

With the original 2023 evaluation, LOFT sought to examine the Oklahoma Housing Finance Authority's role and success in addressing the State's housing needs and determine the Legislature's authority to direct OHFA's programs to accomplish State objectives. Most of the agency's programs are federally funded, but in 2023 the agency received a \$215 million appropriation of State funds for new programs intended to increase the supply of affordable housing in Oklahoma.

## **LOFT's 2023 Report Found:**

1. Market Conditions are Limiting Impact of OHFA's Housing Assistance Programs
2. OHFA's Development Programs Focus on Low-Income Multi-Family Housing, but Oklahoma Needs Affordable Housing of All Types
3. New State Programs Create Opportunities for Innovation in Housing Policy



## **Summary of Agency Actions Since LOFT 2023 Report**

OHFA implemented new programs created by the Legislature through the Housing Stability Program, including the Homebuilder Program. Following LOFT's input, OHFA revised the program's application criteria to establish maximum sales prices based on the number of bedrooms. OHFA also implemented the Increased Housing Program, which provides \$63.55 million in zero-interest loans for single and multi-family rental housing. Originally structured as a grant program, following LOFT's guidance, OHFA restructured it as a loan program to ensure sustainability and create a long-term financing mechanism to address the housing shortage. Both programs reserve 75% of funds for rural areas.

Additionally, OHFA has revised its programs to better meet the needs of families while also safeguarding the Legislature's investment in housing. OHFA's expanded outreach about the Family Self Sufficiency Program, which provides an incentive for families to increase earned income and eventually "graduate" from housing assistance, have resulted in a four-fold increase in attendance at informational meetings. Last, OHFA obtained grant funding to support the Family Self Sufficiency Program and for rental assistance vouchers dedicated to homeless veterans.

*The goal of Impact Evaluations is to foster accountability by assessing the status of recommendations issued in the original evaluation report and any related agency actions to address identified challenges.*



LOFT Recommendation to Agency	Status			Comments
	No Action	In Progress	Complete	
Measure and report outcomes of the Family Self Sufficiency Program, including capacity of program and current participation level.				There are currently 400 active Family Self Sufficiency participants, with 200 slots available. During the fiscal year 2024 (October 1, 2023 through September 30, 2024), 15 participants successfully graduated from the program. This information is publicly available on OHFA's website, where it is updated quarterly.
Increase the visibility of the Family Self Sufficiency Program on its website and promote greater awareness of the program to clients.				Information about the Family Self Sufficiency Program may be found at <a href="https://www.ohfa.org/hcvstatistics/#fss-stats">https://www.ohfa.org/hcvstatistics/#fss-stats</a> .
Dedicate an employee to reviewing HUD grant opportunities to identify and apply for grants that OHFA is eligible for.				In support of OHFA's steadfast commitment to securing funding for its initiatives, each department director within the three program areas is entrusted with the responsibility of identifying grant opportunities that align seamlessly with their respective programs and OHFA's overarching mission.
Consider using Low Income Housing Tax Credits for housing developments that have mixed income levels to decentralize poverty.				OHFA has awarded Low Income Housing Tax Credits (LIHTCs) to 25 developments that accommodate tenants with diverse income levels. The 25 developments consist of 2,707 units, of which 659 are market-rate units. Units financed with LIHTCs are occupied by lower-income tenants, whereas market rate units are occupied by higher-income tenants. These developments are located in rural and urban areas throughout the state.
Consider revising the current QAP credit per unit to incentivize unit sizes and quality that are better suited to families				OHFA's Qualified Allocation Plan (QAP) has been amended to incentivize developers to construct units designed for families. Recent awards of Low Income Housing Tax Credits (LIHTCs) reveal that approximately 71% of the units financed comprise two or more bedrooms, affirming their suitability for families.
Craft rules for the Housing Stability Program that allow developers to use emerging housing construction technologies.				Housing Stability Program (HSP) rules promote the development of residential housing by encouraging developers to employ cutting-edge technologies, including 3D printed homes, modular construction, and other advanced housing methodologies.

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