing for the pledge of revenues for the payment of such Bonds; authorizing a Bond 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 New Construction of Rising Sun Apartments in Oklahoma City, Oklahoma, OHFA File #22-01-14. [Approved](#)
20. Consider a Resolution amending Resolution #21-07-23 to increase the Maximum Federal Tax Credit amount of the below named Owner for the Development, The Gates of Oklahoma City, OHFA File #21-01-34, Oklahoma City, Oklahoma, from \$774,328 to \$1,400,000. [Approved](#)
21. Consider a Resolution renewing and continuing the terms of service for Riggs Abney Neal Turpen Orbison & Lewis to provide legal advice and representation as general counsel to Staff and the Board of Trustees of the Oklahoma Housing Finance Agency for a period of one year and setting the annual hourly compensation based on the Consumer Price Index.
22. Audit Meeting Report.
23. Report on Cost Center Analysis.
24. Any business not known about, or which could not have been reasonably foreseen prior to the time of posting of this agenda.
25. Adjourned.

**FOR THE CHAIRMAN**

**Deborah Jenkins  
Executive Director**

OKLAHOMA HOUSING FINANCE AGENCY  
2022 HOME PROGRAM  
Exhibit A

HOME Exhibit "A"

APPROVALS

Applicant	Location of Development	Activity	# Units	# HOME Units	Score	Award Amount	CHDO Award Amount
Big Five Community Services, Inc	Durant, Bryan County	Homebuyer- Acquisition/Rehabilitation	3	3	62%	\$ 500,000.00	\$ 50,000.00
Building New Foundations, Inc	Canadian County	Rental - Acquisition/Rehabilitation	1	1	66%	\$ 280,000.00	N/A

Oklahoma Housing Finance Agency  
HOME Program Activity Funding Tracking  
Exhibit B

HOME Program Year	CHDO	Rental	DPA	CHDO
April 2022 to March 2023	Set-aside	Homeownership		Operating Assistance
<b>2022 Allocation</b>				
<b>\$9,753,875.00</b>				
<b>Percentage of Allocation per Annual Plan</b>	<b>25%</b>	<b>50%</b>	<b>10%</b>	<b>5%</b>
<b>Amount based on percentage</b>	<b>2,438,468.75</b>	<b>4,876,937.50</b>	<b>975,387.50</b>	<b>487,693.75</b>
<b>Prior Year</b>				
<b>Carryover/Deobligated/Returned/Recaptured: 4/2022 - 3/2023</b>	1,943,769.88			
<b>HOME Balance available:</b>				
July 2022 Awards and Inspection Costs	1,733,250.00	508,000.00		170,125.00
September 2022 Awards and Inspection Costs	1,819,080.00	508,000.00	200,000.00	128,708.00
November 2022 Awards and Inspection Costs	508,000.00		200,000.00	
January 2023 Awards and Inspection Costs	508,000.00	288,000.00		50,000.00
	<b>(186,091.37)</b>	<b>3,572,937.50</b>	<b>575,387.50</b>	<b>138,860.75</b>
	<b>(186,091.37)</b>	<b>3,572,937.50</b>	<b>575,387.50</b>	<b>138,860.75</b>
<b>Ending balance</b>				
<b>\$4,101,094.38</b>				
(10% of the 2022 Allocation is for the Administration expenses of the Program. That is why the percentages above only total 90%)				