CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Required by the U.S. Department of Housing and Urban Development (HUD), the Consolidated Annual Performance and Evaluation Report (CAPER) provides detailed financial and beneficiary information explaining how the City of Tulsa is carrying out its housing and community development strategies, projects, and activities, outlined in the 2025-2029 Consolidated Plan. This year-end report summarizes the results of activities that have taken place during Program Year (PY) 2025. It provides information for HUD and citizens of the City of Tulsa to review funded programs and evaluate performance against established goals.

The HUD Community Development Committee (HUD CDC) identified community goals and priorities utilizing public input. Based on this information, interested agencies submitted proposals to meet these objectives. Proposals for funding were received, and, per City ordinance, the proposals were reviewed and scored by five reviewers. The HUD CDC reviewed the scoring and made funding recommendations to the mayor for approval.

As a result, the City Council and Mayor approved 37 activities to be awarded HUD funds. Utilizing Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA) funds, the

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City of Tulsa selected activities to promote Decent Housing, create Suitable Living Environments, and expand Economic Opportunities.

The City of Tulsa expended a total of $9,537,685.24 in annual entitlement funding to:

- Serve 8,149 people through public service activities
- Provide HOPWA services including STRMU, TBRA and Permanent Housing Placement to 145 persons with AIDS
- Assist 37 persons with Homeless Prevention activities
- Provide emergency shelter for 2,481 people
- Assist 411 persons with Street Outreach activities
- Create or retain 50 FTE jobs
- Rehabilitate 122 homeowner homes
- Assist 31 first-time homebuyers
- Rehabilitate 1 public facilities that will serve 3,790 low- and moderate-income citizens
- Demolish 18 substandard structures

The City of Tulsa also continued to expend additional funding received through the Coronavirus Aid Relief and Economic Security Act (CARES Act) during PY25. A total of $556,815.63 of CARES Act funding was expended from July 1, 2025, through June 30, 2026. This will serve as the final year where CARES Act expenditures are reported in the CAPER.

Two projects funded with CDBG-CV expended funding during the project year to:

- Serve 1,182 people through 2 public service activities.

The City has been allocated $6,487,524 in HOME-ARP Funds. To receive access to this funding, the City of Tulsa had to develop and submit a HOME-ARP Allocation Plan for HUD's approval. On April 10, 2023, the HOME-ARP Allocation Plan was approved. The HOME-ARP Allocation Plan describes the activities that the City of Tulsa will undertake to reduce homelessness and increase housing stability within the City of Tulsa. Grants Administration has allocated 76.4% of the HOME-ARP funding to be used to create affordable rental housing units in Tulsa, with 8.6% used for HOME-ARP Supportive Services for those who are housed in these HOME-ARP units. Grants Administration has selected a partner to implement the HOME-ARP project, Tulsa Housing Authority (THA), entering into agreement in November 2025. Groundbreaking took place in December 2025 with 106 total units planned for the project, including 20 HOME-ARP assisted units. Construction is estimated to be completed by late 2027, at which time HOME-ARP Supportive Services will begin for the 15-year affordability period.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

This information will be completed in time for the final CAPER.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Acquisition and New Construction of Housing	Affordable Housing	HOME: $	Rental units constructed	Household Housing Unit	25	0	0.00%	10	0	0.00%
Acquisition and New Construction of Housing	Affordable Housing	HOME: $	Homeowner Housing Added	Household Housing Unit	5	10	200.00%	0	10	
Acquisition and New Construction of Housing	Affordable Housing	HOME: $	Direct Financial Assistance to Homebuyers	Households Assisted	200	0	0.00%	40	0	0.00%
Clearance and Demolition	Non-Housing Community Development	CDBG: $	Buildings Demolished	Buildings	190	11	5.79%	38	11	28.95%

Employment Opportunities	Non-Housing Community Development	CDBG: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	210	0	0.00%	42	0	0.00%
Homeless Services	Homeless	CDBG: $ / ESG: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6405	0	0.00%	1281	0	0.00%
Homeless Services	Homeless	CDBG: $ / ESG: $	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	250	0	0.00%	50	0	0.00%
Homeless Services	Homeless	CDBG: $ / ESG: $	Homeless Person Overnight Shelter	Persons Assisted	24305	0	0.00%	4861	0	0.00%
Homeless Services	Homeless	CDBG: $ / ESG: $	Homelessness Prevention	Persons Assisted	850	0	0.00%	170	0	0.00%
Housing and Services for People with AIDS	Non-Housing Community Development	HOPWA: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	875	0	0.00%	175	0	0.00%
Housing and Services for People with AIDS	Non-Housing Community Development	HOPWA: $	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	300	0	0.00%	60	0	0.00%

Housing and Services for People with AIDS	Non-Housing Community Development	HOPWA: $	Homelessness Prevention	Persons Assisted	300	0	0.00%	60	0	0.00%
Housing and Services for People with AIDS	Non-Housing Community Development	HOPWA: $	HIV/AIDS Housing Operations	Household Housing Unit	0	12		0	12	
Housing Rehabilitation	Affordable Housing	CDBG: $ / HOME: $	Rental units rehabilitated	Household Housing Unit	25	0	0.00%			
Housing Rehabilitation	Affordable Housing	CDBG: $ / HOME: $	Homeowner Housing Rehabilitated	Household Housing Unit	895	0	0.00%	179	0	0.00%
Public Facilities and Infrastructure Improvements	Non-Housing Community Development	CDBG: $	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20370	0	0.00%	4074	0	0.00%
Rental Housing Subsidies	Affordable Housing	CDBG: $ / HOME: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	29		0	29	
Rental Housing Subsidies	Affordable Housing	CDBG: $ / HOME: $	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	100	0	0.00%	20	0	0.00%

Services for Special Populations	Non-Housing Community Development	CDBG: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	550	0	0.00%	110	0	0.00%
Small Business Loans	Non-Housing Community Development	CDBG: $	Facade treatment/business building rehabilitation	Business	0	0		0	0	
Small Business Loans	Non-Housing Community Development	CDBG: $	Jobs created/retained	Jobs	250	36	14.40%	50	36	72.00%
Small Business Loans	Non-Housing Community Development	CDBG: $	Businesses assisted	Businesses Assisted	0	8		0	8	
Support Services for Low Income Populations	Non-Housing Community Development	CDBG: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	70880	0	0.00%	14176	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

This information will be completed in time for the final CAPER.

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	296
Asian or Asian American	11
Black, African American, or African	907
Hispanic/Latina/e/o	66
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	17
White	1,299
Multiracial	359
Client doesn't know	0
Client prefers not to answer	7
Data not collected	52
Total	**3,014**

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The options in the HESG table above do not include all the categories available in SAGE. There are additional race and ethnicity categories within the SAGE system that include multiple racial categories but are not considered "Multiracial". For the sake of reporting, they have been captured as "Multiracial" above.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	6,099,345	6,082,933.24
HOME	public - federal	2,051,758	2,376,644.24
HOPWA	public - federal	838,177	775,061.54
ESG	public - federal	325,417	303,046.22

Table 3 - Resources Made Available

Narrative

HOME Expenditures include prior year projects that were completed during the current program year, thus resulting in an amount expended that appears to exceed the resources made available.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Tulsa did not establish any geographic priorities for the 2025 - 2029 Consolidated Plan period.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

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

Public service projects concentrated 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 leveraged other nonprofit resources and private foundation funds to assist low-income persons.

Physical expansion and/or improvement projects used a combination of funds including, but not limited to, CDBG, city general funds, nonprofit fundraising, and private foundation funds to enhance selected projects.

Since matching funds are not required for CDBG, the City Council considered projects that included leveraged funds to support CDBG dollars.

HOME Match: The sources of matching contributions for HOME funds were from non-federal contributions and the City. The City of Tulsa requires subrecipients, housing developers, and CHDOs to provide up to a 25% match.

Emergency Solutions Grant Match: The jurisdiction fulfilled the ESG requirement of a matching contribution equal to the grant program funds. Each organization provided matching funds equal to the amount of funds expended. This stipulation is included in each written agreement. Documentation of match is required when each subrecipient submits a request for funds. The City of Tulsa provided in-kind administrative expenditures, as necessary, to match administrative funds received.

The City did not identify any publicly owned land and property that could be used to address the needs identified for PY 2025.

This information will be completed in time for the final CAPER – this applies for Tables 5, 6, and 8.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	
2. Match contributed during current Federal fiscal year	
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	
4. Match liability for current Federal fiscal year	
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	**Date of Contribution**	**Cash (non-Federal sources)**	**Foregone Taxes, Fees, Charges**	**Appraised Land/Real Property**	**Required Infrastructure**	**Site Preparation, Construction Materials, Donated labor**	**Bond Financing**	**Total Match**

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period					
Balance on hand at beginning of reporting period $	**Amount received during reporting period $**	**Total amount expended during reporting period $**		**Amount expended for TBRA $**	**Balance on hand at end of reporting period $**
$0	**$0**	**$0**	**$0**	**$0**	

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	**Minority Business Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Contracts						
Number						
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						

	Total	**Women Business Enterprises**	**Male**
Contracts			
Number			
Dollar Amount			
Sub-Contracts			
Number			
Dollar Amount			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	**Minority Property Owners**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	**0**	**0**	**0**	**0**	**0**	**0**
Dollar Amount	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	**0**	**0**
Businesses Displaced	**0**	**0**
Nonprofit Organizations Displaced	**0**	**0**
Households Temporarily Relocated, not Displaced	**0**	**0**

Households Displaced	**Total**	**Minority Property Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	**0**	**0**	**0**	**0**	**0**	**0**
Cost	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	50	47
Number of Non-Homeless households to be provided affordable housing units	419	149
Number of Special-Needs households to be provided affordable housing units	120	117
Total	**589**	**313**

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	360	239
Number of households supported through The Production of New Units	10	0
Number of households supported through Rehab of Existing Units	179	105
Number of households supported through Acquisition of Existing Units	40	22
Total	**589**	**366**

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

This information will be completed in time for the final CAPER.

Discuss how these outcomes will impact future annual action plans.

Once completed, projects currently under construction will add more affordable housing units in the Tulsa area. One of the biggest delays for major projects is caused by the time it takes to secure all the necessary financing before the projects can get underway. Additionally, minor rehabilitation projects have resulted in an increased cost per home which has affected the number of households served, exacerbated by the shortage of available qualified contractors. The City of Tulsa continues to try and find ways to help increase the availability of quality affordable housing over the next several years. In March 2023, Tulsa's first independent study of Tulsa's housing crisis, conducted by Development Strategies and Homebase, was published and prepared for Housing Solutions and was supported by the City of Tulsa and will be a beneficial study to consider in the creation of future annual action plans. An Affordable Housing Trust Fund was established in February 2021 and is aligned with the City's Affordable Housing Strategy to endeavor to create an economically thriving community with quality housing opportunities for all residents. In April 2024, The Mayor/Council Housing, Homelessness, and Mental Health (3H) Task Force has released its Path to Home recommendations, which include four goals and 33 actions to address community needs, where Housing Production and Preservation is the first goal. In September of 2024, the 3H Task Force was involved in discussions around the development of priority needs for the 2025-2029 HUD Consolidated Plan to ensure alignment with Path to Home recommendations and Tulsa Housing Strategy.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	44	0
Low-income	42	1
Moderate-income	4	4
Total	**90**	**5**

Table 13 – Number of Households Served

Narrative Information

This information will be completed in time for the final CAPER.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Tulsa's ESG funds serve as one of the City's strategies in serving people experiencing unsheltered homelessness. One program highlight is The Center for Housing Solutions' Street Outreach program, which has received continuous funding over the years. Their program operates using a "Housing First" approach with an emphasis on services that support self-sufficiency, such as obtaining vital records, access to resources such as health care, transportation, and applicable public benefits (e.g. Social Security, SNAP, housing vouchers, Veteran benefits), while trying to find creative ways to connect them to housing resources. A total of 411 unsheltered people assisted with Street Outreach services during PY25 funded with ESG funds.

In addition to those efforts, there are also outreach programs organized locally by faith-based organizations and other non-profit organizations. Housing Solutions works with other local organizations to coordinate services for people living in unsheltered situations across Tulsa County. All ESG and CoC-funded outreach programs utilize the local Coordinated Entry System to assess and prioritize participants for housing placement.

In addition, the outreach teams come together each year to perform the Point-in-Time (PIT) Count survey of the unsheltered population, required by HUD. Some of the key takeaways from 2026's count were:

- Homelessness did not increase in Tulsa for the first time in 5 years
- Unsheltered homelessness declined by nearly 32%
- Lack of affordable housing remains one of the leading reported causes of homelessness

More data on prior year's PITs can be found: https://www.housingsolutionstulsa.org/reports-data/pit-hic/.

Addressing the emergency shelter and transitional housing needs of homeless persons

A portion of the ESG funds were utilized by the City of Tulsa for shelter operations and/or services at Tulsa Day Center (TDC), Youth Services of Tulsa (YST), and Salvation Army.

TDC provided shelter and essential services to 6,140 unduplicated individuals experiencing homelessness, exceeding the annual goal of 3,500 participants. ESG funding supported day-to-day shelter operations by covering a portion of utility costs, ensuring continued access to safe, climate-controlled shelter space for both day and night services. Clients accessing shelter received critical wraparound services, including meals, hygiene and shower access, mail and phone use, transportation assistance, medical care, and individualized case management. During the program year, TDC provided services to 633 new case management clients, 477 new clinic patients, and distributed 5,533 bus tokens to help clients access employment, healthcare, housing, and other essential services.

YST utilized ESG funds to operate Oklahoma's largest shelter for adolescents. In PY 2025, YST's initial goal was to serve 175 youth; YST's Adolescent Emergency Shelter exceeded expectations by providing shelter services to 206 unduplicated youth through 243 total admissions. These youth received a combined 3,591 nights of shelter, along with counseling, case management, and other critical support. Of the 206 unduplicated youth served, 199 exited. Of those 199, 179 exited to transitional or permanent housing, representing 87% of all youth served during the program year.

Salvation Army's Center of Hope shelter served nearly 3,000 individuals this program year. Additionally, 377,741 meals being served; 89,213 nights of shelter provided to children and adults; and 181 households finding permanent housing that they might not have had access to otherwise.

Utilizing another funding source, The Center for Housing Solutions, Inc. expended $1,292,934.08 in ARPA funding by implementing emergency warming and cooling stations during extreme weather, serving 2,712 clients.

Included in the emergency warming and cooling stations, was the opening of a temporary emergency shelter during extreme winter weather. Operated by CREOKS from November 2025 through March 2026, the Winter Weather Shelter served 632 individuals in 553 households, including 234 people experiencing chronic homelessness, 59 seniors and 21 veterans. Many individuals also had disabilities, highlighting the critical need for supportive services. As shelter operations started to wind down in early 2026, CREOKS continued to offer case management and clinical services including primary care, therapy, Family Peer Recovery Support services, and outreach efforts to anyone in the shelter, helping connect residents to services, resources, and housing options.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

To prevent homelessness, the City of Tulsa and the Continuum of Care focus on five primary preventative services offered by various provider organizations including:

- Mortgage/Rental assistance
- Utility assistance
- Eviction prevention

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- Counseling/advocacy
- Mediation
- Housing stability services; and
- Legal assistance

The Landlord-Tenant Resource Center (LTRC), a division of the CoC lead agency, Housing Solutions, continued its efforts to make homelessness rare, brief, and non-recurring within the Tulsa community by offering access to resources and education related to eviction diversion and prevention. The LTRC focuses on stopping homelessness before it begins by working to provide support and information that may help community members stay safe and stably housed. Highlights from this work include:

(1) Tulsa's Eviction Diversion Program called the Social Services Hub (Hub). Opened in 2021, the HUB operates in conjunction with the Tulsa County Forcible Entry Docket also known as the Eviction Docket. Open Monday-Thursday from 1:00pm-4:30pm at Iron Gate, the Hub seeks to provide tenant education, housing navigation, and crucial support during eviction.

(2) Holding "onsite" events at the request of community landlords to bring the mobile unit, staff, and resources to meet the tenants and landlords where they are

(3) Participating in community-wide events

(4) Producing plain language resources in both English and Spanish to inform landlords and tenants about the availability of resources/programs, rights and responsibilities education, and court navigation.

More information and data provided on their data dashboard: https://www.housingsolutionstulsa.org/ltrc/.

Tulsa CARES (TC) provided housing services in the form of short-term rent, mortgage and utility assistance, tenant-based rental assistance, permanent housing placement and supportive services with HOPWA funds as outlined in the HOPWA CAPER which can be found in the appendix (See Section 4 – Additional Reports).

Publicly funded institutions and systems of care are overseen by the State of Oklahoma. Discharge policies and practices are managed by the designated State agency.

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

In August 2025, City leaders and members of the Tulsa City Council announced Safe Move Tulsa - Tulsa's comprehensive plan to address street homelessness.

As part of that announcement, City leaders approved the Safe Move Tulsa Rehousing Plan - an initiative that uses $4,367,700 from the Walmart Opioid Settlement SubFund and Pandemic Relief Recovery Fund to assist individuals with health care services, mental health assistance, addiction services, financial literacy services, rental assistance, and other wrap around supports as the City works to find housing for those experiencing street homelessness.

The Rehousing Plan includes additional ARPA dollars, totaling $6 million investment in the plan. Ultimately, the plan will put 300 individuals on a path to receive support services for up to one year within the next nine months.

Safe Move Tulsa is a collaborative effort made possible through efforts of the City of Tulsa, Housing Solutions Tulsa, YWCA Tulsa, the A Way Home for Tulsa Continuum of Care agencies and partners, and Tulsa businesses and organizations working together to address homelessness in our community. Coordination occurs with every homelessness service provider in Tulsa, including those offering services in Downtown and throughout the community.

The intended outcome of this program is to relieve bottlenecks and overcrowding of shelters by providing time-limited rehousing assistance and support to individuals/families who can maintain rent payments within a 12-month period, and to reduce the risk of individuals/families developing chemical dependency and mental health conditions which can lead to an opioid use disorder.

Please visit https://www.safemovetulsa.com/ for more information.

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CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

While no PY 2025 funds were allocated to projects directly relating to addressing public housing needs, funds were allocated to City of Tulsa's Public Works Department to provide needed infrastructure improvements as part of the ongoing Tulsa Housing Authority Comanche Park project. This is a large-scale project funded through HUD's Choice Neighborhood Implementation program. More information is provided below. Tulsa Housing Authority (THA) also entered into agreement in November 2025 to utilize PY2021 HOME-ARP funds for The Hilltop Apartments. Groundbreaking took place in December 2025 with 106 total units planned for the project, including 20 HOME-ARP assisted units. Construction is estimated to be completed by late 2027, at which time HOME-ARP Supportive Services will begin for the 15-year affordability period.

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

THA operated Community Centers at all its apartment communities. Each center was staffed by THA Social Service Coordinators (SSC) that assisted all residents in connecting with partnering agencies and organizations in achieving their individual health, educational and employment goals to ultimately break the cycle of generational poverty. Personal barriers that prevent self-sufficiency may include clothing, transportation, childcare and chronic health conditions. Once those barriers are addressed, the SSC assists residents in connecting with partner agencies and organizations to obtain a high school diploma/GED, technical training, higher education or whatever may be necessary to help the residents become self-sufficient.

THA and our SSC's have strengthened their partnerships within the community. We have several MOUs with partners such as Family and Childre's Services, The Foodbank of Eastern Oklahoma, and Amplify Tulsa. The SSCs work very closely with the Tulsa County Library, Lilyfield, Oklahoma Caring Foundation, Tulsa Health Department, CREOKS, Goodwill, Tulsa County Health Department, Food on the Move, YMCA, and Tulsa Responds just to name a few.

Residents of THA communities were actively involved in the planning and development of programs for their communities. The Resident Associations meet monthly to discuss concerns as well as plan events and activities for their communities. Each Association has a set of by-laws that have been voted on and approved by the members that outline how their association will operate. Training that includes job duties, parliamentarian procedures, communication and financial bookkeeping was provided to all Resident Association officers.

In 2018, THA was awarded a $30mm U.S. Department of Housing and Urban Development's Choice Neighborhoods Implementation Grant that will leverage other public and private funds to revitalize Riverview Park Apartments, a THA public housing property, and Brightwaters Apartments, a HUD subsidized Section 8 property, along with investing in improvements to West Tulsa Park, establishing a neighborhood grocery store, and piloting new programs with local agencies to strengthen resident and community growth within health and wellness, employment and self-sufficiency and educational

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attainment. The Choice Neighborhood Program provides one-on-one case management for all 390 families in Riverview and Brightwaters for the entirety of the grant period as well as increased mobility counseling as families are relocated during construction to ensure their ability to return to the new units, using their first right to return. Phases I, II, III, IV, and V are complete and leased. Phase VI, construction is completed, and leasing is in progress. The project was completed in September 2024, and case management has continued for all residents of River West.

In 2018, THA received approval to proceed with a wide portfolio conversion through the Rental Assistance Demonstration (RAD), transferring fee simple ownership of the 13 public housing properties from HUD to THA via the RAD project-based rental assistance program. Residents are engaged throughout the conversation process to provide information on the new structure, provide input on any planned renovations and to understand the choice mobility voucher option that is made available to them one year after conversion. THA has continued work on the RADS conversions during the program year. THA will convert its final property, Hewgley Terrace, through the RAD program in August 2026.

In 2019, THA completed comprehensive, community led master planning for the redevelopment of Comanche Park Apartments. The THA Board of Commissioners approved the final plan in November 2019, with redevelopment calling for the replacement of the existing 271 subsidized units with over 400 mixed-income apartments across a range of housing types; neighborhood sized retail/commercial spaces; a centralized park space and overall improvements to site connectivity and infrastructure. Through this new planned mixed-income community, residents were engaged in identifying both housing and non-housing uses, as well as were vocal in ensuring the development included opportunities for home ownership. With such input, the final phase will include 8 single family homes made available both for existing and new residents. In February 2022, THA, in partnership with the City of Tulsa, applied for a FY21 Choice Neighborhoods Implementation Grant, and was announced as a finalist for that grant on May 25, 2022. In September 2022, THA was one of four communities selected approved for funding. THA will receive $50million in Choice Neighborhood Initiative funding that forms part of a $190m multi-year investment to transform an area of Tulsa in critical need of quality affordable housing. Demolition of the existing property commenced in May 2023. The first Phase of 36N, a 100-unit, mixed income, mixed use development was completed in October 2025 and fully leased in December 2025. Phase II, The Landing will be completed in October 2026. Phases III and IV are under construction as of today and Phase VI should close and begin construction Spring of 2027. Case management started February 2022 and is continuing for the Comanche Park residents who have been moved off site and begin to transition back to new phases of 36N.

Actions taken to provide assistance to troubled PHAs

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

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

This information will be completed in time for the final CAPER.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

This information will be completed in time for the final CAPER.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

All housing programs that provided rehabilitation to houses built before 1978 are inspected for lead-based paint (LBP) by a certified LBP inspector/ risk assessor. This service is provided by the Tulsa City-County Health Department (TCCHD) Environmental Health Services at no cost to the city. In homes where an inspection confirmed the presence of LBP hazards, a prequalified contractor is hired to work on HUD-funded projects using lead-safe work practices. The City's Housing Department also utilized TCCHD to test lead dust prior to any work for their rehabilitation programs. These measures have been effective in reducing the amount of lead-based paint hazards in households. During the program year of July 1, 2025, through June 30, 2026, the Owner-Occupied Rehabilitation Program worked on rehabilitating 5 homes that tested positive for lead-based paint. The average rehabilitation cost was approximately $41,350.00 per home.

Grants Administration includes measures to ensure specific grant-funded activities comply with LBP regulations. Language is included in Subrecipient agreements for projects where rehabilitation work occurs, requiring Subrecipients to produce documentation of LBP testing prior to any work commencing. Additionally, Grants Administration's *Construction Checklist* used for grant-funded construction and housing projects includes a check for LBP compliance.

Environmental Health Services Division at TCCHD continued to operate the Lead Hazard Control Program, which launched in October 2020. TCCHD received their second HUD-funded lead hazard grant in October 2024. Since then, TCCHD has completed 19 abatements and 138 LBP inspections or risk assessments. The average cost per house is $45,000. The total number of homes abated is now 44. The program helps low-income families by removing lead hazards from the home. Some of the repairs include replacing broken windows with energy efficient windows and repairing damaged siding with vinyl siding.

Additionally, TCCHD participates in numerous community events every year to educate families on safe and healthy housing and test young children for lead levels in blood.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

This information will be completed in time for the final CAPER.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Program Year 2025 goals and priorities were set with input from the public, non-profit organizations and the City's HUD Community Development Committee (CDC). Prospective grant applicants were informed of the City's goals and priorities during the annual Request for Proposal (RFP) workshops.

The City of Tulsa utilized City departments, non-profit organizations, community and faith-based organizations, developers, and social service agencies to carry out projects for the first year of the City's five-year plan. Multiple philanthropic organizations throughout the City also provide funding to the same projects/programs funded with HUD grant dollars. These leveraged dollars allowed our grant subrecipients to continue or expand their programs during the year.

Assisting low- and moderate-income persons, especially the unemployed, is critical to the economic success of the City of Tulsa; therefore, the City of Tulsa funded programs that assist such persons in becoming economically self-sufficient through skills training and workforce development services. The City of Tulsa also addressed economic opportunities by providing funding to a Community Development Financial Institution (CDFI) to provide loans to businesses normally excluded from the economic mainstream so that jobs would be created through the development, stabilization and expansion of small businesses.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

This information will be completed in time for the final CAPER.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City's designated contact for fair housing complaints is in the city's Department of Resilience and Equity (DRE). During PY 2025 there was one housing-related complaint received by DRE related to a tenant being overcharged for electrical usage. The individual who filed the complaint did not reside within the City of Tulsa, so the case was forwarded to Legal Aid Services of Oklahoma and the City of Bixby for resolution.

The City of Tulsa partners with the Tulsa Area Fair Housing Partnership ("TAFHP") to provide outreach activities for the public, home buyers/renters, and realtors/landlords. TAFHP continued to provide outreach activities throughout the program year. In September of 2025, the 26th Fair Housing Summit was held. The event saw over 100 attendees and vendors. Partners and presenters included, but are not limited to, Legal Aid Services of Oklahoma, Tulsa Housing Authority, representatives from Oklahoma's

Attorney General’s Office, City of Tulsa’s Human Rights Commission, and the Office of Financial Empowerment.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

All funded projects and agencies were assigned a risk factor rating to identify which projects were to be monitored on-site during the year. This assessment rates risk based upon the type of project, compliance issues, complexity of the project, and known capacity of the agency. Agencies with a high-risk rating were subject to formal onsite monitoring as well as those programs not monitored recently. GA utilizes the HUD CPD Monitoring Handbook as its standard guidelines for each formal monitoring visit. Desk monitoring of all HUD-funded programs and projects was conducted throughout the year to ensure compliance with regulations and agreement requirements. Physical projects are inspected on a periodic basis until completion to confirm construction/rehabilitation projects are progressing, and funds are being spent as planned.

For new HOME rental projects, on-site inspections occur throughout the project, and the first on-site monitoring occurs within 12 months after project completion. The 2025 HOME Final Rule reduces the burden by adding monitoring flexibilities for small-scale housing projects to help streamline procedures. Unless a rental project is considered a high-risk property, HOME monitoring schedules have been adjusted to ensure these on-site monitoring visits for rental properties under the period of affordability are conducted at least every 3 years. The Rental Annual Reporting requirements included in each rental written agreement ensure that the properties have a desk monitoring review yearly and that they remain financially viable and are operated and managed according to the HOME requirements.

It is the policy of the City of Tulsa to encourage the use of minority- or woman-owned businesses in contracting opportunities. As part of HUD's grant requirements and written agreements, agencies performing construction and rehabilitation projects are encouraged to hire Section 3 workers and/or utilize Section 3 business and women- and minority-business enterprises when contracting or subcontracting.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

In accordance with the Citizen Participation Plan, the City of Tulsa posted notices in The Tulsa World at least 14 days in advance of public hearings, as well as on City websites and social media. The public hearing for PY 2025's CAPER will be held September 24, 2026. The draft CAPER will be available for public comment from September 10th, 2026 – September 25th, 2026, in a digital format where it can be translated into 100+ different languages.

OMB Control No: 2506-0117 (exp. 09/30/2021)

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

This program is no longer active.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

This program is no longer active.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

This information will be completed in time for the final CAPER.

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

HOME Rental projects subject to the affordability period were monitored during the program year. Since annual onsite monitoring is no longer required per the 2025 HOME Final Rule, projects with no findings or concerns from the previous onsite monitoring are identified as low-risk and scheduled for onsite monitoring in a two- or three-year cycle. Annual desk monitoring includes finances, occupancy, marketing, property conditions, and management reports which are submitted annually according to the established rental monitoring schedule. There are currently 16 developments under the period of affordability.

Onsite monitoring at all developments involves:

- A review of a selection of tenant files of the HOME-assisted units to verify compliance with:
  - Income calculations and documentation according to HUD's Part 5 income determinations and HUD's applicable income limits for Tulsa,
  - Leases and rent charges to verify the appropriate HOME rental rates and utility allowances as approved by Grants Administration and in compliance with HOME rental rate limits and utility allowances for the current year
- An inspection of HOME-assisted units to ensure compliance with Tulsa's local codes, and
- Overall inspection of complex exterior, surroundings, and common areas.

A series of onsite monitoring visits are scheduled to take place in PY26. The following is a summary of one onsite monitoring conducted in PY25:

Mental Health Association of Oklahoma (MHAOK): MHAOK has several properties under the affordability period, with a total of 205 HOME units. GA staff conducted onsite monitoring of four of MHAOK multi-family properties October 14-15th, 2025, including Abbey Road (48 units), Altamont Apartments, (31 units), City Gardens (92 units), and Baltimore Apartments (12 units). All annual reports were reviewed to ensure the operations of the rental developments complied with HOME regulations and GA policies. A few items needed corrections or revisions, and GA staff worked with MHAOK on resolutions. Future desk monitoring is scheduled for all but City Gardens, as this property's Affordability Period is expiring.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

Grants Administration includes in its grants administration policies that all housing projects include an Affirmative Fair Housing Marketing Plan (AFHMP) that follows the Affirmative Fair Housing Policy established by GA. These plans are required with each application for a housing project and must be updated periodically until land use restrictions on the property have expired. Yearly rental reporting requirements include a review of the most recent AFHMP for each property location and a narrative to report on the outcome of the marketing and outreach efforts as well as any changes that will be made for the following year. The Tulsa Area Fair Housing Partnership (TAFHP) members play a large role in the education, awareness, and outreach efforts in the city. Subrecipients and local housing developers are among the members of this organization and help to carry out the TAFHP plans.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

PR-09 report in IDIS revealed no type of HOME program income (PI, HP, PA, IU, or RL) was utilized between July 1, 2025 - June 30, 2026.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

Not applicable.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance payments	60	72
Tenant-based rental assistance	60	51
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	5	1
Total	125	124

Table 14 – HOPWA Number of Households Served

Narrative

The Tulsa CARES Housing Program has successfully administered the Housing Opportunities for Persons with AIDS (HOPWA) program since 1995. The housing program is designed to work collaboratively with other programs and service providers to identify and develop short- and long-term strategies for meeting the needs of low-income people living with HIV/AIDS and their families.

Overarching client goals include: 1) to establish or better maintain a stable living environment for program clients, 2) to improve access to HIV treatment and other health care support, and 3) to prevent homelessness among households living with HIV/AIDS.

The actual numbers listed above do not account for duplications. More details regarding the PY 2025 HOPWA-funded Housing Program goals are provided in the HOPWA CAPER located in the attachments.

OMB Control No: 2506-0117 (exp. 09/30/2021)

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

This information will be completed in time for the final CAPER.

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	3	0	0	0
Total Labor Hours	0	22,790	0	0	0
Total Section 3 Worker Hours	0	14,466	0	0	0
Total Targeted Section 3 Worker Hours	0	3969	0	0	0

Table 15 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers		0	0	0	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.		2	0	0	0
Direct, on-the job training (including apprenticeships).		0	0	0	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.		0	0	0	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).		0	0	0	0
Outreach efforts to identify and secure bids from Section 3 business concerns.		2	0	0	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.		0	0	0	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.		0	0	0	0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.		0	0	0	0
Held one or more job fairs.		0	0	0	0
Provided or connected residents with supportive services that can provide direct services or referrals.		0	0	0	0
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.		0	0	0	0
Assisted residents with finding child care.		0	0	0	0
Assisted residents to apply for, or attend community college or a four year educational institution.		0	0	0	0
Assisted residents to apply for, or attend vocational/technical training.		0	0	0	0
Assisted residents to obtain financial literacy training and/or coaching.		0	0	0	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.		0	0	0	0
Provided or connected residents with training on computer use or online technologies.		0	0	0	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.		0	0	0	0

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Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.		0	0	0	0
Other.		0	0	0	0

Table 16 – Qualitative Efforts - Number of Activities by Program

Narrative

Three HOME activities required Section 3 reporting during this program year: Buena Vida #1, Buena Vida #2, and Country Oaks. Regarding Country Oaks, forty-seven (47) Section 3 workers were utilized, of which thirty-five (35) were Targeted Section 3 workers. Overall, 78.21% of the labor hours performed for Country Oaks were performed by Section 3 workers. Regarding Buena Vida #1, 89.24% of the overall labor hours were performed by Section 3 workers, and for Buena Vida #2, the overall labor hours performed by Section 3 workers accounted for 37.75% of the total labor hours. Neither Buena Vida #1 or Buena Vida #2 utilized any Targeted Section 3 workers, but outreach efforts to obtain Targeted Section 3 workers were undertaken.

While Terrace View was completed in IDIS in PY2025, the following Section 3 data was reported in the PY2024 CAPER: seventeen (17) Section 3 workers were utilized, of which fourteen (14) were Targeted Section 3 workers, with 10.7% of overall labor hours being performed by Section 3 workers. This data is not included in the table above to avoid duplication.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

<u>Basic Grant Information</u>

Recipient Name	TULSA
Organizational DUNS Number	078662251
UEI	
EIN/TIN Number	736005470
Identify the Field Office	OKLAHOMA CITY
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Tulsa City & County/Broken Arrow CoC

<u>ESG Contact Name</u>

Prefix	Mr

OMB Control No: 2506-0117 (exp. 09/30/2021)

First Name	RHYS
Middle Name	
Last Name	WILLIAMS
Suffix	
Title	Grants Contracts Manager

ESG Contact Address

Street Address 1	175 E 2nd street
Street Address 2	
City	Tulsa
State	OK
ZIP Code	-
Phone Number	9185962604
Extension	
Fax Number	
Email Address	RHYSWILLIAMS@CITYOFTULSA.ORG

ESG Secondary Contact

Prefix	Miss
First Name	Liz
Last Name	Maine
Suffix	
Title	Grants /Contracts Administrations Manager
Phone Number	9185765206
Extension	
Email Address	emaine@cityoftulsa.org

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2025
Program Year End Date	06/30/2026

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: THE SALVATION ARMY
City: TULSA
State: OK
Zip Code: ,
DUNS Number:
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: $25,091

Subrecipient or Contractor Name: Center for Housing Solutions, Inc
City: Tulsa
State: OK
Zip Code: 74120, 1820
DUNS Number: 117439606
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: $93,903

Subrecipient or Contractor Name: Family Safety Center
City: Tulsa
State: OK
Zip Code: 74103, 3829
DUNS Number: 801712188
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: $25,000

Subrecipient or Contractor Name: Youth Services of Tulsa, Inc.
City: Tulsa
State: OK
Zip Code: 74120
DUNS Number:
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: $59,700

Subrecipient or Contractor Name: Tulsa Day Center
City: Tulsa
State: OK
Zip Code: 74103, 1807
DUNS Number: 938338324
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: $98,800