

**TO APPROVE RESCISSION OF CB-48-22 AND TO APPROVE FUNDING FOR AFFORDABLE RENTAL HOUSING DEVELOPMENT IN CALERA, OKLAHOMA**

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**IN THE TRIBAL COUNCIL OF THE CHOCTAW NATION**

**RONALD PERRY INTRODUCED THE FOLLOWING COUNCIL BILL**

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**A COUNCIL BILL**

**TO APPROVE** Rescission of CB-48-22 and to Approve Funding for Affordable Rental Housing Development in Calera, Oklahoma.

**WHEREAS**, in accordance with Article IX, Section 6 of the Constitution of the Choctaw Nation of Oklahoma (the "Nation"), the Tribal Council of the Nation (the "Council") shall make decisions pertaining to the acquisition, leasing, disposition, and management of tribal property;

**WHEREAS**, the Housing Authority of the Choctaw Nation of Oklahoma operates the Nation's Affordable Rental Housing Program (the "ARH Program") to provide housing for low-income households;

**WHEREAS**, the Council has determined that it is in the best interests of the Nation to develop and construct certain new affordable single-family rental and affordable multi-family rental housing for the ARH Program (the "New Affordable Rental Housing Development") in Calera, Oklahoma;

**WHEREAS**, the Council has determined that it is in the best interests of the Nation to use an independent developer ("Developer") to construct the New Housing Development;

**WHEREAS**, in CB-48-22 the Council previously approved funding for the development and construction of the New Affordable Rental Housing Development in the total amount of up to Twenty Three Million Forty Eight Thousand Two Hundred Ten Dollars (\$23,048,210);

**WHEREAS**, due to changes in scope, market conditions and inflation-related increases in construction and related costs, the current costs for the design and construction of the New Affordable Rental Housing Development may be up to Twenty Six Million Two Hundred Sixty Nine Thousand Six Hundred Forty Six Dollars (\$26,269,646) (the "Updated Development Costs");

**WHEREAS**, the Council has determined that it is in the best interests of the Nation to rescind CB-48-22 and to approve funding of the Updated Development Costs for the design and construction of the New Development;

**WHEREAS**, the Council has determined that it is in the best interests of the Nation to transfer ownership of 25 acres of real property owned by the Nation, as more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Real Property"), to Developer to be used for the location of the New Affordable Rental Housing Development;

**WHEREAS**, the Council has determined that it is in the best interests of the Nation to purchase the New Affordable Rental Housing Development from Developer after construction; and

**WHEREAS**, the Council has determined that it is in the best interests of the Nation to fund the Updated Development Costs from the Nation's unrestricted funds.

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**THEREFORE BE IT ENACTED** by the Council that this Bill be cited as approval for the rescission of CB-48-22.

**BE IT FURTHER ENACTED** by the Council that this Bill be cited as approval of funding of the Updated Development Costs for the development and construction of the New Affordable Rental Housing Development in Calera, Oklahoma.

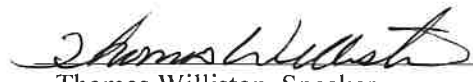
**BE IT FURTHER ENACTED** by the Council that this Bill be cited as approval that ownership of the Real Property be transferred to Developer to be used for the location of the New Affordable Rental Housing Development.

**BE IT FURTHER ENACTED** by the Council that this Bill be cited as approval that after construction of the New Affordable Rental Housing Development, the Nation will purchase the same from Developer.

**BE IT FURTHER ENACTED** by the Council that this Bill be cited as approval that funding of the New Affordable Rental Housing Development Costs shall come from unrestricted funds.

**CERTIFICATION**

*I, the undersigned, as speaker of the Tribal Council of the Choctaw Nation of Oklahoma, do hereby certify that the Tribal Council is composed of twelve (12) seats. Eight (8) members must be present to constitute a quorum. I further certify that twelve (12) members answered roll call and that a quorum was present at the Regular Session of the Tribal Council at Tuskahoma, Oklahoma, on November 9, 2024. I further certify that the foregoing Council Bill CB- 13 -25 was adopted at such meeting by the affirmative vote of twelve ( 12 ) members, zero ( 0 ) negative votes, and zero ( 0 ) abstaining.*

  
Thomas Williston, Speaker  
Choctaw Nation Tribal Council

  
Ronald Perry, Secretary  
Choctaw Nation Tribal Council

  
Gary Patton, Chief  
Choctaw Nation Tribal Council

Date: 11-12-24

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**EXHIBIT A**

PROPOSED LEGAL DESCRIPTION

A tract of land located in the Southeast Quarter of the Northeast Quarter (SE/4 NE/4) of Section Fourteen (14), Township Seven (7) South, Range Eight (8) East of the Indian Meridian, Bryan County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast Corner of said SE/4 NE/4; thence South 89°15'21" West along the South line of said SE/4 NE/4, a distance of 300.00 feet to the Point of Beginning; Thence continuing South 89°15'21" West along said South line, a distance of 1021.33 feet to the Southwest Corner of said SE/4 NE/4; Thence North 00°51'07" West along the West line of said SE/4 NE/4, a distance of 1066.48 feet; Thence North 89°15'21" East along a line parallel to said South line, a distance of 1020.90 feet; Thence South 00°52'30" East along a line parallel to and offset West 300.00 feet from the East line of said SE/4 NE/4, a distance of 1066.48 feet to the Point of Beginning, containing an area of 25.000 acres.

Bearings shown in this legal description are based on the Oklahoma State Plane Coordinate System (3502 OK S).

This legal description prepared by Michael T. Reynolds, PLS 1651, on June 10, 2021.

  
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**Purpose/Need of Council Bill:** This Council Bill approves the rescission of CB-48-22 and approves funding for the development of a new affordable rental housing development in Calera, Oklahoma, with funding of up to \$26,269,646. The development will consist of the following:

Eighty-five (85) 3-bedroom single-family homes

Forty-five (45) 3-bedroom duplexes (total of 90 units)

Manager's office, all required infrastructure, and various amenities

The development will be constructed by an independent developer, and the Nation will transfer ownership of the real property to the developer prior to construction commencing. After completion, the Nation will purchase the development from the developer for the purpose of increasing availability of the Nation's Affordable Rental Housing Program. This Council Bill supports the Nation's Strategic Objective 3.0.37 – Support Service Delivery to Improve Quality of Life.

**Title of Council Bill:** To Approve Rescission of CB-48-22 and to Approve Funding for Affordable Rental Housing Development in Calera, Oklahoma.

**Division:** Tribal Member Services

**Budget:** \$26,269,646

**Match Required:** N/A

**Requestor:** Teresa Jackson, Senior Executive Officer, Division of Tribal Member Services

**Suggested Legislative Committee Review:** Finance