



Five Year Consolidated Plan 2015 – 2019 and Third Year Annual Action Plan 2017 – 2018

July 1, 2017 – June 30, 2018

—
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,
David Patrick, Blake Ewing, Karen Gilbert, Connie Dodson,
Anna America, Phil Lakin, Jr. and Ben Kimbro



CITY OF
Tulsa
A New Kind of Energy™

Executive Summary

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

1. Introduction

The City of Tulsa is submitting this first amendment to the 2017 Program Year Annual Action Plan. Amendments have been made to reallocate CDBG Program Income Funds received during the program year. In 2009 the City awarded Tulsa Economic Development Corporation Inc. (TEDC) CDBG funds, a portion of which were used to construct a grocery store in North Tulsa. The store was then sold to local grocery store operator through TEDC CDBG small business loan program, due to be paid off in 2025. As part of the CDBG agreement monthly loan payments were reimbursed to the City and receipted into HUDs Integrated Disbursement Information System (IDIS) as program income, and reused on future projects. In October 2017, the grocery store operator paid off the remaining balance resulting in a program income receipt of \$1,450,926.

In order to remain compliant with HUD CDBG timeliness requirements, the City conducted an off-cycle request for proposal, run concurrently with the PY18 annual plan process, to reallocate the funds plus some additional program income received during the year. Totaling \$1,500,000 in available funds.

Data analysis conducted during development of the 2015 – 2019 consolidated plan found that a number of areas in Tulsa are considered food deserts; As a result the plan called for funding of projects to address this issue. To date, only one project has been funded in order to address this goal, it was therefore decided that the off-cycle proposal would only be available to physical projects which will result in the construction of a grocery store in one of Tulsa's food deserts.

Only one proposal was received during the proposal process, and after review the City's HUD Community Development Committee decided to award all \$1.5m to TEDC for their Project Oasis project. The proposed project will see the construction of a full service grocery store measuring approximately 17,000 square feet, located in North Tulsa at 1717 N. Peoria Ave, Tulsa, OK, 74106. The United States Department of Agriculture has identified 17 north Tulsa census tracts as food deserts; once completed the store will serve approximately 38,000 individuals living in this portion of the City.

The following sections have been updated with this Amendment.

- AP 15 Expected Resources – Edited CDBG Resources to reflect changes.
- AP 20 Annual Goals and Objectives - 1. Public Facilities and Infrastructure Improvements – Increased CDBG funding from \$438,817 to \$1,938,817. Increased goal outcome indicator – Persons Assisted from 9,760 to 47,744.

- AP 38 – Public Facilities and Infrastructure Improvements – decrease Increased CDBG funding from \$438,817 to \$1,938,817. Edited narrative to reflect changes.
- AP-85 – Other Actions – Edited narrative to reflect changes.

The City of Tulsa is pleased to submit its 2017 Program Year Annual Action Plan. This is the Third year of the 2015-2019 Consolidated Plan. The Consolidated Plan is available at <https://www.cityoftulsa.org/government/departments/finance/grants/plans-and-reports/>. The Consolidated Plan is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified in the Consolidated Plan.

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

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

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

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

3. Evaluation of past performance

Over the course of the first year 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. A complete and detailed year-end report has been written summarizing the result of activities that took place during Program year 2015 (PY15). A copy of this report can be found at <http://www.cityoftulsa.org/government/departments/finance/grants/plans-and-reports/>

Utilizing Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) funds, the City of Tulsa has promoted Decent Housing, Suitable Living Environments, and

Economic Opportunities. During PY15 the City expended over \$7.1 million and accomplished the following:

- Assisted twenty-nine thousand nine hundred and eighty-three (29,983) people through public service activities;
- Assisted twelve thousand five hundred and fifty-five (12,555) people through public facilities and improvement activities;
- Provided rental housing subsidies to five hundred and thirty-one (531) households;
- Provided shelter facilities to two thousand four hundred and seventy-five (2,475) people;
- Created/retained eighty-six (86) jobs;
- Assisted seventeen (17) new and existing businesses;
- Rehabilitated one hundred and thirty-two (132) housing units;
- Assisted one (1) first time homebuyers; and
- Carried out clearance and demolition activities on fifty (50) substandard structures.

4. Summary of citizen participation process and consultation process

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

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

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

- Needs Assessment Public Hearing – September 7, 2016
- HUD Community Development Committee meeting to set priorities needs and goals – September 7, 2016
- HUD Community Development Committee meetings for recommendation of awards – February 2 & 7, 2017
- Second Year Annual Action Plan comment period - March 6, 2017 through April 4, 2017.
- Second Year Annual Action Plan Public Hearing – April 4, 2017

5. Summary of public comments

During the needs assessment public hearing comments were received concerning:

- Early childhood education and childcare programs, including programs targeting dual language learners and the growing Hispanic population;
- Public facilities;

- Transitional living programs for homeless youths;
- Educational and training classes for adults;
- Access to affordable housing;
- Assistance to victims of abuse;
- Transportation;
- Access to food;
- Tulsa's homeless population, including access to legal aid.

During the draft plan comment period and public hearing, comments were received concerning:

- The value of HUD block grant funding and the overall benefit to the community;
- Increase need for services to low and moderate income seniors.

No comments were received during the Amended plan comment period or public hearing.

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

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

7. Summary

The City of Tulsa is looking forward to continuing to meet the underserved needs of the community and improving the quality of life of principally low and moderate income Tulsans. During the third year of the Five Year Consolidated Plan, the HUD Development Community Committee has recommended funding thirty (30) external agencies and two (2) City departments to conduct forty-one (41) activities. Total grant funds awarded, including administration, totals \$6,999,801.

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

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

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

Table 1 – Responsible Agencies

Narrative:

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

Consolidated Plan Public Contact Information

Questions or comments regarding the plan should be addressed to:

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(l)

1. Introduction

The City of Tulsa Grants Administration is committed to working with local agencies and service providers to create solutions to best address the needs of the community. The entities which have provided input and insight into the 2017-2018 Annual Action plan are listed in the following sections.

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

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

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

- Posting and advertising all public meetings with adequate advance notice to citizens for maximizing participation;
- 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 HOME and CDBG grantees;
- Meeting with funded agencies to discuss their programs, successes and challenges; and
- Providing on-going citizen participation opportunities in HUD Community Development Committee meetings.

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

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

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

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

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

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

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

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

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

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

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization participated in the needs assessment public hearing and provided data relating to housing and services for homeless youths for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.
6	Agency/Group/Organization	Mental Health Association Oklahoma
	Agency/Group/Organization Type	Housing Services – Persons with Disabilities Services - Homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Non-Homeless Special Needs Non-housing Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization participated in the needs assessment public hearing and provided data relating to the needs of people suffering from various mental health issues, with an emphasis on the homeless population, for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.
7	Agency/Group/Organization	Community Service Council of Greater Tulsa
	Agency/Group/Organization Type	Services – Homeless Services – Fair housing Continuum of Care Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-housing Community Development Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization provided data on homeless population to be taking into account during the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.
8	Agency/Group/Organization	Morton Comprehensive Services, Inc.
	Agency/Group/Organization Type	Services - Transportation
	What section of the Plan was addressed by Consultation?	Non-housing Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization participated in the needs assessment public hearing and provided data relating to transportation, for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.
9	Agency/Group/Organization	Legal Aid Services of Oklahoma
	Agency/Group/Organization Type	Services – homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs- Chronically Homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization participated in the needs assessment public hearing and provided data relating to legal services for homeless citizens, for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.
10	Agency/Group/Organization	Community Action Project / Tulsa Children’s Coalition

	Agency/Group/Organization Type	Services – Children Services – Education
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Non-housing Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization participated in the needs assessment public hearing and provided data relating to children’s services and education, adult education and workforce training and English as a second language, for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.

Table 2 – Agencies, groups, organizations who participated

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

Multiple Agencies were consulted.

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

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

Table 3 – Other local / regional / federal planning efforts

Narrative (Optional):

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

AP-12 Citizen Participation

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

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

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

The priority needs for the City of Tulsa's 2015-2019 Consolidated Plan were determined through analysis of information gathered from a variety of sources and were approved by the Mayor and City Council on September 9, 2014 and September 11, 2014 respectively. In September 2016 the HUD CDC held a Needs Assessment Public Hearing to gather needs for the Third Year Annual Action Plan. During the meeting, the HUD CDC were provided with updated information on the 2017 priority needs compiled by Grants Administration, and listened to the concerns of the public. A list of 2017 needs and goals were presented to the Mayor and City Council and were approved on September 20, 2016 and September 28, 2016 respectively, and included in the 2016 Request for Proposals released by Grants Administration on October 3, 2016. The City Council and Mayor approve final funding recommendation decisions April 26, 2017 & May 1, 2017 respectively. An Annual Plan Timeline was published to ensure citizens were aware of the process including opportunities for participation.

The 2017 Off-cycle Request for Proposals were released by Grants Administration, in conjunction with the 2018 Annual Plan Request for Proposals process, on October 3, 2016. Application were submitted by November 18, 2017 and the HUD CDC made funding recommendations February 1 & 6, 2018. A draft Amended Annual Action Plan was release on March 6, 2018. No comments were received. On May 9, 2018 and May 14 2018 the City Council and Mayor approved the funding recommendations.

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	Fifteen (15) people attended the Needs Assessment Public Hearing in September 2016 to express needs of the community regarding HUD programs.	Speakers expressed the need for more transportation services, domestic violence services, educational programs, affordable housing, housing counseling, jobs, services for the homeless and special needs, and supportive services.	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	Nineteen (19) people attended the Needs Assessment Public Hearing in September 2017 to express needs of the community regarding HUD programs.	Speakers expressed the need for more services for victims of abuse and human trafficking, homeless populations, health, transportation, education including early childhood development and Mental health. Additionally speakers also address the need for economic development, job creation and retention, access to affordable housing, housing rehabilitation and demolition of substandard building, and public facility improvements.	All comments were considered in the prioritization of needs process.	

Table 4 – Citizen Participation Outreach

Draft

This page intentionally blank

Expected Resources

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

Introduction

On June 14, 2017 HUD released the 2016 funding allocations. Using the figures provided, calculations were made to estimate the total amount available during the course of the Consolidated Plan. As all funding sources are subject to annual Congressional appropriations, as well as potential changes in funding distribution formulas, these figures are subject to change.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources : \$	Total: \$		
CDBG	Public-Federal	Acquisition and New Construction of Housing Admin and Planning Economic Development Housing Rehabilitation Public Facilities and Infrastructure Improvements Public Services	3,047,659	2,361,947	164,248	5,573,854	7,545,318	PI includes estimated RL (\$725K) for ED activity, PI (\$ 136,947) realized but not allocated and PI (1.5m) received during PY17. Prior year includes \$164,248 in uncommitted carryover funds. Remainder includes estimated RL (1.5M) in ED activity

HOME	Public-Federal	Acquisition and New Construction of Housing Admin and Planning Housing Rehabilitation Housing Subsidies	1,236,949	7,637	46,136.82	1,290,723	2,473,898	PI is realized and must be allocated. Prior year includes \$46,136.82 in uncommitted carryover funds.
HOPWA	Public-Federal	Emergency Shelter Housing Subsidies Public Services	411,829	0	0	411,829	823,658	
ESG	Public-Federal	Emergency Shelter Housing Subsidies	448,395	0	0	448,398	559,568	

Table 5 - Expected Resources – Priority Table

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

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

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

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

HOME Match: The sources of matching contributions for HOME funds will be from developers and subrecipients' nonfederal contributions, the City and its CHDOs. The City requires developers, subrecipients and CHDOs to match up to 25% of award. First re-use CHDO proceeds, as regulated by HOME, are used as leverage to fund HOME activities. Banked match is available if organizations are not able to generate the required match. The City had \$9.1 million in available banked match as of July 1, 2016.

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

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

N/A

Discussion:

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

The CDBG program income total includes an estimated \$725K in revolving loans funds received through economic development activities plus an additional \$1.637m in general program income. It is estimated that a similar amount of revolving loan funds will be received over the remaining two years and this is included in the Expected Amount Available Reminder of ConPlan total.

ESG Annual Allocation includes \$168,611 in a one-time supplement funding allocation.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Acquisition and New Construction of Housing	2015	2019	Affordable Housing	36 Street North Riverwood Crutchfield Southwest Tulsa	Housing Acquisition, Construction & Rehabilitation	HOME: \$518,650 CDBG: \$48,000	Rental units constructed: 7 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: \$387,000	Buildings Demolished: 57 Buildings
3	Economic Development	2015	2019	Non-Housing Community Development	36 Street North Riverwood Crutchfield Southwest Tulsa	Economic Development	CDBG: \$334,848.50	Jobs created/retained: 48 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: \$269,037	Homeless Person Overnight Shelter: 2,150 Persons Assisted
5	Housing Rehabilitation	2015	2019	Affordable Housing	36 Street North Riverwood Crutchfield Southwest Tulsa	Housing Acquisition, Construction & Rehabilitation	CDBG: \$1,073,509 HOME: \$648,379	Rental units rehabilitated: 18 Household Housing Unit Homeowner Housing Rehabilitated: 204 Household Housing Unit
6	Public Facilities and Infrastructure Improvements	2015	2019	Non-Housing Community Development	Southwest Tulsa	Public Facilities and Infrastructure Improvements	CDBG: \$1,938,817	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 44,983 Persons Assisted
7	Public Services	2015	2019	Non-Housing Community Development	36 Street North Riverwood Crutchfield Southwest Tulsa	Public Services	CDBG: \$457,148 HOPWA: \$101,110	Public service activities other than Low/Moderate Income Housing Benefit: 27,803 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: \$268,362 ESG: \$132,278	Tenant-based rental assistance / Rapid Rehousing: 179 Households Assisted Homelessness Prevention: 423 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

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

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Tulsa will provide activities that support one or more of the following projects during Program Year 2017.

Projects

#	Project Name
1	Administration
2	Acquisition and New Construction of Housing
3	Clearance and Demolition
4	Economic Development
5	ESG17 City of Tulsa
6	Housing Rehabilitation
7	Public Facilities and Infrastructure Improvements
8	Public Services
9	2017-2020 Tulsa Cares OKH16F002 (TC)

Table 7 - Project Information

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

The priority needs for the City of Tulsa's 2015-2019 Consolidated Plan were determined through analysis of information gathered from a variety of sources. Final priorities were approved in September 2014. In September 2016, a public hearing was held to invite additional comment on the designated priorities. Information received was reviewed by the HUD CDC and the 2017 priorities were finalized in September 2016. Priorities were included in the Request for Proposals issued in October 2016. Agencies were asked to identify which priority their program most closely related. During the evaluation phase, points were awarded to the applications that demonstrated the proposed projects tied to the priorities.

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

AP-38 Project Summary
Project Summary Information

1	Project Name	Administration
	Target Area	
	Goals Supported	Acquisition and New Construction of Housing Clearance and Demolition Economic Development Emergency Shelter Housing Rehabilitation Public Facilities and Infrastructure Improvements Public Services Housing Subsidies
	Needs Addressed	Demolition of Substandard Buildings Economic Development Homeless / Special Populations Housing Subsidies / Assistance Housing Acquisition, Construction & Rehabilitation Public Facilities and Infrastructure Improvements Public Services
	Funding	CDBG: \$609,531 HOPWA: \$12,354 HOME: \$123,694
	Description	Administration and planning of the HUD grant programs
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Not applicable.

	Planned Activities	The City of Tulsa will conduct planning and administration activities including, but not limited to, programmatic and fiscal oversight of all funded activities. The City receives 20% administration for CDBG, 10% for HOME and 3% for HOPWA.
2	Project Name	Acquisition and New Construction of Housing
	Target Area	36 Street North Riverwood Crutchfield Southwest Tulsa
	Goals Supported	Acquisition and New Construction of Housing
	Needs Addressed	Housing Acquisition, Construction & Rehabilitation
	Funding	CDBG: \$48,000 HOME: \$518,650
	Description	Acquisition or new construction of affordable multi-family rental units with special consideration given to housing for seniors and the disabled. Down payment and closing cost assistance for first time homebuyers.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 7 senior/disabled senior families will benefit from new construction activities. 32 households will benefit from down payment assistance.
	Location Description	New construction of Housing – 68 N. Lewis, Tulsa OK, 74110 Down Payment Assistance – City Wide
	Planned Activities	Vintage Housing, Inc. will utilize \$358,650 in HOME funds to construct a new senior living complex consisting of forty (40) units of which seven (7) units will be designated as HOME units upon completion. 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.

3	Project Name	Clearance and Demolition
	Target Area	36 Street North Riverwood Crutchfield Southwest Tulsa
	Goals Supported	Clearance and Demolition
	Needs Addressed	Demolition of Substandard Buildings
	Funding	CDBG: \$387,000
	Description	Clearance or demolition of substandard structures and hazardous contaminants.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Although no families will directly benefit from clearance and demolition activities, a number of neighborhoods will benefit from the demolition of 57 substandard buildings causing unnecessary slum and blight conditions.
	Location Description	Low and moderate income census tracts within the City of Tulsa
	Planned Activities	The City of Tulsa Working in Neighborhoods Department will use \$387,000 to conduct Clearance and Demolition activities in low and moderate income census tracts in the city.
4	Project Name	Economic Development
	Target Area	36 Street North Riverwood Crutchfield Southwest Tulsa
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$1,059,848.50

	Description	Assistance in the form of loans, grants or technical assistance to private for profit entities for creation or retention of jobs or for provision of goods and services. Up to 3 loans or grants specifically to benefit food security initiatives in underserved areas. Technical assistance and training for micro-enterprise activities.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Forty-eight (48) jobs will be created through economic development activities. Ten (10) businesses will receive technical assistance through a micro-enterprise program.
	Location Description	City Wide
	Planned Activities	Tulsa Economic Development Corporation (TEDC) will provide low interest loans to assist businesses in order to create and/or retain jobs. TEDC will receive \$300,000 of entitlement funds. It is estimated that TEDC will receive and utilize another \$725,000 in revolving loan program income. In addition, \$34,848.50 of entitlement funds was awarded to Route 66 Main Street to provide technical assistance to businesses.
5	Project Name	ESG17 City of Tulsa
	Target Area	36 Street North Riverwood Crutchfield Southwest Tulsa
	Goals Supported	Emergency Shelter Housing Subsidies
	Needs Addressed	Homeless / Special Populations Housing Subsidies / Assistance
	Funding	ESG: \$ 448,395
	Description	Emergency Solutions Grant activities will be conducted by multiple agencies.
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	An estimated two thousand one hundred and fifty (2,150) persons will be provided with emergency shelter services. Five hundred and nineteen (519) households will be provided with Tenant Based Rental assistance or Homelessness Prevention services.
	Location Description	N/A
	Planned Activities	<p>Domestic Violence Intervention Services will use \$126,639 Youth services of Tulsa will use \$85,439, and Tulsa Day Center for the Homeless will use \$56,959, to conduct shelter services. Tulsa Day Center for the Homeless will receive \$87,278 to provide Rapid Rehousing assistance. Restore Hope Ministries will receive \$45,000 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% administration for ESG.</p> <p>Community Service Council of Greater Tulsa will be award \$13,451 (3% of ESG award) to provide data collection services required by HUDs Homeless Management Information System (HMIS)</p>
6	Project Name	Housing Rehabilitation
	Target Area	36 Street North Riverwood Crutchfield Southwest Tulsa City wide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing Acquisition, Construction & Rehabilitation
	Funding	CDBG: \$1,073,509.49 HOME: \$648,378.82
	Description	Rehabilitation of owner occupied and/or rental housing.

	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	An estimated two hundred and twenty-two families (222) will benefit from the proposed activities. Two hundred and four (204) owner occupied homes and eighteen (18) rental homes will receive rehabilitation services during the year.
	Location Description	City-Wide
	Planned Activities	The City of Tulsa Working in Neighborhoods Department will utilize \$300,000.82 in HOME and \$1,038,661 in CDBG funds for owner occupied housing rehabilitation. Area Councils for Community Action will use \$34,848.50 in CDBG funds for energy efficiency improvements and minor exterior rehabilitations. Additionally Mental Health Association Oklahoma and Gorman Management Company will use \$206,899 and \$141,479 respectively in HOME funds to rehabilitate two multi-family rental complexes.
7	Project Name	Public Facilities and Infrastructure Improvements
	Target Area	Southwest Tulsa
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Public Facilities and Infrastructure Improvements
	Funding	CDBG: \$1,938,816.95
	Description	Acquisition, construction or rehabilitation to public facilities that is not for general government use, including, but may not be limited to, senior centers, parking facilities, building improvements and transportation infrastructure including but not limited to sidewalks, bus shelters and street lighting.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	An estimated total of forty-four thousand nine hundred and eighty-three (44,983) families will benefit from the proposed activities.

Location Description	The Reed Early Childhood Development Center is located at 10940 E. 5 th Street. Sidewalk installation will be conducted in census tracts 2, 71.01, and 79 all of which are designated as low income census tracts. Project Oasis will be located at 1717 N. Peoria Ave and will serve census tracts 1-12, 57, 62, 80.01, 80.02 and 111
Planned Activities	City of Tulsa Streets and Stormwater Department will utilize \$360,252.95 in CDBG funds to install sidewalks in low and moderate income areas. Tulsa Children's Coalition will use \$78,564 in CDBG funds to replace the aging inefficient HVAC system at the Reed Early Childhood Development Center. Tulsa Economic Development Corporation will use \$1.5m in CDBG Program Income to construct a new grocery store in an area defined as a food desert by USDA.

8	Project Name	Public Services
	Target Area	36 Street North Riverwood Crutchfield Southwest Tulsa
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$457,148
	Description	Crisis services for victims of children abuse and domestic violence, educational programs, employment training and placement services, senior services, services for homeless, shelter operations and services, transportation services, which include subsidies for fixed route services, and food security in underserved areas.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	An estimated total of 27,703 persons will be served through public service activities.

	Location Description	City wide
	Planned Activities	<p>Twenty agencies will use CDBG funds to conduct activities that will support public services.</p> <p>Community Action Project of Tulsa will use \$27,500 to provide services at McClure Early Childhood Center. Child Abuse Network will use \$27,500 for their Multidisciplinary Team. Tulsans Operating in Unity Creating Hope (TOUCH) will use \$27,390 for the Zone afterschool program. Domestic Violence Intervention Services will use \$23,857 for court and legal advocacy services. Camp Fire Green Country will use \$27,500 for their Community Building Club program. Youth Services of Tulsa Inc. will use \$27,500 for their Transitional Living Program. Community Service Council will use \$27,500 for the 211 helpline service. Tulsa Housing Authority will use \$27,500 for their Think Safety program. Madison Strategies Group will use \$27,500 for their Transportation Connections WorkAdvance program. Legal Aid Services of Oklahoma will use \$11,649 to provide Homeless Legal Assistance. Resonance Center of Women Inc. will use \$27,500 for their Choosing to Change program. South Peoria Neighborhood will use \$17,715 for the South Tulsa Community House program. Center of Employment will use \$27,500 for their Employment Reentry Program. Youth at Heart will use \$17,715 to provide After School Education. Girl Scouts of Eastern Oklahoma will use \$8,858 for Community Outreach. Housing Partners of Tulsa will use \$27,500 to provide Housing Counseling services. Community food bank of Eastern OK will use \$22,000 for the food services. Car Care Clinic will use \$17,537 to provide auto repair for LMI Persons. Salvation Army will use \$17,714 for Emergency Shelter services. Meals on Wheels will use \$17,713 for food services.</p>
9	Project Name	2017-2020 Tulsa Cares OKH16F002 (TC)
	Target Area	36 Street North Riverwood Crutchfield Southwest Tulsa
	Goals Supported	Public Services Housing Subsidies

Needs Addressed	Homeless / Special Populations Housing Subsidies / Assistance Public Services
Funding	HOPWA: \$399,475
Description	Provide housing and supportive services to low-income persons with HIV/AIDS.
Target Date	6/30/2018
Estimate the number and type of families that will benefit from the proposed activities	An estimated total of one hundred (100) individuals will be served with HOPWA assistance.
Location Description	City wide
Planned Activities	Tulsa CARES will utilize HOPWA funds totaling \$399,475 to provide TBRA, STRMU, permanent housing placements and support services to persons with HIV/AIDS.

AP-50 Geographic Distribution – 91.220(f)

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

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

Geographic Distribution

Target Area	Percentage of Funds
36 th Street North Corridor	4%
Crutchfield	1%
Riverwood	3%
South West Tulsa	1%

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

The percentages listed above only represent funded projects that will be located exclusively within the target areas. The geographic distribution of funds for funded projects involving activities such as homeowner rehabilitation and public services, where the location of services will vary during the year, will be included in the Consolidated Annual Performance and Evaluation Report (CAPER) due in September 2018.

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 one hundred and ninety-four (194) housing units.
- HOME will support sixty-seven (67) housing units through homeowner/rental rehabilitation, new construction and down payment activities.
- ESG will support three hundred and seventy-five (375) individuals with homelessness prevention assistance.

Homeless individuals:

- ESG will support one hundred and forty-four (144) individuals with Rapid Rehousing assistance.

Special-needs households:

- HOPWA will support ninety-eight (98) households with TBRA, STRMU and Permanent Housing Placements.

Tulsa CARES will utilize HOPWA funds to support thirty-five (35) households with Tenant Based Rental Assistance and an additional forty-eight (48) households with Short-term Rent Mortgage or Utility Assistance. Permanent Housing Placement Services will be provided to 15 people. Rental assistance will be provided in the form of Rapid Rehousing and Homelessness Prevention with ESG funds managed by the Tulsa Day Center for the Homeless and Restore Hope Ministries respectively. A total of Five hundred and nineteen (519) individuals will be served.

The rehabilitation of owner-occupied units will be funded with both CDBG and HOME. CDBG funds will provide homeowners up to \$5,000 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. One hundred and ninety-four (194) housing units will be supported with CDBG funds and ten (10) 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 forty (40) unit senior living development resulting in seven (7) HOME units and the rehabilitation of two apartment complexes resulting in eighteen (18) additional HOME units.

One Year Goals for the Number of Households to be Supported	
Homeless	144
Non-Homeless	636
Special-Needs	98
Total	878

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	617
The Production of New Units	7
Rehab of Existing Units	222
Acquisition of Existing Units	32
Total	878

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. One project has been recommended for funding during the third year and will address safety issues at a section 8 housing complex, more detail is provided below.

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

The HUD CDC has recommended funding Tulsa Housing Authority twenty-seven thousand five hundred (\$27,500) towards their Think Safety program. This program will provide additional security, including roving foot patrol and guard shack coverage, at the Towne Square Apartments during the summer months. The added security will coordinate with Tulsa Housing Authority (THA) and local law enforcement agencies to identify crime patterns and prevent criminal activity. These activities will assist in crime prevention and awareness.

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 Service Coordinators that provide intake, assessment, planning, coordination and delivery of services that support economic development and self-sufficiency. The 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 Service Coordinators also provide information to the residents to assist them with pursuing homeownership.

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

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

conditions are imposed on the use of the money, but the family is encouraged to pursue homeownership. Information regarding Homebuyer Education Programs is provided to the family.

In addition to providing programming and activities for the residents, the Service Coordinators work closely with Property Managers and residents regarding community service hours as mandated by HUD. The 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 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. In addition, training is provided to assist the Resident Association with establishing and maintaining an active Neighborhood Watch program.

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

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

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

Introduction

The HUD CDC has recommended funding for Rapid Rehousing and Homelessness Prevention with ESG funds to be managed by the Tulsa Day Center for the Homeless and Restore Hope Ministries respectively, with the goal to provide financial assistance and services to a total of five hundred and nineteen (519) individuals.

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 to assist with shelter services and operations. The non-profit agencies receiving funds include Domestic Violence Intervention Services, The Salvation Army (Tulsa Headquarters), Tulsa Day Center for the Homeless and Youth Services of Tulsa. 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.

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 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.

Mental Health Association Oklahoma will use HOME funds to rehabilitate Indianapolis Apartments. At least 4 units at this location are set aside for individuals recovering from homelessness.

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

The City of Tulsa awarded funds to two programs that assist individuals being discharged from correctional facilities. The Center for Employment Opportunities will provide men and women that were formerly incarcerated and reside in North Tulsa with life skills education, transitional jobs, permanent job placement assistance, and retention services. Resonance Center for Women will provide incarcerated and formerly incarcerated females in relapse prevention education, job readiness training, domestic violence, and education among other life skills training. Both projects work toward preventing individuals from becoming homeless after discharge.

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

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

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

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

Discussion

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

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

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	48
Tenant-based rental assistance	35
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	83

Draft

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

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

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

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

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

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

Consistent with PLANiTULSA, these districts are designed to work in consort with other initiatives to increase density, transit, walkable urban districts, and diverse housing opportunities throughout the City. These new zoning tools are expected to be popular choices in areas throughout the City that are seeking redevelopment and revitalization options. Market forces driving new demand for housing in close-in parts of Tulsa are just now emerging. The City believes that with these new tools in place, we should be able to keep pace with demand and avoid displacement of persons and families who require affordable housing.

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. A complete list of activities recommended for funding, by source, is included in Appendix A

Actions planned to address obstacles to meeting underserved needs

For PY 2017, the HUD CDC has recommended funding thirty (30) external agencies and two (2) City departments to conduct forty (40) activities. By awarding a variety of agencies and multiple activities, the City is attempting to address obstacles to meeting the underserved needs of the community.

Recommended funding levels will allow the City of Tulsa to serve thirty thousand four hundred and seventy-two (30,472) people with CDBG public services, ESG and HOPWA funds. Broken down by funding source, CDBG public services will account for twenty-seven thousand, seven hundred and three people (27,703), Emergency Solutions will account for two thousand six hundred and sixty-nine (2,669) people, and HOPWA will serve one hundred people.

Three public facility improvements activities will benefit forty-four thousand nine hundred and eighty-three (44,983) people and will meet the low to moderate income clientele national objective. The City of Tulsa's Streets and Stormwater Department will install new sidewalks in low and moderate income areas. Tulsa Children's Coalition will facilitate the rehabilitation of an Early Childhood Education Center HVAC system. Tulsa Economic Development Corporation Inc. will construct a full service grocery store measuring approximately 17,000 square feet, in an area designated as a food desert by the United States Department of Agriculture.

Through an economic development activity for small business loans, forty-eight (48) 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-seven (57) substandard, uninhabitable, dilapidated structures.

Actions planned to foster and maintain affordable housing

Recommended funding will continue to foster and maintain affordable housing. Two (2) organizations will provide owner occupied housing rehabilitation projects for two hundred and four (204) 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 funds will be used to construct a new forty (40) unit development for low and moderate income seniors resulting in seven (7) HOME units.

Additionally, HOME funds will be used to rehabilitate two (2) apartment complexes resulting in an additional eighteen (18) HOME units.

HOME and CDBG funds will also be used to provide down payment assistance to approximately thirty-two (32) first time home buyers

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

The City identified priorities that will encompass services that assist in breaking the cycle of poverty. Twenty-four (24) proposals were received for public service activities. All but four of the proposals received have been recommended for funding and will serve the following needs in an attempt to reduce the number of poverty level-families:

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

Actions planned to develop institutional structure

The City of Tulsa's HUD Community Development Committee brings together residents from low to moderate income areas of the city, and representatives from financial institutions, the Continuum of Care, the City's Planning Department, the Indian Nations Council of Governments, and City councilors to assess and recommend funding programs to address the

City's priority needs. The members of this committee learn from non-profit organizations, the community, and faith-based organizations as to where there might be gaps that can be filled with needed funding. In addition to HUD funding, The Tulsa Area United Way and other Tulsa philanthropic organizations provide leverage so that as many of those in need as possible are served.

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

Tulsa benefits from a strong and cohesive coalition of local government officials, service providers, lenders, and volunteers. These various groups coordinate effectively to avoid duplication of services and facilitate a delivery system which meets the needs of Tulsa's various populations. The City continues a targeted public outreach effort to educate and engage the public.

Draft

Program Specific Requirements

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

Introduction

The third year of the Five Year Consolidated Plan will see thirty (30) external agencies and two (2) City departments conducting **forty-one (41) activities totaling \$6,220,593** 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	1,636,947
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	1,636,947

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(l)(2)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5. Describe performance standards for evaluating ESG.

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

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

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

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

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

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

Draft

This page intentionally blank