



CITY OF TULSA
SECOND YEAR ANNUAL ACTION PLAN
2021-2022



Contents

- Certifications 5
 - CDBG Certifications..... 6
 - HOME Certifications..... 20
 - ESG Certifications..... 28
 - HOPWA Certifications 37
- Executive Summary..... 45
 - AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) 45
- The Process 49
 - PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)..... 49
 - AP-10 Consultation – 91.100, 91.200(b), 91.215(l) 50
 - AP-12 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c) 56
- Expected Resources 58
 - AP-15 Expected Resources – 91.220(c)(1,2) 58
- Annual Goals and Objectives 63
 - AP-20 Annual Goals and Objectives..... 63
 - Projects 67
 - AP-35 Projects – 91.220(d) 67
 - AP-38 Project Summary 68
 - AP-50 Geographic Distribution – 91.220(f)..... 77
- Affordable Housing 78
 - AP-55 Affordable Housing – 91.220(g) 78
 - AP-60 Public Housing – 91.220(h)..... 80
 - AP-65 Homeless and Other Special Needs Activities – 91.220(i)..... 82
 - AP-70 HOPWA Goals - 91.220 (l)(3) 86
 - AP-75 Barriers to Affordable Housing – 91.220(j) 87
 - AP-85 Other Actions – 91.220(k) 88

Program Specific Requirements.....	90
AP-90 Program Specific Requirements – 91.220(l)(1,2,4)	90
APPENDICES	95

Executive Summary

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

1. Introduction

After this Annual Action Plan was submitted on May 12, 2021 we were notified by HUD on May 14, 2021 that the CDBG allocation had increased by \$52,364. These additional funds were added to the allocation for the City Streets and Stormwater Department for sidewalks as outlined in the allocation contingencies if funding was increased.

The City of Tulsa is pleased to submit its 2021-2022 Annual Action Plan. This the second year of the 2020-2024 Consolidated Plan. The Consolidated Plan is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified in the Consolidated Plan.

The City is submitting Amendment #1, a minor amendment, to the 2021 Program Year Annual Action Plan to change the use of some of the funding for ESG from Homelessness Prevention to Rapid Rehousing. Changes are detailed within the appropriate Plan sections.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The primary objective of the Annual Action Plan 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:

1. Housing Acquisition, Construction & Rehabilitation
2. Essential Services
3. Homeless/Special Populations
4. Economic Development
5. Public Facilities and Infrastructure Improvements
6. Housing Subsidies/Assistance
7. Demolition of Substandard Buildings

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

The City continues to improve its processes and delivery of services to address the housing, community development and economic development objectives that were identified in the 2020 - 2024 Consolidated Plan. We are currently in the first year of the plan which will end on June 30, 2021. Complete and detailed year-end reports have been written, summarizing the result of activities that have taken place during each year of the previous Consolidated Plan period, 2015-2019. Copies of these reports can be found at <https://www.cityoftulsa.org/community-programs/grants/plans-and-reports.aspx>

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 the last 5 years the City expended approximately \$33 million and has:

- Assisted 125,892 people with public service activities;
- Provided STRMU, TBRA, and Permanent Housing Placement to 818 persons with AIDS;
- Provided Rapid Re-Housing and Homeless Prevention activities to 1,908 households;
- Provided shelter facilities to 12,345 people;
- Created/retained 508 jobs;
- Assisted 76 new and existing businesses;
- Rehabilitated 1032 owner occupied homes;
- Assisted 128 first time homebuyers;
- Rehabilitated 1 multi-family rental property;
- Constructed 2 multi-family rental properties for seniors;
- Rehabilitated 6 public facilities;
- Conducted sidewalk and curb ramp installation/improvements at 10 locations; and
- Carried out clearance and demolition activities on 262 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 to enable 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 Second Year Annual Action Plan, citizens were provided the following opportunities to participate in the process:

- Needs Assessment public hearing – September 10, 2020
- HUD Community Development Committee meetings to set priority needs and goals – September 10, 2020
- HUD Community Development Committee meetings for recommendation of awards – February 9, 2021
- Consolidated Plan and First Year Annual Action Plan comment period – March 5, 2021 through April 4, 2021
- Consolidated Plan and First Year Annual Action Plan public hearing – March 11, 2021

5. Summary of public comments

During the needs assessment public hearing speakers expressed the need for shelter and services for disadvantaged youths and services and housing for the homeless population, including homeless prevention, especially in relation to the eviction crisis in the city.

Written comments from 4 agencies were also submitted. The comments submitted addressed the need for more efforts to address homeless youth, continued support for early childhood education programs and facilities and inclusion of English language educational programs related to parents of school-aged children, ADA compliant sidewalk improvements in low-income neighborhoods, and development of a variety of affordable housing types including single family housing development.

During the City's Community Development meeting on February 9, 2021 recommendations were made for funding decisions.

During the public hearing on the draft 2020-2021 Annual Action Plan held on March 11, 2021, no public comments were made. Additionally, no written comments were received during the public comment period which ran from March 4, 2021 through April 4, 2021.

This minor amendment did not meet the threshold of a substantial amendment per the criteria set in the City of Tulsa's Citizen Participation Plan. A draft Amendment #1 to the 2021-2022 Annual Action Plan was not posted for comment and no public hearing was required. The reallocation of these funds was discussed and approved during open meetings held by the Tulsa City Council.

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

N/A

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. The second year of the Consolidated Plan will see 29 external agencies and 2 City departments conducting 39 activities totaling \$6,558,813 in grant funding, not including administration costs.

The Process

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

The following are the agencies/entities 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	City of TULSA	Finance - Grants Administration
CDBG Administrator	City of TULSA	Finance - Grants Administration
HOPWA Administrator	City of TULSA	Finance - Grants Administration
HOME Administrator	City of TULSA	Finance -Grants Administration
ESG Administrator	City of 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 Consolidated 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 1560
Tulsa, OK 74103-3208
GrantsAdmin@cityoftulsa.org

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

1. Introduction

The City of Tulsa Grants Administration is committed to working with local agencies and service providers to create solutions to best address the needs of the community. The entities that have provided input and insight into the 2021-2022 Annual Action Plan are listed in the following sections.

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

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

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

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

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

The City of Tulsa and the Tulsa City/County Continuum of Care (CoC) have made great strides in the development of a more 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. The HUD Community Development Committee'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, Center for Housing Solutions, and the HMIS administrator participate in the A Way Home for Tulsa (Tulsa CoC) governance council 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. Based on an agreement between the City of Tulsa and the HMIS lead the City of Tulsa allocates 3% 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 expertise during the allocation process. To ensure compliance with the HEARTH Act changes, Grants Administration (GA) continues to work closely with the City's Continuum of Care and Emergency Solutions grant recipients serving the homeless.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Tulsa Planning Office
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization 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	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization provided data relating to public housing needs for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.
3	Agency/Group/Organization	Tulsa City/County Continuum of Care
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization 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.

4	Agency/Group/Organization	Community Action Project of Tulsa County, Inc.
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization provided data relating to children's services and education, particularly early childhood education and the need for English education classes for parents for school-aged children 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, Inc.
	Agency/Group/Organization Type	CoC Partner Services – homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization 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	Habitat Housing, Inc. dba Boomtown Development Company
	Agency/Group/Organization Type	Housing Developer
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization provided data for housing needs and other related issues for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.

7	Agency/Group/Organization	City of Tulsa – Housing Policy Director
	Agency/Group/Organization Type	City – Mayor’s Staff
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The staff person provided data on housing needs and other related issues for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.
8	Agency/Group/Organization	City of Tulsa Streets and Stormwater Department
	Agency/Group/Organization Type	City Agency
	What section of the Plan was addressed by Consultation?	Public Infrastructure Non-housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency provided information on sidewalks needed in LMI census tracts for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.
9	Agency/Group/Organization	Restore Hope, Inc.
	Agency/Group/Organization Type	CoC Partner Services – Housing Services – Non-housing Community Development
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization provided data on homelessness, the eviction crisis in Tulsa, rehousing needs and other related issues for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.

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

Multiple agencies were consulted.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Housing Solutions	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 Annual Action Plan will aid the City in working 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.
2020 Annual Report – Tulsa Equality Indicators (https://csctulsa.org/tulsaei/)	Community Service Council of Greater Tulsa	The information contained in this report was used as a tool to inform the City and the community on prioritization of needs and goals related to The Annual Action Plan.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional):

The City of Tulsa consulted with both Tulsa County and the Indian Nations Council of Government (INCOG). A member of INCOG sits on the HUD Community Development Committee and was involved during the development of the goals and the allocation process.

AP-12 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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 City of Tulsa Municipal Code is 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 9 City Councilors and Mayor who shall serve ex-officio; 5 residents of the City of Tulsa, designated by the City Council, 3 of whom shall reside within a low to moderate income census tract, with no more than one representative from each Council district; 1 representative from the Indian Nations Council of Governments (INCOG); 1 representative from a financial institution; 1 representative from the Continuum of Care; 1 representative with grant allocation experience; and 1 representative from the City of Tulsa Planning Department. The Mayor shall designate the representatives from a financial institution, the Continuum of Care, and the individual with grant allocation experience.

The priority needs for the City of Tulsa's 2021-2022 Annual Action Plan were determined through analysis of information gathered from a variety of sources and projected progress of goals during the First Year Annual Action Plan. The priority needs were presented to the HUD CDC and approved along with the second year goals on September 10, 2020, which were presented to the Mayor and City Council for approval. The priority needs and goals were accepted by the Mayor and City Council on September 16, 2020 and included in the 2021 Request for Proposals released by Grants Administration on October 5, 2020.

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
1	Public Hearing	Non-targeted/broad community	5 people attended the Needs Assessment Public Hearing on September 10, 2020 to express needs of the community regarding HUD funding.	Speakers expressed the need for services and housing for homeless youth and services and housing for the homeless or those at risk of homelessness, especially in light of COVID-19 .	All comments were considered in the prioritization of needs identified.
2	Public Meeting	Non-targeted/broad community	A total of 51 people attended the HUD Community Development Meeting held on February 9, 2021 where funding for the 2021-2022 Annual Plan projects were considered.	An applicant requested an explanation of the scoring process that was conducted, which was provided by the committee chairperson.	N/A

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Currently, the City of Tulsa receives CDBG, HOME, HOPWA, and ESG funding. These funding sources are expected to be available over the next 5 years. In FY 2021, the City has been allocated \$3,605,836 in CDBG funds, \$1,787,319 in HOME funds, \$666,550 in HOPWA funds, and \$302,126 in ESG funds. It is anticipated that funding levels will be similar over the 5 years of this Consolidated Plan. These anticipated amounts are noted in the chart below. 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 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public – federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Essential Services	3,605,836	1,555,493	254,368	5,415,697	10,817,508	PI includes estimated RL (\$1.5m) for ED activity and PI (\$55,493) realized but not allocated. Prior year includes \$254,368 in uncommitted carryover funds. Remainder includes estimated future Annual Allocations

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership	1,787,319	1,160	759,710	2,548,189	5,361,957	Prior year includes \$759,710 in carryover funds and uncommitted PY20 funds. Remainder is estimated future Annual Allocations
HOPWA	public - federal	Permanent housing placement STRMU Supportive services TBRA	666,550	0	0	666,550	1,999,650	Remainder is estimated future Annual Allocations

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services	302,126	0	0	302,126	906,378	Remainder is estimated future Annual Allocations

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.

Essential Services 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 \$9.6 million in available banked match as of July 1, 2020.

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 publicly 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 for the Remainder of Consolidated Plan is an estimate of the funds expected to be received over the remaining 3 years of the Consolidated Plan. Estimates were calculated using the confirmed funding to be received during the second year of the Consolidated Plan plus expected program income.

The CDBG program income total includes an estimated \$1,500,000 per year in revolving loans funds received through economic development activities plus an additional \$55,493 in general program income. It is estimated that a similar amount of Revolving Loan funds will be received over the remaining 3 years and this is included in the Expected Amount Available for the Remainder of Consolidated Plan total.

HOME CHDO Reserve funds in the amount of \$275,000 were allocated in Year 1. Not all of the available HOME funds were allocated in year 1. The balance not awarded in Year 1 was included in the available funds for Year 2 of the Annual Action Plan.

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	2020	2024	Affordable Housing		Housing, Acquisition, Construction & Rehab	CDBG: \$48,000 HOME: \$1,016,882	Direct Financial Assistance to Homebuyers: 32 Households Assisted Rental Housing Units Added: 7 Rental Units constructed
2	Housing Rehabilitation	2020	2024	Affordable Housing		Housing, Acquisition, Construction & Rehab	CDBG: \$1,240,000 HOME: \$1,352,576	Rental units rehabilitated: 30 Household Housing Units Homeowner Housing Rehabilitated: 243 Household Housing Units
3	Essential Services	2020	2024	Non-Homeless Special Needs Non-Housing Community Development		Essential Services	CDBG: \$528,981 HOPWA: \$276,557	Public service activities other than Low/Moderate Income Housing Benefit: 10,224 Persons Assisted
4	Emergency Shelter	2020	2024	Homeless		Homeless/Special Populations	ESG: \$181,275	Homeless Person Overnight Shelter: 2,902 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Economic Development	2020	2024	Non-Housing Community Development		Economic Development	CDBG: \$2,040,000	Jobs created/retained: 45 Jobs Businesses assisted: 10 Businesses Assisted
6	Public Facilities and Infrastructure Improvements	2020	2024	Non-Housing Community Development		Public Facilities and Infrastructure Improvements	CDBG: \$543,716	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6,910 Persons Assisted
7	Rental Housing Subsidies	2020	2024	Affordable Housing		Homeless/Special Populations Housing Subsidies/Assistance	ESG: \$89,128 HOPWA: \$369,997	Tenant-based rental assistance / Rapid Rehousing: 58 Households Assisted Homelessness Prevention: 104 Persons Assisted
8	Clearance and Demolition	2020	2024	Non-Housing Community Development		Demolition of Substandard Buildings	CDBG: \$415,000	Buildings Demolished: 50 Buildings

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	Housing Rehabilitation
	Goal Description	Rehabilitation of owner occupied housing. Rehabilitation of multi-family rental housing, with special consideration given to housing with units for seniors and those with physical disabilities.
3	Goal Name	Essential Services
	Goal Description	Crisis services for children, adults, and special populations, educational programs for children and youth, employment training and placement services, food security, services for seniors and the homeless, shelter operations and services, housing counseling, and transportation services.
4	Goal Name	Emergency Shelter
	Goal Description	Shelter operations and services for the homeless and special populations.
5	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. Technical assistance and training for microenterprise activities.
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 and transportation infrastructure.
7	Goal Name	Rental Housing Subsidies
	Goal Description	Rental housing subsidies will assist households become or remain housed, including households with disabilities and special needs.

8	Goal Name	Clearance and Demolition
	Goal Description	Clearance or demolition of substandard structures and hazardous contaminants.

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 2021.

Projects

#	Project Name
1	Administration
2	Acquisition and New Construction of Housing
3	Housing Rehabilitation
4	Essential Services
5	ESG21 City of Tulsa
6	Economic Development
7	Public Facilities and Infrastructure Improvements
8	2020-2024 Tulsa Cares OKH21F002 (TC)
9	Clearance and Demolition

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 2020-2024 Consolidated Plan were determined through analysis of information gathered from a variety of sources. The priorities for the Second Year Annual Action Plan were determined at the Needs Assessment Public Hearing on September 10, 2020 and included in the Request for Proposals issued October 5, 2020. Agencies were asked to identify which priority their program most closely related. During the evaluation phase, all applications were screened to ensure the proposed project or activity met one of the priority needs.

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 Information1	Project Name	Administration
	Target Area	Peoria Avenue Bus Rapid Transit 11 th Street Bus Rapid Transit City wide
	Goals Supported	Acquisition and New Construction of Housing Clearance and Demolition Economic Development Emergency Shelter Housing Rehabilitation Public Facilities and Infrastructure Improvements Essential 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 Essential Services
	Funding	CDBG: \$600,000 HOPWA: \$19,996 HOME: \$178,731
	Description	Administration and planning of the HUD grant programs
	Target Date	6/30/2022
	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 uses up to 20% administration for CDBG, 10% for HOME, and 3% for HOPWA.

2	Project Name	Acquisition and New Construction of Housing
	Target Area	Peoria Avenue Bus Rapid Transit 11 th Street Bus Rapid Transit City wide
	Goals Supported	Acquisition and New Construction of Housing
	Needs Addressed	Housing Acquisition, Construction & Rehabilitation
	Funding	CDBG: \$48,000 HOME: \$1,016,882
	Description	Acquisition or new construction of affordable single-family and multi-family rental units with special consideration given to housing for seniors and those with physical disabilities. Down payment and closing cost assistance for first-time homebuyers.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Under this Project, 32 households will benefit from down payment assistance. Under this Project, 7 households will benefit from new construction of rental units.
	Location Description	Down Payment Assistance – City Wide New construction of Rental Housing – Boomtown: NW corner of Harvard & Archer; Vintage Housing: 2350 E Admiral Ct N
	Planned Activities	Housing Partners of Tulsa will utilize \$160,000 in HOME and \$48,000 in CDBG funds to operate a down payment assistance program benefiting 32 first time homebuyers. Boomtown Development Company will use \$600,000 to construct 7 rental units and Vintage Housing will use \$256,882 in additional funding for the previously funded Whittier Villas project.
3	Project Name	Housing Rehabilitation
	Target Area	Peoria Avenue Bus Rapid Transit 11 th Street Bus Rapid Transit City wide
	Goals Supported	Housing Rehabilitation

	Needs Addressed	Housing Acquisition, Construction & Rehabilitation
	Funding	CDBG: \$1,240,000 HOME: \$1,352,576
	Description	Rehabilitation of owner-occupied housing. Rehabilitation of multi-family rental housing, with special consideration given to housing with units for seniors and those with physical disabilities.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 273 will benefit from the proposed activities. Additionally, 243 owner occupied homes and 30 rental units will be rehabilitated during the year.
	Location Description	Homeowner Rehabilitation - City-Wide Terrace View Apartments – 1728 S Denver, Tulsa, OK
	Planned Activities	The City of Tulsa Working in Neighborhoods Department will utilize \$459,748 in HOME and \$1,190,000 in CDBG funds for owner occupied housing rehabilitation. Area Councils for Community Action will use \$50,000 in CDBG funds for energy efficiency improvements and minor exterior rehabilitations. Additionally, Mental Health Association Oklahoma will use \$892,828 in HOME funds to rehabilitate a multi-family rental complex.
4	Project Name	Essential Services
	Target Area	City Wide
	Goals Supported	Essential Services
	Needs Addressed	Essential Services
	Funding	CDBG: \$528,981

Description	Crisis services for children, adults, and special populations, educational programs for children and youth, employment training and placement services, food security, services for seniors and the homeless, shelter operations and services, housing counseling, and transportation services.
Target Date	6/30/2022
Estimate the number and type of families that will benefit from the proposed activities	An estimated total of 10,124 persons will be served through essential service activities.
Location Description	City wide

Planned Activities	<p>Under this Project, 16 agencies will use CDBG funds to conduct activities that will support essential services.</p> <p>Community Action Project of Tulsa County will use \$39,055 for their McClure Early Childhood Education Center, Morton Services will use \$29,868 for their Transportation Program, Youth Services of Tulsa will use \$35,095 for their Transitional Living Program, Resonance will use \$31,361 for their Prison to Community Reentry Services, Domestic Violence Intervention Services will use \$33,191 for their Court Advocacy for Victims of Domestic and Sexual Violence Program, Tulsan Operating in Unity Creating Hope will use \$33,191 for their The Zone Afterschool Program, Child Abuse Network will use \$35,095 for their Multidisciplinary Child Abuse Team, Camp Fire Green Country, Inc. will use \$33,191 for their Camp Fire Community Building Clubs, Madison Strategies Group will use \$33,191 for their Work Advance, Girl Scouts of Eastern OK will use \$29,135 for their Staff-Led Troops Program, Operation Aware will use \$29,868 for their Prevention Education Program, Tulsa Day Center will use \$31,361 for their Free Nurses' Clinic, CEO will use \$29,868 for their Re-entry Project, Salvation Army will use \$31,361 for their Emergency Shelter & Feeding Program, Tulsa Speech and Hearing Association will use \$35,095 for their Deaf Services Program, and YWCA Tulsa will use \$39,055 for their Employment Services for Immigrants and Refugees Program.</p>
---------------------------	--

5	Project Name	ESG21 City of Tulsa
	Target Area	City Wide Peoria Avenue Bus Rapid Transit
	Goals Supported	Emergency Shelter Housing Subsidies
	Needs Addressed	Homeless / Special Populations Housing Subsidies / Assistance
	Funding	ESG: \$302,126
	Description	Emergency Solutions Grant activities will be conducted by multiple agencies.

	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 2,902 persons will be provided with emergency shelter services. Additionally, 24 households will be provided with Homelessness Prevention services. Tulsa Day Center will serve 20 persons with Rapid Rehousing.
	Location Description	N/A
	Planned Activities	Domestic Violence Intervention Services will use \$45,272, Youth services of Tulsa will use \$55,332, Tulsa Day Center will use \$54,514, and Legal Aid Services of Oklahoma will use \$26,157, to conduct shelter services. Tulsa Day Center will receive \$30,181 for Rapid Rehousing. The Family Safety Center will receive \$20,121 and Salvation Army will receive \$38,826 to provide Homelessness Prevention services. 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% (\$22,659) in administration for ESG. Housing Solutions will receive \$9,064 (3% of ESG award) to provide data collection services required by HUDs Homeless Management Information System (HMIS)
6	Project Name	Economic Development
	Target Area	Peoria Avenue Bus Rapid Transit 11 th Street Bus Rapid Transit City wide
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$2,040,000
	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. Technical assistance and training for micro-enterprise activities.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	Under this Project, 45 jobs will be created through economic development activities. Additionally, 10 businesses will receive technical assistance through a micro-enterprise program.
	Location Description	Peoria Avenue Bus Rapid Transit 11 th Street Bus Rapid Transit 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 \$500,000 of entitlement funds. It is estimated that TEDC will receive and utilize another \$1,500,000 in revolving loan program income. In addition, \$40,000 of entitlement funds was awarded to Route 66 Main Street to provide technical assistance to businesses.
7	Project Name	Public Facilities and Infrastructure Improvements
	Target Area	Peoria Avenue Bus Rapid Transit 11 th Street Bus Rapid Transit City wide
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Public Facilities and Infrastructure Improvements
	Funding	CDBG: \$543,716
	Description	Acquisition, construction or rehabilitation to public facilities that is not for general government use, including, but may not be limited to, senior centers and transportation infrastructure.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An estimated total of 6,910 people (65% low- and moderate-income), will benefit from the proposed activities.
	Location Description	Eugene Fields neighborhood, West Tulsa, OK Sidewalks: 4011 S 33rd W Ave; 6000-6100 S Newport Ave; 6400-6600 S Newport Ave; and 1100-1300 E 64th St.

	Planned Activities	<p>Tulsa Housing Authority will use \$330,000 in CDBG funds toward infrastructure improvements, associated with the 2017 Choice Neighborhood Initiative award. Improvements will be included but are not limited to, installation of new sidewalks and clearance and demolition activities.</p> <p>City of Tulsa Streets and Stormwater Department will utilize \$213,716 in CDBG funds to install sidewalks in low- and moderate-income areas.</p>
8	Project Name	2021-2024 Tulsa Cares OKH21F002 (TC)
	Target Area	City Wide
	Goals Supported	Essential Services Housing Subsidies
	Needs Addressed	Homeless / Special Populations Housing Subsidies / Assistance Public Services
	Funding	HOPWA: \$646,554
	Description	Provide housing and supportive services to low-income persons with HIV/AIDS.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	An estimated total of 118 individuals will be served with HOPWA assistance.
	Location Description	City wide
	Planned Activities	Tulsa CARES will utilize HOPWA funds totaling \$646,554 to provide TBRA, STRMU, permanent housing placements and support services to persons with HIV/AIDS.
9	Project Name	Clearance and Demolition
	Target Area	Peoria Avenue Bus Rapid Transit 11 th Street Bus Rapid Transit City wide
	Goals Supported	Clearance and Demolition

	Needs Addressed	Demolition of Substandard Buildings
	Funding	CDBG: \$415,000
	Description	Clearance or demolition of substandard structures and hazardous contaminants.
	Target Date	6/30/2022
	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, multiple neighborhoods will benefit from the demolition of 50 substandard buildings reducing 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 \$415,000 to conduct Clearance and Demolition activities in low- and moderate-income census tracts in the City.

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, 2 specific target areas were defined and approved beyond the city-wide target area. These areas all suffer with high levels of poverty and unemployment, and with the exception of a small proportion of the Peoria BRT route, all are designated as LMI census tracts.

Geographic Distribution

Target Area	Percentage of Funds
City Wide	92%
Peoria BRT	5%
11 th Street BRT	3%

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 a high concentration of poverty, unemployment and basic needs as well as areas where other City funds and private investments are anticipated 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 needs are 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 Essential 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 2022.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City will utilize CDBG, HOME, ESG and HOPWA funds to support the following affordable housing goals.

Non-homeless households:

- CDBG will support the rehabilitation of 230 housing units.
- HOME will support 88 housing units.
- ESG will support 24 households with homelessness prevention assistance.

Special-needs households:

- HOPWA will support 118 households/persons with TBRA and STRUMU.
- Tulsa Day Center will support 20 persons with Rapid Rehousing.

Tulsa CARES will utilize HOPWA funds to support 118 households/persons with Tenant Based Rental Assistance (TBRA) and Short Term Mortgage Rent Utility Assistance (STRUMU). Rental assistance will be provided in the form of Homelessness Prevention to 24 persons with ESG funds managed by Family Safety Center and Salvation Army. Tulsa Day Center will use ESG funds to provide Rapid Rehousing to 20 individuals. A total of 162 households/persons will be served.

The rehabilitation of owner occupied units will be funded with both CDBG and HOME. CDBG funds will provide homeowners up to \$7,500 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. CDBG funds will support 230 housing units and HOME 13 housing units.

HOME funds will be used construct 2 new multi-family apartment complexes that will result in 7 low to moderate income households. In addition, HOME assistance will be provided to 32 low to moderate income households to purchase their first home.

HOME funds will also be used towards the rehabilitation of one apartment complex resulting in 30

additional HOME units.

One Year Goals for the Number of Households to be Supported	
Homeless	58
Non-Homeless	398
Special-Needs	18
Total	474

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	162
The Production of New Units	7
Rehab of Existing Units	273
Acquisition of Existing Units	32
Total	474

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. The City will help support Tulsa Housing Authority with CDBG funds toward infrastructure improvements, specifically associated with the 2017 Choice Neighborhood Initiative award.

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

Tulsa Housing Authority was awarded \$330,000 this program year to support the Choice Neighborhood Initiative. Funds will be used for infrastructure improvements throughout the project property, which may include but are not limited to, sidewalks and clearance and demolition activities.

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

The Housing Authority of the City of Tulsa (THA) provides Resource Centers at each of the remaining 6 public housing family communities. A computer lab is furnished on-site with updated systems and high-speed internet access which can be used for job searches and other related activities. The resource 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 case managers work with the residents to set goals pertaining to developing and maintaining a budget, childcare and obtaining health care. The case manager 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 and information on Homebuyer Education Programs is provided to the family.

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 that outlines how the association will operate. Training involving job duties, parliamentary procedures, communication and financial bookkeeping is provided to all Resident Association officers.

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

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

Discussion

N/A

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

Introduction

Rental Assistance will be provided in the form of Homelessness Prevention with ESG funds managed by the Family Safety Center and Salvation Army. A total of 24 households will be served. Rapid Rehousing will be provided with ESG funds by Tulsa Day Center who will assist 20 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 funds towards reaching out to homeless persons within the City of Tulsa, there are street outreach programs organized by faith-based and non-profit organizations that reach out to unsheltered individuals. The Tulsa City and County Continuum of Care lead agency, Housing Solutions, has a team of six Outreach Specialists and a Housing and Benefits Coordinator who coordinate street outreach services to unsheltered persons in the CoC geographic area. The team works seven days a week using a Housing First approach when providing transportation, case management, access to vital records (I.D.s, birth certificates) and mainstream benefits, and temporary non-congregate shelter for those who are highly vulnerable. Each individual is provided the opportunity to complete the common assessment, Vulnerability Index-Service Prioritization Delivery Assistance Tool (VI-SPDAT) and is entered into the Homeless Management Information System (HMIS) to ensure connection to housing resources through the Coordinated Entry System. Housing Solutions' Street Outreach Project includes a strong collaboration with several local nonprofits, city and county government, churches and faith-based organizations, and private citizens. The local government collaborative efforts are a key aspect of the outreach due to partnerships with the leadership at all levels including the Mayor's Office, Tulsa Police Department, City of Tulsa Working in Neighborhoods (code enforcement), Tulsa Fire Department and City Council members. In addition to direct services, some City Council members are strong advocates for homeless persons

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Tulsa is providing ESG and CDBG funds to 4 emergency shelters and to assist with shelter services and operations. The agencies receiving funds include Domestic Violence Intervention Services, Tulsa Day Center, Salvation Army, 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, community voicemail, counseling, safety planning for victims of domestic violence, medical services, life skills, parenting, relationship skills, and therapeutic exercise classes and services to meet basic 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.

Family Safety Center and Salvation Army will use funds for Homelessness Prevention by providing rent subsidies and other assistance, so individuals and families have affordable access to safe and sanitary housing. Tulsa Day Center will also use funds for Rapid Rehousing to provide housing to those experiencing homelessness.

In addition to the shelter, Youth Services of Tulsa (YST) assists unaccompanied, homeless youth ages 17-24, through a coordinated referral and application process to quickly move 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 Terrace View Apartments. Approximately 30% of the units at this location are set aside for persons in recovery or prevention of homelessness due to mental illness.

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 2 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 with relapse prevention education, job readiness training, domestic violence services, 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 5 primary preventative services offered by various provider organizations:

- Mortgage assistance
- Rental assistance
- Utilities assistance
- Counseling/advocacy
- Legal assistance
- Landlord/Tenant Outreach

Each service is designed to keep families 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 and supportive services.

The Tulsa CoC's 2020-2024 Strategic Plan includes the goal of stopping homelessness before it begins. Through multi-sector collaboration community partners support this goal with action steps to improve discharge policies and supports to reduce the number of individuals that exit institutions and systems of care and end up in homelessness; create processes to improve service connections before and after discharge from corrections, health care (including mental health) and foster care systems; and extend resource availability for a longer period of time after discharge, including housing, employment support and community connections. The Tulsa CoC collaborates with the Oklahoma Department of Mental Health and Substance Abuse Services' housing navigator to assist clients through the homeless service system of care. In partnership with Community Action Project of Tulsa County, Housing Solutions created a new Landlord-Tenant Resource Center targeted to provide extremely low-income individuals and families, and property owners access to housing-related advocacy, legal services, and education. The Center also facilitates a focus group for both tenants and landlords to it is addressing the specific needs of the community.

The Housing Authority of the City of Tulsa (THA) has a policy in place which prioritizes subsidized housing for individuals who have a disability. In addition, THA solicited housing owners to apply for project-based vouchers targeted to properties that focus on support for individuals and families exiting homelessness. THA maintains a well-established Family Self-Sufficiency program to assist residents address housing, social service, and employment needs.

Discussion

The City of Tulsa and homeless services providers, including Tulsa's CoC, are committed to providing solutions and serving the needs of individuals experiencing homelessness. The Tulsa CoC lead agency, Housing Solutions, empowers the local homeless system through the provision of free community-wide training aimed at supporting staff and leadership with the tools needed to serve the needs of our citizens. Trainings may include Housing-focused case management, motivational interviewing, LGBTQ+ Preparedness and Trauma-Informed Care.

The Tulsa City and County Continuum of Care, in alignment with the Strategic Plan, expanded the Written Standards with the creation of local Services Standards. In addition to the required elements of the ESG and CoC Written Standards, the Services Standards provides Tulsa's homeless service providers a guide for equitably delivering services across the continuum in a safe and inclusive way.

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	80
Tenant-based rental assistance	38
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	118

AP-75 Barriers to Affordable Housing – 91.220(j)

Introduction:

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

Public policies are meant to address the overall needs of citizens in the City. Yet, there are times where they may have a negative effect on certain aspects of the community, specifically affordable housing and residential investment. Affordable housing and public and private residential investments are key components in furthering fair housing in any community. The primary tool communities have for identifying contributing factors for these barriers to housing is an assessment of fair housing and fair housing choice. In 2020, the City updated the previous 2015 assessment. Analysis from the 2020 update has found:

- A limited supply of affordable housing and extensive cost burden, especially for extremely low- and very low- income renters, causing those renters to face significant affordability “gaps”; and
- Fair housing education is lacking and must be better understood by community residents and property owners.

The City plans corresponding actions designed to strengthen the supply of affordable housing and narrow the affordability “gaps.” Elements of those actions appear within this Consolidated Plan and beyond. Additionally, the City anticipates a review of public policies that may impede the development of affordable housing and to improve the understanding of their consequences.

The City’s actions identified in the 2020 assessment of fair housing include actions that will help to ameliorate barriers to affordable housing. These actions include addressing Disproportionate Housing Problems and Economic Barriers and also addressing Lack of Access to Transportation Options Reducing Housing and Economic Opportunities. Through these actions the City will work to give special consideration to rental housing development, particularly accessible housing, and will expand access to public transportation giving residents greater access to housing and economic opportunities.

Discussion: N/A

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

Actions planned to address obstacles to meeting underserved needs

For PY 2021, the City of Tulsa will provide funds to 29 external agencies and 2 City departments to conduct activities across this Annual Action Plan. By awarding a variety of agencies and multiple activities, the City is attempting to address obstacles to meeting the underserved needs of the community.

The City of Tulsa plans to serve 13,188 people with CDBG Essential Services, ESG and HOPWA funds. Broken down by funding source, CDBG Essential Services will account for approximately 10,124 people, Emergency Solutions will account for 2,946 people, and HOPWA will serve 118 people.

Public facility improvements will benefit 6,910 people and will meet the low to moderate income clientele national objective. This project will see the City of Tulsa's Streets and Stormwater Department installing new sidewalks in low and moderate income areas.

Through an economic development activity for small business loans, 45 jobs will be created of which at least 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, 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.

Actions planned to foster and maintain affordable housing

The City of Tulsa has awarded funding that will foster and maintain affordable housing. Two agencies will conduct owner occupied housing rehabilitation projects for 243 homeowners and one agency will rehabilitate 30 rental units

HOME funds will be used construct 2 new multi-family apartment complexes that will serve 7 new low to moderate income households. In addition, HOME assistance will be provided to 32 low to moderate income households to purchase their first home.

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

The City identified priorities that will encompass services that assist in breaking the cycle of poverty. Of the proposals received, 16 were chosen for funding and will serve the following needs in an attempt to reduce the number of poverty level-families:

- Education programs for children and youth, including early childhood education, after school programs, and transitional living programs for homeless youth
- Mentoring, life skills, education, job training, and placement services for unemployed, underemployed, and those recently released from prison
- Crisis services for children, adults, and special populations
- Services to seniors and homeless individuals and families including transportation services

Actions planned to develop institutional structure

During Program Year 2021, the City of Tulsa plans to continue providing training and technical assistance for all grant recipients to ensure the jurisdiction has a strong delivery system. Grant-specific roundtable sessions will be scheduled as needed. These have proven invaluable in the past by keeping an open dialogue with agencies regarding project activities, best practices, and compliance requirements.

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

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

Discussion:

N/A

Program Specific Requirements

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

Introduction:

The second year of the Five Year Consolidated Plan will see 29 external agencies and 2 City departments conducting 39 activities totaling \$6,558,813 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	\$1,555,493
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:	\$1,555,493

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 DGA HOME policies and procedures. Calculations for the recapture include the HOME Investment, the Homebuyer Investment, and the Net Proceeds. These are defined as:

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

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

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

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

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

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

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

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

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

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

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

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

In accordance with 24 CFR 576.400(d) the City of Tulsa has adopted written standards for the provision of ESG assistance in collaboration with the Tulsa Continuum of Care (CoC). These written standards are included in Appendix E.

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

Tulsa's Continuum of Care's coordinated entry system is All Doors Open. This system is designed to provide each individual or family with adequate services and support to meet their housing needs, with a focus on returning them to housing as quickly as possible. The components of All Doors Open are listed below.

- a. Access and Screening
- b. Assessment
- c. Prioritization and By-Name List(s)
- d. Case Conferencing
- e. Referral
- f. Placement

The system operates with a decentralized "no-wrong-door" system of access, so that persons in need can enter the system at multiple participating agencies in different geographic locations. All Doors Open strives to be inclusive and continuously seeks partnerships with public service institutions (health departments, county clinics, human services), faith-based organizations, other institutions (hospitals and jails), and mainstream resources to serve as access points.

At various provider access points, individuals and families experiencing a housing crisis complete a screening tool that considers the individual or family's need for specialized services and the ability to prevent or divert the individual or family from experiencing homelessness. Should homelessness not be avoidable, a standardized common assessment tool is used to determine the individual or family's vulnerability. The common assessment tool is integrated into the Homeless Management Information System (HMIS) and may be conducted at partner agencies, including shelters, drop-in centers, transitional housing programs, outreach programs, telephonically, or wherever people who are experiencing homelessness first enter Tulsa's coordinated entry system.

Housing programs, including permanent supportive housing, rapid re-housing, transitional housing and safe-haven housing fill available spaces in their programs from a By-Name-List of eligible individuals and families generated from HMIS. To ensure the most vulnerable are housed first, the By-Name-List is prioritized based on common assessment scores and length of time homeless. This coordination improves the targeting of housing resources and reduces the need for people to separately seek assistance at various partner providers.

The HMIS system is fully compliant with HUD's requirement for victim services and does not include domestic abuse service providers.

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 and surveys the HUD Community Development Committee determine the needs of the community, sets the funding priorities, and reviews the community development plan. The Continuum of Care and/or member agencies present homeless needs at the Needs Assessment Public Hearing. Applications are created based on the priority needs determined by the committee and grant guidelines. Upon review of the applications, the HUD Community Development Committee 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.

5. Describe performance standards for evaluating ESG.

The City of Tulsa contractually holds subrecipients responsible for meeting the accomplishments established for each grant activity in a written agreement. Each agency is also required to report program outcomes and participant demographics into HMIS and submit quarterly reports to the City. The City works closely with subrecipients and the CoC to develop program and service outcome benchmarks. The *AWH4T Outcome Standards* are used as a guideline for ensuring the success and effectiveness of all homeless programs, including ESG. These standards are included in Appendix E. The 4 goals included in the standards include:

1. Stop Homelessness Before It Begins
2. Transform the Homeless System of Care to Be More Effective, Equitable, and Person-Centered
3. Increase Access to Housing
4. Partner Across Tulsa to Build Solutions and Access Resources