

Documentation submitted to the PRO Housing Committee by Five Tool Management on behalf of the Town of Meeker – considered original content for the sole purpose of compliance with the NOFO grant application.

Original Content Property of Five Tool Management



Exhibit G Long-Term Effect

Meeker Industrial Authority, a public trust for the Town of Meeker

Meeker PRO Housing Grant Project

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Factor (e): Long Term Effect

The following qualify as long-term effects for the Meeker PRO Housing Project:

1C: Invest in the Success of Communities Promote equitable community development that generates wealth-building for underserved communities, particularly for communities of color.

Strategic Goal 2: Ensure Access to and Increase the Production of Affordable Housing

Ensure housing demand is matched by adequate production of new homes and equitable access to housing opportunities for all people.

2A: Increase the Supply of Housing Enhance HUD's programs that increase the production and supply of housing across the country.

Strategic Goal 3: Promote Homeownership Promote homeownership opportunities, equitable access to credit for purchase and improvements, and wealth-building in underserved communities.

3A: Advance Sustainable Homeownership Advance the deployment of tools and capital that put sustainable homeownership within reach.

Strategic Goal 4: Advance Sustainable Communities Advance sustainable communities by strengthening climate resilience and energy efficiency, promoting environmental justice, and recognizing housing's role as essential to health.

4A: Guide Investment in Climate Resilience Invest in climate resilience, energy efficiency, and renewable energy across HUD programs.

4B: Strengthen Environmental Justice Reduce exposure to health risks, environmental hazards, and substandard housing, especially for low-income households and communities of color.

SubFactor (e)(i): Permanent, Long-Term Effects

Proposed activities retain other affordable housing opportunities for LMI households in the community. The Meeker Industrial Authority and the Meeker Industrial Authority are partnering with BancFirst of Meeker and Vision Bank of Meeker. Meeker is fortunate to have two local banks in our small rural town. These two banks work collaboratively together to support the community. Through the Meeker Chamber of Commerce, supporting community events, and providing student scholarships. They work together to help each member of the Meeker community.

In-House Financing Plans

BancFirst and Vision Bank offer the traditional mortgages for new homeowners—Fixed-Rate Mortgages, Adjustable-Rate Mortgages, Federal Housing Administration (FHA) Loans, VA Loans, USDA Rural Development Loans, HUD Section 184 Mortgages—all supported with experienced mortgage loan officers. In support of the Meeker PRICE Main Grant, BancFirst and Vision Bank’s senior leadership has guaranteed that the individuals and/or families that purchase one of the new Banker’s Hill Manufactured Community Homes will be provided in-house financing backed by the Meeker Industrial Authority.

LMI households are not eventually priced out of the community. The Meeker Industrial Authority and the Meeker Industrial Authority are committed to the CDBG PRO Housing Grant's mission and purpose. We are dedicated to selling all of the new homes to low to moderate-income households. If at any time, a resident of the community becomes financially distressed with the ownership of their new home, the Meeker Industrial Authority is a support system. If the household determines that the new home is more than they can financially maintain, the Meeker Industrial Authority will purchase back the manufactured home to prevent the household from the foreclosure process. The Meeker Industrial Authority will renovate the home and place the home back on the market through the Meeker Industrial Authority.

Meeker PRO Housing proposal enables underserved communities, particularly those of color, to build wealth over the long term. The Meeker Industrial Authority is dedicated to ensuring that low to moderate income level families and individuals, particularly those of racial minorities, feel welcome to apply for one of the New homes. We have selected an experienced advisor who joined with a team from the community to welcome everyone who applies. The Meeker Industrial Authority is eager to meet new families that would like to make Meeker, Oklahoma, their home, reviewing and evaluating with them to determine the most appropriate financial plan to ensure their success. They will also be provided with educational opportunities for financial literacy through the partnership with Gordon Cooper Technology Center to help them establish long-term financial management skills.

The Meeker PRO Housing proposal makes manufactured housing or MHCs livable, sustainable, and resilient. Examples may include, but are not limited to, long-term benefits of mitigation activities, weatherization, or infrastructure enhancement in new homes. The Meeker PRO Housing proposal reduces resident health risks or exposure to environmental hazards. The Meeker PRICE Main Grant Project includes a comprehensive plan that embraces all of the current enhancements to complement the advancements that have been made to new homes. The Meeker Industrial Authority believes that including a home builder and a home designer in our project site plan provides the necessary guidance and professionalism to ensure that the new homes on existing lots is properly designed to be a livable, sustainable, and resilient community that demonstrates pride and joy.

To conclude the Long-Term Effect exhibit, Representative Kevin Wallace (District #32 – Lincoln County) and Senator Grant Green (District #28 – Lincoln County) have some closing words of support for the Meeker PRO Housing Grant Application.

KEVIN WALLACE
State Representative
District 32
State Capitol, Room 200
2300 N. Lincoln Blvd.
Oklahoma City, OK 73105-4885



House of Representatives
STATE OF OKLAHOMA

COMMITTEES

Chair: Appropriations & Budget
Joint Committee on Appropriations & Budget
Joint Committee on Pandemic Relief Funding
Legislative Office of Fiscal Transparency
Wildlife

October 1, 2024

RE: Pathways to Removing Obstacles (PRO) to Housing 2 Grant Application for the Town of Meeker, OK
Letter of Support

To Whom It May Concern:

I have been informed of and greatly support the application submitted by the Town of Meeker for the Pathways to Removing Obstacles to Housing 2 Grant. If awarded, it would refurbish or replace twenty-four homes, fundamentally transforming the living conditions and prospects for impoverished residents.

The Town of Meeker is a bedroom community located on Hwy 62 between Prague and Harrah, Oklahoma. According to the latest Census data, in an area of the state characterized by a disproportionate lack of high school graduates, a lower life expectancy than more affluent communities, and twice as many out-of-work prime-age adults.

The property these twenty-four homes are located on has no active Meeker Public Works account, and no utilities are turned on, rendering most uninhabitable. They contribute to the decline of the community and surrounding area, adversely affecting the value of neighboring properties and the morale of its residents.

I hope you will award a PRO Housing 2 Grant to the Town of Meeker for this planned affordable housing refurbishment. This will enhance the area's property value, leading to increased tax revenues for the town and better funding for local services and infrastructure. As applications are evaluated, please carefully consider this project's merits and how it would benefit the residents of a community identified with persistent distress.

Sincerely,

Rep. Kevin Wallace, R-Wellston
Chairman, House Appropriations & Budget Committee

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Oklahoma State Senate

Senator Grant Green
District 28



September 27, 2024

Re: Pro Housing Round 2 Grant
Letter of Support, Town of Meeker, Oklahoma

Pro Housing Round 2 Grant Board,

I am writing a letter of support to the PRO Housing Round 2 Grant Committee requesting your consideration and support for the Meeker Industrial Authority, a public trust for the Town of Meeker. I represent Meeker in Lincoln County, Oklahoma, as the State Senator of District 28. Growing up in Lincoln County, I understand firsthand the need for low to moderate-income housing and its importance and impact on communities. My letter of support highlights PRO Housing Round 2 Grant's potential positive impact in the Town of Meeker, Oklahoma.

Communities nationwide suffer from a lack of affordable housing, and housing production is not meeting the increasing demand for accessible and available units in many urban and rural areas, particularly areas of high opportunity. Empowering the Town of Meeker to actively remove barriers to affordable housing, seeking to increase housing production, and lower housing costs over the long term is crucial for the community.

Meeker currently has approximately 24 houses, which would be considered a barrier to homeownership. The property has no active Meeker Public Works Authority account, and no utilities are turned on. The properties do not have any current occupants, and many are deemed inhabitable. Receiving a PRO Housing Round 2 grant could transform the lives of many in our community.

I express my deepest gratitude for the PRO Housing Round 2 Grant Committee's time and consideration of the Town of Meeker's application. Your support would be immeasurable for our community. Please do not hesitate to contact my office if we can assist. Thank you once again for your invaluable consideration.

Thank you,

Senator Grant Green
Senate District 28

GG/ksn

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