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July 23, 2024

**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 24, 2024, at 100 Northwest 63<sup>rd</sup> Street, Board Room East and West, Oklahoma City, Oklahoma. The amended, amended agenda for this meeting will be as follows:**

- 1. Announcement of the reappointment of Joi Love as Resident Board Member of the OHFA Board of Trustees to serve a term beginning May 2, 2024, and ending May 1, 2025.**
- 2. Consider a Resolution approving Minutes of the May 15, 2024, meeting of the Board of Trustees. APPROVED**
- 3. Certifications and Awards.**
- 4. Report on National Homeownership Month.**
- 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 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**
- 7. Report on Housing Choice Voucher funding possible shortfall.**
- 8. Report on Richard S. Lillard Emergency Housing Assistance Fund.**
- 9. 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which any of the Trustees desires to have discussion about at the meeting, in which case, each item so noted will be withdrawn from the Consent Docket and handled individually in order immediately following the completion of the Consent Docket: APPROVED**
  - 9.1 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.

- 9.2 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.
- 9.3 Consider a Resolution approving the transfer of ownership of the Tax Credit Development known as Greens at Pebble Creek OHFA #02-02-08, from Greens at Pebble Creek, LP, to Greens at PC, LLC, subject to certain conditions and terms.
- 9.4 Consider a Resolution approving the transfer of ownership of the Tax Credit Development known as Landings at Pebble Creek, OHFA #06-01-17, from Landings at Pebble Creek, LP, to Landings at PC, LLC, subject to certain conditions and terms.
10. Consider a Resolution relating to the issuance of OHFA's Single Family Mortgage Revenue Bonds (Homeownership Loan Program) Series 2024 (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 2024 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**
11. 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 of 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**

12. 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. Exhibit “D” reflects the balance of Oklahoma Homebuilder Program funds. It is provided for information purposes only. APPROVED
13. 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. Exhibit “F” reflects the balance of Oklahoma Increased Housing Program funds. It is provided for information purposes only. APPROVED
14. Consider a Resolution approving the use of OHFA Single Family Program Down Payment and Closing Cost Assistance funds, provided by the Housing Stability Program, be extended to homebuyers, who meet all previously established DPA guidelines, and purchase new construction single family homes funded by the Oklahoma Housing Trust Fund Program. APPROVED
15. Consider a Resolution approving an amendment to the Oklahoma Homebuilder Program Application increasing the interest rate acceleration from prime plus one to prime plus four if the loan is not repaid within 24 months. APPROVED
16. Consider a Resolution approving an amendment to the Oklahoma Increased Housing Program Application increasing the interest rate acceleration from prime plus three to prime plus four if the loan is not repaid within 24 months. APPROVED
17. Report on HSP Report to Legislature.
18. Consider a Resolution authorizing the Inducement of the Issuance of Multifamily Bonds for the Acquisition and Substantial Rehabilitation of Fair Haven Apartments in Muskogee, Oklahoma. Any competitive bidding for the sale thereof is waived. APPROVED
19. Consider a Resolution authorizing the Inducement of the Issuance of Multifamily Bonds for the New Construction of We Host Alliance in Oklahoma City, Oklahoma. Any competitive bidding for the sale thereof is waived. APPROVED

**20. Consider a Resolution approving the Application of the following Owner for a Reservation and Allocation of 4% Federal Low Income Housing Tax Credits for We Host Alliance OHFA File #24-02-18, Oklahoma City, Oklahoma, and providing for execution of a long term extended use agreement, subject to certain terms and conditions. This Development is to be financed through the issuance of Revenue Bonds by the Oklahoma Housing Finance Agency.**

**APPROVED**

**21. Consider a Resolution authorizing the increase in coverage of Oklahoma Housing Finance Agency's Cyber Liability Insurance Policy and authorizing and approving the payment of the premiums for said coverage.** **APPROVED**

**22. Report on Cost Center Analysis.**

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

**24. Adjournment.**

**FOR THE CHAIRMAN**

**Deborah Jenkins  
Executive Director**

**OKLAHOMA HOUSING FINANCE AGENCY  
2024 HOME PROGRAM  
Exhibit A**

**HOME Exhibit "A"**

<b>APPROVALS</b>						
<b>Applicant</b>	<b>Location of Development</b>	<b>Activity</b>	<b># Units</b>	<b># HOME Units</b>	<b>Award Amount</b>	<b>CHDO Award Amount</b>
Building New Foundations, Inc.	Tulsa County Outside of Tulsa City Limits	Rental - Single Family Acq/Rehab	2	2	\$ 616,000	\$ -
Community Action Agency of Oklahoma City & Oklahoma/Canadian Counties, Inc.	Oklahoma County/Canadian County	Down Payment Assistance	15	15	\$ 200,000	\$ -
Community Housing Partners Organization, Inc.	Canadian County	Rental - Single Family Acq/Rehab	2	2	\$ 616,000	\$ -
Deep Fork Community Action Foundation, Inc.	Okmulgee/Okmulgee County	Rental - Single Family New Construction	3	3	\$ 715,500	\$ 50,000
Native American Housing Services, Inc.	Midwest City/Oklahoma County	Homebuyer - New Construction	2	2	\$ 616,000	\$ 50,000
Neighborhood Housing Services Oklahoma, LLC	Cleveland County Outside of Norman City Limits	Homebuyer - Acq/Rehab	2	2	\$ 616,000	\$ 50,000
Oklahoma City Housing Services Redevelopment Corporation	Guthrie/Logan County	Homebuyer - New Construction	2	2	\$ 616,000	\$ 50,000

Oklahoma Housing Finance Agency  
HOME Program Activity Funding Tracking  
Exhibit B

HOME Program Year	CHDO	Rental	DPA	CHDO
April 2024 to March 2025	Set-aside	Homeownership		Operating Assistance
<b>2024 Allocation</b>				
<b>\$8,108,903.00</b>				
<b>Percentage of Allocation per Annual Plan</b>	<b>25%</b>	<b>50%</b>	<b>10%</b>	<b>5%</b>
<b>Amount based on percentage</b>	<b>2,027,225.75</b>	<b>4,054,451.50</b>	<b>810,890.30</b>	<b>405,445.15</b>
Prior Year Carryover/Deobligated/Returned/Recaptured: 4/2024 - 3/2025	5,878,894.37			
<u><b>HOME Balance available:</b></u>				
July 2024 Awards and Inspection Costs	2,595,500.00	1,240,000.00	200,000.00	200,000.00
	<b>5,310,620.12</b>	<b>2,814,451.50</b>	<b>610,890.30</b>	<b>205,445.15</b>
	<b>5,310,620.12</b>	<b>2,814,451.50</b>	<b>610,890.30</b>	<b>205,445.15</b>
<b>Ending balance</b>				
<b>\$8,941,407.07</b>				
(10% of the 2024 Allocation is for the Administration expenses of the Program. That is why the percentages above only total 90%)				

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

**July 24, 2024**

**Exhibit C**

APPROVALS									
Applicant	Development Name	Location of Development	Developer/Builder	Urban/Rural	Activity	# Units	# OHP Units	Loan Request	Score
Grand Housing Solutions, LLC	Grand Housing Solutions Development	Grove/Delaware County	Grand Housing Solutions, LLC	Rural	New Construction	5	5	\$ 1,250,853	81%
Old School Construction	Estates at Edgewood	Collinsville/Tulsa County	Old School Construction	Rural	New Construction	5	5	\$ 1,545,400	76%
Green Country Habitat for Humanity	Wagoner Habitat	Wagoner/Tulsa County	Green Country Habitat for Humanity	Rural	New Construction	10	10	\$ 1,751,516	75%
<b>Totals</b>						<b>20</b>	<b>20</b>	<b>\$ 4,547,769</b>	

DENIAL DUE TO FAILED THRESHOLD									
Applicant	Development Name	Location of Development	Developer/Builder	Urban/Rural	Activity	# Units	# OHP Units	Loan Request	Score
Hayes Custom Homes, LLC	Golden Meadows	Grove/Delaware County	Hayes Custom Homes, LLC	Rural	New Construction	6	6	\$ 1,478,300	64%
Kingdom Vision Investments, LLC	Kingdom Vision Investments Development	Tulsa/Tulsa County & Bartlesville/Osage County	Brent Taylor Homes / Kingdom Vision Investments / Knoel Properties	Urban	New Construction	10	10	\$ 2,693,480	49%
BNB Industries, Inc.	BNB Industries, Inc. Development	Wynnewood/Garvin County	BNB Industries, Inc.	Rural	New Construction	6	6	\$ 1,754,010	45%

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

<b>Oklahoma Homebuilder Program</b>			
<b>July 24, 2024</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>	75%	25%	
<b>Amount based on percentage</b>	<b>\$75,525,000</b>	<b>\$25,175,000</b>	
<b>Funds Awarded at May 2024 Board Meeting</b>	<b>\$15,473,484</b>	<b>\$1,215,000</b>	
<b><u>Oklahoma Homebuilder Program Balance available:</u></b>	<b>\$60,051,516</b>	<b>\$23,960,000</b>	
<b>July 2024 Awards</b>	<b>\$4,547,769</b>	<b>\$0</b>	
<b><u>Available Balance following all Awards:</u></b>	<b>\$55,503,747</b>	<b>\$23,960,000</b>	
<b>Ending balance</b>			
<b>\$79,463,747</b>			



**OKLAHOMA HOUSING FINANCE AGENCY  
OKLAHOMA INCREASED HOUSING PROGRAM AWARDS  
July 24, 2024  
Exhibit E**

DENIAL DUE TO FAILED THRESHOLD									
Applicant	Development Name	Location of Development	Developer/Builder	Urban/Rural	Activity	# Units	# OIHP Units	Loan Request	Score
Union Street Townhomes, LLC	Union Street Townhomes	Shawnee/Pottawatomie County	Union Street Condominiums, LLC	Rural	New Construction	18	18	\$ 3,000,000	82%
Tulsa 41st Manager, LLC	8525 E. 41st	Tulsa/Tulsa County	Tulsa 41st Manager, LLC	Urban	Adaptive Reuse	67	67	\$ 3,000,000	78%

WITHDRAWN									
Applicant	Development Name	Location of Development	Developer/Builder	Urban/Rural	Activity	# Units	# OIHP Units	Loan Request	Score
Jamie R. Wright, LLC	Jamie R. Wright, LLC Development	McAlester/Pittsburg County	Jamie R. Wright, LLC	Rural	New Construction	5	5	\$ 369,760	49%

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

<b>Oklahoma Increased Housing Program</b>			
<b>July 24, 2024</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>	75%	25%	
<b>Amount Based on percentage</b>	\$47,662,500	\$15,887,500	
<b>Funds Awarded at May 2024 Board Meeting</b>	\$7,890,000	\$0	
<u><b>Increased Housing Program Balance Available:</b></u>	<b>\$39,772,500</b>	<b>\$15,887,500</b>	
<b>July 2024 Awards</b>	<b>\$0</b>	<b>\$0</b>	
<u><b>Available Balance following all Awards:</b></u>	<b>\$39,772,500</b>	<b>\$15,887,500</b>	
<b>Ending Balance</b>			
<b>\$55,660,000</b>			