



# MEMORANDUM

Council Agenda  
Item No. X. H  
9/10/2024

## The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Concurrence with the Oklahoma City Economic Development Trust in approving Economic Development Agreement with Alley's End, LP and CHPALLY, LLC for the Alley's End Affordable Housing Development Project consisting of a new 214-unit affordable housing complex at NW 4th Street and North E.K. Gaylord Boulevard, and approving the Loan Agreement, Mortgage, Promissory Note(s), and Collateral Assignment in their exact forms as provided in the Agreement, not to exceed \$2,000,000. Ward 6.

**Location:**

NW 4th Street and North E.K Gaylord Boulevard

**Background:**

On September 12, 2017, the citizens of Oklahoma City expressed their desire to support the City's and Trust's provision of affordable housing opportunities by voting approval of Proposition #11 allowing for the issuance of \$10,000,000 in General Obligation Limited Tax ("GOLT") Bonds designated specifically for the support of affordable housing projects in Oklahoma City.

To date, the City and the Trust have approved the allocation of approximately \$9,900,000 of the GOLT affordable housing budget for such projects including Creston Park, Mt. Vernon, Page Woodson, Harmony, 700 West, and Fairground Flats.

City staff received an application from ALLEY'S END, LP seeking assistance in the amount of \$2,000,000 to support the construction of a 214-apartment affordable housing complex to be located at NW 4th Street and North E.K. Gaylord Boulevard in Oklahoma City, which will result in a total capital investment of approximately \$52,086,982.

The Affordable Housing Review Committee ("AHRC") reviewed the request on May 16, 2023 and recommended the allocation as a \$2,000,000 incentive loan to be provided upon completion and subject to the terms of the Economic Development Agreement.

Upon consideration of the application from ALLEY'S END, LP, the OCEDT on March 26, 2024 and the City Council on April 23, 2024 approved a Joint Resolution approving a budgetary allocation in an amount not to exceed the \$2,000,000 from the City's Affordable Housing Budget for its General Obligation Limited Tax Bond. This funding allocation will be a loan to be forgiven only upon the Developer's meeting of certain annual obligations within the Economic Development Agreement for the Alley's End Affordable Housing Development Project.

Pursuant to approval of this agreement, the Developer will provide supporting records and documentation of its capital expenses to the Project Manager and will provide annual compliance reports documenting that the Property is being operated in a manner consistent with the affordable housing requirements.

**Cost:**

Not to exceed \$2,000,000.

**Source of Funds:**

OCEDT – GOLT Fund - ED Operations - OKC Economic Development Trust – Alley's End - Economic Development Contract (OCEDT - 7301 - 1400599 – ED0178 - 52010030)

**Review:**

Finance

**Recommendation:** Concur with Oklahoma City Economic Development Trust in approving the Agreement(s).