



CITY OF
Tulsa
A New Kind of Energy.

Amendments to the 2008 - 2009 and 2009 - 2010 ANNUAL ACTION PLANS

PREPARED BY: City of Tulsa / Department of Grants Administration

**PRESENTED TO:
U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
OKC FIELD OFFICE**

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Amendments to the City of Tulsa Annual Action Plans for 2008-09 and 2009-10

The City of Tulsa is requesting Public Comments for the change in scope for the expenditure of HOME grant funds allocated during the Program Years 2008-2009 and 2009-2010. These changes are subject to HUD and Tulsa City Council approval.

The proposed change in project scope is a result of several factors, including the downturn in the housing market in 2008 and 2009, the instability of the job market and high unemployment rate which affected the financial ability of many low-income households to pursue homeownership, and the need identified during the 2010 Consolidated Plan process for high quality, affordable, multi-family rental property in desirable neighborhoods. These changes are supported by our recent city wide housing market study and the housing market study conducted for the downtown area.

The proposed Amendments to the City of Tulsa Annual Action Plans for Program Years 2008-2009 and 2009-2010 under the HOME grant program will be changed for the specific projects and corresponding monetary amounts for each project as follows:

HOME PROJECT SCOPE AND FUNDING CHANGES

Program Year 2008-2009				
GRANT RECIPIENT	ORIGINAL PROJECT SCOPE	ORIGINAL ALLOCATION	PROPOSED PROJECT SCOPE	PROPOSED ALLOCATION
Community Action Project of Tulsa County (CAPTC)	CHDO Homebuyer Initiatives: Acquisition, Rehab, and Sale of Single-Family Homes	\$1,237,100.29* *This allocation Included carryover funds	CHDO Rental Housing Initiatives – Rehabilitation of Affordable Multi-Family Rental Complex	\$1,070,052.29
			CHDO Rental Housing Initiatives – New Construction of Multi-Family Rental Complex	\$ 167,048.00
Program Year 2009-2010				
Community Action Project of Tulsa County (CAPTC)	CHDO Homebuyer Initiatives: Acquisition, Rehab, and Sale of Single-Family Homes	\$1,221,064.00	CHDO Rental Housing Initiatives – New Construction of Multi-Family Rental Complex	\$1,221,064.00
TOTAL		\$2,458,164.29		\$2,458,164.29

PROJECT DESCRIPTIONS

CAPTC CHDO Rental Rehabilitation – Norwood Apartments

Location: 3025 S Norwood Avenue
Number of Units: 31 - 2-bedroom units; 1 – 1-bedroom unit
Current Occupancy: 27 units; 5 vacant
Estimated Project Start Date: April 2011
Estimated Completion Date: December 2011

Rental Rates / Resident Profile: All units are currently rented to households at or below 60% Tulsa Area Median Income (AMI) and are below the maximum rental rates for Low Income Tax Credits and Section 8 rates. After renovations are complete, households occupying the units will continue to be at or below 60% AMI.

Proposed Scope of Work: The results of a capital needs assessment conducted by CAPTC staff in March 2010 revealed many significant items of deferred maintenance, which if left unresolved would result in serious safety and health concerns for the residents. The planned rehabilitation work will provide low income individuals with a healthy and safe housing and living environment and reduced utility costs.

CAPTC CHDO Multi-Family Rental New Construction – Brady District Flats

Location: 110 N Boston Ave
Number of Units: 40 resident units
Other: Community space and underground parking
Anticipated Project Start: October 2011
Anticipated Completion Date: September 2012

Rental Rates / Resident Income Profile: Eighty-five percent of the units will be rented to households that fall at or below 80% of the Tulsa Area Median Income (AMI).

Proposed Scope of Work: Reallocated HOME grant funding will be used for the new construction of the Brady District Flats. The *Housing Potential and Market Demand Study – Downtown Tulsa Urban Neighborhoods* by CDS Spillette in January 2010, identified the need for affordable housing in the downtown area. Consistent with the renewed interest in downtown revitalization and the need for creation of more affordable housing, this project will contribute to the City's priorities for quality, safe, and affordable housing for low-income households, as indicated by the approval and allocation of \$550,000 in HOME grant funds in the City's First Year Action Plan for 2010-2011.