



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

March 13, 2024

A regularly scheduled meeting of the Oklahoma Housing Finance Agency's ("OHFA") Board of Trustees has been scheduled to be held at 10:00 a.m. Wednesday, March 20, 2024, at 100 Northwest 63rd Street, Board Room East and West, Oklahoma City, Oklahoma. The agenda for this meeting will be as follows:

- 1. Announcement of the reappointment of Michael Buhl as Chairman of the OHFA Board of Trustees to serve a term beginning May 2, 2024, and ending May 1, 2029.**
- 2. Consider a Resolution approving Minutes of the January 31, 2024, meeting of the Board of Trustees. APPROVED**
- 3. Consider a Resolution approving Minutes of the February 28, 2024, special meeting of the Board of Trustees. APPROVED**
- 4. Certifications and Awards.**
- 5. 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**
- 6. Consider a Resolution approving and authorizing an amendment to the MRI annual software support agreement to a three-year software support agreement and granting approval and authorization to purchase the Archive Tool from MRI Software, LLC, for use in OHFA's Housing Choice Voucher Program. APPROVED**
- 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which anyone of the Trustees desires to have discussion about at the meeting, in which case, each item so noted will be withdrawn from the Consent Docket and handled individually in order immediately following the completion of the Consent Docket: APPROVED**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 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.

- 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 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.**
- 7.3 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.**
- 7.4 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.**
- 7.5 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.**
- 7.6 Consider a Resolution approving the Transfer of Ownership for the Tax Credit Developments as outlined on Exhibit A to this Resolution, subject to certain conditions and terms.**
- 7.7 Consider a Resolution approving the transfer of ownership of the tax credit development known as Savannah Pointe Apartments, Oklahoma City, Oklahoma, OHFA #98-02-03, from DRGinvest Fund VIII, LLC to Savannah Partners, LLC subject to certain conditions and terms.**
- 7.8 Consider a Resolution authorizing OHFA's execution of a Master Transaction Agreement with Federal Home Loan Bank of Topeka, Kansas to replace and supersede all outstanding credit facilities, depository accounts and custodial accounts of OHFA for the purpose of providing funding of the OHFA Single Family Loan/Mortgage Backed Securities Program; designating OHFA administrators pertaining to the Master Transaction Agreement; and authorizing OHFA officers to execute documents relating thereto.**
- 8. Consider, individually, the Applications for funding from the State of Oklahoma's 2023 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 2023 HOME Investment Partnerships Program. APPROVED

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

9. Consider, individually, the Applications for funding from the State of Oklahoma’s 2023 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 2023 National Housing Trust Fund Program. APPROVED

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

10. Consider a Resolution approving the reduction of units for the development, SeventyFirst Flats, OHFA file #23-01-07 Tulsa, Oklahoma, from 45 units to 36 units. APPROVED
11. Consider a Resolution approving and authorizing an Amendment to OHFA’s 2024 QAP, for a development that is either a proposed Historic Rehabilitation or located in a Federal Opportunity Zone is allowed to exceed the current Maximum per Unit Subsidy and cost per square foot limits from thirty percent (30%) to fifty percent (50%). TABLED
12. Consider a Resolution increasing the threshold dollar amount of a “fair and reasonable” acquisition threshold from \$25,000 to \$50,000, increasing the approval authority for the Deputy Executive Director from \$1,000 to \$5,000 and adding a \$1,000 purchase authority for the HR director position. APPROVED
13. Consider a Resolution authorizing the replacement of the back-up heat, ventilation, and air conditioning (HVAC) chiller unit at a cost not to exceed \$200,000.
14. 1st Quarter Budget Report and Cost Center Analysis.
15. Any business not known about, or which could not have been reasonably foreseen prior to the time of posting of this Agenda.
16. Adjournment.

FOR THE CHAIRMAN

Deborah Jenkins
Executive Director

**OKLAHOMA HOUSING FINANCE AGENCY
2023 HOME PROGRAM
Exhibit A**

HOME Exhibit "A"

APPROVALS

Applicant	Location of Development	Activity	# Units	# HOME Units	Award Amount	CHDO Award Amount
Building New Foundations, Inc.	McClain County	Rental - Single Family Acquisition/Rehabilitation	2	2	\$ 646,000.00	\$ -
Community Housing Partners of Oklahoma, Inc.	Canadian County	Rental - Single Family Acquisition/Rehabilitation	2	2	\$ 616,000.00	\$ -
Neighborhood Housing Services Oklahoma, LLC	Oklahoma County (Excluding the City of OKC)	Rental - Single Family Acquisition/Rehabilitation	2	2	\$ 616,000.00	\$ -

Oklahoma Housing Finance Agency
HOME Program Activity Funding Tracking
Exhibit B

HOME Program Year	CHDO	Rental	DPA	CHDO
April 2023 to March 2024	Set-aside	Homeownership		Operating Assistance
2023 Allocation				
\$9,735,854.00				
Percentage of Allocation per Annual Plan	25%	50%	10%	5%
Amount based on percentage	2,433,963.50	4,867,927.00	973,585.40	486,792.70
Prior Year				
Carryover/Deobligated/Returned/Recaptured: 4/2023 - 3/2024	4,055,303.88			
<u>HOME Balance available:</u>				
July 2023 Awards and Inspection Costs	872,000.00	576,000.00		78,000.00
Sept 2023 Awards and Inspection Costs	335,750.00	624,000.00		50,000.00
Nov 2023 Awards and Inspection Costs	1,248,000.00	624,000.00		100,000.00
Jan 2024 Awards and Inspection Costs	1,516,000.00	1,256,000.00		100,000.00
March 2024 Awards and Inspection Costs	624,000.00	1,278,000.00		
	1,893,517.38	509,927.00	973,585.40	158,792.70
	1,893,517.38	509,927.00	973,585.40	158,792.70
Ending balance				
\$3,535,822.48				
(10% of the 2023 Allocation is for the Administration expenses of the Program. That is why the percentages above only total 90%)				

**OKLAHOMA HOUSING FINANCE AGENCY
2023 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
Mental Health Association in Tulsa DBA Mental Health Association Oklahoma	Tulsa, Tulsa County	Rental - Multifamily Rehabilitation	16	27	\$ 34,000	\$ 1,199,038	106%	No
				Total	\$ 34,000	\$ 1,199,038		

DENIAL DUE TO FAILED THRESHOLD

Applicant	Location of Development	Activity	# HTF Units	Total # Units	Operating Reserves	Award Amount	Score	Contingent on AHTC
Jamie R Wright LLC - Pittsburg	Pittsburg, Pittsburg County	Rental - Single-Family New Construction	4	4	\$ -	\$ 285,400	76%	No
Eden Village of Tulsa	Tulsa, Tulsa County	Rental - Single-Family New Construction	18	63	\$ -	\$ 1,000,000	76%	No
Jamie R. Wright, LLC - Alderson	Alderson, Pittsburg County	Rental - Multifamily New Construction	18	18	\$ 350,000	\$ 704,900	76%	No

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

NHTF Program Year				
2023		Allocation		
		\$2,759,772.98		
Carry forward from previous Program Years & Deobligated/Returned/Recaptured:		\$243,342.75		
Amount Awarded September 2023		(\$1,451,557.00)		
Total Amount Available		\$1,551,558.73		
	Mental Health Association in Tulsa	\$1,233,038		
	Inspection Fee	\$8,000		
Ending Balance		\$310,520.73		