

**RESOLUTION GRANTING \$10,762,400, PROJECT M4-MH020, MAPS 4 HOMELESSNESS, TO THE OKLAHOMA CITY HOUSING AUTHORITY.**

**WHEREAS**, the Resolution of Intent of the Mayor and Council of The City of Oklahoma City Setting Forth a New MAPS Program to Be Known as “MAPS 4”, dated August 27, 2019, states it is the intent of Council to allocate MAPS 4 sales tax collections to provide for the construction, operation, and maintenance of several MAPS 4 projects; and

**WHEREAS**, the allocation of \$50 million was included in the Resolution of Intent to provide affordable housing to address homelessness in Oklahoma City through the MAPS 4 Homelessness project; and

**WHEREAS**, City Council adopted a Resolution on August 22, 2022 updating the MAPS 4 Implementation Plan to allocate \$5,763,689 in additional funding to the MAPS 4 Homelessness project; and

**WHEREAS**, the Oklahoma City Housing Authority (OCHA) was selected on March 28, 2023 to manage the MAPS 4 Homelessness funds; and

**WHEREAS**, OCHA has committed the funds from the first allocation and is now requesting the second of five allocations in the amount of \$10,762,400 as approved in the MAPS 4 Implementation Plan; and

**WHEREAS**, this allocation will be used for matching funds for the HUD Continuum of Care housing project of 40 units, for a fourth supportive housing project for 39 units, and for a public housing project at Will Rogers Courts to replace 348 units as outline in the attached Exhibit “A”; and

**WHEREAS**, the second grant of \$10,762,400 will meet the City’s objectives, as reflected in the Resolution of Intent.


**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of The City of Oklahoma City that the transfer of \$10,762,400 from the MAPS 4 sales tax fund, Project M4-MH020, MAPS 4 Homelessness, to the Oklahoma City Housing Authority be approved.

**ADOPTED** by the Council and signed by the Mayor of The City of Oklahoma City, Oklahoma, this 17TH day of DECEMBER, 2024.

**ATTEST:**

  
CITY CLERK



  
MAYOR

**REVIEWED** for form and legality.

  
ASSISTANT MUNICIPAL COUNSELOR

Exhibit "A"



October 18, 2024

Mr. David Todd &  
City of Oklahoma City MAPS  
The City of Oklahoma City  
420 W. Main Street, 4th Floor  
Oklahoma City, OK 73102

Mr. Todd,

Pursuant to the MAPS 4 Homelessness Operating Agreement with the City of Oklahoma City, and the progress being made on Allocation #1 as reported in the MAPS 4 Homelessness Annual Report submitted in September of 2024, the Oklahoma City Housing Authority is formally requesting Allocation #2 of \$10,762,400.

Oklahoma City Housing Authority as Operator for the MAPS 4 Homelessness program, has demonstrated in the Annual Report that all projects are in progress and the funds have been committed from Allocation #1.

We must begin planning the investments for Allocation #2 at this time because opportunities to leverage other funding sources are available now using the MAPS 4 funds as match or equity. Submitting applications and planning now will result in projects that take place in future years.

One example is the current HUD CoC (Continuum of Care) notice of funding availability (NOFA). This application is due in the next 30 days for projects that will take place in 2026, 2027 and 2028.

Supportive Housing #3 will begin an application for the HUD CoC funds and requires a 25% match. OCHA and its subrecipients the Homeless Alliance and Mental Health Association Oklahoma will submit a collaborative application to fund this project which will reduce homelessness in Oklahoma City. The project plan is due on November 28<sup>th</sup>, 2024. This project is planned for 40 units of Permanent Supportive Housing. The site is still to be determined.

A 4th Supportive Housing project with the Homeless Alliance and a developer partner has been identified. The developer has site control. This project is being planned for 39 units and is currently in the pre-development stages.

A 3rd Public Housing redevelopment project is proposed for Will Rogers Courts. Funding will be applied for in early 2026 through the HUD funded Choice Neighborhoods Program. This project will replace 348 aging public housing units with 700 mixed income units over 8 – 10 years and will leverage \$50 million dollars from HUD and hundreds of millions of dollars from other sources.

The outline below shows the preliminary projects being proposed for Allocation # 2 and the estimated leveraged sources.

Thank you,

Mark W. Gillett  
Executive Director

Attachment:

OCHA Proposal for MAPS 4 Homelessness Program Allocation #2

# OKLAHOMA CITY HOUSING AUTHORITY

## PROPOSAL FOR ALLOCATION #2 FROM MAPS 4 HOMELESSNESS PROGRAM

TOTAL IN ALLOCATION #2: **\$10,762,400**

Project	Allocation	Units	Notes	Estimated Leverage
Supportive Housing Project # 3	\$2.5 million	40 units	Supportive Housing New Construction	\$7.5 million
Supportive Housing Project #4	\$1.0 million	39 units	Public Housing Redevelopment	\$10 million
Will Rogers Courts	\$2.5 million	348 – 700 units	Public Housing Redevelopment	\$50 million+
Supportive Housing #5	\$2.5 million	75-100*	Supportive Housing	\$10 million
Predevelopment Fund	0	n/a	Rolling	n/a
Operator Administration Funds	\$512,400	n/a	Administrative	n/a
Other Development funds (see note below)	\$1.75 million	TBD		
<b>TOTAL</b>	<b>\$10,762,400</b>	<b>525 - 800</b>		<b>\$77.5 million</b>

\* estimated units

## PROJECT SUMMARIES:

### 1) Supportive Housing #3

A collaborative CoC Builds application between OCHA and MAPS 4 partners Mental Health Association Oklahoma and the Homeless Alliance. The proposed new construction project will leverage \$5 million from HUD and at least \$5 million in other sources to build 40 units of Permanent Supportive Housing dedicated to long-term homeless persons with disabilities, including the unsheltered homeless. The services onsite will come from the Homeless Alliance and other community partners. This project will be a part of the Strategic Plan to End Homelessness in Oklahoma City known as Key to Home.

### 2) Supportive Housing #4

The 4<sup>th</sup> Supportive Housing project under MAPS 4 Homelessness will be with a 3<sup>rd</sup> party developer undertaking the construction and the Homeless Alliance providing on-site case management services. This project has already been designed, and the project will be expected to be placed into service within 18 months. This project is leveraging low-income housing tax credits and other sources with the MAPS 4 funds. This project will also target long-term homeless persons with disabilities.

### **3) Will Rogers Courts Choice Neighborhoods Redevelopment**

The Oklahoma City Housing Authority, together with the City of Oklahoma City received a \$500,000 Choice Neighborhood Planning Grant from HUD in 2023. The Transformation Plan will be complete in mid-2025 and be submitted to HUD. This will lead to a Choice Neighborhood Implementation Grant application submission in 2026, hopefully with an award from HUD of up to \$50 million. These funds will leverage hundreds of millions of funds from other public and private sources to replace 348 units of Public Housing built in the 1930s with over 700 units of mixed income housing, allowing for the return of all 348 public housing units with a priority on the current residents of Will Rogers Courts who will have the right to return to the new housing.

### **4) Predevelopment Fund & Operator Admin**

The first predevelopment fund was capitalized in Allocation #1 and will continue to be utilized throughout all remaining allocations. This will provide a source of funds to pay for property investigation, architecture and engineering work, and other predevelopment costs for development projects. Once the project closes on construction / permanent financing, these funds are paid back into the fund to be used for projects in future allocations. Allocation #2 will include a ~5% operator administration fee so that the operator can hire support staff to assist with the MAPS program including staff for development, project management, construction management, and resident engagement. This will amount to \$512,400.

The remaining \$1,750,000 will be committed to a 5<sup>th</sup> supportive housing project, additional funds for current projects as needed and/or another Public Housing redevelopment project.