

\$57M mixed-income housing project breaks ground in OKC

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OKLAHOMA CITY — Developers broke ground this week on West Haven Flats, a mixed-income complex near Will Rogers World Airport that aims to bring 132 units to southwest Oklahoma City by late 2028.

The \$57 million project is part of a series of MAPS 4-funded projects to build affordable housing. The project includes \$1 million in MAPS 4 dollars in addition to multiple other funding sources.

Officials from the Oklahoma City Housing Authority and Tennessee-based developer Elmington put their shovels in the dirt Wednesday to mark the start of construction on the complex at 6401 Shiloh Drive.

The location sits between a new single-family housing development and a Braum's. It's also close to an Amazon warehouse and a Carvana location, according to Mark Gillett, executive director of the Oklahoma City Housing Authority.

Overall, it's a promising area for development, Greg Shinn, assistant executive director of development and community revitalization, said in a July Oklahoma City council meeting.

"This is an opportunity-rich area of the city where there is public transportation, grocery stores, shopping and jobs," Shinn said.

A mixed-income site

In the complex, these subsidized units will be right next door to market-rate units, offering a new way to address the housing shortage in Oklahoma City, Gillett said.

"There's not a lot of that mixed-income housing occurring in Oklahoma City now, where we utilize a voucher right alongside a traditional rent-paying individual," Gillett said Wednesday.

The new complex will have some rent-restricted units for households that earn between 30% and 70% of the area median income.

For Oklahoma City, census data shows the median income is \$70,040. This means that a household looking to qualify for the rent-restricted units would need to make between \$21,012 and \$49,028 per year.

Fifty-five of the 132 units will connect to projectbased vouchers through the housing authority.



The 132-unit West Haven Flats are shown in this rendering. PHOTO/OCHA

The apartments will have in-unit washers and dryers, stone countertops, a gym and dedicated accommodations for residents with mobility or audio-visual needs.

During the groundbreaking, a partner from Elmington, Hunter Nelson, said that the project will create more stable homes for Oklahomans.

“One hundred and 32 families ... will be able to call this place home because we all know that stable housing is the foundation in which a family and a life is built upon,” Nelson said.

Tenants without subsidies can apply through the property management company. People who hold vouchers can apply through the housing authority.

Funding breakdown

Funding for this project comes from a combination of MAPS 4, state tax credits, public housing bonds and private loans.

With a \$57 million price tag, the project is supported by funds from Oklahoma Housing Finance Agency, Community Enhancement Corporation, MAPS 4, Red Stone Equity Partners, Bank of America, Cedar Rapids Bank and Trust, as well as the Oklahoma City Housing Authority.

Between \$22 and \$27 million in multifamily bonds will come from OHFA. There will also be around \$24 million in low-income housing tax credit equity from Redstone Equity Partners. The MAPS 4 program will add \$1 million, which has already been allocated to affordable housing.

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