



# HUD (HOUSING AND URBAN DEVELOPMENT) ACCOMPLISHMENTS REPORT

A glimpse into program years 2022 and 2023.



July 2022 - June 2023 (PY22) | July 2023 - June 2024 (PY23)



# SUMMARY

## Program Years 2022 and 2023

Required by the U.S. Department of Housing and Urban Development (HUD), the Consolidated Annual Performance and Evaluation Report (CAPER) provides detailed financial and beneficiary information showcasing how the City of Tulsa is carrying out its housing and community development strategies, projects, and activities outlined in the 2020-2024 Consolidated Plan.

In 2022 and 2023 the HUD Community Development Committee identified community goals and priorities utilizing public input. Based on this information, interested agencies submitted proposals to meet these objectives. As a result, the City Council and Mayor selected 38 activities in 2022 and 33 in 2023 to promote Decent Housing, Create Suitable Living Environments and Economic Opportunities through the utilization of Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with AIDS Program (HOPWA) funds. Additionally, the city received Coronavirus Aid Relief and Economic Security Act (CARES ACT) funding creating CDBG-CV, and ESG-CV activities.

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## 2022 AND 2023 CAPERS

The CAPER provides detailed information for HUD and residents of the City of Tulsa to review funded programs and evaluate performance against the established goals. 2022 and 2023's CAPERs in their entirety can be found by scanning the QR codes below:



SCAN TO VIEW  
PY 2022



SCAN TO VIEW  
PY 2023

# CITY OF TULSA ADMINISTRATION

**Monroe Nichols, IV**  
*Mayor*

**Krystal Reyes**  
*Deputy Mayor*

**Mike Miller**  
*City Administrator*

**Christy Basgall**  
*Director of Finance*

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## GRANT ADMINISTRATION STAFF

**Rhys Williams**  
*Grants Manager*

**Derek Langley**  
*Grants/Contracts Administration Manager*

**Katlin Wahl**  
*Grants/Contracts Administration Manager*

**Allen Bowie**  
*Sr. Grants Compliance Monitor*

**Elizabeth Carlson**  
*Sr. Grants Compliance Monitor*

**LaWonda Dunlap**  
*Sr. Grants Compliance Monitor*

**Cassandra Meador**  
*Sr. Grants Compliance Monitor*

**DeLani Rawson**  
*Sr. Grants Compliance Monitor*

**Jane Dale**  
*Sr. Grants Fiscal Compliance Coordinator*

**Kim Howe**  
*Grants Fiscal Compliance Assistant*

**Liz Maine**  
*Grants Compliance Administrator*

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## CITY COUNCIL

**Vanessa Hall-Harper**  
*District 1*

**Anthony Archie**  
*District 2*

**Jackie Dutton**  
*District 3*

**Laura Bellis**  
*District 4*

**Karen Gilbert**  
*District 5 | Vice Chair*

**Christian Bengel**  
*District 6*

**Lori Decter Wright**  
*District 7*

**Phil Lankin, Jr.**  
*District 8 | Chair*

**Carol Bush**  
*District 9*

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## HUD COMMUNITY DEVELOPMENT COMMITTEE

**Scott Asbjornson**  
*Chair*

**Jeff Jaynes**  
*Vice Chair*

**Shella Bowin**

**Tracie Chandler**

**Maria Hernandez**

**Daniel Jeffries**

**Michelle Lara**

**Ryan Lynch**

**Julie Miner**

**Robert Winchester**

# HUD PROGRAMS OVERVIEW

The CDBG program develops viable urban communities through the provision of decent housing, a suitable living environment, and expanded economic opportunities principally for persons of low- and moderate-income levels.

The HOME program provides states and municipalities with formula grants that are often used in partnership with local nonprofits to fund a variety of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership.

The ESG program supports the needs of individuals and families experiencing homelessness through increasing the number and improving the quality of emergency shelters by funding emergency shelter operations, providing essential services to shelter residents, and rapidly re-housing households experiencing homelessness.

The HOPWA program provides housing assistance and related supportive services for low-income individuals living with HIV/AIDS. Clients are provided with comprehensive care planning to assist with benefit applications, healthcare referrals, healthcare coordination, and access to prescriptions and transportation.

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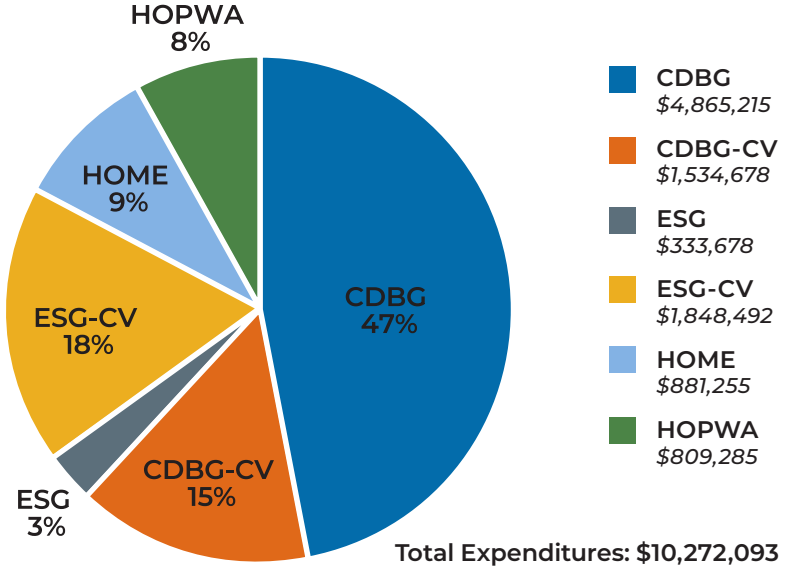
## CARES ACT PROGRAMS

The CDBG-CV program provides Economic Development activity to create jobs, improve public facilities, and a variety of essential services.

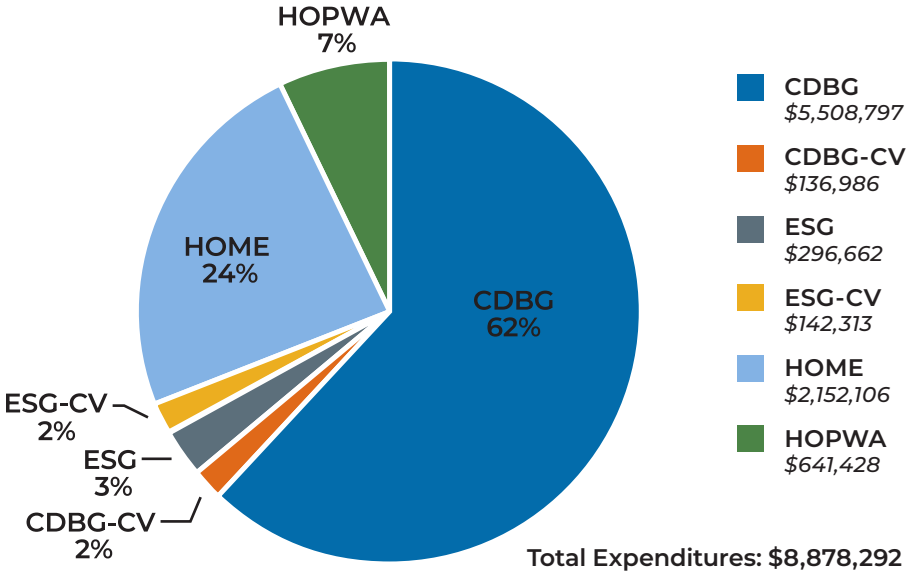
The ESG-CV program provides Emergency Shelter Services, Rapid Rehousing, and Homelessness Prevention Assistance.

# EXPENDITURES BY GRANT

## Program Year 2022



## Program Year 2023



# COMMUNITY IMPACT

## Program Year 2022

HUD Program	Community Impact
CDBG	<ul style="list-style-type: none"> <li>• 9,830 Persons Assisted</li> <li>• 92 Jobs Created or Retained</li> <li>• 33 Businesses Assisted</li> <li>• 24 Substandard Structures Demolished</li> <li>• 138 Homeowner Homes Rehabilitated</li> </ul>
CDBG-CV	<ul style="list-style-type: none"> <li>• 5,447 Persons Assisted</li> </ul>
ESG	<ul style="list-style-type: none"> <li>• 1,277 Persons Assisted</li> </ul>
ESG-CV	<ul style="list-style-type: none"> <li>• 3,722 Persons Assisted</li> </ul>
HOME	<ul style="list-style-type: none"> <li>• 35 Persons Assisted</li> <li>• 16 Rental Units Constructed</li> <li>• 12 Rental Units Rehabilitated</li> <li>• 5 Homeowner Homes Rehabilitated</li> </ul>
HOPWA	<ul style="list-style-type: none"> <li>• 380 Persons Assisted</li> </ul>

## Program Year 2023

HUD Program	Community Impact
CDBG	<ul style="list-style-type: none"> <li>• 6,307 Persons Assisted</li> <li>• 82 Jobs Created or Retained</li> <li>• 21 Substandard Structures Demolished</li> <li>• 125 Homeowner Homes Rehabilitated</li> </ul>
CDBG-CV	<ul style="list-style-type: none"> <li>• 369 Persons Assisted</li> </ul>
ESG	<ul style="list-style-type: none"> <li>• 1,047 Persons Assisted</li> </ul>
ESG-CV	<ul style="list-style-type: none"> <li>• 79 Persons Assisted</li> </ul>
HOME	<ul style="list-style-type: none"> <li>• 13 Persons Assisted</li> <li>• 19 Homeowner Homes Rehabilitated</li> </ul>
HOPWA	<ul style="list-style-type: none"> <li>• 386 Persons Assisted</li> </ul>

01

Project Highlight:

# BUENA VIDA NEIGHBORHOOD DEVELOPMENT







**\$618,625**

Funds allocated to Tulsa Habitat for Humanity

**19**

Homes built in Buena Vida neighborhood

**\$10,000**

Down payment assistance to eligible homeowners

**Buena Vida** (translated to English as **“Good Life”**) is a 19-home neighborhood development located in East Tulsa at 2nd and South 89th East Avenue (near Admiral and Memorial). Construction was completed in Summer 2024.

**HOME funding allocated to Tulsa Habitat for Humanity: \$618,625.**

Constructed (5) Single-Family Housing Units.

Sold/For Sale to eligible Homeowners whose income is no more than 80% of the Tulsa Area Median Income.

Each homeowner eligible up to \$10,000 in assistance from the HOME funded Down Payment Assistance Homebuyer Program.

**HOME funding allocated to Boomtown Development Company, a Certified Housing Development Organization (CHDO): \$275,000.**

Constructed (2) Single Family Housing Units.

Sold to eligible Homeowners whose income is no more than 80% of the Tulsa Area Median Income.

Each homeowner eligible up to \$10,000 in assistance from the HOME funded Down Payment Assistance Homebuyer Program.

02

Project Highlight:

# RIVER WEST APARTMENTS



**\$1.75M**

CDBG matched funding for River West project

**435**

New apartments created

**400**

Families that received one-on-one case management

Tulsa Housing Authority (THA) and the City of Tulsa were awarded a \$30 million **HUD Choice Neighborhoods Implementation (CNI) Grant** that leveraged other public and private funding to revitalize Riverview Park Apartments, a THA public housing property, and Brightwaters Apartments, a HUD subsidized Section 8 property, along with investing in infrastructure improvements to West Tulsa Park.

Phases I, II, III, IV, and V are completed and leased. Phase VI construction is completed, and leasing is currently in progress.

**CDBG matched funding allocated to River West project: \$1.75 million.**

Converted neighborhoods of concentrated poverty into mixed-income neighborhoods of long-term viability.

Created 435 new apartments (229 replacement units and 206 tax credit and market rate units).

**Provided one-on-one case management for all 400 families in Riverview and Brightwaters for the entirety of the grant period.**

**Increased mobility counseling as families were relocated during construction to ensure their ability to return to the new units, using their first right to return.**

03

Project Highlight:

# TEDC SMALL BUSINESS LOAN FUND

Photo courtesy of Laci Schwoegler.



Photo courtesy of Laci Schwogler.

**\$500,000**

Funds allocated to the SBLF program in 2022

**\$362,519**

Funds allocated to the SBLF programs in 2023

**32**

Businesses assisted through the SBLF program

**Tulsa Economic Development Corporation (TEDC)** is a certified Community Development Financial Institution (CDFI) that helps Tulsa small businesses, startups, and entrepreneurs thrive through its Small Business Loan Fund (SBLF) program.

**CDBG funds allocated to SBLF for Program Years 2022 and 2023: \$500,000 and \$362,519 respectively.**

32 businesses assisted.

170 jobs created or retained for principally low-income individuals.

**Tuly's Tacos, an SBLF beneficiary, launched its first storefront location in downtown Tulsa after operating from their food truck since 2020.**

10 new jobs created.

Looking to open additional locations as they continue to grow.



**SCAN THE CODE  
TO LEARN MORE  
ABOUT TEDC AND  
TULY'S TACOS**

# PARTNERS AND FUNDED PROGRAMS

July 1, 2022-June 30, 2024

CDBG
Area Councils for Community Action (ACCA) – Housing Energy Conservation
Camp Fire - Community Building Clubs
Center for Employment Opportunities – Community Reentry Services
Child Advocacy Network – Multidisciplinary Child Advocacy Team
Community Action Project of Tulsa County (CAPTC) – Frost and Reed Early Childhood Education Center(s)
COT Department of City Experience (DCE) – Demolition Programs- Spot Blight and Slum Blight Area
COT Department of City Experience (DCE) – Housing Rehabilitation Grant and Loan Program
COT Engineering Services – Comanche Park Choice Neighborhoods
COT Parks and Recreation – Ziegler Playground Replacement
COT Street and Stormwater – PY22 and PY23 Sidewalks
Domestic Violence Intervention Services (DVIS) – Court Advocacy
Girl Scouts of Eastern OK – Staff-Led Troops
Housing Partner’s of Tulsa – Down Payment Assistance
Madison Strategies Group – Work Advance
Meals on Wheels of Greater Tulsa – Home Meal Delivery Program
Morton Comprehensive Health Services – Morton Transportation
Resonance Center for Women – Reentry Employment Project
Route 66 Main Street – Route 66 Microenterprise
Salvation Army – Shelter and Feeding Program
TOUCH – The Zone
Tulsa Children’s Coalition – Playground Safety Upgrades-Disney

Tulsa Day Center – Free Nurse’s Clinic
Tulsa Economic Development Corporation (TEDC) – Small Business Loan Fund
Tulsa Speech and Hearing – Deaf Services Program
Youth At Heart – Equipping Youth for Success
Youth Services of Tulsa – Transitional Living
YWCA Tulsa – Employment Services for Immigrants

<b>ESG</b>
Center for Housing Solutions – Sharelink-HMIS and Street Outreach
Domestic Violence Services (DVIS) – Emergency Shelter Advocacy
Family Safety Center – Hope Project
Legal Aid Services of OK – Homeless Legal Assistance
Salvation Army – Intensive Homelessness Prevention-SA
Tulsa Day Center – Shelter Operations and Rapid Rehousing
Youth Services of Tulsa – Adolescent Emergency Shelter

<b>HOME</b>
Habitat for Humanity – Down Payment Assistance
Mental Health Association of Tulsa (MHAOK) – Belle Arms and Southwind Apartment Rehabilitation
Vintage Housing – Country Oaks Apartment Rehabilitation

<b>HOPWA</b>
Tulsa CARES – Housing Care Program



**SCAN THE  
QR CODE**

[cityoftulsa.org/grants](https://cityoftulsa.org/grants)



**FINANCE**