

January 20, 2021

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, January 27, 2021 at the Holiday Inn Oklahoma City North, 6200 N. Robinson, Oklahoma City, Oklahoma. The agenda for this meeting will be as follows:

1. Consider a Resolution approving Minutes of the November 18, 2020 meeting of the Board of Trustees. Approved
2. Report on the Section Eight Management Assessment Program (SEMAP) results from U.S. Department of Housing and Urban Development (HUD) for the Housing Choice Voucher Program.
3. Consider a Resolution approving OHFA's Administrative Plan for the U.S. Department of Housing and Urban Development's ("HUD") 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
4. 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
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which anyone of the Trustees desires to have discussion about at the meeting, in which case, each item so noted will be withdrawn from the Consent Docket and handled individually in order immediately following the completion of the Consent Docket: Approved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 OHFA; 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 OHFA; 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 approving the Transfer of Ownership of the Tax Credit Development known as London Square Village, Oklahoma City, Oklahoma, OHFA

#04-10-31, from London Associates, L.P. to London Square MF II, LLC subject to certain conditions and terms.

5.4 Consider a Resolution approving the Transfer of Ownership of the Tax Credit Development known as Rockwell Villa Apartments, Oklahoma City, Oklahoma, OHFA #04-10-30, from Rockwell Villa Associates, L.P. to Rockwell Villa MF II, LLC subject to certain conditions and terms.

5.5 Consider a Resolution Approving and Authorizing Execution of a Partial Release of the Regulatory Agreement for the Low-Income Housing Tax Credit Program entered into by Oklahoma Housing Finance Agency and The Villas of Edmond Limited Partnership (OHFA File #15-01-40), for the Development known as The Villas of Edmond, Edmond, Oklahoma; reserving certain rights and conditions.

5.6 Consider a Resolution Approving and Authorizing Execution of a Partial Release of the Mortgage for the Home Investment Partnership Program entered into by Oklahoma Housing Finance Agency and The Villas Of Edmond Limited Partnership (OHFA File #14-1501), for the Development known as The Villas of Edmond, Edmond, Oklahoma; reserving certain rights and conditions.

5.7 Consider a Resolution Approving and Authorizing Execution of a Partial Release of the Exchange Mortgage, Exchange Written Agreement, TCAP Mortgage, and TCAP Written Agreement entered into by Oklahoma Housing Finance Agency and Ada Heights, LP (OHFA File #09-01-02), for the Development known as Ada Heights, Ada, Oklahoma; reserving certain rights and conditions.

- 6. Consider a Resolution authorizing and approving the development of the 2021 Single Family Mortgage Revenue Bond and Mortgage Program as a part of OHFA's Single Family Program, for later final approval by the OHFA Board of Trustees; directing staff to develop proposed program terms; authorizing staff and OHFA officers to seek 2021 allocations of "New Money" from the state's Volume Cap to be included in said program; authorizing submission of applications to the Deputy Treasurer of Debt Management and the Council of Bond Oversight; authorizing public hearings; declaring official intent; and authorizing staff and OHFA officers to take such other preliminary actions as may be necessary or desirable for the development of the 2021 Single Family Mortgage Revenue Bond and the related mortgage loan program. Approved**
- 7. Consider a Resolution authorizing the Inducement of the Issuance of Multi-Family Bonds for the Acquisition and Substantial Rehabilitation of Country Club Gardens in Tulsa, Oklahoma. Any competitive bidding for the sale thereof is waived. Approved**
- 8. Consider a Resolution authorizing the Inducement of the Issuance of Multi-Family Bonds for the Acquisition and Substantial Rehabilitation of Rosewood Park Senior Apartments in Tulsa, Oklahoma. Any competitive bidding for the sale thereof is waived. Approved**
- 9. Consider a Resolution approving and authorizing the review of the Multi-Family housing bond program rules and guidelines promulgated by OHFA under the**

Oklahoma Administrative Procedures Act (“OAPA”) and codified under Title 330 of the Oklahoma Administrative Code; Authorizing the staff of OHFA to proceed under the permanent rulemaking provisions of the OAPA with the adoption of any amendments to said rules and guidelines as deemed necessary by staff. Approved

10. Consider a Resolution approving and adopting the 2021 National Housing Trust Fund (HTF) Application which includes both the Application Instructions and the Application Form.

Approved

11. Consider an Application for funding from the State of Oklahoma’s 2020 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 2020 HOME Investment Partnerships Program. Approved

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

12. Consider a Resolution approving and adopting the 2021 HOME Investment Partnerships Program (HOME) Application which includes both the Application Instructions and the Application Form.

Approved

13. 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 OHFA, for a period of one year; and setting the annual hourly compensation based on the consumer Price Index.

Approved

14. Audit Meeting Report.

15. Report on Cost Center Analysis.

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

17. Adjourned.

FOR THE CHAIRMAN

Deborah Jenkins
Executive Director

OKLAHOMA HOUSING FINANCE AGENCY
2020 HOME PROGRAM
Exhibit A

HOME Exhibit "A"

APPROVALS

Applicant	Location of Development	Activity	# Units	# HOME Units	Score	Award Amount	CHDO Award Amount
Neighborhood Housing Services Oklahoma City, Inc.	Cleveland County	SF Acq/Rehab - Rental	3	3	74%	\$500,000	N/A

Oklahoma Housing Finance Agency
HOME Program Activity Funding Tracking
Exhibit B

HOME Program Year	CHDO	Rental	DPA	CHDO
April 2020 to March 2021	Set-aside	Homeownership		Operating Assistance
2020 Allocation				
\$8,533,183.00				
Percentage of Allocation per Annual Plan	25%	50%	10%	5%
Amount based on percentage	2,133,295.75	4,266,591.50	853,318.30	426,659.15
Prior Year Carryover/Deobligated/Returned/Recaptured: 4/2020 - 11/2020				
	1,755,126.81	269,117.29		
HOME Balance available:	3,888,422.56	4,535,708.79	853,318.30	426,659.15
July 2020 Awards and Inspection Costs	2,704,897.00		200,000.00	265,689.00
September 2020 Awards and Inspection Costs	686,000.00	1,507,000.00		
November 2020 Awards and Inspection Costs		2,916,930.00		159,751.00
January 2021 Awards and Inspection Costs		508,000.00		
	497,525.56	(396,221.21)	653,318.30	1,219.15
DPA Balance transferred to Rental/Homeownership		653,318.30	(653,318.30)	
	497,525.56	257,097.09	-	1,219.15
Ending balance				
\$755,841.80				
(10% of the 2020 Allocation is for the Administration expenses of the Program. That is why the percentages above only total 90%)				