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**July 15, 2025**

**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 16, 2025, at 100 Northwest 63<sup>rd</sup> Street, Board Room East and West, Oklahoma City, Oklahoma. The amended agenda for this meeting will be as follows:**

- 1. Announcement of the reappointment of Clifford Miller Trustee of the OHFA Board of Trustees to serve a term beginning May 2, 2025, and ending May 1, 2030.**
- 2. Announcement of the reappointment of Joi Love as Resident Board Member of the OHFA Board of Trustees to serve a term beginning May 2, 2025, and ending May 1, 2026.**
- 3. Consider a Resolution commending Roger Beverage for his services as Secretary/Treasurer and Trustee of the Board of Trustees of Oklahoma Housing Finance Agency from 2021 to 2025. [Approved](#)**
- 4. Election of Officer of Secretary/Treasurer of the Board of Trustees of OHFA.**
- 5. Consider a Resolution authorizing and directing the preparation of new facsimile signature plates or computer files bearing the signatures of the Chairman and Secretary/Treasurer of OHFA's Board of Trustees and authorizing the Executive Director, as Assistant Secretary, to continue using the Executive Director's facsimile signature plate or computer file for all checks, documents, or other instruments requiring the Secretary/Treasurer's signature when the Secretary/Treasurer is unavailable or the Secretary/Treasurer position is vacant. [Approved](#)**
- 6. Consider a Resolution approving and ratifying checks issued June 11, 2025, totaling \$429,447.47 due to the resignation on June 10, 2025, of the past Secretary/Treasurer of OHFA's Board of Trustees. [Approved](#)**
- 7. Consider a Resolution approving Minutes of the May 14, 2025, meeting of the Board of Trustees. [Approved](#)**
- 8. Certifications and Awards.**
- 9. Report on National Homeownership Month.**

10. 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](#)
11. Consider a Resolution approving 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](#)
12. Report on Housing Choice Voucher Funding Shortfall.
13. 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 one item which any 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](#)
  - 13.1 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 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.
  - 13.2 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.
  - 13.3 Consider a Resolution approving the substitution of the General Partner of the Owner of the Tax Credit Development known as Ozark Ridge I, Tahlequah, Oklahoma OHFA #07-01-27, subject to certain conditions and terms.
  - 13.4 Consider a Resolution approving the substitution of the General Partner of the Owner of the Tax Credit Development known as Ozark Ridge II, Tahlequah, Oklahoma OHFA #08-12-48, subject to certain conditions and terms.
  - 13.5 Consider a Resolution approving the transfer of ownership of the Tax Credit Development known as Summit at Rockwell Apartments, OHFA #04-10-30, from OKRWV, LP, to Rockwell Apartment Acquisition, LLC, subject to certain conditions and terms.

- 13.6 Consider a Resolution approving the substitution of the General Partner of the Owner of the Tax Credit Development known as Sycamore Landing, McLoud, Oklahoma OHFA #06-01-15, subject to certain conditions and terms.**
- 13.7 Consider a Resolution Approving and Ratifying an Amendment to the Regulatory Agreement for Affordable Housing Tax Credits entered into by Oklahoma Housing Finance Agency and The Villages at A New Leaf, LP (OHFA File #20-02-32), for the Development known as The Villages at a New Leaf, Owasso, Oklahoma; reserving certain rights and conditions.**
- 13.8 Consider a Resolution Approving an Amendment to the Regulatory Agreement for the National Housing Trust Funds entered into by Oklahoma Housing Finance Agency and The Villas at Choctaw Creek, LP (OHFA File #22-NHTF-130), for the Development known as The Villas at Choctaw Creek, Choctaw, Oklahoma; reserving certain rights and conditions.**
- 14. 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; approving the program in connection with the bonds; 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](#)
- 15. Consider a Resolution approving and adopting the 2025 Home Investment Partnerships Program (HOME) Application which includes both the Application Instructions and the Application Form.** [Approved](#)
- 16. Consider a Resolution approving the payments in an aggregate amount not to exceed \$1,200,000 for HOME Activities for which written agreements have been entered that may be found ineligible.** [Approved](#)
- 17. 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 Indenture, a Loan**

**Agreement, and Permanent Funding Agreements appropriate for the protection and disposition of such revenues and to further secure such bonds; authorizing a Tax Regulatory Agreement, a Land Use Restriction Agreement, an Official Statement, a Bond Purchase Agreement, and authorizing other documents and actions in connection with the Sale and Issuance of such Bonds for the Construction of Astoria Creek in Oklahoma City, Oklahoma, OHFA File #22-01-13. [Approved](#)**

- 18. Consider a Resolution authorizing the Issuance of Revenue Bonds of the Oklahoma Housing Finance Agency in an aggregate principal amount not to exceed \$66,000,000, 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 Project Loan Agreement appropriate for the protection and disposition of such revenues and to further secure such bonds; authorizing a Tax Regulatory Agreement and a Land Use Restriction Agreement, and authorizing other documents and actions in connection with the Sale and Issuance of such Bonds for the Construction of Eagle Landings Apartments in Oklahoma City, Oklahoma, OHFA File #25-01-15. [Approved](#)**
- 19. Consider a Resolution ratifying the extension of the closing deadline by 60 days for the Oklahoma Homebuilder Program loan awarded to Stillwater Sierra Development Group, LLC. [Approved](#)**
- 20. Consider a Resolution amending Resolution #24-11-51 to add CREOKS Mental Health Services, Inc. as a Co-Grantee to the HOME-ARP Award made to Day of Hope, Inc. for the rental new construction development and supportive services in Tulsa, Oklahoma. [Approved](#)**
- 21. Consider, individually, the Applications for funding from the Oklahoma Homebuilder 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 Oklahoma Homebuilder Program. [Approved](#)**

**Exhibit “B” reflects the balance of Oklahoma Homebuilder Program funds. It is provided for information purposes only.**

- 22. Consider, individually, the Applications for funding from the Oklahoma Increased Housing 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 Increased Housing Program. [Approved](#)

Exhibit “D” reflects the balance of Oklahoma Increased Housing Program funds. It is provided for information purposes only.

23. Consider a Resolution approving an amendment to the Oklahoma Homebuilder Program Application and to the Oklahoma Increased Housing Program Application which limits any applicant and the principals thereof to the application for, and award of, two (2) developments under each Program; which can qualify as either urban or rural. [Approved](#)
24. Report on Housing Stability Program Annual Report to Legislature.
25. Consider a Resolution approving and ratifying the actions of the executive director and OHFA staff regarding certain real property owned by OHFA through Bank of Oklahoma as trustee located at 611 Marietta, Muskogee, OK (legally described as lot 6, block 4, Griffith Heights Addition to the City of Muskogee, Oklahoma) (“property”), including the demolition of the condemned, single-family structure and appurtenant structures located on the property and their coordination of all such actions with the City of Muskogee, Bank of Oklahoma as trustee and other relevant parties; determining that the property has minimal to no-economic value; and authorizing the OHFA executive director, in consultation with the OHFA board chair and legal counsel, to dispose of the property through appropriate means, including but not limited to transferring title and/or selling the property for a nominal value to the City of Muskogee, or a nonprofit organization, or disposing of the property by auction, private sale, or other legally permissible methods; and further authorizing the executive director to execute all necessary documents and take any and all such actions required to finalize the disposition of the property and any other matters pertaining to the property. [Approved](#)
26. Consider a Resolution approving revisions to the OHFA Internal Purchasing Procedures to streamline processing by reducing forms required for specific acquisitions.
27. Report on Cost Center Analysis.
28. Any business not known about, or which could not have been reasonably foreseen prior to the time of posting of this Agenda.
29. Adjournment.

**FOR THE CHAIRMAN**

**Deborah Jenkins  
Executive Director**

**OKLAHOMA HOUSING FINANCE AGENCY  
OKLAHOMA HOMEBUILDER PROGRAM AWARDS**

**July 16, 2025**

**Exhibit A**

APPROVALS								
Applicant	Development Name	Location of Development	Urban/Rural	Activity	# Units	# OHP Units	Loan Request	Score
Mega Construction, LLC	Orchid Gardens	Oklahoma City, Oklahoma County	Urban	New Construction	5	5	\$974,122	96%
GWH Lancaster Park LLC	Lancaster Park	Coweta, Wagoner County	Rural	New Construction	21	21	\$5,491,467	93%
Stillwater Habitat for Humanity, Inc.	STW Habitat 5	Stillwater, Payne County	Rural	New Construction	5	5	\$750,000	82%
A&B Custom Flooring and Interior	Post Oak Circle Development	Marietta, Love County	Rural	New Construction	6	6	\$1,800,000	73%
Corkey Allen Vick	C & C Homebuilder	Scattered site, Noble County	Rural	New Construction	5	5	\$1,142,550	64%
McHatton Ranch Estates, LLC	McHatton Ranch Estates	Madill, Marshall County	Rural	New Construction	25	25	\$5,710,255	47%
M Elite Investments	Melvin Haynes	Oklahoma City, Oklahoma County	Urban	New Construction	7	7	\$1,775,290	27%
Express Development, Inc. and Desert Ridge Investments, Inc.	Lindenwoods Estates II	Durant, Bryan County	Rural	New Construction	20	20	\$5,301,974	18%
<b>Totals</b>					<b>94</b>	<b>94</b>	<b>\$22,945,658</b>	

DENIALS								
Applicant	Development Name	Location of Development	Urban/Rural	Activity	# Units	# OIHP Units	Loan Request	Score
Saltbox Properties, LLC	Saltbox Properties, LLC	Tulsa, Tulsa County	Urban	New Construction	12	12	\$2,460,000	47%

Oklahoma Housing Finance Agency  
Oklahoma Homebuilder Program Activity Funding Tracking

Exhibit B

<b>Oklahoma Homebuilder Program</b>			
<b>July 16, 2025</b>			
<b>Amount of Program Funds Statutorily Allocated</b>	<b>\$100,700,000</b>		
	<b>Rural</b>	<b>Urban</b>	
<b>Percentage Split per Program Rules</b>	<b>75%</b>	<b>25%</b>	
<b>Amount based on percentage</b>	<b>\$75,525,000</b>	<b>\$25,175,000</b>	
<b>Funds Awarded to Date</b>	<b>\$46,900,607</b>	<b>\$16,333,620</b>	
<b>Funds Returned</b>	<b>\$2,142,194</b>	<b>\$203,295</b>	
<b>Interest Earned on Revolving Loan Fund</b>	<b>\$8,487,411</b>	<b>\$2,829,137</b>	
<b><u>Oklahoma Homebuilder Program Balance available:</u></b>	<b>\$39,253,998</b>	<b>\$11,873,812</b>	
<b>July 2025 Awards</b>	<b>\$20,196,246</b>	<b>\$2,749,412</b>	
<b><u>Available Balance following all Awards:</u></b>	<b>\$19,057,752</b>	<b>\$9,124,400</b>	
<b>Ending balance</b>			
<b>\$28,182,152</b>			

**OKLAHOMA HOUSING FINANCE AGENCY  
OKLAHOMA INCREASED HOUSING PROGRAM AWARDS  
July 16, 2025  
Exhibit C**

APPROVALS								
Applicant	Development Name	Location of Development	Urban/Rural	Activity	# Units	# OIHP Units	Loan Request	Score
Boardwalk Ventures, LLC	Sacchieri Heights	Blanchard, McClain County	Rural	New Construction	12	12	\$3,000,000	78%
The Housing Authority of the Absentee Tribe of Indians of Oklahoma, dba Absentee Shawnee Housing Authority	Kakile Crossing	Norman, Cleveland County	Rural	New Construction	8	8	\$3,000,000	58%
Earthly Dwellings, Inc.	ITY Community	Chickasha, Grady County	Rural	New Construction	8	8	\$500,000	7%
<b>Totals</b>					<b>28</b>	<b>28</b>	<b>\$6,500,000</b>	

DENIALS								
Applicant	Development Name	Location of Development	Urban/Rural	Activity	# Units	# OIHP Units	Loan Request	Score
Crossfire Construction, LLC	Ponca City Ranchwood Manor Crossfire	Ponca City, Kay County	Rural	New Construction	6	6	\$838,177	64%
RC Range Properties, LLC	Ponca City Ranchwood Manor RC	Ponca City, Kay County	Rural	New Construction	6	6	\$838,177	64%
BR Custom Homes	The Industry at 74	Guthrie, Logan County	Rural	New Construction	11	11	\$2,975,937	36%

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

<b>Oklahoma Increased Housing Program</b>			
<b>July 16, 2025</b>			
<b>Amount of Program Funds Statutorily Allocated</b>	<b>\$63,550,000</b>		
	<b>Rural</b>	<b>Urban</b>	
<b>Percentage Split per Program Rules</b>	<b>75%</b>	<b>25%</b>	
<b>Amount Based on percentage</b>	<b>\$47,662,500</b>	<b>\$15,887,500</b>	
<b>Funds Awarded to Date</b>	<b>\$20,656,173</b>	<b>\$17,314,100</b>	
<b>Funds Returned</b>	<b>\$3,000,000</b>	<b>\$2,900,000</b>	
<b>Interest Earned on Revolving Loan Fund</b>	<b>\$5,379,123</b>	<b>\$1,793,041</b>	
<b><u>Increased Housing Program Balance Available:</u></b>	<b>\$35,385,450</b>	<b>\$3,266,441</b>	
<b>July 2025 Awards</b>	<b>\$6,500,000</b>	<b>\$0</b>	
<b><u>Available Balance following all Awards:</u></b>	<b>\$28,885,450</b>	<b>\$3,266,441</b>	
<b>Ending Balance</b>			
<b>\$32,151,891</b>			