

RESOLUTION

RESOLUTION RELATING TO REQUEST FOR PROPOSALS (RFP-OCITY-128), RESIDENTIAL DEVELOPERS FOR THE CONSTRUCTION/REHABILITATION OF AFFORDABLE HOUSING; ALLOCATING FISCAL RECOVERY FUNDS TO CROSSROADS AT NE GRAND BLVD., LP, FOR *CROSSROADS AT NE GRAND BLVD.*, TO BE LOCATED AT 2115 N.E. GRAND BOULEVARD, IN THE AMOUNT OF \$900,000, AND TO CATHOLIC CHARITIES OF THE ARCHDIOCESE OF OKLAHOMA CITY, INC., FOR *CARITAS CASITAS*, TO BE LOCATED AT 1101-1105 S. YOUNGS BOULEVARD, IN THE AMOUNT OF \$800,000; APPROVING AFFORDABLE HOUSING LOAN AGREEMENTS AND MORTGAGE AND SECURITY AGREEMENTS; RECEIVING DECLARATIONS OF AFFORDABILITY REQUIREMENTS AND PROMISSORY NOTES; APPROVING SUBORDINATION AND STANDSTILL AGREEMENT WITH BOKF, NA (BANK OF OKLAHOMA) AND CROSSROADS AT NE GRAND BLVD., LP; AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENTS AND OTHER RELATED DOCUMENTS THAT MAY INCLUDE SUBORDINATION AGREEMENTS, MORTGAGE RELEASES, AND AMENDMENTS.

WHEREAS, The City of Oklahoma City received federal allocations totaling \$122,507,590 in Coronavirus State and Local Fiscal Recovery Funds (“Fiscal Recovery Funds”) that were provided pursuant to the American Rescue Plan Act of 2021; and

WHEREAS, the Fiscal Recovery Funds are intended to provide support to the City in responding to and containing the impact of the COVID-19 public health emergency on the City’s communities, residents, and businesses; and

WHEREAS, on September 14, 2021 (Item No. XI. Q.), the City Council adopted a plan for the use of ARPA Fiscal Recovery Funds (the “Plan”), which includes a category to fund programs and projects that directly address the negative economic impacts of the COVID-19 public health emergency; and

WHEREAS, a subcategory allocation of \$8,250,000 was provided for housing; and

WHEREAS, on July 19, 2022 (Item No. IX. R.), the City Council approved a Request for Proposals (RFP-OCITY-128) from residential developers, including non-profit developers, housing organizations, and service organizations, to provide proposals for the construction and/or rehabilitation of affordable housing to generally serve households with incomes under sixty percent (60%) of Area Median Income; and

WHEREAS, on July 27, 2022, the U.S. Department of the Treasury issued additional guidance relating to the use of Fiscal Recovery Funds for affordable housing, clarifying the intended use of the funds is to generally serve households with incomes under sixty-five percent

(65%) of Area Median Income and the requirement for projects funded to have a minimum twenty (20) year affordability period; and

WHEREAS, on August 3, 2022, City staff issued Addendum No. 1 to RFP-OCITY-128, which modified the RFP to be consistent with the U.S. Department of the Treasury’s additional guidance, and the deadline for submittal of proposals was extended until September 28, 2022; and

WHEREAS, on March 28, 2023 (Item No. IX. AB.), the City Council ratified and approved Addendum No. 1 to RFP-OCITY-128; and

WHEREAS, the City received 21 proposals in response to RFP-OCITY-128, with funding requests totaling approximately \$49,000,000; and

WHEREAS, the RFP set forth project eligibility criteria and outlined the selection process for evaluating proposals received; and

WHEREAS, in accordance with City policy and the RFP’s stated selection process, a selection committee comprised of designees from the City Manager, Finance Director, Planning Director, and Municipal Counselor evaluated the proposals received; and

WHEREAS, the selection committee considered compliance with ARPA requirements; the RFP’s stated selection criteria, which include project readiness, the proposer’s qualifications, experience and track record, and capacity and capability; and additional factors such as financial need, other funding sources secured, the amount of ARPA funding requested, the types and numbers of housing units proposed, income levels served, special populations served, project locations, and affordability commitments beyond the minimum; and

WHEREAS, the selection committee conducted follow-up interviews with select proposers to gain additional information and discuss the feasibility of reducing the amount of grant funds requested so that the maximum number of projects could be assisted with the funding available; and

WHEREAS, having prioritized City support for the greatest number of projects possible in a meaningful way, achieving housing units that remain affordable for a long time, and supporting the most vulnerable populations consistent with the intent of the ARPA guidelines and the City’s RFP, the selection committee finalized its funding recommendations; and

WHEREAS, the selection committee’s funding recommendations are summarized in Exhibit “A” attached hereto and incorporated herein by this reference; and

WHEREAS, on March 28, 2023 (Item No. IX. AB.), the City Council approved allocations and funding agreement packages for three (3) recommended projects; and

WHEREAS, on May 9, 2023 (Item No. IX. AC.), the City Council approved allocations and funding agreement packages for four (4) additional recommended projects; and

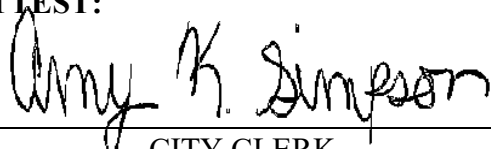
WHEREAS, funding agreement packages, consisting of an Affordable Housing Loan Agreement, a Declaration of Affordability Requirements, a Mortgage and Security Agreement, and a Promissory Note, have been negotiated with and signed by the remaining two (2) recommended proposers and are submitted herewith for City Council consideration.


NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Oklahoma City that:


- (1) Fiscal Recovery Funds in the amount of \$900,000 are hereby allocated for the *Crossroads at NE Grand Blvd.* project, to be located at 2115 N.E. Grand Boulevard (Ward 7); the Affordable Housing Loan Agreement and Mortgage and Security Agreement with Crossroads at NE Grand Blvd., LP, is hereby approved; the Declaration of Affordability Requirements and Promissory Note from Crossroads at NE Grand Blvd., LP, are hereby received; and the Subordination and Standstill Agreement with BOKF, NA (Bank of Oklahoma) and Crossroads at NE Grand Blvd., LP, is hereby approved;
- (2) Fiscal Recovery Funds in the amount of \$800,000 are hereby allocated for the *Caritas Casitas* project, to be located at 1101-1105 S. Youngs Boulevard (Ward 6); the Affordable Housing Loan Agreement and Mortgage and Security Agreement with Catholic Charities of the Archdiocese of Oklahoma City, Inc., are hereby approved; and the Declaration of Affordability Requirements and Promissory Note from Catholic Charities of the Archdiocese of Oklahoma City, Inc., are hereby received;
- (3) The Mayor is hereby authorized to sign said agreements and other related documents that may include subordination agreements, mortgage releases, and amendments; provided that executed copies of the applicable documents shall be filed with the City Clerk's office.

ADOPTED by the City Council and signed by the Mayor of The City of Oklahoma City this 15TH day of AUGUST, 2023.

ATTEST:


CITY CLERK




MAYOR

REVIEWED for form and legality.


Assistant Municipal Counselor

Exhibit “A”

RFP-OCITY-128

**Residential Developers for the Construction or Rehabilitation of Affordable Housing
Selection Committee Funding Recommendations**

| Project | Recommendation for ARPA Funds |
|---|--|
| <i>Crossroads at N.E. Grand Boulevard</i> – 2115 N.E. Grand Boulevard (Ward 7) Proposer: Trinity Housing Dev. Ironwood Dev. Crossroads at NE Grand Blvd., LP Description: new construction of 56 multifamily units Budget: approximately \$14,800,000 | \$900,000 |
| <i>Creston Park</i> – East of MLK Jr. Blvd. between N.E. 26 th and N.E. 29 th Streets (Ward 7) Proposer: Okla. City Housing Auth. Community Enhancement Corp. Creston Park 1, LP Description: Phase 1 includes new construction of 170 multifamily units Budget: approximately \$45,100,000 for Phase 1; \$143,000,000 for all phases | \$2,000,000 |
| <i>Westlake Estates</i> – 6010 Westlake Boulevard (Ward 8) Proposer: MACO Dev. Co., LLC Okla. City Sr. Hous. II, L.P. Midwest Affordable Hous. Description: new construction of 60 units for seniors and disabled Budget: approximately \$12,600,000 | \$900,000 |
| <i>Portland Place Apartments</i> – 16010 N. Portland Avenue (Ward 8) Proposer: Express Development, Inc. Portland Place Apartments, LLC Description: new construction of 180 multifamily units Budget: approximately \$39,000,000 | \$1,500,000 |
| <i>Avalon at Oklahoma City</i> – 1210 N.E. 30 th Street (Ward 7) Proposer: Domera Development, LLC Avalon at Oklahoma City Phase I, LP Description: new construction of 41 single-family homes Budget: approximately \$12,100,000 | \$500,000 |
| <i>HopeFORWARD</i> – 729 N.E. 24 th Street (Ward 7) Proposer: HopeHouse Supportive and Transitional Living, Inc. Description: renovation of 10-unit apartment complex for very low income / unhoused Project Budget: approximately \$800,000 | \$300,000 |
| <i>The Cottages at Rainbow Hill</i> – 4511 Madera Boulevard (Ward 4) Proposer: Rainbow H.I.L. Apartments, Inc. Project Description: new construction of 6-unit facility for seniors / special needs Project Budget: approximately \$1,000,000 | \$400,000 |
| <i>We Host Alliance</i> – N. Kentucky Avenue and N.W. 4 th Street (Ward 6) Proposer: Coalign Group We Are Society The Homeless Alliance Project Description: new construction of 38 transitional units for the unhoused Project Budget: approximately \$7,300,000 | \$950,000 |
| <i>Catholic Charities project</i> – 1101-1105 S. Youngs Boulevard (Ward 6) Proposer: Catholic Charities of the Archdiocese of Oklahoma City, Inc. Project Description: 12 new modular units of transitional housing for the unhoused Project Budget: approximately \$1,000,000 | \$800,000 |
| Total: | \$8,250,000 |