OKLAHOMA HOUSING FINANCE AGENCY

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January 28, 2025

A regularly scheduled and quarterly meeting of the Oklahoma Housing Finance Agency's ("OHFA") Board of Trustees has been scheduled to be held at 10:00 a.m. Wednesday, January 29, 2025, at 100 Northwest 63rd Street, Board Room East and West, Oklahoma City, Oklahoma. The amended agenda for this meeting will be as follows:

1. **Consider a Resolution approving Minutes of the November 20, 2024, meeting of the Board of Trustees.** Approved

2. **Annual Report.**

3. **Certifications and Awards.**

4. **Report on Section Eight Management Assessment Program (SEMAP).**

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. **Consider a Resolution approving and ratifying use of agency reserves in an amount not to exceed $650,000 to temporarily supplement Housing Choice Voucher (HCV) Housing Assistance Payments (HAP) to landlords and tenants for the month of December 2024 to ensure tenancies were not jeopardized due to delayed receipt of funds from the U.S. Department of Housing and Urban Development (HUD) and authorizing the Executive Director of OHFA to temporarily supplement any future shortfall in HAP funds with agency reserves in an amount not to exceed $1,000,000 annually, if necessary, and only after receiving assurances from HUD that agency reserve funds will be replenished, to ensure low income tenants receiving assistance through OHFA's HCV program are not displaced because of delayed HAP funds from HUD.** 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which anyone of the Trustees desires to have discussion about at the meeting, in which case, each item so noted will be withdrawn from the Consent Docket and handled individually in order immediately following the completion of the Consent Docket:** APPROVED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 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.

7.3 Consider a Resolution amending Resolution #21-11-38 to change the Development Owner name from Broken Bow Housing, LLC to East Side LIHTC, LLC.

7.4 Consider a Resolution amending Resolution #21-09-11 to change the HOME Awardee name from Broken Bow Housing Authority to East Side LIHTC, LLC.

7.5 Consider a Resolution amending Resolution #21-09-15 to change the NHTF Awardee name from Broken Bow Housing Authority to East Side LIHTC, LLC.

7.6 Consider a Resolution approving and authorizing Execution of a Partial Release of the Regulatory Agreement for Affordable Housing Tax Credits entered into by Oklahoma Housing Finance Agency and Chapel Ridge of Claremore Limited Partnership (OHFA File #00-08-52), for the Development known as Chapel Ridge of Claremore aka Claremore Creek Apartments, Claremore, Oklahoma; reserving certain rights and conditions.

8. Consider a Resolution relating to the issuance of OHFA's Single Family Mortgage Revenue Bonds (Homeownership Loan Program) Series 2025 (the "bonds") consisting of one or more series or subseries in an aggregate principal amount not to exceed $200,000,000 for the purposes of financing single family residences in Oklahoma to low and moderate income persons, purchasing mortgage loans and/or mortgage-backed securities, funding reserves, redeeming or refunding all or a portion of certain outstanding bonds of OHFA, funding down payment assistance, paying costs of issuance and/or other authorized purposes; providing that the principal of and the interest on the bonds shall be payable solely from the revenues pledged to the payment thereof; waiving competitive bidding for the sale thereof; authorizing the execution and delivery of documents relating to such bonds; approving the use and distribution of the preliminary official statement and the official statement; setting parameters for the principal amounts, maturity dates, prices and interest rates for such bonds; authorizing use of OHFA funds for the 2025 program and purposes relating to the bonds; 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 2025 National Housing Trust Fund (HTF) Application which includes both the Application Instructions and the Application Form.** Approved

10. **Consider a Resolution approving and adopting the 2025 Home Investment Partnerships Program (HOME) Application which includes both the Application Instructions and the Application Form.** Tabled Until March meeting

11. **Consider a Resolution approving and adopting the 2025 Oklahoma Homebuilder Program Application which includes both the Application Instructions and the Application Form.** Approved

12. **Consider a Resolution approving and adopting the 2025 Oklahoma Increased Housing Program Application which includes both the Application Instructions and the Application Form.** Approved

13. **Consider, individually, the applications for funding from the State of Oklahoma's 2024 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 2024 HOME Investment Partnerships Program.**

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

14. **Consider, individually, the Applications for funding from the Oklahoma Homebuilder 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 said Applicants for funding from the Oklahoma Homebuilder Program.** Approved

    Exhibit "D" reflects the balance of Oklahoma Homebuilder Program funds. It is provided for information purposes only.

15. **Consider, individually, the Applications for funding from the Oklahoma Increased Housing Program filed by each of the Applicants identified in Exhibit "E", 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 Oklahoma Increased Housing Program. Approved

Exhibit "F" reflects the balance of Oklahoma Increased Housing Program funds. It is provided for information purposes only.

16. **Consider the Application for funding from the State of Oklahoma's 2024 HOME-ARP Program filed by the Applicants identified in Exhibit "G", 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 2024 HOME-ARP Program.** Approved; Denials tabled until March meeting

    Exhibit "H" reflects the balance of HOME-ARP funds. It is provided for information purposes only.

17. **Consider a Resolution authorizing the Inducement of the Issuance of Multifamily Bonds for the New Construction of Reserve at Chisholm Creek in Oklahoma City, Oklahoma. Any competitive bidding for the sale thereof is waived.** Approved

18. **Consider a Resolution amending Resolution #24-05-61 to Authorize one or more additional Loan Agreements appropriate for the protection and disposition of the pledge of revenues for the payment of the bonds for the rehabilitation of Towne Square Apartments in Tulsa, Oklahoma, OHFA File #23-06-32.** Approved

19. **Consider A Resolution amending Resolution #24-11-38 increasing the loan amount to $1,867,011 for the Oklahoma Homebuilder Program Loan awarded to Willoy Homes, LLC.** Approved

20. **Consider a Resolution amending Resolution #21-09-23 to increase the Maximum Federal Tax Credit amount of the below named Owner for the Development, Fairground Flats, OHFA File #21-06-53, Oklahoma City, Oklahoma, from $2,200,000 to $2,350,000.** Approved

21. **Status of Funded Developments Quarterly Report.**

22. **Oklahoma Affordable Housing Act Economic Impact Report.**

23. **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.**

Approved

24. **Audit Meeting Report.**

25. **Report on Cost Center Analysis.**

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

27. **Adjourned.**

Approved

FOR THE CHAIRMAN

Deborah Jenkins
Executive Director

HOME Exhibit "A"

APPROVALS							
Applicant	**Location of Development**	**Activity**	**# Units**	**# HOME Units**	**Score**	**Award Amount**	**CHDO Award Amount**
Building New Foundations, Inc.	Pottawatomie County	Rental - Single Family New Construction	2	2	69%	$646,500	$ -
Native American Housing Services, Inc.	Oklahoma County	Homebuyer - New Construction	2	2	65%	$646,000	$ -
Building New Foundations, Inc.	McClain County	Rental - Single Family Acq/Rehab	2	2	60%	$678,500	$ -
Housing For Communities, Inc.	Oklahoma County	Homebuyer - Acq/Rehab	2	2	44%	$646,586	$ -
		Totals	**8**	**8**		**$ 2,617,586**	**$ -**

DENIAL DUE TO INSUFFICIENT FUNDS							
Applicant	**Location of Development**	**Activity**	**# Units**	**# HOME Units**	**Score**	**Amount Requested**	**CHDO Amount Requested**
Housing For Communities, Inc.	Oklahoma County	Homebuyer - New Construction	2	2	42%	$646,586	$ -
LIFT Community Action Agency, Inc.	Choctaw County	Rental - Single Family New Construction	2	2	21%	$646,586	$ 50,000

DENIAL DUE TO FAILED THRESHOLD							
Applicant	**Location of Development**	**Activity**	**# Units**	**# HOME Units**	**Score**	**Amount Requested**	**CHDO Amount Requested**
Southwest Oklahoma Community Action Group, Inc.	Jackson County	Rental - Single Family New Construction	2	2	65%	$646,586	$ 50,000
Neighborhood Housing Services Oklahoma City, Inc.	Canadian & Logan County	Rental - Single Family Acq/Rehab	2	2	54%	$646,586	$ -

Oklahoma Housing Finance Agency
HOME Program Activity Funding Tracking
Exhibit B

HOME Program Year April 2024 to March 2025	CHDO Set-aside	Rental Homeownership	DPA	CHDO Operating Assistance
2024 Allocation				
$8,108,903.00				
Percentage of Allocation per Annual Plan	**25%**	**50%**	**10%**	**5%**
Amount based on percentage	**2,027,225.75**	**4,054,451.50**	**810,890.30**	**405,445.15**
Prior Year Carryover/Deobligated/Returned/Recaptured: 4/2024 - 3/2025	3,334,917.51	3,323,478.50		
HOME Balance available:				
July 2024 Awards and Inspection Costs	2,595,500.00	1,248,000.00	200,000.00	200,000.00
September 2024 Awards and Inspection Costs	1,390,000.00	2,825,172.00		50,000.00
November 2024 Awards and Inspection Costs	654,586.00	1,309,172.00		50,000.00
January 2025 Awards and Inspection Costs	654,000.00	1,995,586.00		
	68,057.26	**-**	**610,890.30**	**105,445.15**
	68,057.26	**-**	**610,890.30**	**105,445.15**
Ending balance				
$784,392.71				

(10% of the 2024 Allocation is for the Administration expenses of the Program. That is why the percentages above only total 90%)

1/15/2025

OKLAHOMA HOUSING FINANCE AGENCY
OKLAHOMA HOMEBUILDER PROGRAM AWARDS
January 29, 2025
Exhibit C

APPROVALS								
Applicant	**Development Name**	**Location of Development**	**Urban/Rural**	**Activity**	**# Units**	**# OHP Units**	**Loan Request**	**Score**
Royal Oaks Development, LLC	Royal Oaks Development	McAlester / Pittsburgh	Rural	New Construction	19	19	$5,432,400	95%
Crosstown Properties, LLC	Lewis Addition	Wilson / Carter	Rural	New Construction	5	5	$778,234	82%
Development Associates of NE Oklahoma I, LLC	Prairie Sky Single Family Homes	Sallisaw / Sequoyah	Rural	New Construction	10	10	$2,801,025	64%
BMS Development LLC	Davis Ranch Estates	Tahlequah / Cherokee	Rural	New Construction	5	5	$1,481,240	9%
				Totals	**39**	**39**	**$10,492,899**	

WITHDRAWN								
Applicant	**Development Name**	**Location of Development**	**Urban/Rural**	**Activity**	**# Units**	**# OHP Units**	**Loan Request**	**Score**
Ana Adonai Hosana International Ministries, Inc.	Hosanna Housing	Lima / Seminole	Rural	New Construction	25	25	Not Provided	N/A
Tahlequah Area Habitat for Humanity, Inc.	Habitat Housing	Tahlequah / Cherokee County	Rural	New Construction	6	6	$968,000	N/A

Oklahoma Housing Finance Agency
Oklahoma Homebuilder Program Activity Funding Tracking

Exhibit D

Oklahoma Homebuilder Program		
January 29, 2025		
Amount of Program Funds Statutorily Allocated	**$100,700,000**	
	Rural	**Urban**
Percentage Split per Program Rules	**75%**	**25%**
Amount based on percentage	**$75,525,000**	**$25,175,000**
Funds Awarded at May 2024 Board Meeting	**$15,473,484**	**$1,215,000**
Funds Awarded at July 2024 Board Meeting	**$4,547,769**	**$0**
Funds Awarded at September 2024 Board Meeting	**$4,146,318**	**$6,876,685**
Funds Awarded at November 2024 Board Meeting	**$6,908,306**	**$4,723,049**
Oklahoma Homebuilder Program Balance available:	**$44,449,123**	**$12,360,266**
January 2025 Awards	**$10,492,899**	**$0**
Available Balance following all Awards:	**$33,956,224**	**$12,360,266**
Ending balance		
$46,316,490		

1/12/2025

OKLAHOMA HOUSING FINANCE AGENCY
OKLAHOMA INCREASED HOUSING PROGRAM AWARDS
January 29, 2025
Exhibit E

APPROVALS								
Applicant	**Development Name**	**Location of Development**	**Urban/Rural**	**Activity**	**# Units**	**# OIHP Units**	**Loan Request**	**Score**
Summit Ridge Land, LLC	Summit Ridge Duplexes	Oklahoma City / Oklahoma County	Urban	New Construction	8	8	$1,360,000	85%
SKH Development, LLC	McClain Ridge Rentals	Blanchard / McClain	Rural	New Construction	20	20	$3,000,000	82%
Prestige Development, LLC	Heritage Homes	Oklahoma City / Oklahoma County	Urban	New Construction	6	6	$1,054,100	71%
				Totals	**34**	**34**	**$5,414,100**	

DENIALS								
Applicant	**Development Name**	**Location of Development**	**Urban/Rural**	**Activity**	**# Units**	**# OIHP Units**	**Loan Request**	**Score**
Pistol's Investments, LLC	Pistol's Investments	Blackwell/Tonkawa / Kay County	Rural	New Construction	6	6	$1,051,899	65%
RC Range Properties, LLC	Ponca City Ranchwood Manor RC	Ponca City / Kay County	Rural	New Construction	6	6	$1,051,899	65%
Crossfire Construction, LLC	Ponca City Ranchwood Manor CC	Ponca City / Kay County	Rural	New Construction	6	6	$1,051,899	65%
GWH Rentals LLC	Battle Creek Village	Tulsa / Tulsa County	Urban	New Construction	18	18	$3,000,000	56%
City Scape Realty OK	Fort Gibson National Cemetery Duplexes	Fort Gibson / Muskogee County	Rural	New Construction	12	12	$1,361,676	27%

WITHDRAWN								
Collective Strategies, LLC	Collective Strategies	Oklahoma City / Oklahoma County	Urban	New Construction	10	10	$1,276,275	N/A

Oklahoma Housing Finance Agency
Oklahoma Increased Housing Program Activity Funding Tracking
Exhibit F

Oklahoma Increased Housing Program		
January 29, 2025		
Amount of Program Funds Statutorily Allocated	**$63,550,000**	
	Rural	**Urban**
Percentage Split per Program Rules	**75%**	**25%**
Amount Based on percentage	**$47,662,500**	**$15,887,500**
Funds Awarded at May 2024 Board Meeting	**$7,890,000**	**$0**
Funds Awarded at July 2024 Board Meeting	**$0**	**$0**
Funds Awarded at September 2024 Board Meeting	**$9,000,000**	**$6,000,000**
Funds Awarded at November 2024 Board Meeting	**$766,173**	**$2,900,000**
Increased Housing Program Balance Available:	**$30,006,327**	**$6,987,500**
January 2025 Awards	**$3,000,000**	**$2,414,100**
Available Balance following all Awards:	**$27,006,327**	**$4,573,400**
Ending Balance		
$31,579,727		

1/12/2025

Subject to Change

OKLAHOMA HOUSING FINANCE AGENCY
HOME-ARP PROGRAM
Exhibit G

HOME-ARP Exhibit "G"

APPROVALS

Applicant	Location of Development and/or Service Area	Activity	# Units	# HOME-ARP Units	Supportive Services Award Amount	Development of Rental Housing Award Amount	Non-Congregate Shelter Award Amount	Nonprofit Operating Assistance Award Amount	Nonprofit Capacity Building Assistance Award Amount
The Homeless Alliance	Oklahoma, Canadian, Cleveland Counties	Supportive Services	N/A	N/A	$ 250,000	$ -	$ -	$ 50,000	$ 25,000
The Refreshing	Oklahoma, Canadian, Cleveland, & Comanche Counties	Supportive Services	N/A	N/A	$ 250,000	$ -	$ -	$ 50,000	$ 25,000
Volunteers of America Oklahoma	Lawton/Comanche County	Supportive Services	N/A	N/A	$ 250,000	$ -	$ -	$ 50,000	$ 25,000
		Totals	**0**	**0**	**$ 750,000**	**$ -**	**$ -**	**$ 150,000**	**$ 75,000**

DENIAL DUE TO FAILED THRESHOLD

Applicant	Location of Development	Activity	# Units	# HOME-ARP Units	Supportive Services Request	Development of Rental Housing Request	Non-Congregate Shelter Award Request	Nonprofit Operating Assistance Award Request	Nonprofit Capacity Building Assistance Request
AP Property Management, LLC	Not Provided	Rental - New Construction / Supportive Services	5	4	$ 160,000	$ 500,000	$ -	$ 15,245	$ -
Better Together Community Care Services, Inc.	Not Provided	Rental - Acq./Rehab / Supportive Services	4	4	$ 235,000	$ 806,900	$ -	$ 10,998	$ -
Collective Strategies, LLC	Oklahoma County	Rental - New Construction	10	10	$ -	$ 750,000	$ -	$ -	$ -
Family Promise of Lawton, Inc	Lawton/Comanche County	Non-Congregate Shelters / Supportive Services	0	0	$ 174,880	$ -	$ 400,000	$ 50,000	$ -
Jamie R. Wright, LLC	Alderson/Pittsburgh County	Rental - New Construction	12	10	$ -	$ 2,978,407	$ -	$ -	$ -
Quest of Oklahoma Inc.	Lawton/Comanche County	Non-Congregate Shelters	10	10	$ -	$ -	$ 2,000,000	$ -	$ -
Restore OKC, Inc.	Oklahoma City/Oklahoma County	Rental - Acq./Rehab / Supportive Services	14	13	$ 249,500	$ 506,500	$ -	$ 46,174	$ 20,000
Spiro New Testament Holiness Church	Spiro/Le Flore County	Rental - New Construction / Supportive Services	8	8	$ 250,000	$ 1,361,446	$ -	$ 37,500	$ 37,500
Under God's Care	Spiro/Le Flore County	Rental - New Construction	6	6	$ -	$ 2,514,972	$ -	$ -	$ -
We Are Society	Oklahoma & Tulsa County	Supportive Services	N/A	N/A	$ 250,000	$ -	$ -	$ 50,000	$ 25,000

WITHDRAWN APPLICATIONS

Applicant	Location of Development	Activity	# Units	# HOME-ARP Units	Supportive Services Request	Development of Rental Housing Request	Non-Congregate Shelter Award Request	Nonprofit Operating Assistance Award Request	Nonprofit Capacity Building Assistance Request
Jamie R. Wright, LLC	McAlester/ Pittsburgh	Rental - New Construction	6	6	$ -	$ 3,000,000	$ -	$ -	$ -

Oklahoma Housing Finance Agency
HOME-ARP Program Activity Funding Tracking
Exhibit H

HOME ARP Program Year	Supportive Services	Development of Rental Housing	Non-Congregate Shelters	Nonprofit Operating Assistance	Nonprofit Capacity Building Assistance
September 2021 to September 2030					
Allocation					
$31,284,361.00					
OHFA Administered Tenant Based Rental Assistance (TBRA)					
$4,813,992.75					
Allocated amount per approved Allocation Plan	**4,813,992.75**	**12,837,314.00**	**3,209,328.50**	**1,240,648.45**	**1,240,648.45**
Deobligated/Returned/Recaptured:					
HOME-ARP Balance available:	4,813,992.75	12,837,314.00	3,209,328.50	1,240,648.45	1,240,648.45
September 2024 Awards	469,375.00	2,293,710.00	-	98,000.00	46,140.00
November 2024 Awards	2,021,283.00	6,666,186.00	-	342,000.00	233,000.00
January 2025 Awards	750,000.00			150,000.00	75,000.00
	1,573,334.75	**3,877,418.00**	**3,209,328.50**	**650,648.45**	**886,508.45**
	1,573,334.75	**3,877,418.00**	**3,209,328.50**	**650,648.45**	**886,508.45**
Ending balance					
$10,197,238.15					
(10% of the Allocation is for the Administration expenses of the Program.					

1/12/2025