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September 19, 2022

A regularly scheduled meeting of Oklahoma Housing Finance Agency's ("OHFA") Board of Trustees has been scheduled to be held at *10:00 a.m. Wednesday, September 21, 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 July 20, 2022 meeting of the Board of Trustees. **APPROVED**
2. Certificates and Awards.
3. Consider a Resolution approving Oklahoma Housing Finance Agency's ("OHFA's") Family Self-Sufficiency ("FSS") Action 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 submit said FSS Action Plan to HUD for approval. **APPROVED**
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 of OHFA. **APPROVED**
5. 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which anyone of the Trustees desires to have discussion about at the meeting, in which case, each item so noted will be withdrawn from the Consent Docket and handled individually in order immediately following the completion of the Consent Docket: **APPROVED**
 - 5.1 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.

- 5.2 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.**
- 5.3 Consider a Resolution Approving and Authorizing Execution of a Partial Release of the Regulatory Agreement for Low-Income Housing Tax Credits entered into by Oklahoma Housing Finance Agency and The Villas Of Edmond Limited Partnership (OHFA File #15-01-40), for the Development known as The Villas of Edmond, Edmond, Oklahoma; reserving certain rights and conditions.**
- 5.4 Consider a Resolution Approving and Authorizing Execution of a Partial Release of the Mortgage for the Home Investment Partnerships Program (HOME) entered into by Oklahoma Housing Finance Agency and The Villas Of Edmond Limited Partnership (OHFA File #14-1501), for the Development known as The Villas of Edmond, Edmond, Oklahoma; reserving certain rights and conditions.**
- 5.5 Consider a Resolution approving the Transfer of Ownership of the Tax Credit Development known as Bradford Apartments, Tulsa, Oklahoma, OHFA #06-01-29, from Summit Bradford Apartments, LP to Bradford Apartments, LP subject to certain conditions and terms.**
- 5.6 Consider a Resolution approving the Transfer of Ownership of the Tax Credit Development known as Edenwood Apartments, Tulsa, Oklahoma, OHFA #06-01-28, from Summit Edenwood Apartments, LP to Edenwood Apartments, LP subject to certain conditions and terms.**
- 5.7 Consider a Resolution approving the Transfer of Ownership of the Tax Credit Development known as 12th and Renaissance Apartments FKA Chapel Ridge of Norman, Norman, Oklahoma, OHFA #98-02-18, from Chapel Ridge Apartments, LLC to R12 Investment, LLC subject to certain conditions and terms.**
- 5.8 Consider a resolution approving the substitution of OK Council Trails GP, LLC as the General Partner of the Owner of the Tax Credit Development known as Council Trails, Oklahoma City, Oklahoma, OHFA File #17-06-33, subject to certain conditions and terms.**
- 5.9 Consider a Resolution approving the Transfer of Ownership of the Tax Credit Development known as Gilcrease Hills Estates, Tulsa, Oklahoma, OHFA #03-02-08, from Gilcrease Hills Estates, Limited Partnership to Premier Gilcrease OK, LLC subject to certain conditions and terms.**
- 5.10 Consider a Resolution approving the Transfer of Ownership of the Tax Credit Development known as Lindens Apartments, Ada, Oklahoma, OHFA #02-02-11, from Lindens Ada Owner, LP to SDS Realty Corp. subject to certain conditions and terms.**

- 5.11 Consider a Resolution approving the Transfer of Ownership of the Tax Credit Development known as The Lindens Apartments, Bartlesville, Oklahoma, OHFA #04-06-24, from Linden Bartlesville Partners, Limited Partnership to Blue Ring, LLC subject to certain conditions and terms.**
- 5.12 Consider a Resolution approving the Transfer of Ownership of the Tax Credit Development known as Sterling Park II Apartments, Perkins, Oklahoma, OHFA #08-07-32, from KTAB Family, LLC to Zimmerman Tax Credit Exchange Fund, LLC subject to certain conditions and terms.**
- 5.13 Consider a Resolution approving forms of Request for Proposal ("RFP") for Legal Services Provider, Financial Advisor, Underwriter and Corporate Trustee Bank for the OHFA 2022-2023 Multifamily Housing Bond Program and authorizing distribution of an RFP for each service provider, as a "Related Plan of Financing".**
- 5.14 Consider a Resolution authorizing the selection of Program Management Group, LLC as service provider and A to Z Inspections as first alternate to provide construction inspection services for all of OHFA's Housing Development Programs**
- 6. Consider a Resolution relating to the issuance of OHFA's Single Family Mortgage Revenue Bonds (Homeownership Loan Program) Series 2022B (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; approving and authorizing the execution and delivery of a first amending Supplemental Indenture to General Indenture of Trust; and authorizing OHFA officers, staff and advisors to take certain actions with respect thereto. APPROVED**
- 7. Consider the Application for funding from the State of Oklahoma's 2022 HOME Investment Partnerships Program filed by 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 Applicant and its 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 an individual Resolution approving, subject to any contingencies, conditions or requirements established by the Trustees, or disapproving the Application of said Applicant for funding from the State of Oklahoma's 2022 HOME Investment Partnerships Program. APPROVED**

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

8. Consider, individually, the Applications for funding from the State of Oklahoma’s 2022 National Housing Trust Fund (NHTF) Program filed by each of the Applicants identified in Exhibit “C” 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 National Housing Trust Fund Program. APPROVED

Exhibit “D” reflects the balance of HTF funds. It is provided for information purposes only.

9. Consider a Resolution approving and adopting the 2023 Affordable Housing Tax Credit Application which includes both the Application Instructions and the Application Form. APPROVED
10. Consider a Resolution authorizing the Inducement of the Issuance of Multifamily Bonds for the Acquisition and Substantial Rehabilitation of Pioneer Plaza Apartments in Tulsa, Oklahoma. Any competitive bidding for the sale thereof is waived. APPROVED
11. Consider a Resolution authorizing the Inducement of the Issuance of Multifamily Bonds for the Acquisition and Substantial Rehabilitation of Bradford Apartments in Tulsa, Oklahoma. Any competitive bidding for the sale thereof is waived. APPROVED
12. Consider a Resolution authorizing the Inducement of the Issuance of Multifamily Bonds for the Acquisition and Substantial Rehabilitation of Edenwood Apartments in Tulsa, Oklahoma. Any competitive bidding for the sale thereof is waived. APPROVED
13. Consider a Resolution approving and authorizing the review of the Single-Family Homeownership Program Rules and Guidelines promulgated by Oklahoma Housing Finance Agency (“OHFA”) under the Oklahoma Administrative Procedures Act (“OAPA”) and codified under Title 330 of the Oklahoma Administrative Code; authorizing the staff of OHFA to proceed under the permanent rulemaking provisions of the OAPA with the adoption of any amendments to said rules and guidelines as deemed necessary by the staff. APPROVED
14. Audit Update/Review Report.
15. Consider a Resolution authorizing adjustments to employee salaries and setting other adjustments to employee compensation for Fiscal Year 2022/2023. APPROVED
16. Report on Information Systems FY 2023 Technology Plan.
17. Consider a Resolution approving the Fiscal Year 2022/2023 Administrative Budget (“Budget”) of Oklahoma Housing Finance Agency (“OHFA”); directing the Executive

Director of OHFA to manage and operate OHFA and the Trust Estate in a manner consistent with said Budget and prior resolutions of the Board of Trustees of OHFA and to report to the Board of Trustees regularly on such operation. APPROVED

18. Third Quarter “June” Report and Cost Center Analysis.

19. Consider approval of Resolutions: a) authorizing an Executive Session of the Trustees of Oklahoma Housing Finance Agency (“OHFA”), pursuant to Section 307.B1 of the Oklahoma Open Meeting Act (25 O.S. Sections 301, et seq.) in regard to personnel matters for the purpose of reviewing the job performance of the Executive Director of OHFA and engaging in discussions pertaining to the duties, terms of employment, compensation and employment benefits of the Executive Director of OHFA;

b) after the conclusion of the Executive Session, authorizing the reconvening of the Open Meeting of the Board of Trustees of OHFA; and

c) pertaining to the duties and terms of employment, including compensation and employment benefits of the Executive Director of OHFA, as the Board of Trustees of OHFA may deem appropriate. APPROVED

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

21. 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
Community Development Support Assn., Inc.	Enid, Garfield County	Rental - Multifamily Rehabilitation	8	8	83%	\$ 287,080.00	\$ 28,708.00
Merak Development, LLC	Choctaw, Oklahoma County	Rental - Multifamily New Construction	50	3	74%	\$ 500,000.00	N/A
Native American Housing Services, Inc.	Harrah, Oklahoma County	Homebuyer - New Construction	2	2	72%	\$ 500,000.00	N/A
Great Plains Improvement Foundation, Inc.	Geronimo, Comanche County	Rental - Multifamily New Construction	2	2	71%	\$ 500,000.00	\$ 50,000.00
Muskogee County Community Action Foundation, Inc.	Muskogee County	Rental - Single Family Acquisition/Rehabilitation	2	2	66%	\$ 500,000.00	\$ 50,000.00
City of Midwest City	Midwest City, Oklahoma County	Down Payment Assistance	25	25	N/A	\$ 200,000.00	N/A

DENIAL DUE TO FAILED THRESHOLD

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

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
2022 Allocation				
\$9,753,875.00				
Percentage of Allocation per Annual Plan	25%	50%	10%	5%
Amount based on percentage	2,438,468.75	4,876,937.50	975,387.50	487,693.75
Prior Year Carryover/Deobligated/Returned/Recaptured: 4/2022 - 3/2023	1,883,418.67			
<u>HOME Balance available:</u>				
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
	769,557.42	3,860,937.50	775,387.50	188,860.75
	769,557.42	3,860,937.50	775,387.50	188,860.75
Ending balance				
\$5,594,743.17				
(10% of the 2022 Allocation is for the Administration expenses of the Program. That is why the percentages above only total 90%)				

**OKLAHOMA HOUSING FINANCE AGENCY
2022 NHTF PROGRAM
Exhibit C**

NHTF EXHIBIT "C"

APPROVALS

Applicant	Location of Development	Activity	# HTF Units	Total # Units	Operating Reserves	Award Amount	Score	Contingent on AHTC
Rainbow H.I.L. Affordable, LP - Rainbow HIL Apartments	Oklahoma City, Oklahoma County	Multifamily Acquisition/Rehabilitation	3	24	\$ -	\$ 405,000	108%	Yes
Domera Development, LLC - Avalon At Oklahoma City	Oklahoma City, Oklahoma County	Multifamily New Construction	6	41	\$ -	\$ 1,500,000	92%	Yes
Oklahoma City Senior Housing III, LP - Mustang Creek Estates	Yukon, Canadian County	Multifamily New Construction	8	48	\$ -	\$ 1,550,000	92%	Yes
Mental Health Association in Tulsa - Terrace View Apartments	Tulsa, Tulsa County	Multifamily Acquisition/Rehabilitation	21	41	\$ -	\$ 915,414	86%	No
Merak Development - The Villas at Choctaw Creek	Choctaw, Oklahoma County	Multifamily New Construction	8	50	\$ -	\$ 1,850,000	84%	Yes
Pioneer Place Apts, LLC - Golf Course Studios	Tulsa, Tulsa County	Multifamily Acquisition/Rehabilitation	55	55	\$ 150,390	\$ 2,438,438	60%	No
Affordable Housing Property Solutions, Inc - Pioneer Plaza	Tulsa, Tulsa County	Multifamily Acquisition/Rehabilitation	17	191	\$ -	\$ 1,193,223	60%	Yes
Total					\$ 150,390	\$ 9,852,075		

**Oklahoma Housing Finance Agency
National Housing Trust Fund Available Balance
Exhibit D**

NHTF Program Year			
2022		Allocation	
		\$5,316,371	
Carry forward from previous Program Years & Deobligated/Returned/Recaptured:		\$4,742,094	
Total Amount Available		\$10,058,465	
Rainbow H.I.L. Affordable, LP - Rainbow HIL Apartments		\$405,000	
Inspection Fee		\$8,000	
Domera Development, LLC - Avalon At Oklahoma City		\$1,500,000	
Inspection Fee		\$8,000	
Oklahoma City Senior Housing III, LP - Mustang Creek Estates		\$1,550,000	
Inspection Fee		\$8,000	
Mental Health Association in Tulsa - Terrace View Apartments		\$915,414	
Inspection Fee		\$8,000	
Merak Development - The Villas at Choctaw Creek		\$1,850,000	
Inspection Fee		\$8,000	
Pioneer Place Apts, LLC - Golf Course Studios		\$2,588,828	
Inspection Fee		\$8,000	
Affordable Housing Property Solutions, Inc - Pioneer Plaza		\$1,193,223	
Inspection Fee		\$8,000	
Ending Balance		\$0	