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Project Name	Oasis Fresh Market
Location	Tulsa, Oklahoma
Total Federal QEI	\$5 million
Total Project Cost	\$7 million
No. of Community Development Entities (“CDEs”)	Two
Closing Date	September 8, 2021
Tax Credits Used	Federal NMTCs

DCLG represented Virginia-based CDE, Hampton Roads Ventures, L.L.C. (“HRV”), in the Oasis Fresh Market transaction, which closed on September 8, 2021. This transaction, which utilized \$5 million of HRV’s CY 2019 NMTC allocation, financed the construction of a new 17,000 square foot grocery store located in a USDA designated food desert in Tulsa’s historic Greenwood District. Known in the early 20th century as “Black Wall Street,” this area was once one of the most affluent and commercially viable predominantly African-American communities in the country, but was burned to the ground during the infamous Tulsa Race Massacre of 1921. The project will not only bring fresh, affordable foods to residents of the surrounding low-income area, but will also create 21 new full-time positions. In addition, the Tulsa Economic Development Corporation, in collaboration with the project, has created a workforce development program to train local youth to serve as the next generation of community grocers and business owners. Another CDE provided an additional \$2 million allocation of federal NMTCs to help finance the project.



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