



MEMORANDUM

Council Agenda
Item No. XI. V.1&2
9/27/2022

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

1. Public hearing regarding Joint Resolution with the Oklahoma City Economic Development Trust approving the allocation of General Obligation Limited Tax Bond proceeds and/or General Obligation Limited Tax investment proceeds in an amount of \$2,000,000 for the Fairgrounds Flats Affordable Housing Project.
2. Joint Resolution with the Oklahoma City Economic Development Trust approving the allocation of General Obligation Limited Tax Bond proceeds and/or General Obligation Limited Tax investment proceeds in an amount of \$2,000,000, to provide for certain community development incentives for the Fairgrounds Flats Affordable Housing Project consisting of a new 216-unit affordable housing complex at General Pershing Boulevard and May Avenue, which will result in a total capital investment of approximately \$47,000,000; and authorizing and directing the negotiation of an Economic Development Agreement with TWG Development. Ward 6.

Background:

On September 12, 2017, the citizens of Oklahoma City also 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 \$6,000,000 of the GOLT affordable housing budget for such projects including Creston Park, Mt. Vernon, Page Woodson, Harmony and 700 West.

City staff received an application from TWG Development seeking assistance in the amount of \$2,000,000 to support the acquisition and construction of a 216-apartment affordable housing complex to be located at General Pershing Boulevard and May Avenue near the Oklahoma State Fairgrounds in Oklahoma City, which will result in a total capital investment of approximately \$47,000,000.

The Affordable Housing Review Committee ("AHRC") reviewed the request on August 5, 2022, and recommends the allocation as a \$2,000,000 forgivable loan to be provided upon completion and subject to the terms of the Economic Development Agreement.

It is further the recommendation of City staff and the AHRC that the General Manager of the Trust be authorized and directed to negotiate an Economic Development Agreement in conformance with the General Obligation Limited Tax Bond – Affordable Housing Program as a \$2,000,000 forgivable loan to be forgiven only upon the Developer’s meeting of certain annual obligations within the Economic Development Agreement.

Review: Finance – Economic Development

Recommendation: Resolution be adopted.