

RESOLUTION

JOINT RESOLUTION BETWEEN THE CITY OF OKLAHOMA CITY AND THE OKLAHOMA CITY ECONOMIC DEVELOPMENT TRUST APPROVING THE ALLOCATION OF GENERAL OBLIGATION LIMITED TAX BOND PROCEEDS AND/OR INVESTMENT PROCEEDS IN AN AMOUNT OF \$1,250,000 TO PROVIDE AN ECONOMIC DEVELOPMENT INCENTIVE TO THE COMMUNITY ENHANCEMENT CORPORATION AND THE OKLAHOMA CITY HOUSING AUTHORITY FOR PHASE 1 OF THE THREE PHASE CRESTON PARK NEIGHBORHOOD AFFORDABLE HOUSING PROJECT, WHICH WILL PROVIDE FOR THE EXPANSION OF AFFORDABLE HOUSING OPPORTUNITIES IN OKLAHOMA CITY; AND AUTHORIZING AND DIRECTING THE GENERAL MANAGER AND/OR DESIGNEE TO NEGOTIATE AN ECONOMIC DEVELOPMENT AGREEMENT WITH THE COMMUNITY ENHANCEMENT CORPORATION FOR SUBSEQUENT TRUST CONSIDERATION AND APPROVAL.

WHEREAS, The City of Oklahoma City (“City”) and the Oklahoma City Economic Development Trust (“OCEDT” or “Trust”) desire to promote and assist economic development and redevelopment projects, which involve substantial investments and the creation and retainage of jobs and employment opportunities; and

WHEREAS, The City and OCEDT wish to support redevelopment and investment in the urban core of the City by providing assistance through the creation and retainage of new jobs through the job creation incentive grants, which make possible investment, development, redevelopment, and economic growth within the urban core of The City; and

WHEREAS, on December 11, 2007, the citizens of Oklahoma City overwhelmingly approved Proposition #11 which provided for the issuance of \$75,000,000 in General Obligation Limited Tax (“GOLT”) Bonds for the purpose of expanding Oklahoma City’s economic base; and

WHEREAS, over the years The City has issued several series of the GOLT Bonds totaling \$75,000,000 authorized by the public from the 2007 GOLT Bond approval; and

WHEREAS, on September 12, 2017, the voters of Oklahoma City approved the issuance of an amount not to exceed \$60,000,000 of taxable Economic Development General Obligation-Limited Tax Bonds, of which \$10,000,000 was specifically allocated for affordable housing projects; and

WHEREAS, in May 2019, The City issued the first series of the 2017 GOLT Bonds totaling \$30,000,000; and

WHEREAS, the Oklahoma City Economic Development Trust has approximately \$3,450,000 in GOLT Bond proceeds and/or investment income on hand specifically allocated for affordable housing projects; and

WHEREAS, City staff has received a request from the Oklahoma City Housing Authority (“OCHA”) and the Community Enhancement Corporation (“CEC”), the 501(c)(3) real estate development arm of the OCHA, (jointly the “Developer”) seeking assistance in development financing in an amount of \$1,250,000 from the Affordable Housing component of the 2017 General Obligation-limited Tax bond funds (“GOLT”) to support the construction of Phase I of the Creston Park Neighborhood Affordable Housing Project (“Project”) which will be a new urban neighborhood built to replace the existing Northeast Duplexes (an old 159 unit public housing community owned by OCHA), located at Northeast 28th Street and Martin Luther King Avenue, with Phase I of the Project consisting of the construction of 170 affordable units; and

WHEREAS, the Developer has proposed the construction of the Project will be completed in three phases, with Phase I resulting in the expenditure of approximately \$40,000,000, Phase II resulting in the expenditure of approximately \$61,000,000 and Phase III resulting in the expenditure of approximately \$30,000,000, for a total of more than \$130,000,000 in expected expenditures; and

WHEREAS, the Project, consisting of three phases, will be developed through a joint venture of the OCHA and CEC and when all three phases are complete will result in the demolition of 159 existing structures in poor condition and the construction of approximately 588 affordable units including 370 new family homes consisting of a mix of townhomes, flats, and four-plex cottages available to residents making from zero to 80 % of the area median income, the construction of a senior healthcare campus consisting of 95 affordable assisted living and 64 memory care beds, the construction of approximately 10,000 square feet of commercial space that will be built out as a retail incubator and workforce development program, a central hub consisting of a property community center, a nationally designated family resource center and an education center for distance and online learning for children and adults, and the construction of a 60 unit senior independent living facility; and

WHEREAS, city staff received the proposal from CEC in June 2021, which was subsequently reviewed by the internal Affordable Housing Review Committee (“AHRC”) on June 30, 2021 with a recommendation that an allocation in an amount not to exceed \$1,250,000 be recommended and be subject to a 20 year affordable housing requirement; and

WHEREAS, City staff and the Alliance staff, in addition to the AHRC, have reviewed the proposal and information submitted by the Developer, and based on that information and a presentation made on June 30, 2021, staff and the AHRC are recommending, that the City Council and OCEDT approve an allocation of \$1,250,000 from the General Obligation Limited Tax Bonds proceeds and/or investment income for Phase I of the Project and the development of an economic development agreement with the Developer in accordance with the General Obligation-Limited Tax Bond Affordable Housing Program; and

WHEREAS, it is further the recommendation of City staff to the Trust and City Council that the General Manager of OCEDT be authorized and directed to negotiate an economic development agreement in conformance with the General Obligation-Limited Tax Bond

Affordable Housing Program Community Enhancement Corporation for subsequent consideration by the Trust and concurrence by the City Council; and

WHEREAS, it is anticipated that the economic development agreement for this Project will include terms that require OCHA to submit a monthly report to the Economic Development Program Manager with the information listed below:

- Construction status of the Project
- Construction timeline and explanation of any delays
- Construction budget compared to actual expenditures
- Current occupancy status of Creston Park tenants
- # of tenant contacts for the preceding month
- # of households eligible for relocation benefits
- # of households by choice of relocation method (TPV, Public Housing, etc.)
- # of households moving back into the new property
- # of households not moving back into the property; and

WHEREAS, it is further anticipated that the economic development agreement for this Project will include terms that require OCHA to comply with all federal and state notice requirements for relocation of Creston Park tenants and provide a website where all relocation benefit information and reporting can be viewed by the public; and

WHEREAS, after reviewing the information presented by City staff and representatives from the Alliance for Economic Development of Oklahoma City and the Developer, the City Council and Trustees find that it is in the best interest of the Trust, the City, and the citizens of Oklahoma City that \$1,250,000 in General Obligation Limited Tax Bonds proceeds and/or investment income be allocated to the Developer for Phase I of the Creston Park Neighborhood Affordable Housing Project and that the General Manager or his designee be authorized and directed to negotiate an economic development agreement between the Trust and the Developer in conformance with the General Obligation-Limited Tax Bond Affordable Housing Program, to include a 20 year affordable housing commitment, for subsequent consideration and approval.

NOW, THEREFORE BE IT JOINTLY RESOLVED by the Oklahoma City Economic Development Trust and by Mayor and Council of The City of Oklahoma City that an allocation of \$1,250,000 from the General Obligation Limited Tax Bond proceeds and/or investment income for Phase I of the proposed Creston Park Neighborhood Affordable Housing Project with the Developer is hereby approved.

BE IT FURTHER JOINTLY RESOLVED by the Trustees of the Oklahoma City Economic Development Trust and by the Mayor and Council of The City of Oklahoma City that the General Manager, or designee, is hereby authorized and directed to negotiate an economic development agreement with the Developer to support Phase I of the Creston Park Neighborhood Affordable Housing Project, subject to an affordable housing commitment for a minimum of a twenty year period, for subsequent consideration by the Trust and concurrence by the City Council.

ADOPTED by the Trustees and **SIGNED** by the Chairman of the Oklahoma City Economic Development Trust this 30th day of August, ~~2021~~.2022

ATTEST:

**OKLAHOMA CITY ECONOMIC
DEVELOPMENT TRUST**

Amy K. Simpson
SECRETARY



John B. ...
CHAIRMAN

ADOPTED by the City Council and **SIGNED** by the Mayor of The City of Oklahoma City this 26th day of April, 2022.

ATTEST:

**THE CITY OF OKLAHOMA
CITY**

Amy K. Simpson
CITY CLERK



David Holt
MAYOR

REVIEWED for form and legality.

Amadea Corbett
DEPUTY MUNICIPAL COUNSELOR