



OKLAHOMA HOUSING FINANCE AGENCY

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July 10, 2013

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. on Wednesday, July 17, 2013 at 100 Northwest 63rd, Will Rogers Room, 2nd floor, Oklahoma City, Oklahoma. The agenda for this meeting will be as follows:

- 1. Announcement of the re-appointment of Debbie Blackburn as a Trustee of OHFA to serve a term ending May 1, 2018.**
- 2. Announcement of the re-appointment of Erma Williams as the Resident Board Member of OHFA to serve a term ending May 1, 2014.**
- 3. Consider a Resolution approving Minutes of the May 29, 2013 meeting of the Board of Trustees.**
- 4. Certification and award presentation.**
- 5. Report on Santa's Sleigh Golf Tournament.**
- 6. Report on National Homeownership Month.**
- 7. Report on Tornado Disaster Relief Efforts.**
- 8. 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.**
- 9. Consider a Resolution approving OHFA's Annual Plan for fiscal year 2013-2014 prepared pursuant to 24 CFR 903; authorizing and directing staff to submit said plan to the U.S. Department of Housing and Urban Development.**
- 10. Election of Officers.**
- 11. Consider a Resolution authorizing and directing the preparation of new facsimile signature plates bearing the signatures of the Chairman and Treasurer of this Board of Trustees; authorizing certain limited uses of the current facsimile signature plates bearing the signatures of Richard Lillard and Steve Ganzkow, Chairman and current Treasurer, respectively.**



- 12. 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which anyone of the Trustees desires to have discussion about at the meeting, in which case, each item so noted will be withdrawn from the Consent Docket and handled individually in order immediately following the completion of the Consent Docket:**
 - 12.1 Consider a Resolution authorizing and directing certain trustees and employees of the OHFA as signatories of OHFA Bank Accounts and superseding all prior authorizations.**
 - 12.2 Consider a Resolution approving the transfer of ownership of the tax credit development known as Garland Square Apartments of Guymon (f/k/a Blue Quail Apartments), Guymon, Oklahoma [OHFA #94-08-23], subject to certain conditions and terms.**
 - 12.3 Consider a Resolution approving form of Request for Proposal for legal services provider and for financial advisor for the OHFA 2014 Single Family Mortgage Revenue Bond Program, as a “Related Plan of Financing.”**
 - 12.4 Consider a Resolution authorizing and approving OHFA’s continued membership in the National Council of State Housing Agencies and approving payment of membership dues for the period July 1, 2013 through June 30, 2014.**
- 13. Consider a Resolution approving a TBA GNMA/FNMA Certificate Sale relating to Single Family Mortgages to be originated as a part of the ongoing origination program of the OHFA; directing the staff to develop the documentation for the program; authorizing staff and OHFA officers to take such other actions as may be necessary or desirable for such purpose.**
- 14. Consider a Resolution approving the sale of up to \$25 million GNMA/FNMA certificates relating to Single Family Mortgages originated as part of the ongoing origination program of the OHFA; directing the staff to develop the documentation for and approving parameters for the sale of not to exceed that amount of said GNMA/FNMA certificates; authorizing staff and OHFA officers to take such other actions as may be necessary or desirable for such purpose.**
- 15. Consider a Resolution relating to certain outstanding Single Family Bonds; directing the staff to develop the documentation for and approving parameters for the sale of all or a portion of the guaranteed mortgage securities securing those bonds and redemption of those bonds or as an alternative a refunding of such bonds; and authorizing staff and OHFA Officers to take such other actions as may be necessary or desirable for such purpose.**
- 16. Consider, individually, the applications for funding from the State of Oklahoma’s 2013 HOME Investment Partnership Program (other than Homeowner Rehabilitation) 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 2013 HOME Investment Partnership Program.

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

17. Consider a Resolution directing staff to modify the Qualified Allocation Plan (QAP) for Oklahoma's 2013 second round of funding for the Federal Low Income Housing Tax Credits by allowing an applicant to provide any information requested in the preliminary review report or other clarifying information by the deadline given in the cover letter accompanying the preliminary review report.
18. Report on PBCA.
19. Report on Cost Center Analysis.
20. Consider a) Resolution authorizing an Executive Session of the Trustees of Oklahoma Housing Finance Agency ("OHFA"), pursuant to Section 307.B.4 of the Oklahoma Open Meeting Act (25 O.S., Sections 301, et seq.), for the purpose of confidential communications between the Board of Trustees and Counsel concerning a pending claim by the U.S. Department of Housing and Urban Development (HUD) for return of HUD HOME funds in connection with the Shellbrook Addition in Blanchard and a discussion of possible actions;

b) after the conclusion of the Executive Session, Resolution authorizing the reconvening of the Open Meeting of the Board of Trustees of OHFA, and

c) thereafter in open meeting, Resolutions to authorize such actions pertaining to the pending claim by HUD as deemed appropriate by the Trustees, including without limitation, authorizing repayment to HUD of disputed HOME funds; taking actions against HUD HOME Investment Partnerships Program Grantees involved and others; declining HUD's demand for return of disputed HOME funds and defending any proceeding HUD may bring to recover those funds, and authorizing the Chairman and Staff to take all reasonable steps necessary to effect any resolutions so adopted.
21. Any business not known about or which could not have been reasonably foreseen prior to the time of posting of this Agenda.

FOR THE CHAIRMAN

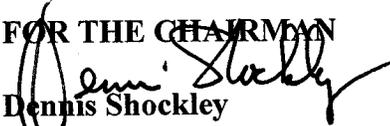

Dennis Shockley
Executive Director

Exhibit A

Applicant	Location of Development	Activity	# Units	Score	Award Amount
FAILED THRESHOLD-DENIALS					
CDSA	Garfield & Grant Counties	CHDO Operating	N/A	N/A	\$50,000
C.H.A.R.M.E.D.	Stroud, Lincoln County	Single Family Acquisition/Rehabilitation Rental	1	51%	\$30,000
C.H.A.R.M.E.D.	Okemah, Okfuskee County	Single Family New Construction Rental	2	38%	\$150,000
C.H.A.R.M.E.D.	Chandler, Lincoln County	Single Family New Construction Rental	2	38%	\$150,000
CHDO OPERATING APPROVALS					
Community Action Agency of OKC & Ok/Canadian Counties, Inc	Oklahoma and Canadian Counties	CHDO Operating	N/A	N/A	\$21,500
Freedom West Community Development Corporation	Alfalfa, Dewey, Harper, Woods, and Woodward Counties	CHDO Operating	N/A	N/A	\$15,000
INCA Community Services, Inc.	Atoka, Johnston, Marshall, and Murray Counties	CHDO Operating	N/A	N/A	\$50,000
Muskogee Community Action Foundation, Inc.	Muskogee County	CHDO Operating	N/A	N/A	\$50,000
Native American Housing Services. Inc.	Caddo, Canadian, Cleveland, Cotton, Oklahoma, Osage, Payne, Adair, Cherokee, Craig, Delaware, Ottawa Counties	CHDO Operating	N/A	N/A	\$45,688
Northeast Oklahoma Community Action Agency, Inc.		CHDO Operating	N/A	N/A	\$50,000
RENTAL APPROVALS					
Urban League of Greater Oklahoma City, Inc.	Midwest City, Oklahoma County	Single Family Acquisition/Rehabilitation Rental	4	42%	\$397,300
Freedom West Community Development Corporation	Mooreland, Woodward County	Single Family New Construction Rental	1	38%	\$150,000
Muskogee Community Action Foundation, Inc.	Muskogee, Muskogee County	Single Family Acquisition/Rehabilitation Rental	2	33%	\$264,086
Native American Housing Services. Inc.	Harrah, Oklahoma County	Single Family New Construction Rental	2	33%	\$456,887
Community Action Agency of OKC & Ok/Canadian Counties, Inc	Oklahoma and Canadian Counties	Single Family Acquisition/Rehabilitation Rental	2	31%	\$215,000
Northeast Oklahoma Community Action Agency, Inc.	Westville, Adair County	Single Family New Construction Rental	4	29%	\$467,009
Northeast Oklahoma Community Action Agency, Inc.	Jay, Delaware	Single Family New Construction Rental	4	29%	\$467,009
RENTAL DENIALS - INSUFFICIENT FUNDS					
INCA Community Services, Inc.	Marshall County	Single Family Acquisition/Rehabilitation Rental	3	22%	\$500,000
* denotes Applications that applied for both					

Oklahoma Housing Finance Agency
HOME Program Activity Funding Tracking
Exhibit B

HOME Program Year	CHDO	Other	Rental	CHDO	Tenant	Continuum
April 2013 to March 2014	Set-aside	Rental	Housing	Operating	Based	of Care
		Homeownership	with	Assistance	Rental	
2013 Allocation			Tax credits		Assistance	
	\$5,832,546					
Percentage of Allocation per Annual Plan	20%	20%	38%	5%	5%	2%
Amount based on percentage	1,166,509.20	1,166,509.20	2,216,367.48	291,627.30	291,627.30	116,650.92
Carry forward from 2012 Program Year		110,203.38				
2013 De-obligated/Returned/Recaptured:						
HOME Balance available:	1,166,509.20	1,276,712.58	2,216,367.48	291,627.30	291,627.30	116,650.92
JULY AWARDS						
Community Action Agency of Oklahoma City				(21,500.00)		
Freedom West Community Development Corporation, Inc				(15,000.00)		
INCA Community Services, Inc.				(50,000.00)		
Muskogee Community Action Foundation, Inc.				(50,000.00)		
Native American Housing Services, Inc.				(45,688.00)		
Northeast Oklahoma Community Action Agency, Inc.				(50,000.00)		
Urban League of Greater Oklahoma City, Inc.		(397,300.00)				
Freedom West Community Development Corporation, Inc	(150,000.00)					
Muskogee Community Action Foundation, Inc.	(264,086.00)					
Native American Housing Services, Inc.	(456,887.00)					
Community Action Agency of Oklahoma City	(215,000.00)					
Northeast Oklahoma Community Action Agency, Inc.	(80,536.20)	(386,472.80)				
Northeast Oklahoma Community Action Agency, Inc.		(467,009.00)				
Ending Balance	0.00	25,930.78	2,216,367.48	59,439.30	291,627.30	116,650.92
\$2,710,015.78						