

March 21, 2023

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, March 22, 2023, 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 January 25, 2023, meeting of the Board of Trustees. Approved
2. Certifications and Awards.
3. Consider a Resolution approving the Consolidated Annual Contributions Contracts ("CACCs") to OHFA by 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
4. Consider a Resolution approving the selection of a consultant for the Housing Choice Voucher (HCV) program to assess department organization, streamline operations, improve automation, and ensure continued compliance with the U.S. Department of Housing and Urban Development (HUD) regulations, program requirements and the Oklahoma Housing Finance Agency (OHFA) Administrative Plan. 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which anyone of the Trustees desires to have discussion about at the meeting, in which case, each item so noted will be withdrawn from the Consent Docket and handled individually in order immediately following the completion of the Consent Docket: Approved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 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.
 - 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 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.

- 5.3 Consider a Resolution authorizing and approving the extension of the Term of Service with HoganTaylor, LLP, Certified Public Accountants, Oklahoma City, Oklahoma, as OHFA's Independent Certified Public Accountants for a period of one year; fixing compensation thereunder and authorizing the execution of the Engagement Letter on behalf of OHFA and its Board of Trustees.**
- 5.4 Consider a Resolution authorizing the placement of OHFA's Directors and Officers, Employment Related Practices and Fiduciary Liability Insurance coverage and Cyber Liability Insurance coverage and authorizing and approving the payment of the premiums for said coverages.**
- 5.5 Consider a Resolution approving the renewal of computer software support and related payments for Housing and Development Services, Inc. for software utilized by OHFA's Single Family ("SF"), Performance Based Contract Administration ("PBCA") and HOME ("HDT") Programs.**
- 5.6 Consider a resolution approving the substitution of SDR Creekside GP, LLC as the General Partner of the Owner of the Tax Credit Development known as Creekside Village II, Edmond, Oklahoma, OHFA File #12-11-92, subject to certain conditions and terms.**
- 6. Consider an Application for funding from the State of Oklahoma's 2022 HOME Investment Partnerships Program filed by the Applicant 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**
- 7. Consider A Resolution approving the HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) Allocation Plan for submission to the U.S. Department of Housing and Urban Development (HUD). Approved**
- 8. Consider a Resolution authorizing the Inducement of the Issuance of Multifamily Bonds for the Acquisition and Substantial Rehabilitation of Towne Square Apartments in Tulsa, Oklahoma. Any competitive bidding for the sale thereof is waived. Approved**
- 9. Consider a Resolution authorizing the Issuance of Revenue Bonds of the Oklahoma Housing Finance Agency in an aggregate principal amount not to exceed \$26,000,000, waiving competitive bidding for the sale thereof, and providing for the pledge of revenues for the payment of such Bonds; authorizing a Trust Indenture, Loan Agreement, and Bond Financing Agreement appropriate for the protection and disposition of such revenues and to further secure such Bonds; authorizing two Tax Regulatory Agreements 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 Substantial Rehabilitation of Pioneer Plaza Apartments in Tulsa, Oklahoma, OHFA File #22-06-35. Approved**

10. Consider a Resolution amending Resolution #17-11-46 to change the name of the below named Owner from Arcadian Housing, Limited Partnership to Arcadian Housing, LLC and to increase the Maximum Federal Tax Credit amount of the below named Owner for the Development, Arcadian Housing, OHFA File #17-07-48, Bartlesville, Oklahoma, from \$650,000 to \$1,050,000. Approved
11. Consider a Resolution approving the reduction of units for the development, Capstone at Coweta Trails II, OHFA File #22-11-51, Coweta, Oklahoma, from 50 units to 44 units. Approved
12. Consider a Resolution approving the reduction of units for the development, Crossroads at NE Grand, OHFA File #22-11-52, Oklahoma City, Oklahoma, from 72 units to 56 units. Approved
13. Consider a Resolution approving the reduction of units for the development, Crossroads at Westchester, OHFA File #22-11-43, Lawton, Oklahoma, from 72 units to 56 units. Approved
14. Consider a Resolution approving the reduction of units for the development, Lynn Oak Apartments, OHFA File #22-11-53, Broken Arrow, Oklahoma, from 72 units to 60 units. Approved
15. Consider a Resolution approving an Allocation of Additional Credits to 2022 Second Funding Period Awardees from OHFA's 2023 9% Federal Affordable Housing Tax Credit Authority. Approved
16. Consider a Resolution relating to the designation of Underwriters serving OHFA's Single Family Mortgage Revenue Bond (Homeownership Loan Program); authorizing OHFA staff to designate Underwriters in the syndicate and/or authorizing OHFA staff to solicit requests for proposals to provide sufficient coverage and marketability of OHFA's bonds; and authorizing OHFA officers, staff and advisors to take certain actions with respect thereto.
Approved
17. Single Family RFP Report.
18. Consider a Resolution authorizing the implementation of revised Purchasing Procedures to acknowledge the role of the State Purchasing Director. Motion and second made by board members for a replacement resolution to maintain current Purchasing Procedures. – Approved
19. Consider a Resolution authorizing the Executive Director to request an opinion from the Oklahoma Attorney General clarifying that OHFA is not subject to the Public Finance Act, Central Purchasing Act and Construction and Properties Rules. Approved
20. 1st Quarter Budget Report and 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. Adjournment.

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.	Ada, Pontotoc County	Homebuyer - Acquisition/Rehabilitation	3	3	62%	\$ 500,000.00	N/A
Big Five Community Services, Inc.	Durant, Bryan County	Homebuyer - Acquisition/Rehabilitation	3	3	62%	\$ 500,000.00	N/A
Big Five Community Services, Inc.	Durant, Bryan County	Rental - Single Family Acquisition/Rehabilitation	3	3	57%	\$ 500,000.00	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
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	2,016,469.52			
<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
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
March 2023 Awards and Inspection Costs		1,524,000.00		
	(113,391.73)	2,048,937.50	575,387.50	138,860.75
DPA Balance transferred to Rental/Homeownership		575,387.50	(575,387.50)	
	(113,391.73)	2,624,325.00	-	138,860.75
Ending balance				
\$2,649,794.02				
(10% of the 2022 Allocation is for the Administration expenses of the Program. That is why the percentages above only total 90%)				

Additional Credits

Exhibit A

OHFA #	Development Name	Lesser of Request or Max 20% of Original Award
22-06-21	Avalon at Oklahoma City	\$150,000
22-06-22	Broadway Senior Village	\$44,795
22-06-24	GardenWalk of Roland	\$150,000
22-06-25	Hickory Crossing	\$41,051
22-06-26	Lindenwoods Phase V	\$68,000
22-06-27	Magnolia Ridge II	\$62,541
22-06-28	Mustang Creek Estates	\$112,306
22-06-29	Rainbow HIL Apartments	\$57,500
22-06-30	Southern Pointe	\$90,560
22-06-32	The T Oklahoma City Phase III	\$73,400
22-06-33	The Villas at Choctaw Creek	\$147,940
22-06-34	The Willows	\$63,277
	Total	\$1,061,370