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July 18, 2022

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 20, 2022 at the Holiday Inn Oklahoma City North, 6200 N. Robinson, Oklahoma City, Oklahoma.* The amended agenda for this meeting will be as follows:

1. Consider a Resolution approving Minutes of the May 25, 2022 meeting of the Board of Trustees. **Approved**
2. Certifications and Awards.
3. Report on National Homeownership Month.
4. 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**
5. Consider a Resolution approving and ratifying Oklahoma Housing Finance Agency's ("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**
6. Update on Emergency Housing Voucher ("EHV") Program.
7. 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which anyone of the Trustees desires to have discussion about at the meeting, in which case, each item so noted will be withdrawn from the Consent Docket and handled **individually** in order immediately following the completion of the Consent Docket: **Approved**
  - 7.1 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.**

- 7.2 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.**
- 7.3 Consider a Resolution approving the Transfer of Ownership of the Tax Credit Development known as North Village Apartments, Oklahoma City, Oklahoma, OHFA #05-09-40, from Sail Associates, LLC to North Village Oklahoma, LLC subject to certain conditions and terms.**
- 7.4 Consider a Resolution approving the Transfer of Ownership of the Tax Credit Development known as South 25th Place Apartments, Muskogee, Oklahoma, OHFA #95-06-38, from Muskogee Apartments I, LP to Muskogee Apartments 4, LLC subject to certain conditions and terms.**
- 7.5 Consider a Resolution approving the Transfer of Ownership of the Tax Credit Development known as Twin Oaks Apartments, Stroud, Oklahoma, OHFA #95-06-43, from Stroud Apartments I, LP to Muskogee Apartments 4, LLC subject to certain conditions and terms.**
- 7.6 Consider a Resolution approving the Transfer of Ownership of the Tax Credit Development known as Woodland Manor, Tulsa, Oklahoma, OHFA #95-03-05, from PC Woodland Manor, LLC to Woodland Manor's Best Living, LLC subject to certain conditions and terms.**
- 8. Update on Homeownership Assistance Fund ("HAF") Program.**
- 9. Consider a Resolution approving and adopting amendments to Oklahoma Housing Finance Agency's Chapter 36 Affordable Housing Tax Credit Program Rules [OAC 330:36]. Said amended rules to be effective January 1, 2023; 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**
- 10. 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 of said Applicants for funding from the State of Oklahoma's 2022 HOME Investment Partnerships Program. **Approved**

11. Consider a Resolution amending Resolution #18-03-06 to Increase the Maximum Bond Amount of the Inducement of the Issuance of Multi-Family Bonds for the New Construction of Cornerstone Apartments, Yukon, Oklahoma from \$18,200,000 to \$25,200,000. **Approved**

12. Consider a Resolution authorizing the Issuance of Revenue Bonds of the Oklahoma Housing Finance Agency in an aggregate principal amount not to exceed \$25,200,000, 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 Loan 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 Construction of Cornerstone Apartments in Yukon, Oklahoma, OHFA File #18-01-32. **Approved**

13. Consider a Resolution amending Resolution #21-09-22 to Increase the Maximum Bond Amount of the Inducement of the Issuance of Multi-Family Bonds for the New Construction of Fairground Flats in Oklahoma City, Oklahoma from \$28,000,000 to \$35,000,000. **Approved**

14. Consider a Resolution authorizing the Issuance of Revenue Bonds of the Oklahoma Housing Finance Agency in an aggregate principal amount not to exceed \$35,000,000, waiving competitive bidding for the sale thereof, and providing for the pledge of revenues for the payment of such Bonds; authorizing a Funding Loan Agreement and a Borrower Loan 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 Fairground Flats in Oklahoma City, Oklahoma, OHFA File #21-06-53. **Approved**

15. Consider a Resolution approving the Application of the following Owner for a Reservation and Allocation of 4% Federal Low Income Housing Tax Credits for Duncan Plaza Apartments OHFA File #22-03-19, Duncan, 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**

16. Consider a Resolution authorizing the Issuance of Revenue Bonds of the Oklahoma Housing Finance Agency in an aggregate principal amount not to exceed \$11,000,000, 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 Loan 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 Rehabilitation of Duncan Plaza Apartments in Duncan, Oklahoma, OHFA File #22-03-19. **Approved**

17. Consider a Resolution authorizing the Inducement of the Issuance of Multifamily Bonds for the New Construction of Maplewood Village in Tulsa, 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 Maplewood Village OHFA File #22-04-20, 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.
19. Report on Qualified Allocation Plan (“QAP”) Task Force.
20. Report on Cost Center Analysis.
21. Any business not known about, or which could not have been reasonably foreseen prior to the time of posting of this Agenda.
22. Adjourned.

**FOR THE CHAIRMAN**

**Deborah Jenkins  
Executive Director**

**OKLAHOMA HOUSING FINANCE AGENCY**  
**2022 HOME PROGRAM**  
**Exhibit A**

**HOME Exhibit "A"**

**APPROVALS**

<b>Applicant</b>	<b>Location of Development</b>	<b>Activity</b>	<b># Units</b>	<b># HOME Units</b>	<b>Score</b>	<b>Award Amount</b>	<b>CHDO Award Amount</b>
Neighborhood Housing Services, Inc.	Cleveland County	Rental-Single Family-Acq/Rehab	2	2	74%	\$ 500,000.00	\$ 50,000.00
Native American Housing Services, Inc.	Moore, Cleveland County	Homebuyer-New Construction	2	2	74%	\$ 500,000.00	\$ 50,000.00
KI BOIS CAF, Inc.	Stigler, Haskell County	Rental-Single Family-Acq/Rehab	1	1	67%	\$ 201,250.00	\$ 20,125.00
Building New Foundations, Inc.	Oklahoma County	Rental-Single Family-Acq/Rehab	2	2	66%	\$ 500,000.00	N/A
Deep Fork CAF, Inc.	McIntosh County	Rental-Single Family-Acq/Rehab	2	2	57%	\$ 500,000.00	\$ 50,000.00

**WITHDRAWN**

Big Five Community Services, Inc.	Durant, Bryan County	Homebuyer-Acq/Rehab	3	3	62%	\$ 500,000.00	\$ 50,000.00
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Subject to Change

7/13/2022

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 Carryover/Deobligated/Returned/Recaptured: 3/2022 - 5/2022</b>	3,248,580.35			
<b>HOME Balance available:</b>				
July 2022 Awards and Inspection Costs	1,733,250.00	508,000.00		170,125.00
	<b>3,953,799.10</b>	<b>4,368,937.50</b>	<b>975,387.50</b>	<b>317,568.75</b>
	<b>3,953,799.10</b>	<b>4,368,937.50</b>	<b>975,387.50</b>	<b>317,568.75</b>
<b>Ending balance</b>	<b>\$9,615,692.85</b>			

(10% of the 2021 Allocation is for the Administration expenses of the Program. That is why the percentages above only total 90%)