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# Five Year Consolidated Plan 2015 – 2019 and Fifth Year Annual Action Plan 2019 – 2020

July 1, 2019 – June 30, 2020

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Presented to the U.S. Department of Housing and Urban Development  
Oklahoma City Field Office

PRESENTED BY:

**Mayor:** G.T. Bynum

**Tulsa City Council:** Vanessa Hall-Harper, Jeannie Cue,  
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Lori Decker Wright, Phil Lakin, Jr., and Ben Kimbro



Amended on May 28, 2020 to add CDBG, ESG, and HOPWA CARES Act funds to the PY2019 Annual Action Plan.

## **Executive Summary**

### **AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

The City of Tulsa is pleased to submit its 2019 Program Year Annual Action Plan. This is the Fifth 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.

The City is submitting Amendment #1 to the 2019 Program Year Annual Action Plan to incorporate funds received under the Coronavirus Aid Relief and Economic Security Act (CARES Act). Activities to be performed are detailed within the appropriate Plan sections.

The City has also submitted notification to the Oklahoma City HUD Field Office on the intent to use regulatory waivers, suspensions, and applicable alternate requirements as allowed by HUD for CDBG, HOME, ESG, and HOPWA as applicable. (See Appendix)

The City is submitting Amendment #2 to the 2019 Program Year Annual Actin Plan to incorporate the second round of Emergency Solutions Grant funds received under the Coronavirus Aid Relief and Economic Security Act (CARES Act). Activities to be performed are detailed within the appropriate Plan sections.

#### **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic 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.

On March 13, 2020, President Trump declared a National Disaster due to the COVID-19 outbreak. This declaration prompted Congress to pass the Coronavirus Aid Relief and Economic Security Act (CARES Act) on March 27, 2020. The CARES Act includes additional CDBG, ESG, and HOPWA funds to prevent, prepare for, and respond to coronavirus. The funds and projects included in this plan amendment are identified by CDBG-CV, ESG-CV, and HOPWA-CV.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Over the course of the first three 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), 2016 (PY16) and 2017 (PY17). 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 Program (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, PY16 and PY17 the City expended over \$19.6 million and accomplished the following:

- Assisted eighty-seven thousand six hundred and eighty-three (87,683) people through public service activities;
- Assisted twenty thousand eight hundred and seventy-four (20,874) people through public facilities and improvement activities;
- Provided rental housing subsidies to one thousand four hundred and eighteen (1,418) households;
- Provided shelter facilities to seven thousand three hundred and fifteen (7,315) people;
- Created/retained two hundred and forty-four FTE (244) jobs;
- Assisted thirty-seven (37) new and existing businesses;
- Rehabilitated five hundred and ninety-one (591) housing units;
- Assisted forty-seven (47) first time homebuyers; and
- Carried out clearance and demolition activities on one hundred and thirty-one (131) substandard structures.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

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 Fifth Year Annual Action Plan, citizens were provided the following opportunities to participate in the process:

- Needs Assessment Public Hearing – September 13, 2018
- HUD Community Development Committee meeting to set priorities needs and goals – September 18, 2018
- HUD Community Development Committee meetings for recommendation of awards – January 31, and February 5, 2019
- Fifth Year Annual Action Plan comment period - March 5, 2019 through April 4, 2019.
- Fifth Year Annual Action Plan Public Hearing – April 4, 2019

Approximately April 1, 2020, HUD issued a memorandum regarding the Availability of Waivers of Community Planning and Development (CPD) Grant Programs and Consolidated Plan Requirements to

Prevent the Spread of COVID-19 and Mitigate Economic Impacts Caused by COVID-19. The City of Tulsa notified HUD on April 17, 2020 of its intention to invoke the use of all waivers within this memorandum.

The City posted a draft Amendment to the 2019-2020 Annual Action Plan for a 5-day public comment period for the CARES Act funded projects from May 8 – 13, 2020. A Public Hearing was conducted by the Tulsa City Council on May 13, 2020.

Per CARES Act requirements for homeless assistance grants, the City posted the list of projects to be funded with the second round of ESG-CV funds (Amendment #2 to the 2019 Annual Action Plan) on its website on December 9, 2020.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

During the needs assessment public hearing comments were received concerning:

- Economic development and job creation and retention;
- Services for homeless youths, including shelters and transitional living;
- Health and social services;
- Public facilities;
- Housing rehabilitation and demolition of substandard building;
- Educational services;

No comments were received during the 30-day draft comment period. One comment was received during the Draft Plan Public Hearing. The comment was from a Citizen who had concerns relating to restrictions on the geographical areas where CDBG funds could be spent within the City of Tulsa. In response, Grants Administration staff provided information, via email, to the Citizen outlining the primary objectives of the 1974 Housing and Community Development act and funds uses. In addition to this, information relating to Title 24 CRF Part 570 and a map showing the low- and moderate income block groups within the City were also provided.

Two organizations submitted written comments for the Draft Amendment to the 2019-2020 Annual Action Plan. One organization emphasized the need for more funding for employment opportunities for vulnerable populations including those recently released from prison. The other organization emphasized the need for additional funding to provide services and housing for clients affected by domestic violence.

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

All comments received during the needs assessment public hearing and public comment period were accepted and incorporated into the draft plan.

All comments received during the public hearing and public comment period for the draft Amendment to the 2019-2020 Annual Action Plan were considered in the development of the final amendment.

## **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 Fifth Year of the Five-Year Consolidated Plan, the HUD Community Development Committee has recommended funding twenty-seven (27) external agencies and two (2) City department to conduct thirty-four (34) activities. Total grant funds awarded, including administration and carryover funds, totals \$7,221,409.

The City of Tulsa will award \$3,205,968 in CARES Act funds as described within this Plan Amendment.

The City of Tulsa will award an additional \$4,116,095 in CARES Act Emergency Solutions Grant funds as described within this Plan Amendment #2. The total CARES Act Emergency Solutions Grant funds allocated is \$5,151,657.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the 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
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

**Narrative (optional)**

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:

Gary Hamer, Capital Planning and Grants Manager  
 City of Tulsa, Grants Administration  
 175 E 2nd Street, Suite 480  
 Tulsa, OK 74103-3208  
 GrantsAdmin@cityoftulsa.org

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **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 2019-2020 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(I))**

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.

Upon passage of the CARES Act, the City of Tulsa Finance Department, Grants Administration Section consulted with the City's Director of Community Development, Housing Policy Director, and the CoC to address homelessness prevention and issues regarding social distancing and quarantining necessary to help prevent the spread of COVID-19 within the homeless population.

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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and 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 attend monthly CoC meetings to help establish ESG priorities, policies and performance standards.

The City consulted with the Continuum of Care for the 2019 Annual Action Plan Amendment #2 to determine the needs and how to best allocate the additional funds received.

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	City of Tulsa - Planning Department
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	HOUSING AUTHORITY OF THE CITY OF TULSA
	<b>Agency/Group/Organization Type</b>	Public Housing Authority
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization participated in the needs assessment and 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	<b>Agency/Group/Organization</b>	CITY OF TULSA, OKLAHOMA
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-housing Community Development Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization provided data relating to housing and code enforcement activities and public facilities improvements for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.
4	<b>Agency/Group/Organization</b>	The Common Good Tulsa
	<b>Agency/Group/Organization Type</b>	Services-Health Services-Education Service-Fair Housing Food Security
	<b>What section of the Plan was addressed by Consultation?</b>	Non-housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization participated in the needs assessment public hearing and provided data relating gaps in services in north-west Tulsa. For anticipated outcomes see narrative below.
5	<b>Agency/Group/Organization</b>	Youth Services Of Tulsa
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-housing Community Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.

6	<b>Agency/Group/Organization</b>	TULSA ECONOMIC DEVELOPMENT CORP.
	<b>Agency/Group/Organization Type</b>	Economic Development Community Development Financial Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Non-housing Community Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
7	<b>Agency/Group/Organization</b>	Operation Aware of Oklahoma, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-housing Community Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization participated in the needs assessment public hearing and provided data relating to adolescent drug and alcohol use, for use in the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.

**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 Tulsas 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 Annual 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)**

**AP-12 Participation – 91.105, 91.200(c)**

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

**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 2018 to express needs of the community regarding HUD programs.	Speakers expressed the need for more services, homeless populations, health, transportation, and education including substance abuse prevention. Additionally speakers also addressed 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.	



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)
2	Public Hearing	Non-targeted/broad community	Twelve (12) persons attended the ZOOM Virtual City Council Meeting which included the Public Hearing for the draft Amendment to the 2019-2020 Annual Action Plan.	Written comments were submitted by one organization which were read aloud during the Public Hearing portion of the City Council Meeting.	All comments were accepted and considered in the development of the final amendment.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### **Introduction**

On April 12, 2019 HUD released the 2019 funding allocations. Using the figures provided, calculations were made to calculate the total amount available during the Program Year 2019. 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.

The CARES Act, passed on March 27, 2020 provided additional resources for CDBG, ESG and HOPWA. The resources are identified in the chart

below.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,417,782	1,068,617	56,541	4,542,940	1,000,000	PI includes estimated RL (\$1.0m) for ED activity and PI (\$ 68,617) realized but not allocated. Prior year includes 56,541 in uncommitted carryover funds. Remainder is estimated RL (1.0m) in ED activity
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,658,265	23,649	1,299,028	2,980,942	113,737	PI is realized and must be allocated. Prior year includes \$84,507 in carryover funds, \$856,360.39 in uncommitted PY18 carryover funds and \$358,160 awarded in PY17 and moved to PY19 (See AP55 for details).

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	527,026	0	0	527,026	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	284,239	0	0	284,239	0	
Other	public - federal	Other	7,322,063	0	0	7,322,063	0	CV funds will be used to prevent, prepare for, and respond to the coronavirus. This amount represents HOPWA – CV total, ESG-CV 1 <sup>st</sup> and 2 <sup>nd</sup> allocations, and CDBG-CV 1 <sup>st</sup> allocation.

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.

CDBG-CV – Financial Empowerment Center: The City received an initial planning grant from Cities for Financial Empowerment (CFE) in 2018, and applied for received a grant for the next phase. Through the City's newly created Financial Empowerment Center, high-quality, one-on-one financial counseling services will help those affected by the financial impact of the COVID-19 crisis develop financial stability and self-sufficiency. Funds will be deployed through a partnership with Goodwill Industries, which has extensive experience offering targeted counseling services and can meet tracking and reporting requirements for the use of these funds.

Physical improvements will use a combination of public funds, CDBG funds, City general funds, and nonprofit and private foundation funds to enhance selected projects.

CDBG-CV – Access to High-Speed Internet Access to LMI Areas: Increased access to high speed internet will be targeted to LMI areas through partnerships with public school districts, internet providers, and City authorities. While initial short-term, emergency responses have helped address some of the inequities during the COVID-19 public health crisis, additional neighborhood focused solutions will be needed to provide benefits that last long beyond this crisis. A Distance Learning Task Force composed of City and school district staff, business and philanthropic leaders, and technology experts will be created to identify solutions.

ESG 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.

The CARES Act provides Regulatory Waivers which eliminated the ESG Match requirement. Therefore, the City will not require match from recipients, including the City, utilizing CARES-CV 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**

Not applicable

**Discussion**

Anticipated resources were calculated using the PY19 funding allocations to be received during the fifth year of the Consolidated Plan plus expected program income, prior year resources. HOME prior year resources include \$358,160 awarded to a project in PY17. This project has been delayed, and during the City's PY19 allocation process additional funds were recommend to help the project go ahead. To avoid duplication of goals the PY17 plan will be amended to move the funding and goals to the PY19 Annual Plan.

The CDBG program income total includes an estimated \$1.0m in revolving loans funds received through economic development activities plus an additional \$68K 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 Remainder 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	CDBG: \$48,000 HOME: \$1,786,378	Rental units constructed: 11 Household Housing Unit Direct Financial Assistance to Homebuyers: 32 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: \$346,512	Buildings Demolished: 50 Buildings
3	Economic Development	2015	2019	Non-Housing Community Development	36 Street North Riverwood Crutchfield Southwest Tulsa	Economic Development	CDBG: \$540,000 CDBG-CV: \$1,000,000	Jobs created/retained: 95 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: \$170,543 ESG-CV:  \$1,363,241	Homeless Person Overnight Shelter: 11,697 Persons Assisted
5	Housing Rehabilitation	2015	2019	Affordable Housing	36 Street North Riverwood Crutchfield Southwest Tulsa	Housing Acquisition, Construction & Rehabilitation	CDBG: \$1,101,921 HOME: \$915,000	Rental units rehabilitated: 86 Household Housing Unit Homeowner Housing Rehabilitated: 238 Household Housing Unit
6	Public Facilities and Infrastructure Improvements	2015	2019	Non-Housing Community Development	36 Street North Crutchfield Southwest Tulsa	Public Facilities and Infrastructure Improvements	CDBG: \$501,564 CDBG-CV: \$616,007	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 86485 Persons Assisted
7	Public Services	2015	2019	Non-Housing Community Development	36 Street North Riverwood Crutchfield Southwest Tulsa	Public Services	CDBG: \$334,981 HOPWA: \$189,758 CDBG-CV: \$150,000 HOPWA-CV: \$12,060	Public service activities other than Low/Moderate Income Housing Benefit: 9027 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: \$304,948 ESG: \$100,361 ESG-CV: 3,496,583 HOPWA-CV: \$61,028	Tenant-based rental assistance / Rapid Rehousing: 899 Households Assisted Homelessness Prevention: 1,076 Persons Assisted

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Acquisition and New Construction of Housing
	<b>Goal Description</b>	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	<b>Goal Name</b>	Clearance and Demolition
	<b>Goal Description</b>	Clearance or demolition of substandard structures and hazardous contaminants.
3	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	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	<b>Goal Name</b>	Emergency Shelter
	<b>Goal Description</b>	Shelter operations and services, including food security initiatives, for the homeless and special populations.
5	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	Rehabilitation of owner occupied and/or rental housing.
6	<b>Goal Name</b>	Public Facilities and Infrastructure Improvements
	<b>Goal Description</b>	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	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	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	<b>Goal Name</b>	Housing Subsidies
	<b>Goal Description</b>	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 2019.

### Projects

#	Project Name
1	Administration 2019
2	Acquisition and New Construction of Housing
3	Clearance and Demolition
4	Economic Development
5	ESG19 City of Tulsa
6	Housing Rehabilitation
7	Public Facilities and Infrastructure Improvements
8	Public Services
9	2019-2022 Tulsa Cares OKH18F002 (TC)
10	CV-Economic Development
11	CV-Public Services
12	CV-Public Facilities and Infrastructure Improvements
13	CV-COVID-19 2020-2023 Tulsa Cares OKH20FHW002 (TC)
14	ESG20 City of Tulsa
15	CV-CDBG Administration

**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 2018, a public hearing was held to invite additional comment on the designated priorities. Information received was reviewed by the HUD CDC and the 2019 priorities were finalized in September 2018. Priorities were included in the Request for Proposals issued in October 2018. 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	<b>Project Name</b>	Administration 2019
	<b>Target Area</b>	36 Street North Riverwood Crutchfield Southwest Tulsa
	<b>Goals Supported</b>	Acquisition and New Construction of Housing Clearance and Demolition Economic Development Emergency Shelter Housing Rehabilitation Public Facilities and Infrastructure Improvements Public Services Housing Subsidies
	<b>Needs Addressed</b>	Demolition of Substandard Buildings Economic Development Homeless / Special Populations Housing Subsidies / Assistance Housing Acquisition, Construction & Rehabilitation Public Facilities and Infrastructure Improvements Public Services
	<b>Funding</b>	CDBG: \$669,962 HOPWA: \$15,810 HOME: \$165,826
	<b>Description</b>	Administration and planning of the HUD grant programs
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable
	<b>Location Description</b>	Not applicable
	<b>Planned Activities</b>	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 uses up to 20% administration for CDBG, 10% for HOME, and 3% for HOPWA.
	<b>Project Name</b>	Acquisition and New Construction of Housing

2	<b>Target Area</b>	36 Street North Riverwood Crutchfield Southwest Tulsa
	<b>Goals Supported</b>	Acquisition and New Construction of Housing
	<b>Needs Addressed</b>	Housing Acquisition, Construction & Rehabilitation
	<b>Funding</b>	CDBG: \$48,000 HOME: \$1,786,378
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Thirty-two (32) households will benefit from down payment assistance. Fifty-two (52) rental units will be constructed, resulting in eleven (11) HOME units.
	<b>Location Description</b>	Down Payment Assistance – City Wide New construction of Housing – 68 N. Lewis, Tulsa OK, 74110
<b>Planned Activities</b>	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.  Vintage Housing, Inc. will utilize \$1,626,378 in HOME funds to construct a new senior living apartment complex consisting of fifty-two (52) rental units of which eleven (11) units will be designated as HOME. Funds include PY19 allocation, unallocated PY18 CHDO funds, and funds committed to the project in PY17.	
3	<b>Project Name</b>	Clearance and Demolition
	<b>Target Area</b>	36 Street North Riverwood Crutchfield Southwest Tulsa
	<b>Goals Supported</b>	Clearance and Demolition
	<b>Needs Addressed</b>	Demolition of Substandard Buildings
	<b>Funding</b>	CDBG: \$346,512



	<b>Description</b>	Clearance or demolition of substandard structures and hazardous contaminants.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Although no families will directly benefit from clearance and demolition activities, multiple neighborhoods will benefit from the demolition of fifty (50) substandard buildings reducing unnecessary slum and blight conditions.
	<b>Location Description</b>	Low and moderate income census tracts within the City of Tulsa.
	<b>Planned Activities</b>	The City of Tulsa Working in Neighborhoods Department will use \$346,512 to conduct Clearance and Demolition activities in low- and moderate-income census tracts in the city.
<b>4</b>	<b>Project Name</b>	Economic Development
	<b>Target Area</b>	36 Street North Riverwood Crutchfield Southwest Tulsa
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$1,540,000
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Forty-five (45) jobs will be created through economic development activities. Ten (10) businesses will receive technical assistance through a micro-enterprise program.
	<b>Location Description</b>	City Wide

	<b>Planned Activities</b>	Tulsa Economic Development Corporation (TEDC) will provide low interest loans to assist businesses in order to create and/or retain jobs. TEDC will receive \$500,000 of entitlement funds. It is estimated that TEDC will receive and utilize another \$1,000,000 in revolving loan program income. In addition, \$40,000 of entitlement funds was awarded to Route 66 Main Street to provide technical assistance to businesses.
5	<b>Project Name</b>	ESG19 City of Tulsa
	<b>Target Area</b>	36 Street North Riverwood Crutchfield Southwest Tulsa
	<b>Goals Supported</b>	Emergency Shelter Housing Subsidies
	<b>Needs Addressed</b>	Homeless / Special Populations Housing Subsidies / Assistance
	<b>Funding</b>	ESG: \$284,239
	<b>Description</b>	Emergency Solutions Grant activities will be conducted by multiple agencies.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated three thousand two hundred and seventy-five (3,275) persons will be provided with emergency shelter services. Three hundred and eighty-three (383) households will be provided with Tenant Based Rental assistance or Homelessness Prevention services.
	<b>Location Description</b>	N/A

	<b>Planned Activities</b>	<p>Domestic Violence Intervention Services will use \$45,000, Youth services of Tulsa will use \$55,945, Tulsa Day Center for the Homeless will use \$47,398, and Legal Aid Services of Oklahoma will use \$22,000, to conduct shelter services. Tulsa Day Center for the Homeless will receive \$28,490 to provide Rapid Rehousing assistance. Restore Hope Ministries will receive \$33,670 and the Family Safety Center will receive \$21,691 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% (\$21,317) in administration for ESG.</p> <p>Community Service Council of Greater Tulsa will receive \$8,528 (3% of ESG award) to provide data collection services required by HUDs Homeless Management Information System (HMIS)</p>
6	<b>Project Name</b>	Housing Rehabilitation
	<b>Target Area</b>	36 Street North Riverwood Crutchfield Southwest Tulsa
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Housing Acquisition, Construction & Rehabilitation
	<b>Funding</b>	CDBG: \$1,101,921 HOME: \$915,000
	<b>Description</b>	Rehabilitation of owner occupied and/or rental housing.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated three hundred and twenty-four families (324) will benefit from the proposed activities. Two hundred and thirty-eight (238) owner occupied homes and eighty-six (86) rental units will be rehabilitated during the year.
	<b>Location Description</b>	City-wide

	<b>Planned Activities</b>	<p>The City of Tulsa Working in Neighborhoods Department will utilize \$490,000 in HOME and \$1,061,920.87 in CDBG funds for owner occupied housing rehabilitation. Area Councils for Community Action will use \$40,000 in CDBG funds for energy efficiency improvements and minor exterior rehabilitations.</p> <p>Additionally, Mental Health Association Oklahoma will use \$425,000 in HOME funds to rehabilitate a multi-family rental complex.</p>
7	<b>Project Name</b>	Public Facilities and Infrastructure Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities and Infrastructure Improvements
	<b>Needs Addressed</b>	Public Facilities and Infrastructure Improvements
	<b>Funding</b>	CDBG: \$501,564
	<b>Description</b>	Acquisition, construction or rehabilitation to public facilities that are 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.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated total of ten thousand and thirty (10,030) people will benefit from the proposed activities.
<b>Location Description</b>	<p>The Briarglen Early Childhood Education Center is located at 3303 S 121st E Ave, Tulsa, OK 74146</p> <p>Eugene Fields neighborhood, west Tulsa, OK</p> <p>S. Pittsburg Avenue (Between E 2nd Street and East 4th Place)</p>	

	<b>Planned Activities</b>	<p>Tulsa Children's Coalition will use \$151,593 in CDBG funds to provide energy efficiency upgrades at the Briarglen Early Childhood Education Center.</p> <p>Tulsa Housing Authority will use \$282,000 in CDBG funds toward infrastructure improvements, associated with the 2017 Choice Neighborhood Initiative award. Improvements will be included but are not limited to, installation of new sidewalks, installation of new roads, installation of new sewer/stormwater infrastructure and clearance and demolition activities.</p> <p>City of Tulsa Streets and Stormwater Department will utilize \$67,971 in CDBG funds to install sidewalks in a low- and moderate-income area.</p>
<b>8</b>	<b>Project Name</b>	Public Services
	<b>Target Area</b>	36 Street North Riverwood Crutchfield Southwest Tulsa
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$334,981
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated total of eight thousand, two hundred and eight-nine (8,289) persons will be served through public service activities.
	<b>Location Description</b>	City-wide

	<b>Planned Activities</b>	<p>Fourteen (14) agencies will use CDBG funds to conduct activities that will support public services.</p> <p>Tulsa Day Center for the Homeless will use \$27,120 for their Free Nurse’s Clinic program. Camp Fire Green Country will use \$26,894 for their Community Building Club program. Salvation Army will use \$26,894 for their Shelter and Feeding Program. Resonance Center of Women Inc. will use \$26,216 for their Prison to Reentry program. Center for Employment Opportunities will use \$24,282 for their Employment Reentry Program. Tulsans Operating in Unity Creating Hope (TOUCH) will use \$24,282 for The Zone afterschool program. Youth Services of Tulsa Inc. will use \$24,069 for their Transitional Living Program. Car Care Clinic will use \$23,856 to provide auto repair for LMI Persons. Community Action Project of Tulsa will use \$23,856 to provide services at Disney Early Childhood Center. Domestic Violence Intervention Services will use \$23,430 for court and legal advocacy services. Madison Strategies Group will use \$22,032 for their Tulsa Community Work Advance program. Girl Scouts of Eastern Oklahoma will use \$21,624 for their Community Outreach program. Operation Aware will use \$20,409 for their Prevention Education program. Child Abuse Network will use \$20,017 for their Multidisciplinary Team.</p>
9	<b>Project Name</b>	2019-2022 Tulsa Cares OKH18F002 (TC)
	<b>Target Area</b>	36 Street North Riverwood Crutchfield Southwest Tulsa
	<b>Goals Supported</b>	Public Services Housing Subsidies
	<b>Needs Addressed</b>	Homeless / Special Populations Housing Subsidies / Assistance Public Services
	<b>Funding</b>	HOPWA: \$511,216
	<b>Description</b>	Provide housing and supportive services to low-income persons with HIV/AIDS.
	<b>Target Date</b>	6/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated total of one hundred and three (103) individuals will be served with HOPWA assistance.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Tulsa CARES will utilize HOPWA funds totaling \$511,216 to provide TBRA, STRMU, permanent housing placements and support services to persons with HIV/AIDS.
<b>10</b>	<b>Project Name</b>	CV-Economic Development
	<b>Target Area</b>	36 Street North Riverwood Crutchfield Southwest Tulsa
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG-CV: \$1,000,000
	<b>Description</b>	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. Funds will be provided as gap assistance for costs not covered under other federal assistance.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	CDBG-CV funds will result in 50 jobs created/retained.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	TEDC will utilize CDBG-CV funds to assist businesses in creating/retaining jobs that have been affected by the COVID-19 pandemic.
<b>11</b>	<b>Project Name</b>	CV-Public Services
	<b>Target Area</b>	36 Street North Riverwood Crutchfield Southwest Tulsa
	<b>Goals Supported</b>	Public Services

	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG-CV: \$150,000
	<b>Description</b>	Financial counseling and planning services will be provided to address financial stability of the vast number of people who have lost income due to COVID-19.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	CDBG-CV will serve 600 persons.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	CDBG-CV funds will be provided to Goodwill Industries to support the Financial Empowerment Center to conduct financial counseling and planning services.
<b>12</b>	<b>Project Name</b>	CV-Public Facilities and Infrastructure Improvements
	<b>Target Area</b>	36 Street North Crutchfield
	<b>Goals Supported</b>	Public Facilities and Infrastructure Improvements
	<b>Needs Addressed</b>	Public Facilities and Infrastructure Improvements
	<b>Funding</b>	CDBG-CV: \$616,007
	<b>Description</b>	CDBG-CV funds will be used to provide internet access infrastructure to designated low income neighborhoods.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	CDBG-CV funds will benefit 76,455 people, of which 71.77% are low-to moderate income.
	<b>Location Description</b>	CDBG-CV funds will be used in the following locations (Census Tract-Block Group):  1-1; 2-1; 3-1; 3-2; 3-3; 4-1; 4-2; 4-3; 5-1; 5-2; 6-1; 7-2; 8-1; 9-1; 9-2; 10-1; 12-1; 13-1; 13-2; 14-1; 14-4; 14-5; 15-1; 15-2; 16-1; 16-2; 16-4; 16-5; 23.01-1; 25-1;25-2; 27-2; 29-1; 30-1; 30-2; 30-3; 46-2; 47-1; 59-1; 60-1; 60-2; 62-1; 62-2; 68.04-1; 70-1; 70-2; 71.02-2; 73.11-2; 76.08-2; 76.09-1; 76.09-3; 76.09-4; 76.19-1; 79-2; 80.01-1; 80.02-1; 80.02-2; 80.02-3; 85.01-1; 86-3; 88-2; 89-3; 90.06-4; 90.07-3; 90.08-1; 111-1; 9400.05-1



	<b>Planned Activities</b>	CDBG-CV funds in the amount of \$616,007 will be used to provide no-cost internet access infrastructure to households in designated low income neighborhoods due to COVID-19. Priority will be City of Tulsa students, teachers, and other school district support staff so they may participate in key distance learning opportunities and programs due to COVID-19.
<b>13</b>	<b>Project Name</b>	CV-COVID-19 2020-2023 Tulsa Cares OKH20FHW002 (TC)
	<b>Target Area</b>	36 Street North Riverwood Crutchfield Southwest Tulsa
	<b>Goals Supported</b>	Public Services Housing Subsidies
	<b>Needs Addressed</b>	Homeless / Special Populations Housing Subsidies / Assistance Public Services
	<b>Funding</b>	HOPWA-CV: \$81,208
	<b>Description</b>	Provide housing and supportive services to low-income persons with HIV/AIDS.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	HOPWA-CV funds will provide assistance to thirty-five (35) individuals.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Tulsa CARES will utilize HOPWA-CV funds in the amount of \$81,208 to provide STRMU, permanent housing placements and support services to persons with HIV/AIDS.
<b>14</b>	<b>Project Name</b>	ESG20 City of Tulsa
	<b>Target Area</b>	36 Street North Riverwood Crutchfield Southwest Tulsa
	<b>Goals Supported</b>	Emergency Shelter Housing Subsidies

	<b>Needs Addressed</b>	Homeless / Special Populations Housing Subsidies / Assistance
	<b>Funding</b>	ESG-CV: \$ 5,151,657
	<b>Description</b>	Emergency Solutions Grant activities will be conducted by multiple agencies.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	ESG-CV – An estimated) 8,422 persons will be provided with emergency shelter services. An additional 1,504 households will be provided with rental assistance.
	<b>Location Description</b>	– Citywide
	<b>Planned Activities</b>	The City of Tulsa allocated less than 5% (\$ 208,323) of the ESG-CV funds to conduct planning and administration activities.  ESG-CV funds in the amount of \$83,510 will be used for required reporting and data management in HMIS.  The remaining ESG-CV funds (4,859,824) will be used , for shelter services, quarantine expansion, rapid rehousing and rental assistance. Funds will be provided to multiple agencies.
15	<b>Project Name</b>	CV-CDBG Administration
	<b>Target Area</b>	36 Street North Riverwood Crutchfield Southwest Tulsa
	<b>Goals Supported</b>	Economic Development Public Facilities and Infrastructure Improvements Public Services Housing Subsidies
	<b>Needs Addressed</b>	Economic Development Homeless / Special Populations Housing Subsidies / Assistance Public Facilities and Infrastructure Improvements Public Services
	<b>Funding</b>	CDBG-CV: \$318,008 HOPWA-CV: \$5,183

<b>Description</b>	Administration and planning of the CDBG CARES Act HUD grant programs.
<b>Target Date</b>	9/30/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
<b>Location Description</b>	N/A
<b>Planned Activities</b>	CDBG-CV administration will use \$100,000 of its admin funds for prevention and response planning and \$218,008 will be used for oversight and monitoring of approved projects.  HOPWA-CV administration funds in the amount of \$5,183 will be used for oversight and monitoring of approved projects.

## **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 portion of the South West target area, all are occupied by LMI census tracts.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
36 Street North	0
Riverwood	0
Crutchfield	9
Southwest Tulsa	0

**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 chose to focus efforts of expending funds in the Crutchfield target area. City of Tulsa departments awarded funds agreed to expend up to 30% of funds in the Crutchfield Target Area. The percentages listed in the table above represent funded projects that expect to expend 30% of funds within the Crutchfield target area or will be located exclusively within a target area. 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 and 2020.

The CARES Act funds will be used geographically based on the identified response needed for the

COVID-19 pandemic.

# 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 twenty-four (224) housing units.
- HOME will support one hundred and forty-three (143) housing units through homeowner/rental rehabilitation, new construction and down payment activities.
- ESG will support two hundred and seventy-three (273) individuals with homelessness prevention assistance.
- **ESG-CV will support seven hundred and fifty-three (753) households with homelessness prevention assistance.**

Homeless individuals:

- ESG will support one hundred ten (110) individuals with Rapid Rehousing assistance
- **ESG-CV will support seven hundred and fifty-one households with Rapid Rehousing assistance.**

Special-needs households:

- HOPWA will support ninety-eight (103) households with TBRA, STRMU and Permanent Housing Placements.
- HOPWA-CV will support 35 households with STRMU and Permanent Housing Placements

Tulsa CARES will utilize HOPWA funds to support thirty-eight (38) households with Tenant Based Rental Assistance and an additional fifty (50) households with Short-term Rent Mortgage or Utility Assistance. Permanent Housing Placement Services will be provided to fifteen (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 eighty-three (383) individuals will be served.

Tulsa CARES will utilize HOPWA-CV funds to support 30 households with Short-term Rent, Mortgage or Utility Assistance and Permanent Housing Placement Services to 5 people.

The rehabilitation of owner-occupied units will be funded with both CDBG and HOME. CDBG funds will provide homeowners up to \$7,500 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 twenty-four (224) housing units will be supported with CDBG funds and fourteen (14) housing units will be supported with HOME.

HOME funds will be used for acquisition of single-family units to assist thirty-two (32) first-time homebuyers with down payment and closing costs to assist in the purchase of a home.

HOME funds will also be used towards the construction of a new fifty-two (52) unit senior living development resulting in eleven (11) HOME units. This project will include PY19 funds, unappropriated PY18 CDHO funds, and PY17 funds originally included in the City’s PY17 Annual Action Plan. To avoid duplication of project goals, a minor amendment will be submitted to the PY17 Annual Action Plan to remove the project and associated information. Additionally HOME funds will be used for the rehabilitation of one apartment complex resulting in eighty-six (86) additional HOME units.

ESG-CV funds will be used for rental assistance to serve one thousand, five hundred and four households. .

One Year Goals for the Number of Households to be Supported	
Homeless	861
Non-Homeless	1,393
Special-Needs	138
Total	2,392

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	2,025
The Production of New Units	11
Rehab of Existing Units	324
Acquisition of Existing Units	32
Total	2,392

**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 four years of the Consolidated 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**

In November 2017, the City passed a resolution committing \$1,750,000 in CDBG funds, over a period of seven years, towards Tulsa Housing Authority's Choice Neighborhood revitalization project located in west Tulsa. PY 2019 will see the first allocation of funds, totaling \$282,000, and will be used to provided public facility and infrastructure improvements that will form part the overall project. When completed the project will included the replacement of 390 units of distressed public and HUD-assisted housing with 460 units of high quality mixed-income housing. The redevelopment will break up these concentrated super blocks, creating townhomes and garden style apartments with pedestrian friendly streets, greenspaces, and commercial amenities.

### **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. Housing Partners of Tulsa, Inc. (HPT), also provides Financial Literacy education, credit and budgeting classes at each site.

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 programs.

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, education 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.

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.

**Discussion**

## **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 eighty-three (383) individuals. An additional 5,475 people will be served through ESG and CDBG funded shelter programs.

ESG-CV will provide funds to serve an additional 1,504 households with rental assistance and 8,422 people with shelter services that allow for social distancing.

### **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 four (4) 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, Salvation Army 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 PY19 Legal Aid Services of Oklahoma will provide legal services to homeless individuals at Tulsa area shelters and Tulsa Courthouse. Services will include but not limited to help for, appealing, and obtaining

social security benefits to homeless individuals, replacing missing identification papers and representing clients facing eviction.

ESG-CV funds first round funds were provided to three (3) service providers for emergency temporary shelter. Tulsa Day Center for the Homeless will provide daytime shelter services, while Salvation Army will provide overnight shelter services. Youth Services of Tulsa will oversee a separate emergency temporary shelter in a rented hotel intended for homeless persons to self-quarantine.

ESG-CV second round funds will be provided to three (3) service providers for shelter services. Domestic Violence Intervention Services, Inc. (DVIS) will use funds to cover the costs of additional shelter services as well as costs of quarantining clients in hotels before bringing them into the residential setting. Salvation Army will use funds to cover the costs of additional shelter services including, but not limited to, staffing, technology and a floor cleaning machine for greater sanitation. Tulsa Day Center (TDC) will use funds to cover the costs of additional shelter services as well as costs of quarantining clients in hotels. Additionally, TDC will use funds for PPE, cleaning supplies, food, security, diversion expenses, temperature scanner and miscellaneous maintenance as needed.

**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.

Rental assistance will be provided to enable households to remain in their homes or those experiencing

homelessness be rapidly housed. This assistance will be provided by agencies currently funded with ESG funds.

**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 formerly incarcerated men and women 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 publicly 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)**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	<b>85</b>
Tenant-based rental assistance	38
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
<b>Total</b>	<b>123</b>

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

### **Introduction:**

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.

### **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**

The predominant residential development pattern in the City of Tulsa is single-family homes established at suburban densities. 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.

The City of Tulsa Zoning Code has recently been significantly improved by introducing new housing types to support higher density options. 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 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.

The zoning tools are expected to be popular choices in areas throughout the City that are seeking both residential and commercial redevelopment and revitalization options. In order to facilitate repurposing of smaller commercial structures that were originally developed as integral to the neighborhood, the Code exempts the first 5,000 square feet of certain retain uses from parking requirements. This will increase affordability by reintroducing necessary commercial services within walkable distances,



therefore reducing reliance on costs related to automobiles.

Throughout the entirety of 2019, The Tulsa City Council has instituted a voluntary, mixed-use, rezoning program for areas near the Peoria Avenue Bus Rapid Transit Line. The free rezoning program is an incentive for property owners to rezone their properties to combine benefits of the flexibility of mixed-use zoning (density and housing types) with that of enhanced transit services.

**Discussion:**

## **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 19979, outlining the final funding recommendations for PY19 by grant, was approved on May 6, 2019. A copy of the resolution is attached in Appendix A.

Due to the coronavirus pandemic, many people have been unable to work or attend school causing greater needs than originally planned. Additionally, social distancing has become the new normal. Shelter needs have grown in order to allow implement for social distancing. The CDBG-CV, ESG-CV, and HOPWA-CV funds will be used for assistance to small businesses, financial counseling to individuals, Internet access, rental assistance, and temporary shelter expansion. Projects using the CARES Act funds, detailed below, were approved by the City Council and Mayor on May 13, 2020.

Projects using the second round of CARES Act Emergency Solutions Grant funds, detailed below, were approved by the City Council and Mayor on November 4, 2020.

### **Actions planned to address obstacles to meeting underserved needs**

For PY 2019, the HUD CDC has recommended funding twenty-seven (27) external agencies and two (2) City department to conduct thirty-five (35) activities. By awarding a variety of agencies and multiple activities, the City is attempting to address obstacles to meet the underserved needs of the community.

Recommended funding levels will allow the City of Tulsa to serve twelve thousand and forty-seven (12,047) people with CDBG funds for public services and ESG and HOPWA funds. Broken down by funding source, CDBG public services will account for eight thousand, three hundred and ninety-two people (8,392), Emergency Solutions will account for three thousand six hundred and fifty-eighty (3,658) people, and HOPWA will serve one hundred and three (103) people.

Three public facility improvements activities will benefit ten thousand and thirty (10,030) people. One public facility improvement activity will benefit two hundred five (205) people and will meet the low to moderate income clientele national objective. The project will involve energy efficiency upgrades of an Early Childhood Education Center. Another activity will involve infrastructure improvements, associated with Tulsa Housing Authority's 2017 Choice Neighborhood Initiative award. Improvements will be included but are not limited to, installation of new sidewalks, installation of new roads, installation of new sewer/stormwater infrastructure and clearance and demolition activities. Two thousand two hundred and ninety-five (2,295) people will benefit from this activity. The third activity will be undertaken by the City of Tulsa's Streets and Stormwater Department and will consist of the installation of new sidewalks in low- and moderate-income areas, providing safe waking access to a local high

school. Seven thousand five hundred and thirty (7,530) people will benefit from this activity.

Through an economic development activity for small business loans, forty-five (45) 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 fifty (50) substandard, uninhabitable, dilapidated structures.

In addition to the above, CDBG-CV will provide assistance to businesses to create or retain 50 jobs and provide technical assistance to businesses that cannot obtain assistance from other avenues provided in the CARES Act. The Financial Empowerment Center will assist 600 people with financial counseling and planning services and expanded Internet access will serve 76,455 people.

**ESG-CV will serve 1,504 households with rental assistance and 8,422 individuals will receive shelter and services in facilities that provide adequate space for social distancing.**

HOPWA-CV will assist an additional 35 households with housing assistance and support services.

### **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 two hundred and forty (240) 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 thirty-two (32) first time home buyers.

Additionally, HOME funds will be used to construct a new fifty-two (52) unit development for low- and moderate-income seniors, and to rehabilitate one apartment complex, resulting in an additional ninety-seven (97) HOME units.

### **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. Nineteen (19) proposals were received for public service activities. Fourteen (14) proposals received have been recommended for funding and will serve the following needs 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
- 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, 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 are 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.

### **Discussion:**

## Program Specific Requirements

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

#### Introduction:

The fifth year of the Five-Year Consolidated Plan will see twenty-seven (27) external agencies and two (2) City department conducting thirty-four (34) activities totaling \$6,348,394 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	68,617
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
<b>Total Program Income:</b>	<b>68,617</b>

#### 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(l)(4)**

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

The written standards for providing ESG assistance are included in 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.

The Ordinance outlining the grant allocation process was amended by the City Council on April 1, 2020 to modify its process in an emergency situation to enable expeditious release of CV funding, including ESG-CV funds. The City requested current service providers to submit a short description of the use of additional funding and how additional support would enable their organization to prevent, prepare for and respond to the coronavirus. This information was compiled and submitted to the Mayor's Director of Community Development and Housing Director for presentation and review by the Mayor and City Council. Potential projects were made available for a 5day comment period and a Public Hearing was conducted by the City Council.

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.

## Attachments