

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Tulsa is submitting this first amendment to the 2018 Program Year Annual Action Plan. Amendments have been made to address CDBG timeliness issues, and involve the reallocation of CDBG PY17 carryover funds and program income funds received during the program year.

On August 7, 2018 the City received notification that the CDBG timeliness ratio when adjust for program income was 1.63. Per City Ordinance #23598, the HUD Community Development Committee (HUD CDC) may initiate an off-cycle award by making a recommendation to the Mayor to disperse unused grant funds when timeliness standards cannot be meet.

During a HUD CDC meeting held on September 13, 2018, the committee approved recommending two projects for funding, totaling \$628,291. One project will use \$45,000 to provide project delivery to a HOME down payment assistance program, already funding in the PY18 Annual Plan. The second project will use \$583,291 to install sidewalks in four locations throughout the City of Tulsa. Recommendation were approved by the Mayor on October 10, 2018.

The following sections have been updated with this Amendment.

- AP 12 – Citizen Participation AP 15 Expected Resources – Revised timeline.
- AP 20 Annual Goals and Objectives - 1. Acquisition and New Construction of Housing – Increased CDBG funding from \$48,000 to \$93,000.
- AP 20 Annual Goals and Objectives - 6. Public Facilities and Infrastructure Improvements – Increased CDBG funding from \$115,000 to \$698,291. Increased goal outcome indicator Persons Assisted from 190 to 18,043.
- AP 38 – Acquisition and New Construction of Housing – Increased CDBG funding from \$48,000 to \$93,000. Edited narrative to reflect changes.
- AP 38 – Public Facilities and Infrastructure Improvements – decrease Increased CDBG funding from \$115,000 to \$698,291. Edited narrative to reflect changes.
- AP-50 Geographic Distribution – Updated Table 8 - Geographic Distribution
- AP-85 – Other Actions – Edited narrative to reflect changes.

The City of Tulsa is pleased to submit its 2018 Program Year Annual Action Plan. This is the Fourth year of the 2015-2019 Consolidated Plan. The Consolidated Plan is available at <https://www.cityoftulsa.org/government/departments/finance/grants/plans-and-reports/>. The Consolidated Plan is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified in the Consolidated Plan.

2. Summary of the objectives and outcomes identified in the Plan

The overall outcome is to improve the quality of life of principally low and moderate income Tulsans, by creating suitable living environments, improving the availability of affordable housing and enhancing economic opportunities. The Annual Action Plan process identified the same overarching needs within the community, as identified in the Consolidated Plan. The following seven priority needs adopted are:

- Demolition of Substandard Housing
- Economic Development
- Homeless/Special Populations
- Housing Subsidies/Assistance
- Housing Acquisition, Construction & Rehabilitation
- Public Facilities and Infrastructure Improvements
- Public Services

The outcomes of addressing these needs will be measured by the increase in availability/accessibility, affordability and sustainability created by the programs and services provided throughout the course of the Consolidated Plan. By concentrating funds on a small number of specific needs, it is hoped that the main objective will be achieved and a greater number of principally low and moderate income persons will benefit from the available funding.

3. Evaluation of past performance

Over the course of the first two years of the 2015-2019 Consolidated Plan, the City continued to improve its processes and delivery of services in addressing the housing, community development and economic development objectives identified. Complete and detailed year-end reports have been written summarizing the result of activities that took place during Program year 2015 (PY15) and 2016 (PY16). A copy of these reports can be found at <https://www.cityoftulsa.org/government/departments/finance/grants/plans-and-reports/>. Utilizing Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) funds, the City of Tulsa has promoted Decent Housing, Suitable Living Environments, and Economic Opportunities. During PY15 and PY16 the City expended over \$7.1 million and accomplished the following:

- Assisted fifty-eight thousand five hundred and fifty-seven (58,557) people through public service activities;
- Assisted twenty thousand four hundred and eighty-seven (20,487) people through public facilities and improvement activities;
- Provided rental housing subsidies to one thousand one hundred and fifty-four (1,154) households;
- Provided shelter facilities to four thousand nine hundred and seventy (4,970) people;
- Created/retained one hundred and fifty-two FTE (152) jobs;

- Assisted thirty-two (32) new and existing businesses;
- Rehabilitated three hundred and sixty-five (365) housing units;
- Assisted eighteen (18) first time homebuyers; and
- Carried out clearance and demolition activities on one hundred and twelve (112) substandard structures.

4. Summary of citizen participation process and consultation process

The goals of the City's citizen participation process as it relates to the Consolidated Plan and Annual Action Plans are:

- To increase the involvement of low-income persons, residents of public housing, minority populations, non-English speaking persons and persons with special needs;
- To clarify roles and responsibilities enabling a variety of organizations to participate cooperatively in meeting the goals and objectives identified by the community; and
- To ensure that all citizens and organizations have an opportunity to participate in the evaluation of funded activities.

During the development of this Fourth Year Annual Action Plan, citizens were provided the following opportunities to participate in the process:

- Needs Assessment Public Hearing – September 14, 2017
- HUD Community Development Committee meeting to set priorities needs and goals – September 14, 2017
- HUD Community Development Committee meetings for recommendation of awards – February 1, 6 & 8, 2018
- Fourth Year Annual Action Plan comment period - March 6, 2018 through April 5, 2018.
- Fourth Year Annual Action Plan Public Hearing – April 5, 2018

5. Summary of public comments

During the needs assessment public hearing comments were received concerning:

- Domestic violence, sexual assault, and trafficking victims;
- Economic development and job creation and retention;
- Services for homeless youths, including shelters and transitional living;
- Health and social services;
- Transportation;
- Early childhood education and childcare programs, including programs targeting dual language learners and the growing Hispanic population;
- Public facilities;
- Mental health services;
- Access to affordable housing;
- Housing rehabilitation and demolition of substandard building;
- Educational services;
- Child abuse victims;
- Tulsa's homeless population, including access to legal aid.

No comments were received during the Annual Plan public comment period or at the Annual Plan Public Hearing.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments received were accepted and incorporated in the Fourth Year Annual Action Plan.

7. Summary

The City of Tulsa is looking forward to continuing to meet the underserved needs of the community and improving the quality of life of principally low and moderate income Tulsans. During the fourth year of the Five Year Consolidated Plan, the HUD Development Community Committee has recommended funding twenty-seven (27) external agencies and two (2) City department to conduct thirty-seven (38) activities. Total grant funds awarded, including administration, totals \$6,225,311.04

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

Agency Role	Name	Department/Agency
Lead Agency	TULSA	
CDBG Administrator	TULSA	Finance - Grants Administration
HOPWA Administrator	TULSA	Finance - Grants Administration
HOME Administrator	TULSA	Finance - Grants Administration
ESG Administrator	TULSA	Finance - Grants Administration

Table 1 – Responsible Agencies

Narrative:

The City of Tulsa Finance Department Grants Administration is the lead entity responsible for preparing the Annual Plan and for the administration of the Community Development Block Grant (CDBG), the HOME Investment Partnership Program (HOME), Housing Opportunities for Persons With AIDS (HOPWA) and the Emergency Solutions Grant (ESG).

Consolidated Plan Public Contact Information

Questions or comments regarding the plan should be addressed to:

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Tulsa Grants Administration is committed to working with local agencies and service providers to create solutions to best address the needs of the community. The entities which have provided input and insight into the 2018-2019 Annual Action plan are listed in the following sections.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Tulsa benefits from a strong and cohesive coalition of local government officials, service providers, lenders, and volunteers. These various groups coordinate effectively to avoid duplication of services and facilitate a delivery system that meets the needs of Tulsa's various populations.

The city continues a targeted public outreach effort to educate and engage the public in the annual planning and funding opportunities process. Activities include:

- Posting and advertising all public meetings with adequate advance notice to citizens for maximizing participation, including the uses of social media;
- Ensuring all public meetings and other forms of communication are accessible to people with disabilities and non-English speaking persons;
- Utilizing web-based communication tools to solicit input from citizens;
- Working with local service providers, INCOG, the Housing Authority of the City of Tulsa, local lenders, and others to leverage public and private resources;
- Coordinating resources and services for affordable and supportive housing, in conjunction with local service providers, housing officials, lending institutions, developers, and non-profit organizations, including the City's Continuum of Care;
- Conducting meetings with HUD funded grantees;
- Meeting with funded agencies to discuss their programs, successes and challenges; and
- Providing on-going citizen participation opportunities in HUD Community Development Committee meetings.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Tulsa and the Tulsa City/County Continuum of Care (CoC) continuously work to develop an inclusive coordination and consultation process. Although it is still a work in progress, the focus remains to collaborate on all aspects of the Emergency Solutions Grant process including planning, funding, implementing and evaluating homeless assistance and prevention programs at the local level. One way coordination is accomplished is the

opportunity for CoC member agencies to provide input at public hearings, which is part of the City's Citizen Participation Plan. The City of Tulsa Grants Administration (GA) participates in monthly CoC meetings facilitated through the A Way Home for Tulsa (AWHFT) Governance Board. The A Way Home for Tulsa program is a community-wide initiative that provides a way for multiple local stakeholders to work together to create a systematic local strategy. The AWHFT board is also working with the City of Tulsa to develop continuum-wide program outcomes in order to monitor and evaluate CoC and ESG program performance, and to inform the stakeholders of City of Tulsa US Department of Housing and Urban Development (HUD) initiatives. Collaboration has been bolstered through recently adopted changes to the City's grant allocation process. In September 2015, the City of Tulsa passed Ordinance 23362 that outlines the grant process for the HUD grants received. Contained in the Ordinance is the requirement for the inclusion of a non-HUD funded CoC member to sit on the HUD Community Development Committee (CDC). The HUD CDC's responsibilities include the following duties, which play an important role in fulfilling the City's collaboration with the CoC:

- Receiving public input of needs.
- Receiving input from the CoC regarding homeless needs, priorities, goals, outcomes and evaluation measures.
- Consulting with the CoC regarding allocation of funds, developing performance standards, and evaluating outcomes of ESG assisted projects.

The Homeless Management Information System (HMIS) lead agency, Community Service Council of Greater Tulsa, and the HMIS administrator participates in the AWHFT governance board meetings bringing forward HMIS data standards, policies and performance reports for review and approval. The administrator provides access to licenses, hands-on training and technical support to all of the ESG subrecipients and submits performance reports to the City of Tulsa for the ESG programs. The City of Tulsa and the HMIS lead have agreed to allocate three percent of the ESG funds each year to assist the HMIS lead in meeting the regulatory requirements with regard to data collection and mandatory reporting.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

A member of the CoC sits on the HUD Community Development Committee and provides input during the allocation process. To ensure compliance with the HEARTH Act changes, Grants Administration (GA) works closely with the local Continuum of Care and Emergency Solutions grant subrecipients. GA staff attends monthly CoC meetings to help establish ESG priorities, policies and performance standards.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	City of Tulsa Planning Department
	Agency/Group/Organization Type	Other Government – Local Grantee Department
	What section of the Plan was addressed by Consultation?	Non-housing Community Development Strategy Housing Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization participated in the needs assessment and provided data relating to City planning activities for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.
2	Agency/Group/Organization	Housing Authority of the City of Tulsa
	Agency/Group/Organization Type	Public Housing Authority
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization provided data relating to public housing needs for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.
3	Agency/Group/Organization	City of Tulsa Working in Neighborhood Department
	Agency/Group/Organization Type	Other Government – Local Grantee Department

	What section of the Plan was addressed by Consultation?	Non-housing Community Development Strategy Housing Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization participated in the needs assessment and provided data relating to housing and code enforcement activities for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.
4	Agency/Group/Organization	Domestic Violence Intervention Services
	Agency/Group/Organization Type	Services – Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs – Families with Children Non-housing Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization participated in the needs assessment public hearing and provided data relating to domestic violence, sexual assault, human trafficking and other related issues for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.
5	Agency/Group/Organization	Tulsa Economic Development Corporation, Inc.
	Agency/Group/Organization Type	Economic Development
	What section of the Plan was addressed by Consultation?	Economic Development Non-housing Community Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization participated in the needs assessment public hearing and provided data relating to economic development and employment needs for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.
6	Agency/Group/Organization	Youth Services of Tulsa
	Agency/Group/Organization Type	Housing Services – homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homelessness Needs – Unaccompanied youth Non-housing Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization participated in the needs assessment public hearing and provided data relating to housing and services for homeless youths for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.
7	Agency/Group/Organization	Morton Comprehensive Services, Inc.
	Agency/Group/Organization Type	Health Agency Services - Transportation
	What section of the Plan was addressed by Consultation?	Non-housing Community Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization participated in the needs assessment public hearing and provided data relating to transportation to access health care, for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.
8	Agency/Group/Organization	Community Action Project / Tulsa Children’s Coalition
	Agency/Group/Organization Type	Services – Children Services – Education
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Non-housing Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization participated in the needs assessment public hearing and provided data relating to children’s services and education, adult education and workforce training and English as a second language, for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.
9	Agency/Group/Organization	Mental Health Association Oklahoma
	Agency/Group/Organization Type	Housing Services – Persons with Disabilities Services - Homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Non-Homeless Special Needs Non-housing Community Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization participated in the needs assessment public hearing and provided data relating to the needs of people suffering from various mental health issues, with an emphasis on the homeless population, for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.
10	Agency/Group/Organization	Operation Aware
	Agency/Group/Organization Type	Services – Education
	What section of the Plan was addressed by Consultation?	Non-housing Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization participated in the needs assessment public hearing and provided data relating to education services for youths, for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.
11	Agency/Group/Organization	Child Abuse Network
	Agency/Group/Organization Type	Services – Victims
	What section of the Plan was addressed by Consultation?	Non-housing Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization participated in the needs assessment public hearing and provided data relating to child abuse, for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.
12	Agency/Group/Organization	Legal Aid Services of Oklahoma
	Agency/Group/Organization Type	Services – homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs- Chronically Homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization participated in the needs assessment public hearing and provided data relating to legal services for homeless citizens, for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Multiple Agencies were consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Community Service Council of Greater Tulsa	The goals of the Strategic plan, concerning homeless services, are aimed to work in conjunction with the goals of the Continuum of Care plan.
PLANiTULSA, The City of Tulsa Comprehensive Plan	City of Tulsa	The City of Tulsa’s comprehensive plan is a long term plan for the City. The Consolidated Plan will aid the City in work towards the goals set regarding Housing / Economic Development
Oklahoma Long Range Transportation Plan	Oklahoma Department of Transportation	Both plans seek to improve transportation links within areas that are currently lacking services.
Tulsa Housing Authority Five-Year Plan	Housing Authority of the City of Tulsa	Both plans seek to serve the needs of LMI residents concerning access to decent, suitable and affordable housing.

Table 3 – Other local / regional / federal planning efforts

Narrative (Optional):

Anticipated outcomes of the consultation include a more concise data-driven set of goals based on community needs, resulting in more low- and moderate-income persons being served throughout the course of the plan.

AP-12 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The Citizen Participation Plan and Title 12 §800 of Tulsa Revised Ordinances (#23598) are the guiding documents that facilitate the process for the determination of needs, priorities, and allocation of HUD funds. The HUD Community Development Committee (CDC) receives citizen input and makes funding recommendations.

The CDC solicits public input regarding the long-term and short-term needs of the community to develop funding priorities. This committee consists of the following members who all have voting privileges: the nine City Councilors and Mayor who shall serve ex-officio; five residents of the city of Tulsa, designated by the City Council, three of whom shall reside within a low to moderate income census tract, with no more than one representative from each Council district; one representative from the Indian Nations Council of Governments (INCOG); one representative from a financial institution; one representative from the Continuum of Care; one representative with grant allocation experience; and one representative from the City of Tulsa Planning Department. The Mayor designates the member from a financial institution, the Continuum of Care, and the individual with grant allocation experience.

The priority needs for the City of Tulsa's 2015-2019 Consolidated Plan were determined through analysis of information gathered from a variety of sources and were approved by the Mayor and City Council on September 9, 2014 and September 11, 2014 respectively. In September 2017 the HUD CDC held a Needs Assessment Public Hearing to gather needs for the Fourth Year Annual Action Plan. During the meeting, the HUD CDC were provided with updated information on the 2018 priority needs compiled by Grants Administration, and listened to the concerns of the public. Base on the information provided a list of 2018 Priority needs and goals were developed and included in the 2018 Request for Proposals released by Grants Administration on October 3, 2017. An Annual Plan Timeline was published to ensure citizens were aware of the process including opportunities for participation. The following is a list of the dates provided to citizens;

- September 14, 2017 – PY 2018 Needs Assessment Public Hearing
- September 14, 2017 – HUD CDC meeting
- October 2-3, 2017 – PY 2018 RFP Workshops held – RFP released
- November 17, 2017 – Applications Due
- November 20-27, 2017 – Initial review for missing documents
- November 28, 2017 – Applicants notified of missing documents
- December 1, 2017 – Missing documents due
- December 6, 8, & 13 2017 – RFP Training Workshop for application evaluators
- January 12, 2018 – Review deadline
- January , 2018 – Submit scores to facilitator
- February 1, 2018 – Facilitator compiles scores / submits to HUD Community Development Committee (CDC)
- February 1 & 6, 2018 – CDC reviews and makes recommendations to Mayor for PY 2018

- February 19, 2018 – Publish notification of Draft Plan Release
- February 21, 2018 – Mayor submits recommendations to City Council for final decision making.
- March 6, 2018 – Draft Plan Released for 30-day comment period
- March 21, 2018 – Publish notification of Public Hearing
- April 5, 2018 – Annual Plan Public Hearing / Annual Plan Comment Period Ends
- May 14, 2018 – Resolution 19899 signed approving final PY18 allocations
- September 13, 2018 – PY 2019 Needs Assessment Public Hearing - HUD CDC makes recommendation to Mayor to allocate additional funds in PY18
- October 10, 2018 – Mayor approves HUD CDC recommendations
- December 3, 2018 – Resolution signed approving amendment

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted / broad community	Nineteen (19) people attended the Needs Assessment Public Hearing in September 2017 to express needs of the community regarding HUD programs.	Speakers expressed the need for more services for victims of abuse and human trafficking, homeless populations, health, transportation, education including early childhood development and Mental health. Additionally speakers also address the need for economic development, job creation and retention, access to affordable housing, housing rehabilitation and demolition of substandard building, and public facility improvements.	All comments were considered in the prioritization of needs process.	

Table 4 – Citizen Participation Outreach

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Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

On May 2, 2018 HUD released the 2018 funding allocations. Using the figures provided, calculations were made to estimate the total amount available during the course of the Consolidated Plan. As all funding sources are subject to annual Congressional appropriations, as well as potential changes in funding distribution formulas, these figures are subject to change. On October 8, 2018 additional awards were made to

reallocate PY17 carryover funds increasing the expected amount available for CDBG, in Year 4 by \$628,291.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Acquisition and New Construction of Housing Admin and Planning Economic Development Housing Rehabilitation Public Facilities and Infrastructure Improvements Public Services	3,349,811	774,851	1,145,967	5,270,629	4,074,811	PI includes estimated RL (\$725K) for ED activity and PI (\$49,851) realized but not allocated. Prior year includes \$517,676 in uncommitted PY16 carryover funds and \$628,291 in PY17 carryover funds. Remainder includes estimated RL (725K) in ED activity

HOME	Public-Federal	Acquisition and New Construction of Housing Admin and Planning Housing Rehabilitation	1,788,115	6,596	460	1,795,171	1,788,115	PI is realized and must be allocated. Prior year includes \$460 in uncommitted carryover funds.
HOPWA	Public-Federal	Emergency Shelter Housing Subsidies Public Services	466,513	0	0	466,513	466,513	
ESG	Public-Federal	Emergency Shelter Housing Subsidies	274,358	0	0	274,358	274,358	

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The federal, state, and local resources available to address the needs identified in the plan include federal formula grant funds under CDBG, ESG, HOME, and HOPWA. The local Continuum of Care (CoC) also awards grant funds under the competitive McKinney-Vento Homeless Assistance Act. These funds will be leveraged with the City's general funds, various state and county resources, local nonprofit resources, and private foundation grants.

Public service projects will concentrate efforts to address the needs of families, children and youth in high risk populations consistent with the identified priority needs. Use of CDBG and ESG funds will leverage other nonprofit resources and private foundation funds to assist low-income households.

Physical improvements will use a combination of public funds, CDBG funds, City general funds, and nonprofit and private foundation

funds to enhance selected projects.

HOME Match: The sources of matching contributions for HOME funds will be from developers and subrecipients' nonfederal contributions, the City and its CHDOs. The City requires developers, subrecipients and CHDOs to match up to 25% of award. First re-use CHDO proceeds, as regulated by HOME, are used as leverage to fund HOME activities. Banked match is available if organizations are not able to generate the required match. The City had \$9.1 million in available banked match as of July 1, 2017.

Emergency Solutions Grant Match: The jurisdiction will fulfill the ESG requirement of a matching contribution equal to the grant program funds. Each organization is required to provide matching funds equal to the amount of funds awarded. This stipulation is included in the written agreement. The City of Tulsa will provide in-kind administrative funds, as necessary, to match administrative funds received. Documentation of match is required when subrecipients submit the monthly request for funds.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

N/A

Discussion:

The Expected Amount Available Reminder of ConPlan is an estimate of the funds expected to be received over the remaining one years of the Consolidated Plan. Estimates were calculated using the estimated funding to be received during the fourth year of the Consolidated Plan plus expected program income.

The CDBG program income total includes an estimated \$725K in revolving loans funds received through economic development activities plus an additional \$50K in general program income. It is estimated that a similar amount of revolving loan funds will be received over the remaining year and this is included in the Expected Amount Available Reminder of ConPlan total.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Acquisition and New Construction of Housing	2015	2019	Affordable Housing	36 Street North Riverwood Crutchfield Southwest Tulsa	Housing Acquisition, Construction & Rehabilitation	HOME: \$310,000 CDBG: \$93,000	Rental units constructed: 0 Household Housing Unit Direct Financial Assistance to Homebuyers: 62 Households Assisted
2	Clearance and Demolition	2015	2019	Clearance or demolition of substandard structures and hazardous contaminants.	36 Street North Riverwood Crutchfield Southwest Tulsa	Demolition of Substandard Buildings	CDBG: \$500,000	Buildings Demolished: 80 Buildings
3	Economic Development	2015	2019	Non-Housing Community Development	36 Street North Riverwood Crutchfield Southwest Tulsa	Economic Development	CDBG: \$806,825	Jobs created/retained: 44 Jobs Businesses assisted: 10 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Emergency Shelter	2015	2019	Homeless	36 Street North Riverwood Crutchfield Southwest Tulsa	Homeless / Special Populations	ESG: \$164,614	Homeless Person Overnight Shelter: 2,220 Persons Assisted
5	Housing Rehabilitation	2015	2019	Affordable Housing	36 Street North Riverwood Crutchfield Southwest Tulsa	Housing Acquisition, Construction & Rehabilitation	CDBG: \$1,358,825 HOME: \$450,000	Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Rehabilitated: 302 Household Housing Unit
6	Public Facilities and Infrastructure Improvements	2015	2019	Non-Housing Community Development	Southwest Tulsa	Public Facilities and Infrastructure Improvements	CDBG: \$698,291	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 18,048 Persons Assisted
7	Public Services	2015	2019	Non-Housing Community Development	36 Street North Riverwood Crutchfield Southwest Tulsa	Public Services	CDBG: \$418,726 HOPWA: \$173,217	Public service activities other than Low/Moderate Income Housing Benefit: 30,104 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Housing Subsidies	2015	2019	Affordable Housing	36 Street North Riverwood Crutchfield Southwest Tulsa	Housing Subsidies / Assistance	HOPWA: \$279,301 ESG: \$80,937	Tenant-based rental assistance / Rapid Rehousing: 140 Households Assisted Homelessness Prevention: 256 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Acquisition and New Construction of Housing
	Goal Description	Acquisition or new construction of affordable multi-family rental units with special consideration given to housing for seniors and the disabled. Down payment and closing cost assistance for first time homebuyers.
2	Goal Name	Clearance and Demolition
	Goal Description	Clearance or demolition of substandard structures and hazardous contaminants.
3	Goal Name	Economic Development
	Goal Description	Assistance in the form of loans, grants or technical assistance to private for profit entities for creation or retention of jobs or for provision of goods and services. Up to 3 loans or grants specifically to benefit food security initiatives in underserved areas. Technical assistance and training for microenterprise activities.
4	Goal Name	Emergency Shelter
	Goal Description	Shelter operations and services, including food security initiatives, for the homeless and special populations.
5	Goal Name	Housing Rehabilitation
	Goal Description	Rehabilitation of owner occupied and/or rental housing.
6	Goal Name	Public Facilities and Infrastructure Improvements
	Goal Description	Acquisition, construction or rehabilitation to public facilities that is not for general government use, including, but may not be limited to, senior centers, parking facilities, building improvements and transportation infrastructure including but not limited to sidewalks, bus shelters and street lighting.
7	Goal Name	Public Services
	Goal Description	Crisis services for victims of children abuse and domestic violence, educational programs, employment training and placement services, senior services, services for homeless, shelter operations and services, transportation services, which include subsidies for fixed route services, and food security in underserved areas.
8	Goal Name	Housing Subsidies
	Goal Description	Rental housing subsidies will assist households become or remain housed.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Tulsa will provide activities that support one or more of the following projects during Program Year 2018.

Projects

#	Project Name
1	Administration
2	Acquisition and New Construction of Housing
3	Clearance and Demolition
4	Economic Development
5	ESG18 City of Tulsa
6	Housing Rehabilitation
7	Public Facilities and Infrastructure Improvements
8	Public Services
9	2018-2021 Tulsa Cares OKH18F002 (TC)

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The priority needs for the City of Tulsa’s 2015-2019 Consolidated Plan were determined through analysis of information gathered from a variety of sources. Final priorities were approved in September 2014. In September 2017, a public hearing was held to invite additional comment on the designated priorities. Information received was reviewed by the HUD CDC and the 2018 priorities were finalized in September 2017. Priorities were included in the Request for Proposals issued in October 2017. Agencies were asked to identify which priority their program most closely related. During the evaluation phase, points were awarded to the applications that demonstrated the proposed projects tied to the priorities.

Most agencies do not have necessary funds to provide all services needed by the clients and have stated in their applications that, without HUD funds, the project or program may not be able to fully serve the client need.

AP-38 Project Summary
Project Summary Information

1	Project Name	Administration
	Target Area	
	Goals Supported	Acquisition and New Construction of Housing Clearance and Demolition Economic Development Emergency Shelter Housing Rehabilitation Public Facilities and Infrastructure Improvements Public Services Housing Subsidies
	Needs Addressed	Demolition of Substandard Buildings Economic Development Homeless / Special Populations Housing Subsidies / Assistance Housing Acquisition, Construction & Rehabilitation Public Facilities and Infrastructure Improvements Public Services
	Funding	CDBG: \$669,962 HOPWA: \$13,995 HOME: \$178,811
	Description	Administration and planning of the HUD grant programs
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Not applicable.

	Planned Activities	The City of Tulsa will conduct planning and administration activities including, but not limited to, programmatic and fiscal oversight of all funded activities. The City receives 20% administration for CDBG, 10% for HOME and 3% for HOPWA.
2	Project Name	Acquisition and New Construction of Housing
	Target Area	36 Street North Riverwood Crutchfield Southwest Tulsa
	Goals Supported	Acquisition and New Construction of Housing
	Needs Addressed	Housing Acquisition, Construction & Rehabilitation
	Funding	CDBG: \$93,000 HOME: \$310,000
	Description	Acquisition or new construction of affordable multi-family rental units with special consideration given to housing for seniors and the disabled. Down payment and closing cost assistance for first time homebuyers.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	62 households will benefit from down payment assistance.
	Location Description	Down Payment Assistance projects will provide funds to qualified citizens City Wide
	Planned Activities	Housing Partners of Tulsa will utilize \$160,000 in HOME and \$48,000 in CDBG funds to operate a down payment assistance program benefiting thirty-two (32) first time homebuyers. Tulsa Habitat for Humanity will utilize \$150,000 in HOME and \$45,000 in CDBG funds to operate a down payment assistance program benefiting thirty (30) first time homebuyers.

3	Project Name	Clearance and Demolition
	Target Area	36 Street North Riverwood Crutchfield Southwest Tulsa
	Goals Supported	Clearance and Demolition
	Needs Addressed	Demolition of Substandard Buildings
	Funding	CDBG: \$500,000
	Description	Clearance or demolition of substandard structures and hazardous contaminants.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Although no families will directly benefit from clearance and demolition activities, a number of neighborhoods will benefit from the demolition of 80 substandard buildings causing unnecessary slum and blight conditions.
	Location Description	Low and moderate income census tracts within the City of Tulsa
	Planned Activities	The City of Tulsa Working in Neighborhoods Department will use \$500,000 to conduct Clearance and Demolition activities in low and moderate income census tracts in the city.
4	Project Name	Economic Development
	Target Area	36 Street North Riverwood Crutchfield Southwest Tulsa
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$1,531,825

	Description	Assistance in the form of loans, grants or technical assistance to private for profit entities for creation or retention of jobs or for provision of goods and services. Up to 3 loans or grants specifically to benefit food security initiatives in underserved areas. Technical assistance and training for micro-enterprise activities.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Forty-four (44) jobs will be created through economic development activities. Ten (10) businesses will receive technical assistance through a micro-enterprise program.
	Location Description	City Wide
	Planned Activities	Tulsa Economic Development Corporation (TEDC) will provide low interest loans to assist businesses in order to create and/or retain jobs. TEDC will receive \$767,581 of entitlement funds. It is estimated that TEDC will receive and utilize another \$725,000 in revolving loan program income. In addition, \$39,244 of entitlement funds was awarded to Route 66 Main Street to provide technical assistance to businesses.
5	Project Name	ESG18 City of Tulsa
	Target Area	36 Street North Riverwood Crutchfield Southwest Tulsa
	Goals Supported	Emergency Shelter Housing Subsidies
	Needs Addressed	Homeless / Special Populations Housing Subsidies / Assistance
	Funding	ESG: \$ 274,538
	Description	Emergency Solutions Grant activities will be conducted by multiple agencies.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	An estimated two thousand two hundred and twenty (2,220) persons will be provided with emergency shelter services. Three hundred and twenty-six (326) households will be provided with Tenant Based Rental assistance or Homelessness Prevention services.
	Location Description	N/A
	Planned Activities	<p>Domestic Violence Intervention Services will use \$48,146, Youth services of Tulsa will use \$48,146, Tulsa Day Center for the Homeless will use \$48,146, and Legal Aid Services of Oklahoma will use \$20,176, to conduct shelter services. Tulsa Day Center for the Homeless will receive \$31,905 to provide Rapid Rehousing assistance. Restore Hope Ministries will receive \$24,516 and the Family Safety Center will receive \$24,516 to provide Homelessness Prevention services.</p> <p>The City of Tulsa will conduct planning and administration activities including, but not limited to, programmatic and fiscal oversight of all funded activities. The City receives 7.5% (\$20,576) in administration for ESG.</p> <p>Community Service Council of Greater Tulsa will be award \$8,231 (3% of ESG award) to provide data collection services required by HUDs Homeless Management Information System (HMIS)</p>
6	Project Name	Housing Rehabilitation
	Target Area	36 Street North Riverwood Crutchfield Southwest Tulsa City wide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing Acquisition, Construction & Rehabilitation
	Funding	CDBG: \$1,358,825.04 HOME: \$450,000

	Description	Rehabilitation of owner occupied and/or rental housing.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	An estimated three hundred and two Families (302) will benefit from the proposed activities. Owner occupied homes will receive rehabilitation services during the year.
	Location Description	City-Wide
	Planned Activities	The City of Tulsa Working in Neighborhoods Department will utilize \$450,000 in HOME and \$1,315,546.04 in CDBG funds for owner occupied housing rehabilitation. Area Councils for Community Action will use \$43,279 in CDBG funds for energy efficiency improvements and minor exterior rehabilitations.
7	Project Name	Public Facilities and Infrastructure Improvements
	Target Area	Southwest Tulsa
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Public Facilities and Infrastructure Improvements
	Funding	CDBG: \$698,291
	Description	Acquisition, construction or rehabilitation to public facilities that is not for general government use, including, but may not be limited to, senior centers, parking facilities, building improvements and transportation infrastructure including but not limited to sidewalks, bus shelters and street lighting.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	An estimated total of eighteen thousand and forty-eighty (18,048) families will benefit from the proposed activities.

Location Description	<p>The Eugene Fields Early Childhood Development Center is located at 1120 W 22nd Street, Tulsa, OK 74107</p> <p>Sidewalk installation will be conducted in census tracts 9, 10, 38, 49, 71.01, 90.04 and 90.08 all of which are designated as low-income census tracts.</p>
Planned Activities	<p>Tulsa Children's Coalition will use \$115,000 in CDBG funds to provide energy efficiency upgrades at the Eugene Fields Early Childhood Development Center.</p> <p>City of Tulsa Streets and Stormwater Department will utilize \$583,291 in CDBG funds to install sidewalks in low- and moderate-income areas.</p>

8	Project Name	Public Services
	Target Area	36 Street North Riverwood Crutchfield Southwest Tulsa
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$418,726
	Description	Crisis services for victims of children abuse and domestic violence, educational programs, employment training and placement services, senior services, services for homeless, shelter operations and services, and transportation services, which include subsidies for fixed route services.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	An estimated total of 30,039 persons will be served through public service activities.
	Location Description	City wide

	Planned Activities	<p>Eighteen agencies will use CDBG funds to conduct activities that will support public services.</p> <p>Community Action Project of Tulsa will use \$32,974 to provide services at Briarglen Early Childhood Center. Tulsans Operating in Unity Creating Hope (TOUCH) will use \$29,743 for the Zone afterschool program. Youth Services of Tulsa Inc. will use \$25,636 for their Transitional Living Program. Child Abuse Network will use \$25,421 for their Multidisciplinary Team. Resonance Center of Women Inc. will use \$25,206 for their Prison to Reentry program. Tulsa Day Center for the Homeless will use \$25,206 for their Free Nurse’s Clinic program. Domestic Violence Intervention Services will use \$24,559 for court and legal advocacy services. Madison Strategies Group will use \$24,559 for their Tulsa Community Work Advance program. Center of Employment will use \$24,128 for their Employment Reentry Program. Langston Hughes Academy for Arts & technology will use \$24,128 for their After School Academic Success Program. Camp Fire Green Country will use \$22,247 for their Community Building Club program. Operation Aware will use \$21,438 for their Prevention Education program. Morton Comprehensive Health Services will use \$19,925 for their transportation program. Girl Scouts of Eastern Oklahoma will use \$19,732 for Community Outreach. Salvation Army will use \$19,732 for Emergency Shelter services. Housing Partners of Tulsa will use \$19,345 to provide Housing Counseling services. Car Care Clinic will use \$17,912 to provide auto repair for LMI Persons. Community Service Council will use \$16,835 for the 211 helpline service.</p>
9	Project Name	2018-2021 Tulsa Cares OKH16F002 (TC)
	Target Area	36 Street North Riverwood Crutchfield Southwest Tulsa
	Goals Supported	Public Services Housing Subsidies
	Needs Addressed	Homeless / Special Populations Housing Subsidies / Assistance Public Services

Funding	HOPWA: \$452,518
Description	Provide housing and supportive services to low-income persons with HIV/AIDS.
Target Date	6/30/2020
Estimate the number and type of families that will benefit from the proposed activities	An estimated total of one hundred and thirty-five (135) individuals will be served with HOPWA assistance.
Location Description	City wide
Planned Activities	Tulsa CARES will utilize HOPWA funds totaling \$452,518 to provide TBRA, STRMU, permanent housing placements and support services to persons with HIV/AIDS.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

In the development of the Consolidated Plan, four target areas were defined and approved. These areas all suffered with high levels of poverty and unemployment, and with the exception of a small proportion of the South West target area, all are occupied by LMI census tracts.

Geographic Distribution

Target Area	Percentage of Funds
36 th Street North Corridor	0%
Crutchfield	14%
Riverwood	0%
South West Tulsa	2.1%

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Concentrating resources in specific geographies is necessary to adequately address the scale of needs and achieve short and long-term improvements to identified substandard conditions such as deteriorated housing and infrastructure, access to lead-based paint free housing, reconstruction, and overall revitalization. The City elects to focus activity in the areas of the city with the highest concentration of poverty, unemployment and greatest needs as a basis for allocating investments geographically with the jurisdiction. The result of geographical allocation of HUD funding is efficient and effective use of the funds to elevate and create more opportunities for areas where the need is the greatest.

Discussion

Prior to the release of the PY18 request for proposals the Mayor's Office conducted a review of the Consolidated Plans goals to date. The review found that only 14% of funds during PY15 and PY16 were spent in target areas, with less than 1% spent in the Crutchfield target area. As a result of this review the Mayor's office decided to award bonus points to proposals for physical and economic development projects that would expend 30% or more of funds in this area. Additionally City of Tulsa departments awarded funds also agreed to expend 30% of funds in the Crutchfield Target Area. The percentages listed in the table above represent funded projects that agreed to expend 30% of funds within the Crutchfield target area or will be located exclusively within a target areas. The geographic distribution of funds for funded projects involving activities such as homeowner rehabilitation and public services, where the location of services will vary during the year, will be included in the Consolidated Annual Performance and Evaluation Report (CAPER) due in September 2019.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The HUD CDC has recommended utilizing CDBG, HOME, ESG and HOPWA funds to support the following affordable housing goals.

Non-homeless households:

- CDBG will support the rehabilitation of two hundred and eighty-nine (289) housing units.
- HOME will support seventy-five (75) housing units through homeowner rehabilitation and down payment activities.
- ESG will support two hundred and twenty-six (226) individuals with homelessness prevention assistance.

Homeless individuals:

- ESG will support one hundred (100) individuals with Rapid Rehousing assistance.

Special-needs households:

- HOPWA will support eighty-five (85) households with TBRA, STRMU and Permanent Housing Placements.

Tulsa CARES will utilize HOPWA funds to support forty (40) households with Tenant Based Rental Assistance and an additional thirty (30) households with Short-term Rent Mortgage or Utility Assistance. Permanent Housing Placement Services will be provided to 15 people. Rental assistance will be provided in the form of Rapid Rehousing and Homelessness Prevention with ESG funds managed by the Tulsa Day Center for the Homeless, Restore Hope Ministries and the Family Safety Center. A total of three hundred and twenty-six (326) individuals will be served.

The rehabilitation of owner-occupied units will be funded with both CDBG and HOME. CDBG funds will provide homeowners up to \$7,500, depending on lead based paint requirements, to carryout energy conservation and other repairs to ensure safe and sanitary living conditions. HOME funds will provide loans up to \$35,000 for major repairs of owner-occupied housing. Two hundred and eighty-nine (289) housing units will be supported with CDBG funds and fifteen (13) housing units will be supported with HOME.

HOME funds will be used for acquisition of single-family units to assist sixty-two (62) first-time homebuyers with down payment and closing costs to assist in the purchase of a home.

One Year Goals for the Number of Households to be Supported	
Homeless	100
Non-Homeless	590
Special-Needs	135
Total	825

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	461
The Production of New Units	0
Rehab of Existing Units	302
Acquisition of Existing Units	62
Total	825

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The number for Special-Needs is not duplicated in the other categories.

AP-60 Public Housing – 91.220(h)

Introduction

The City will continue to support public housing projects during the Consolidated Plan. During the first three years of the Consolidate Plan funds have been used to address issues relating to safety and building improvements at a section 3 apartment complex.

Actions planned during the next year to address the needs to public housing

No application were received during the PY 2018 allocation process for projects directly relating to addressing public housing needs, however the City remains committed to working with Tulsa Housing Authority to address future public housing needs that are eligible for funding.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Tulsa Housing Authority (THA) provides Community Centers at each of the nine (9) public housing family communities. Within these Community Centers, is a furnished computer lab with updated systems and high-speed internet access which can be used for job searches and other related activities. The community centers are staffed by Social Service Coordinators that provide intake, assessment, planning, coordination and delivery of services that support economic development and self-sufficiency. The Social Service Coordinators identify barriers, such as transportation, childcare, and education, and offer programs that will enhance the resident's quality of life and prepare them to enter the workforce, thereby breaking the cycle of poverty. The Social Service Coordinators also provide information to the residents to assist them with pursuing homeownership through referrals to Housing partners of Tulsa, Inc.

THA utilizes a ROSS Service Coordinator grant that provides case management services to residents with a focus on employment, education and self- sufficiency. The two case managers under this grant work with the residents to set goals pertaining to developing and maintaining a budget, childcare and obtaining health care. The grant coordinator also encourages residents to take advantage of Housing Partners of Tulsa's financial literacy and first-time homebuyer program.

Public housing residents are also encouraged to enroll in the Family Self-Sufficiency (FSS) Program. This program provides community support and resources to assist families with becoming self-sufficient. The Family Self-Sufficiency Coordinator meets with the interested resident and if selected for the program, the participant establishes a set of goals, such as employment or homeownership. Meetings are held to assess progress and assist the participant with any barriers in reaching their stated goals. An incentive of the FSS is an escrow account; as the family's income increases, contributions are made to the escrow account on the family's behalf. Once the family is determined "Self-Sufficient" by meeting their goals and moving out of public housing, the money in the escrow account is paid to the participant. No conditions are imposed on the use of the money, but the family is encouraged to pursue homeownership. Information regarding Homebuyer Education Programs is provided to the

family.

In addition to providing programming and activities for the residents, the Social Service Coordinators work closely with Property Managers and residents regarding community service hours as mandated by HUD. The Social Service Coordinators, together with the residents, develop a work plan to meet the required hours – whether it is through activities on-site or with another organization in Tulsa. Residents must track their community service time and have a time log signed by the resident and the Social Service Coordinator or an agency representative who facilitated the activity.

Residents of THA communities are actively involved in the planning and development of programs for their communities. Each community is encouraged to establish a Resident Association which meets monthly to discuss areas of concern and plan events and activities for their communities. Each association has a set of by-laws, which they have voted on and approved, that outlines how the association will operate. Training involving job duties, parliamentary procedures, communication and financial bookkeeping is provided to all Resident Association officers by THA's Resident Association Coordinator. In addition, training is provided to assist the Resident Association with establishing and maintaining an active Neighborhood Watch program.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Housing Authority of the City of Tulsa is not designated as troubled.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The HUD CDC has recommended funding for Rapid Rehousing and Homelessness Prevention with ESG funds to be managed by the Tulsa Day Center for the Homeless, Restore Hope Ministries and the Family Safety Center, with the goal to provide financial assistance and services to a total of three hundred and twenty-six (326) individuals. An additional 2,820 people will be served through ESG and CDBG funded shelter programs.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Although the City is not directly providing HUD funds towards reaching out to persons experiencing homelessness within the City of Tulsa, street outreach programs organized by faith-based and non-profit organizations are available to unsheltered individuals. Some of these groups target specific populations such as unaccompanied youth and street gang members. Youth Services of Tulsa's (YST) street outreach program includes services such as referrals and information, assistance obtaining identification, and options for employment and shelter. Youth Services Drop-In Center offers youth, ages 16 – 24, a place to get a meal, shower, wash clothes, etc. YST also coordinates the Safe Place program which provides youth a place to seek intervention in times of crisis. Multiple shelters are available to individuals, families and youth which offer case management services to address the needs of homeless persons.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Tulsa is providing ESG and CDBG funds to three (3) emergency shelters and one (1) shelter service provider, to assist with shelter services and operations. The non-profit agencies receiving funds include Domestic Violence Intervention Services, Tulsa Day Center for the Homeless, Youth Services of Tulsa and Legal Aid Services of Oklahoma. Each shelter provides varying services or targets a specific population to avoid duplication of efforts in the community. Specialized assistance is provided to youth, victims of domestic violence and families with children. In addition to providing a safe place to stay, the shelters provide services in the form of case management, child care, counseling, safety planning for victims of domestic violence, medical services, life skills classes, parenting and relationship skills classes, therapeutic exercise classes and services to meet basic personal needs. During PY18 Legal Aid Services of Oklahoma will provided provide legal services to homeless individuals at Tulsa area shelters and Tulsa County Courthouse. Services will include but not limited to helping applying for, appealing, and obtaining social security to homeless individual, replacing missing identification papers and representing clients facing eviction.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Tulsa Day Center for the Homeless will use funds to assist homeless individuals and families obtain housing through a Rapid Rehousing program. The program is designed to help individuals and families move as quickly as possible into permanent housing with a combination of rental assistance and housing relocation and stabilization services to aid each client in regaining stability.

Restore Hope Ministries and the Family Safety Center will use funds for Homelessness Prevention by providing rent subsidies and other assistance so individuals and families have affordable access to safe and sanitary shelter.

Through a coordinated referral and application process Youth Services of Tulsa (YST) assists unaccompanied, homeless youth ages 17-24, move quickly out of homelessness and into transitional housing. While in housing, case management services are provided to increase personal, social, educational and occupational skills needed to transition into adulthood. Youth are also connected with mental health services and other YST and community services to ensure their needs are met and housing is sustained over time.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Tulsa awarded funds to two programs that assist individuals being discharged from correctional facilities. The Center for Employment Opportunities will provide men and women that were formerly incarcerated with life skills education, transitional jobs, permanent job placement assistance, and retention services. Resonance Center for Women will provide incarcerated females with education, skills training, and mentoring, to create a plan for employment, safe and sober housing, family reunification, and addiction recovery. Volunteer community mentors enrich this program through role modeling and access to community resources, including employment opportunities. They will also provide immediate transitional employment and housing for recently release the females through their Take 2: A Resonance Café program. Both projects work toward preventing individuals from becoming homeless and re-entering the prison system after discharge, while becoming a productive and self-sufficient member of the Tulsa community.

There are a variety of efforts undertaken by the City of Tulsa and CoC member organizations to prevent homelessness. There are five primary preventative services offered by various provider organizations:

- Mortgage assistance
- Rental assistance
- Utilities assistance
- Counseling/advocacy
- Legal assistance

Each service is designed to assist families remain housed by offering services and support during times of financial or legal difficulty. HOPWA funds will be provided for homelessness prevention to individuals diagnosed with HIV/AIDS and their families in the form of short-term rent, mortgage and utility assistance, tenant-based rental assistance, permanent housing placement, resource identification and supportive services.

Because individuals and families who are being discharged from publically funded institutions or systems of care are at a high risk of becoming homeless or returning to homelessness, the CoC plans to place an emphasis on discharge planning with coordination of housing services. State statutes require that all publicly funded institutions, including mental health, corrections, health care and the foster care system, have discharge planning in place. Locally, the Tulsa Center for Behavioral Health (TCBH) is subject to discharge planning protocols mandated by the Oklahoma Board of Mental Health and Substance Abuse Services to ensure that individuals exiting TCBH are not discharged into the shelter system or street. Community Service Council of Greater Tulsa hosts a local Prisoner Reentry Initiative addressing system barriers to reintegration and operates The Tulsa Reentry One-Stop that provides employment, housing placement and retention services.

Discussion

The City of Tulsa and homeless services providers, including the HUD Continuum of Care, are committed to providing solutions and serving the needs of individuals experiencing homelessness. All parties are working with Community Solutions, Built for Zero campaign to end veteran homelessness and chronic homelessness in Tulsa.

AP-70 HOPWA Goals - 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	30
Tenant-based rental assistance	40
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	70

AP-75 Barriers to affordable housing – 91.220(j)

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Background

Tulsa, like many western cities, is not a high-density city. For over 40 years, Tulsa has relied on a zoning code that favors low-density, suburban-style development. A lack of housing diversity combined with the need to own and maintain a personal vehicle, present a substantial barrier to affordable housing. In recent years, the City has taken substantial steps to eliminate this barrier.

An overhaul of the City of Tulsa Zoning Code has been approved and went into effect on January 1, 2016. Several features of the Code will work in combination to support Comprehensive Plan objectives for increased housing density in select areas. Indirectly and over time, the Code will support transit and walkability. A combination of direct actions that make affordable housing in prime locations feasible, and indirect influences that decrease dependence on private cars, will help to remove barriers to affordable housing in Tulsa.

Some of the key features in Tulsa's new Zoning Code:

- A new zoning district allowing smaller, single-family lots, cottage clusters, multi-unit houses, and zero-lot-line homes.
- New mixed use zoning districts that will allow the creation of new owner and rental housing in desirable locations close to jobs, goods, and services.
- Reduced and/or eliminated off-street parking requirements that will allow for higher development densities. Included in parking regulations are mandatory bicycle parking for new development.
- Increased flexibility in general, allowing for straightforward implementation of new housing options including tiny houses, off-site constructed permanent housing, and mixed-income development.

Consistent with PLANiTULSA, these districts are designed to work in consort with other initiatives to increase density, transit, walkable urban districts, and diverse housing opportunities throughout the City. These new zoning tools are expected to be popular choices in areas throughout the City that are seeking redevelopment and revitalization options.

Market forces driving new demand for housing in close-in parts of Tulsa are just now emerging. The City believes that with these new tools in place, we should be able to keep pace with demand and avoid displacement of persons and families who require affordable housing.

The following actions are planned during the plan year:

- City and INCOG staff have instituted a voluntary, mixed-use, rezoning program for areas near the Peoria Avenue Bus Rapid Transit Line
- City staff has been a featured presenter with the Greater Tulsa Homebuilders Association on the topic of implementing the affordable housing types promoted in the 2016 Zoning Code.

AP-85 Other Actions – 91.220(k)

Introduction:

The City will use CDBG, ESG, HOME and HOPWA funds to provide a variety of services within the City of Tulsa. The sections below address specific projects recommended for funding. Resolution 19899, outlining the final funding recommendations for PY18 by grant, was signed on May 14, 2018. A copy of the resolution is attached in Appendix A

Actions planned to address obstacles to meeting underserved needs

For PY 2018, the HUD CDC has recommended funding twenty-seven (27) external agencies and one (1) City departments to conduct thirty-seven (37) activities. By awarding a variety of agencies and multiple activities, the City is attempting to address obstacles to meeting the underserved needs of the community.

Recommended funding levels will allow the City of Tulsa to serve thirty-two thousand seven hundred and twenty (32,720) people with CDBG public services, ESG and HOPWA funds. Broken down by funding source, CDBG public services will account for thirty thousand and thirty-nine people (30,039), Emergency Solutions will account for two thousand five hundred and forty-six (2,546) people, and HOPWA will serve one hundred and thirty-five (135) people.

Two public facility improvements activities will benefit eighteen thousand and forty-eight (18,048) people. The City of Tulsa's Streets and Stormwater Department will install new sidewalks in low and moderate income areas. Tulsa Children's Coalition will facilitate energy efficiency upgrades of an Early Childhood Education Center.

Through an economic development activity for small business loans, forty-four (44) jobs will be created of which at least fifty-one percent (51%) will be for low to moderate income persons. The CDBG funds are used to provide loans to businesses normally excluded from the economic mainstream. Additionally through a micro enterprise program, ten (10) businesses will be provided with technical assistance.

The City of Tulsa's Working in Neighborhoods Department will use CDBG funds to conduct a clearance and demolition activity in low to moderate income census tracts within the city to remove approximately eighty (80) substandard, uninhabitable, dilapidated structures.

Actions planned to foster and maintain affordable housing

Recommended funding will continue to foster and maintain affordable housing. Two (2) organizations will provide owner occupied housing rehabilitation for three hundred and two (302) homeowners. HOME and CDBG funds will assist homeowners in making emergency repairs or other necessary repairs to bring homes into code compliance, ensure safe and sanitary living conditions and improve energy efficiency.

HOME and CDBG funds will also be used to provide down payment assistance to approximately sixty-two (62) first time home buyers

Actions planned to reduce lead-based paint hazards

The City of Tulsa ensures that inspections for lead-based paint (LBP) hazards will occur, as required, for all funded housing activities. Proper notifications will be provided regarding lead-based paint hazards. All housing units constructed prior to 1978 will be tested for LBP by a certified LBP inspector or Risk Assessor. If LBP is detected, all covered renovations will follow HUDs Lead Safe Housing Rules and be performed by certified firms using certified renovators and other trained workers.

Actions planned to reduce the number of poverty-level families

The City identified priorities that will encompass services that assist in breaking the cycle of poverty. Twenty-one (21) proposals were received for public service activities. All but three of the proposals received have been recommended for funding and will serve the following needs in an attempt to reduce the number of poverty level-families:

- Education programs for school aged children, including after school programs, summer camps, and transitional living programs for homeless youths
- Mentoring, life skills education and job training for individuals released from prison
- Educational and training classes for adults
- Assistance to victims of abuse
- Transportation assistance
- Housing counselling
- Referrals to assistance for basic needs
- Emergency homeless shelter feeding and lodging

Actions planned to develop institutional structure

The City of Tulsa's HUD Community Development Committee brings together residents from low to moderate income areas of the city, and representatives from financial institutions, the Continuum of Care, the City's Planning Department, the Indian Nations Council of Governments, and City councilors to assess and recommend funding programs to address the City's priority needs. The members of this committee learn from non-profit organizations, the community, and faith-based organizations as to where there might be gaps that can be filled with needed funding. In addition to HUD funding, The Tulsa Area United Way and other Tulsa philanthropic organizations provide leverage so that as many of those in need as possible are served.

Actions planned to enhance coordination between public and private housing and social service agencies

Tulsa benefits from a strong and cohesive coalition of local government officials, service providers, lenders, and volunteers. These various groups coordinate effectively to avoid

duplication of services and facilitate a delivery system which meets the needs of Tulsa's various populations. The City continues a targeted public outreach effort to educate and engage the public.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

The fourth year of the Five Year Consolidated Plan will see twenty-seven (27) external agencies and one (1) City departments to conduct thirty-seven (37) activities totaling \$4,713,676 in grant funding.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	49,851
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	49,851

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	75.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Tulsa does not use any form of assistance that is not described in Section 92.205(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Tulsa homeownership program activity uses the recapture provisions of 24 CFR 92.254(a)(4)(ii). It is believed this process is the closest to normal market approaches to financing, the easiest for borrowers to understand, enables the deed restriction requirements of the alternative option to be avoided (which we believe constitutes a barrier to private financing participation), and better enables HOME funds to be marketed in coordination with other private lending. An ongoing homeownership assistance activity has been the City's goal and is in keeping with the basic HOME program descriptions.

A purchaser of a property may apply for and be provided HOME assistance subject to the property and said buyer meeting HOME program eligibility criteria, a written agreement to comply with program terms and conditions, and the availability of funds. Mortgages include the "principal residence" requirement of the program during the affordability period, failure of which will constitute a default of the second mortgage.

The recapture option is a mechanism to recapture all or a portion of the direct HOME subsidy if the HOME recipient decides to sell the house within the affordability period at whatever price the market will bear. Forgiveness will be tied to the length of time the homebuyer has occupied the home in relation to the period of affordability and the net proceeds of the sale. The affordability period is based on the amount of HOME funds provided for the property and is forgiven as designated in the Grants Administration's HOME policies and procedures. Calculations for the recapture include the HOME Investment, the Homebuyer Investment, and the Net Proceeds. These are defined as:

1. HOME Investment is all HOME funds contributed to the unit and any direct subsidies consisting of any financial assistance that reduces the purchase price from fair market value to an affordable price, or otherwise subsidizes the purchase;
2. Homebuyer Investment consists of the portion of initial down payment paid by the homebuyer combined with the value of any capital improvements made with the homebuyer funds; and
3. Net Proceeds are the sales price minus closing costs and any non-HOME loan repayments. To allow low-income homebuyers to retain some equity in their property should they need to sell, the City of Tulsa recaptures HOME funds using the following steps:

a) Reduction during affordability period. The HOME investment amount to be recaptured will be reduced on a prorated basis for the time the homeowner has owned and occupied the housing measured against the required affordability period;

b) Owner investment returned first. From the net proceeds of the sale, the homebuyer may recover their entire investment before the HOME investment is recaptured; and

c) Shared Net Proceeds. If the net proceeds are not sufficient to recapture the full HOME investment (or a reduced amount according to the time the homeowner occupied the home), plus enable the homeowner to recover the amount of their down payment and any capital improvement investment made since purchase, the net proceeds will be divided proportionally. The formula used will be HOME Investment multiplied by Net Proceeds divided by HOME Investment plus Homeowner Investment equals HOME Recapture.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The administration of homebuyer programs includes thoroughly informing each potential homebuyer of all the requirements under the HOME Program. This will ensure they understand what is required through the affordability period and the recapture provisions if they sell the property prior to the expiration of the affordability period. This information is included in the Homebuyer Written Agreement and explained verbally by a housing counselor. In addition, a Second Mortgage is executed at closing and is not released until after the affordability period has expired. Provisions in these documents include the following criteria, which are verified annually until the end of the affordability period:

- Principle Residence
- Current on Mortgage, Taxes, and Insurance
- Upkeep of Property (no code violations from the City of Tulsa)

All organizations that administer the program for the City are required to keep an inventory of all properties that remain under the affordability period. This information is submitted to Grants Administration at the end of each program year.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Tulsa does not use HOME funds to refinance existing debt.

Emergency Solutions Grant (ESG) Reference 91.220(I)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

The written standards for providing ESG assistance are included as Appendix D.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The common assessment and referral system developed by the Continuum of Care known as A Way Home for Tulsa ("CoC" or "Continuum" or "AWH4T") in conjunction with local ESG-funded programs' input, was created to assess the needs of homeless individuals and families or those at-risk of homelessness and match those needs to the most appropriate housing or service alternatives. All CoC- and ESG-funded programs are required to utilize the CoC common assessment system. If attempts at diversion or prevention do not solve a person's or family's housing problem when initially presenting to the homeless service provider and the participant has been homeless no more than one hundred eighty-one (181) cumulative days (or stays) the intake staff at the "no wrong door" point of entry can then proceed with an interview of the participant to ascertain the best immediate housing options within the Continuum. The Vulnerability Index & Service Prioritization Decision Assistance Tool ("VI-SPDAT") will be utilized as part of the initial screening process to gather enough information concerning the stability and acuity of the presenting individual. The interviewer will ask the participant a series of questions from the VI-SPDAT that are designed to identify the conditions affecting the individual's ability to secure or maintain housing. Information regarding such domains as housing history/status, physical health, mental health, substance abuse and other general risk factors will be gathered to assemble the risk profile necessary to assess the participant's vulnerability and level of need. All information from the participant will be self-reported, although surveyors conducting the interviews can also register their own impressions of the presenting participant's condition on the VI-SPDAT. Should the participant refuse to answer the questions posed in the VI-SPDAT, the interviewer will note that fact in HMIS. The intake staff will then have the discretion to do either one of the following:

- Complete the surveyor observation questions contained within the VI-SPDAT without participant input
- Refer the participant to another homeless service provider
- Elect to initiate an intervention.

Should the presenting participant(s) be fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking, the non-victim service providers in the Continuum will refer the victim to an appropriate shelter program that specifically targets such groups. Until the protection of one of these organizations can be assured, special care will be taken to ensure that the victim is afforded a secure

environment within the intake provider's organization and that the security of the participant's identity and privacy are given special consideration. This could include reserving a private area within the accepting agency's location or the creation of a special track within the assessment framework that is specifically designed for domestic violence victims.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The HUD grant selections are made through a joint process adopted by the Tulsa City Council and Mayor in which applications are accepted from non-profit agencies serving within the corporate limits of the City of Tulsa. Through public meetings the HUD Community Development Committee determines the needs of the community, sets the funding priorities, and reviews the community development plan. Applications are created based on the priority needs and grant guidelines. After evaluators score the applications, a facilitator presents the scores to the HUD Community Development Committee (CDC) for review. The HUD CDC submits funding recommendations to the Mayor and City Council for approval. A member of the Continuum of Care is appointed by the Mayor to serve on the HUD Community Development Committee for the award of ESG funds as well as the other HUD funds.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

As part of the written agreement, subrecipients are required to provide for the participation of a homeless individual or formerly homeless individual in a policy-making function within the organization. This may include involvement of a homeless or formerly homeless person on the Board of Directors or similar entity that considers and sets policy or makes decisions for the organization. In addition, a Participant Advisory Committee actively participates in the monthly CoC meetings.

5. Describe performance standards for evaluating ESG.

The City of Tulsa contractually holds subrecipients responsible for meeting benchmarks established for each grant activity. The City works closely with the subrecipient and Continuum of Care to further develop performance standards and evaluate the outcomes. The City of Tulsa presents the outcomes to the CoC on a quarterly basis.

The following performance standards will be used to ensure the success and effectiveness of the ESG program.

1. Shorten time spent homeless - Shifting the focus of the ESG program from shelter operations to rapid rehousing, especially for families, is the primary goal. The

recommended benchmark to evaluate this standard is: 70% of families assisted will be re-housed within 45 days or less and 30% within 60 days.

2. Reduce returns to homelessness - A demonstration of effectively reducing housing barriers is whether people assisted later return to the system as homeless. The recommended benchmark to evaluate this standard is: 70% of families will remain housed for at least 6 months.

The current evaluation system in place requires organizations to report program participant demographics into HMIS, with the exception of victim service providers.

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