

# PY26 Request for Proposals

# Home Investment Partnership Program

# (HOME) Program

The City of Tulsa Grants Administration (GA) is accepting applications from eligible entities. Application submittal deadline is **5:00 pm., Friday, October 20th, 2025**.

This packet includes an overview of the grant program, City of Tulsa’s Five-Year Community Goals and **2025-29** Priority Needs, application instructions, review criteria, and required forms.

All applicants are required to submit a complete application.

# For questions or more information:

Refer to the **City of Tulsa website, Grants webpage** for **Frequently Asked Questions** at:

<http://www.cityoftulsa.org/government/departments/finance/grants/request-for-proposals/rfp-faqs/>

OR

**Email:** grantsadmin@cityoftulsa.org

# Application Submission Deadline

**Friday, October 20th**

**5:00 p.m.**

**After attendance at the Mandatory Workshops information will be emailed to attendees on how and where to upload the application(s).**

**Important Application Information**

1. **Reminder:** Organization must certify it has two months cash flow reserves. This is included on Certification Form 3.
2. **Reminder (Subrecipient Programs):** Expenditure Deadlines and monthly reporting and reimbursement requests will be strictly enforced during the program year. If an agency has not expended a minimum of 50% of their award by the end of January, funds may be subject to recapture.
3. **Reminder:** Section V - Attachments.

Due to this being a new Consolidated Plan 2025**-**2029, this first Program Year (PY26) Grants Administration will be requesting **ALL** attachments from all applicants. Documents marked “N/A-No Change” on a cover page will be marked as “missing”.

1. **Reminder:** Grants Administration is not responsible for ensuring that applicants who attend the mandatory workshops submit a complete application before the deadline. Please ensure that any items you upload into SharePoint are complete, accurate, and opening on your end before the deadline.

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**HOME Program Summary**

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| --- | --- |
| **Related References:** | The program was established by Congress to address affordable housing needs under Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended. Final HOME Rule and Regulations may be found at 24 CFR Part 92.**For more information go to**: <https://www.hudexchange.info/resource/2333/24-cfr-part-92-home-investment-partnerships-program-final-rule/> |
| **Purpose:** | 1. Provide decent, affordable housing to very low, low, and moderate-income households
2. Expand the capacity of nonprofit housing providers
3. Strengthen the ability of state and local government to provide housing
4. Leverage private sector participation
 |
| **Eligible Applicants:** | * **Units of general local government**, including entities of the City of Tulsa designated by the chief executive to act on behalf of the Participating Jurisdiction (PJ), i.e. the City of Tulsa
* **Community Housing Development Organizations (CHDOs),** non-profit development organizations meeting the requirements at 24 CFR Part 92.2 and CPD Notice 97-11
* **Subrecipients**, a public agency or non-profit organization selected by the Participating Jurisdiction to administer all or a portion of HOME funds, including those operating as a non-profit arm of a religious organization or Public Housing Authority
* **Developers, Owners, and Sponsors** of affordable housing may apply, either non-profit or for-profit entities. For-profit entities that partner with a non-profit developer or city-certified CHDO are preferred.
 |
| **Examples of Eligible****Activities:** | * Owner Occupied Housing Rehabilitation
* Down Payment and Closing Costs Assistance
* New Construction of Single-Family or Multi-Family Rental Housing
* Acquisition/Rehab of Multi-Family Rental Housing
 |  |
| **Ineligible Activities:** | * Project reserve accounts or operating subsidies
* Tenant-based rental assistance for the special purposes of the existing Section 8 Program
* To provide assistance authorized under Section 9 of the 1937 Act (Public Housing Capital and Operating Funds)
* Prepayment of Low-Income Housing Mortgages
* Providing assistance to projects previously assisted w/HOME funds during the term of affordability
* Acquisition of property owned by the Participating Jurisdiction
* Paying delinquent taxes, fees, or charges on properties that will be assisted w/ HOME funds
* Any costs not eligible under 24 CFR Part 92.206 through 92.20

NOTE: Projects located in a FEMA or City of Tulsa floodplain are subject to special requirements and may be absolutely prohibited |
| **Match:** | The HOME program requires a 25% non-federal match for all project fund draw downs. Match must be a permanent contribution. Detailed descriptions and explanations on match can be found in CPD Notice 97-03 at: <https://www.hudexchange.info/programs/home/home-cpd-notices/#2021> . |

**IMPORTANT REMINDERS:**

* + 1. **Agencies with unresolved monitoring findings may not be eligible to receive funding.**
		2. **FOR ACQUISITION, REHABILITATION, OR CONSTRUCTION PROJECTS: Completion of the HUD Environmental Review process is mandatory BEFORE taking a physical action on a site, or making a commitment or expenditure of HUD OR non-HUD funds for property acquisition, rehabilitation, conversion, lease, repair, or construction activities. Subrecipients, owners, or developers may not commit or expend funds on projects until the City of Tulsa has completed the environmental review process. ANY OPTIONS TO PURCHASE PROPERTY SHOULD BE CONTINGENT UPON A HUD ENVIRONMENTAL REVIEW COMPLETED BY THE CITY OF TULSA.**

**2025-2029 Priority Needs and PY25 Community Goals**

**Application Review Criteria**

1. ***Section I: Organization Information –*** Grants Administration staff will evaluate the proposed program/project and organization’s capacity to administer a HUD grant using guidelines specified in OMB Circulars, grant regulations, and Uniform Administrative Requirements. Although no points will be assigned for this part of the review, grant applications may not be recommended for funding if an organization cannot meet the requirements under this section to demonstrate organizational capacity.
* Proposed Program/Project meets a CDBG National Objective or grant-specific objective (ESG/HOME/HOPWA).
* Applicant is an eligible organization
* Organization attachments were included and met application criteria
* Financial demonstrate organization has stable operating funds and adequate cash flow to operate the program until reimbursement of grant funds occurs
* Required financial statements were submitted and audit findings have been cleared
* Organization submitted policies and procedures that meet the grant criteria.
* Organization has experienced staff to operate the propose program or complete the proposed project
	+ Previous HUD grant experience
	+ Adequate Program/Project Staff
	+ Adequate Financial/Fiscal Staff
* Project-specific Attachments were included and met application criteria
* Project alignment with addressing the homelessness and housing stock crises in the City of Tulsa.
1. ***Section II: Program/Project Information (13 pts.)***

3 pts Clearly defined and supported the need for the program/project and included verifiable, published data sources.

3 pts Thoroughly described program activities, project scope, and outcomes for the target population.

3 pts Organization has previous experience in operating the program or delivering similar services.

1 pt Provided goals/objectives that are specific, measurable, attainable, relevant, and time bound.

3 pts Clearly defined how the program/project success will be measured.

1. ***Section III: Program/Project Financial Information (10 pts.)***

3 pts Provided justification for the program/project funding request. A financial rationale was provided and included credible and realistic costs.

3 pts Provided justification for the economic feasibility of the project.

1 pt Budget Tables included accurate calculations

1 pt Financial information throughout the application was consistent and accurate.

1 pt The requested HUD funds do not account for more than 25% of the overall program/project budget.

1 pt Provided documentation to verify the committed Non-HUD funding is specific to support the program/project during the grant program year (between July 1, 2026 – June 30, 2027).

**POINTS for a Complete Application:** All applications that are not missing any required documentation and that are submitted in the format requested by the submission deadlinewill be awarded **2 extra points**.

**5 BONUS POINTS for projects that address the current crisis related to homelessness and the lack of housing that is affordable, safe, and sanitary, the City of Tulsa.** Programs/Projects that meet with one or more of the following priorities will be awarded 5 extra points.

* Project will directly preserve or increase the number of affordable housing units in the city.
* Project will directly reduce the number of problematic, unsafe, or unsanitary properties in the city.
* Project will directly provide services or solutions to homelessness in the city.

**Refer to the appendices for additional information on the map of the
Vibrant Neighborhood Partnership Neighborhoods.**

**Application Instructions**

1. Application may be downloaded from: <http://www.cityoftulsa.org/government/departments/finance/grants/request-for-proposals/>
Additional attachments and other information will be emailed to applicants based upon project type.
2. Scan and save each section of the application separately as a PDF, using the following naming format: Organization Name (abbreviated) & Program Name (abbreviated) – Section (abbreviated). For example:

ABC Inc Afterschool Reading Ex Summary,

ABC Inc Afterschool Reading Sec I,

ABC Inc Afterschool Reading Sec II, etc.

1. Applications must be concise and complete.
2. A **complete application** consists of the following parts.
* **Executive Summary:** Provides overview of program/project requesting funds. Responses may be duplicative of other information in application.
* **SECTION I: Organization Information**
* **SECTION II: Program/Project Information** - Type and single-space responses. Narrative responses should be concise and complete.
* **SECTION III: Financial Information and Budget Forms** – Type and single-space responses for the narrative section. Line item budgets must be prepared on the pages provided and **signed and dated** by the appropriate persons.
* **SECTION IV: Certifications:** Ensure the forms are **signed and dated** by the appropriate persons.
* **SECTION V: Attachments** – Clearly identify each attachment with a cover page **(do not save cover sheet as a separate file)**. If the item is optional or not applicable for the project add “N/A” to the cover page. The SCANNED copy should be saved in **SEPARATE FILES and NAMED APPROPRIATELY**, i.e. *“01. SAM, 02. INCORPORATION, 03. IRS STATUS, 04. ORG CHART,* 10. ACCOUNTING POLICY, etc.

**Application Deadline is Friday, October 20th, 2025 at 5:00 p.m.**

**IMPORTANT:** **Unless otherwise noted, all components of the application must be provided, and in the proper order and format*.* Applicants will be asked to resubmit applications not saved in the format listed above and will be noted as having missing documentation. If a question or an exhibit is not applicable, note that in the application by designating “N/A” in order for the application to be considered “complete.” Incomplete applications may not be considered for HUD grants.**

**Important Information/Items to Consider**

**General**

* This Request for Proposal (RFP) briefly summarizes some of main requirements for this grant. These requirements are not all inclusive. Potential applicants should consider their **capacity\*** and project concept in relation to all requirements. It is an applicant’s responsibility to thoroughly review all grant regulations and guidance before preparing an application for funding to ensure they have the ability to comply with all Federal requirements and grant regulations.

**Note:** Resources for grant information are included online at [**www.hudexchange.info/programs/home/**](http://www.hudexchange.info/programs/home/).

**\*CAPACITY:** Demonstrates the ability to carry out the proposed program activities, including 1) meeting stated goals and objectives, 2) maintaining all required documentation, 3) submitting all required reports, 4) adhering to acceptable financial management and record keeping, 5) sufficient staff to administer the grant, and 6) staff trained in federal grants.

* The City may request supplemental written information from an applicant concerning the applicant's ability to perform the services, or if the amount awarded is different from the amount requested. If an applicant fails to provide supplemental information within the time stated in the request, the City may refuse to consider the application.
* The City may request an interview with any applicant. If an application is unclear the applicant may be given an opportunity to explain how the application complies with this RFP.
* If an applicant provides false or misleading information, it will be grounds to dismiss their application.
* In cases of doubt or differences of opinion concerning the interpretation of this RFP, the City reserves the exclusive right to determine the intent, purpose, and meaning of any provision in this RFP.
* Successful applicants must certify that they will comply with all applicable Federal regulations, State and City statutes, rules, regulations and record keeping requirements governing the use of grant funds. The applicant selected by the City will be required to enter into a written agreement requiring compliance with the application and any modifications and conditions imposed by the City including grant terms applicable to the project. If awarded a grant, it is the responsibility of the applicant to understand and comply with a written agreement and federal regulations. (See Section IV - Certification Forms)
* Funds will be available upon completion of all regulatory requirements for use of federal funds including, but not limited to, completion of a HUD Environmental Review. If awarded, grant funds may be reimbursed from the effective date of a contract, but will not be disbursed to the awardee until the grant written agreement is executed by both parties.
* Successful applicants will be held accountable to submit reports and reimbursement requests on a monthly basis. If an organization has not expended a minimum of 50% of their award by January 31st of the program year, funds may be subject to recapture.
* If an acquisition and/or rehabilitation project is proposed, the applicant can have no financial or legal commitment to purchase or begin rehabilitation.
* **ACQUISITION, REHABILITATION, OR CONSTRUCTION PROJECTS CANNOT START UNTIL THE CITY HAS CONDUCTED A HUD ENVIRONMENTAL REVIEW. AGENCIES FAILING TO WAIT UNTIL THE HUD ENVIRONMENTAL REVIEW IS COMPLETE WILL FORFEIT THE ALLOCATED FUNDS.**
* If the current application requires any future grant funds for completion, applicant must clearly identify what costs are anticipated.

**Important Information/Items to Consider (continued)**

**System for Award Management (SAM)**

The System for Award Management (SAM) includes information regarding entities debarred, suspended, proposed for debarment, excluded or disqualified under the non-procurement common rule, or otherwise declared ineligible from receiving Federal contracts, certain subcontracts, and certain Federal assistance and benefits. In order to be eligible to receive a grant, applicants must register on SAM and have a Unique Entity ID. Registration must be renewed and revalidated at least every 12 months. To register or renew your existing registration go to [**www.sam.gov**](http://www.sam.gov/). Completing this process will provide you with a unique identity number, which is required on the application. The process takes about 30 minutes to complete. Registration is FREE.

**IMPORTANT:** Response to renewal or registration may take several weeks; **start process immediately.**

**Relocation of Occupants and URA Requirements**

An acquisition or rehabilitation project may trigger Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) requirements even when it may seem they are unrelated. It is important to have a clear understanding of these and other important terms as defined in the URA and the regulations. The phrase "program or project" is defined in 49 CFR Part 24 as, "any activity or series of activities undertaken by a federal agency or with federal financial assistance received **or anticipated** in any phase of an undertaking in accordance with the federal funding agency guidelines."

Generally, a displaced person under the URA is an individual, family, partnership, association, corporation, or organization, which moves from their home, business, or farm, or moves their personal property, as a direct result of acquisition, demolition or rehabilitation for a federally funded project. Displaced persons are eligible for relocation assistance under the URA.

The URA regulations require three notices to be issued to eligible persons. These notices provide important information about the project, the affected persons' resulting rights, their protections, and their eligibility for relocation assistance and payments under the URA. It is critical for agencies to issue appropriate notices to affected persons at the appropriate time and one of the first notices **must be issued at the time a project application** is submitted to the City of Tulsa. Refer to the *Tenant Assistance, Relocation and Real Property Acquisition Handbook* (HUD Handbook 1378.0) for more information on this topic.
(<https://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/handbooks/cpd/13780> .

Any application for HUD funds must contain an accurate determination of the number of households to be potentially displaced, their incomes, and an estimate of relocation costs associated with the project. Early in the process of project planning, relocation concerns must be explored so decisions about rents, construction timing (phasing), and project feasibility can be fully explored.

**Construction Projects & Federal Wage Rates**

For construction projects over $2,000, workers must be paid Federal Davis-Bacon wage rates (except housing rehab or construction, in which case twelve or more units in a single undertaking/project must be involved). These rates are established by specific trades (examples: plumbers, electricians, carpenters, laborers, etc.) and are based on either a "residential" or “commercial" rate. Generally, these wages are higher than accepted local rates. This may increase the cost of the project since these workers must be paid Federal Davis-Bacon wages on the entire project, not just the portion funded by HUD. There is also additional record keeping requirements for the contractor and City staff must conduct site interviews with employees while the work is underway.

**Lead-Based Paint**

For any project involving an existing residential structure that was built before 1978, the project must meet the requirements of the HUD regulation to control lead-based paint hazards in housing receiving federal assistance, 24 CFR Part 35. This regulation, effective September 15, 2000, establishes procedures for evaluating whether a lead-based paint hazard may be present, controlling or eliminating the hazard, and notifying occupants of what was found and what work was done in such housing. City staff will provide technical assistance in determining the regulations that apply and the required lead abatement process. However, the applicant is responsible for conducting all required lead-based paint abatement procedures, and should accommodate these activities in the project.

**Important Information/Items to Consider (continued)**

**Build America, Buy America (BABA)**

On November 15, 2021 HUD signed into law the Build America, Buy America Act (BABA), or referenced as the “Buy America Preference” (BAP). In general, the BAP requires that all iron, steel, manufactured products, and construction materials used in infrastructure projects funded with Federal financial assistance (FFA), as outlined in Section 70914(a) of BABA, must be produced in the United States. The intent of the BAP in BABA is to stimulate private-sector investments in domestic manufacturing, bolster critical supply chains, and support the creation of well-paying jobs for people in the United States. The preference is also intended to bolster American firms’ ability to compete and lead globally for years to come by requiring entities that receive Federal infrastructure funds to use American materials and products. As of **August 23, 2024**, BABA will apply to any HOME Projects unless one of the four general applicability waivers apply. To learn more visit: <https://www.hud.gov/sites/dfiles/OCHCO/documents/2023-12cpdn.pdf>.

**Demographics**

Reporting requirements for HUD grants will involve data collection of demographic information for each person served such as those that follow. Depending on grant type, some reporting requirements are more extensive.

1. **Income categories** (MFI = Median Family Income)**:**

 - Extremely Low (0% to 30% of MFI)

 - Low (31% to 50% of MFI)

 - Moderate (51% to 80% of MFI)

 - Non Low to Moderate (greater than 80% MFI)

2. **Gender:** Male or Female

3. **Race and ethnicity:**

Racial Categories:

- American Indian/Alaska Native

- Asian

- Black/African American

- Native Hawaiian/Other Pacific Islander

- White

- American Indian/Alaska Native AND White

- Asian AND White

- Black/African American AND White

- American Indian/Alaska Native AND Black/African American

- Other Multi-Racial

Ethnic Designations:

- Hispanic/Latino

- Not Hispanic/Latino

***Note:*** *Ethnic categories such as Hispanic and Latino cut across all races. Persons reporting Hispanic or Latino must also select a race.*

**Low and Moderate-Income Guidelines**

Activities for participants funded with HUD awards must meet low or moderate-income guidelines set by HUD.

