

OKC BREAKS GROUND ON AFFORDABLE HOUSING COMPLEX IN SW METRO

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A rendering of West Haven Flats, a 132-unit workforce/affordable housing community in Oklahoma City is shown. Construction on the site at 6401 Shiloh Drive is now underway. PROVIDED RENDERING/ELMINGTON DEVELOPMENT

Dirt is moving at the latest workforce housing site, West Haven Flats in Oklahoma City, a 132-unit community in the southwest metro backed by MAPS 4 funding, state tax credits and multifamily bonds.

The project at 6401 Shiloh Drive is being developed by Nashville, Tennessee-based Elmington in partnership with the Oklahoma City Housing Authority (OCHA) and the Oklahoma Housing Finance Agency (OHFA).

West Haven Flats is an effort to offer relief to working families in a tightening rental market. Once it's completed, the complex will reserve all of its apartments for households earning between 30% and 70% of the area median income, with 55 units supported by project-based Section 8 vouchers. With construction underway, representatives from OHFA and OCHA joined the development team at the site Wednesday, Oct. 7, calling the development a critical investment in a rapidly growing corridor.

"This project represents something much more than just the construction of 132 new apartment homes," said Mark Gillett, executive director of the Oklahoma City Housing Authority. "Today, with the support of many partners, we are breaking ground on the opportunity to help residents truly transform their lives through a place called home."

Gillett said the rent-restricted units will serve local workers such as first responders, teachers and factory employees. Through the project-based voucher program, qualifying leaseholders will pay 30% of their household income toward rent, while non-voucher tenants will pay fixed, income-tiered rates based on area median income figures.



Construction equipment is shown on the West Haven Flats site on Oct. 7 at 6401 Shiloh Drive. JEFF ELKINS/THE OKLAHOMAN

The three-building complex will feature two-, three- and four-bedroom floor plans. Sydney Triplett, development analyst for Elmginton, estimated that standard rents for non-voucher units will range from about \$1,100\$1,700 per month depending on income brackets and unit sizes.

West Haven Flats is possible through a multi-tiered financing structure that blends municipal, state and private capital, which will later convert to permanent financing. Long-term funding includes about \$22 million in

permanent financing from Cedar Rapids Bank and Trust, approximately \$23 million in Low-Income Housing Tax Credit equity through Redstone and \$1 million in MAPS 4 funds dedicated to affordable housing.



Corey Bornemann, housing development manager with the Oklahoma Housing Finance Agency, speaks to attendees at the West Haven Flats groundbreaking about the importance of adding workforce housing in an area with many businesses.

It's part of Oklahoma City's \$55.7 million MAPS 4 investment managed with OCHA to address affordable housing shortages.

OHFA issued the multifamily bonds and allocated the 4% tax credits required to make the development financially possible. Corey Bornemann, housing development manager with OHFA, said planning for the site began three years ago to address needs near expanding business operations in west Oklahoma City.

"There's industrial plants, there's a lot of new businesses coming up and there's a lot of families that need a place to call home close to where they work," Bornemann said. "We're really happy to see Elmginton put their money where their mouth is and provide an opportunity for 132 families."

Jered Davidson, an attorney with the Public Finance Law Group, who also served as a co-bond counsel and special local counsel, said that regional housing demand remains severe despite recent efforts to put a dent in the longstanding shortage.

“It’s estimated that we’re still about 45,000 affordable housing units short within the Oklahoma City metro area,” Davidson said.

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Stakeholders concluded the ceremony with a shovel photo, but crews on site have already started on foundation and underground utility work. Bornemann said vertical construction across the three buildings will take between 12-18 months, with the first residents expected to move in within 18-24 months.

Update on other affordable/ supportive housing developments

West Haven Flats is one component of a growing slate of affordable and supportive housing developments funded in part through MAPS 4.

Dorsett Place, a 37-unit development dedicated to military veterans, is now complete and fully occupied on 122nd Street between May and Pennsylvania avenues. Gillett said construction continues on Vita Nova, an adaptive reuse project at 1800 E. Reno Ave. that will turn a former Motel 6 into 76 supportive housing units by mid-2027.

The city is also collaborating with the Homeless Alliance on a planned 40-unit permanent supportive housing development located directly across from the organization’s campus on NW 4th Street and Virginia Avenue.

In northeast Oklahoma City, crews are carrying out asbestos abatement at Preston Park, a duplex redevelopment project between NE 25th and 28th streets along Martin Luther King Avenue, with structural demolition scheduled to begin in mid-to-late October ahead of construction.