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# Five Year Consolidated Plan 2015 – 2019 and Third Year Annual Action Plan 2017 – 2018

July 1, 2017 – June 30, 2018

Presented to the U.S. Department of Housing and Urban Development  
Oklahoma City Field Office

PRESENTED BY:

**Mayor:** G.T. Bynum

**Tulsa City Council:** Vanessa Hall-Harper, Jeannie Cue,  
David Patrick, Blake Ewing, Karen Gilbert, Connie Dodson,  
Anna America, Phil Lakin, Jr. and Ben Kimbro



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# Executive Summary

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

### 1. Introduction

The City of Tulsa is pleased to submit its draft 2017 Program Year Annual Action Plan. At the time of posting, HUD Program Year 2017 (PY17) allocations have not been released. Final PY17 funding amounts and performance measures are subject to change. All funding amounts included are based on Program year (PY16) actual allocations. In the event that allocations do not match PY16 levels the contingency provision provided in Appendix D will be followed. This is the Third year of the 2015-2019 Consolidated Plan. The Consolidated Plan is available at <http://www.cityoftulsa.org/media/1315/consolidated-plan5-14-15.pdf>. 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.

### 2. Summary of the objectives and outcomes identified in the Plan

The overall outcome 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:

- Demolition of Substandard Housing
- Economic Development
- Homeless/Special Populations
- Housing Subsidies/Assistance
- Housing Acquisition, Construction & Rehabilitation
- Public Facilities and Infrastructure Improvements
- Public Services

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

Over the course of the first year of the 2015-2019 Consolidated Plan, the City continued to improve its processes and delivery of services in addressing the housing, community

development and economic development objectives identified. A complete and detailed year-end report has been written summarizing the result of activities that took place during Program year 2015 (PY15). A copy of this report can be found at

<http://www.cityoftulsa.org/government/departments/finance/grants/plans-and-reports/>

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 PY15 the City expended over \$7.1 million and accomplished the following:

- Assisted twenty-nine thousand nine hundred and eighty-three (29,983) people through public service activities;
- Assisted twelve thousand five hundred and fifty-five (12,555) people through public facilities and improvement activities;
- Provided rental housing subsidies to five hundred and thirty-one (531) households;
- Provided shelter facilities to two thousand four hundred and seventy-five (2,475) people;
- Created/retained eighty-six (86) jobs;
- Assisted seventeen (17) new and existing businesses;
- Rehabilitated one hundred and thirty-two (132) housing units;
- Assisted one (1) first time homebuyers; and
- Carried out clearance and demolition activities on fifty (50) 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 enabling 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 Third Year Annual Action Plan, citizens were provided the following opportunities to participate in the process:

- Needs Assessment Public Hearing – September 7, 2016
- HUD Community Development Committee meeting to set priorities needs and goals – September 7, 2016
- HUD Community Development Committee meetings for recommendation of awards – February 2 & 7, 2017
- Second Year Annual Action Plan comment period - March 6, 2017 through April 4, 2017.

- Second Year Annual Action Plan Public Hearing – April 4, 2017

## **5. Summary of public comments**

During the need assessment public hearing comments were received concerning:

- Education programs for school aged children, including after school programs, summer camps, and transitional living programs for homeless youths
- Mentoring, life skills education and job training for individuals released from prison
- Educational and training classes for adults
- Assistance to victims of abuse
- Benefits of homeownership
- Tulsa's homeless population

Additional comments received during the Annual Plan public comment period will be available in the final plan.

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

All comments received during the needs assessment public hearing were accepted and incorporated into the draft plan. Comments not accepted during the public comment period will be available in the final plan.

## **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. During the third year of the Five Year Consolidated Plan, the HUD Development Community Committee has recommended funding thirty-one (31) external agencies and two (2) City departments to conduct forty-one (41) activities. Total grant funds awarded, including administration, totals \$5,375,032.

**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**

| <b>Agency Role</b>  | <b>Name</b> | <b>Department/Agency</b>        |
|---------------------|-------------|---------------------------------|
| Lead Agency         | TULSA       |                                 |
| CDBG Administrator  | TULSA       | Finance - Grants Administration |
| HOPWA Administrator | TULSA       | Finance - Grants Administration |
| HOME Administrator  | TULSA       | Finance - Grants Administration |
| ESG Administrator   | 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 Annual 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  
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Tulsa, OK 74103-3208  
GrantsAdmin@cityoftulsa.org

## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **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 which have provided input and insight into the 2017-2018 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(l)).**

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 for maximizing 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 HOME and CDBG 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) continuously work to develop an 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. One way coordination is accomplished is the



opportunity for CoC member agencies to provide input at public hearings, which is part of the City's Citizen Participation Plan. The City of Tulsa Grants Administration (GA) participates in monthly CoC meetings facilitated through the A Way Home for Tulsa (AWHFT) Governance Board. The A Way Home for Tulsa program is a community-wide initiative that provides a way for multiple local stakeholders to work together to create a systematic local strategy. The AWHFT board is also working with the City of Tulsa to develop continuum-wide program outcomes in order to monitor and evaluate CoC and ESG program performance, and to inform the stakeholders of City of Tulsa US Department of Housing and Urban Development (HUD) initiatives. Collaboration has been bolstered through recently adopted changes to the City's grant allocation process. In September 2015, the City of Tulsa passed Ordinance 23362 that outlines the grant process for the HUD grants received. Contained in the Ordinance is the requirement for the inclusion of a non-HUD funded CoC member to sit on the HUD Community Development Committee (CDC). The HUD CDC'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, Community Service Council of Greater Tulsa, and the HMIS administrator participates in the AWHFT governance board 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. The City of Tulsa and the HMIS lead have agreed to allocate three percent 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 input during the allocation process. To ensure compliance with the HEARTH Act changes, Grants Administration (GA) works closely with the local Continuum of Care and Emergency Solutions grant subrecipients. GA staff attends monthly CoC meetings to help establish ESG priorities, policies and performance standards.



**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**

|   |  |  |
|---|--|--|
| 1 | <b>Agency/Group/Organization</b>   | City of Tulsa Planning Department  |
|   | <b>Agency/Group/Organization Type</b>  | Other Government – Local<br>Grantee Department   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Non-housing Community Development Strategy<br>Housing Need Assessment  |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The organization participated in the needs assessment and 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 | <b>Agency/Group/Organization</b>   | Housing Authority of the City of Tulsa   |
|   | <b>Agency/Group/Organization Type</b>  | Public Housing Authority   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Public Housing Needs   |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The organization participated in the needs assessment and 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 | <b>Agency/Group/Organization</b>   | Restore Hope Ministries  |
|   | <b>Agency/Group/Organization Type</b>  | Services – Homeless<br>Housing   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Non-housing Community Development  |

|   |  |  |
|---|--|--|
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The organization participated in the public hearing and provided data relating to housing needs, particularly homeless prevention, for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below. |
| 4 | <b>Agency/Group/Organization</b>   | Domestic Violence Intervention Services  |
|   | <b>Agency/Group/Organization Type</b>  | Services – Victims of Domestic Violence  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Homeless Needs – Families with Children<br>Non-housing Community Development Strategy  |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The organization participated in the public hearing and provided data relating to domestic violence and other related issues for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.       |
| 5 | <b>Agency/Group/Organization</b>   | Youth Services of Tulsa  |
|   | <b>Agency/Group/Organization Type</b>  | Housing<br>Services – homeless   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Homelessness Strategy<br>Non-housing Community Development   |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The organization participated in the public hearing and 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.         |
|   | <b>Agency/Group/Organization</b>   | Mental Health Association Oklahoma   |

|  |   |
|--|---|
| <b>Agency/Group/Organization Type</b>  | Services – Persons with Disabilities<br>Housing   |
| <b>What section of the Plan was addressed by Consultation?</b>   | Housing Needs Assessment<br>Homelessness Strategy<br>Non-housing Community Development  |
| <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The organization participated in the public hearing and provided data relating to the needs of people suffering from various mental health issues, with an emphasis on the homeless population, for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below. |
| <b>Agency/Group/Organization</b>   | Community Service Council of Greater Tulsa  |
| <b>Agency/Group/Organization Type</b>  | Services – Homeless<br>Services – Fair housing<br>Continuum of Care   |
| <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Non-housing Community Development<br>Homelessness Strategy   |
| <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The organization provided data on homeless population to be taking into account during the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.  |
| <b>Agency/Group/Organization</b>   | Morton Comprehensive Services, Inc.   |

|  |   |
|--|---|
| <b>Agency/Group/Organization Type</b>  | Services – Health<br>Services – Employment<br>Services - Homeless   |
| <b>What section of the Plan was addressed by Consultation?</b>   | Non-housing Community Development   |
| <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The organization participated in the public hearing and provided data relating to health care services, for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.                 |
| <b>Agency/Group/Organization</b>   | Legal Aid Services of Oklahoma  |
| <b>Agency/Group/Organization Type</b>  | Services – homeless   |
| <b>What section of the Plan was addressed by Consultation?</b>   | Homeless Needs- Chronically Homeless  |
| <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The organization participated in the public hearing and provided data relating to legal services for homeless citizens, for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below. |
| <b>Agency/Group/Organization</b>   | Community Action Project / Tulsa Children’s Coalition   |
| <b>Agency/Group/Organization Type</b>  | Services – Children<br>Services – Education   |
| <b>What section of the Plan was addressed by Consultation?</b>   | Anti-poverty Strategy<br>Non-housing Community Development  |

|   |  |
|---|--|
| <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p> | <p>The organization participated in the public hearing and provided data relating to children’s services and education, adult education and workforce training and English as a second language, for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.</p> |
|---|--|

Table 2 – Agencies, groups, organizations who participated

**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                                | Community Service Council of Greater Tulsa | 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 Consolidated Plan will aid the City in work 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.   |

Table 3 – Other local / regional / federal planning efforts

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

A member of the Indian Nations Council of Government (INCOG) sits on the HUD Community Development Committee and was involved during the development of the goals and the allocation process.

**Narrative (Optional):**

Anticipated outcomes of the consultation include a more concise data-driven set of goals based on community needs, resulting in more low- and moderate-income persons being served throughout the course of the plan.

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## **AP-12 Citizen Participation**

### **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 Tulsa Revised Ordinances (#23598) are 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 nine (9) City Councilors and Mayor who shall serve ex-officio; five (5) residents of the city of Tulsa, designated by the City Council, three (3) of whom shall reside within a low to moderate income census tract, with no more than one representative from each Council district; one (1) representative from the Indian Nations Council of Governments (INCOG); one (1) representative from a financial institution; one (1) representative from the Continuum of Care; one (1) representative with grant allocation experience; and one (1) representative from the City of Tulsa Planning Department. The Mayor designates the member from a financial institution, the Continuum of Care, and the individual with grant allocation experience.

The priority needs for the City of Tulsa's 2015-2019 Consolidated Plan were determined through analysis of information gathered from a variety of sources and were approved by the Mayor and City Council on September 9, 2014 and September 11, 2014 respectively. In September 2016 the HUD CDC held a Needs Assessment Public Hearing to gather needs for the Third Year Annual Action Plan. During the meeting, the HUD CDC were provided with updated information on the 2017 priority needs compiled by Grants Administration, and listened to the concerns of the public. A list of 2017 needs and goals were presented to the Mayor and City Council and were approved on September 20, 2016 and September 28, 2016 respectively, and were included in the 2016 Request for Proposals released by Grants Administration on October 3, 2016.

An Annual Plan Timeline was published to ensure citizens were aware of the process including opportunities for participation. The following is a list of the dates provided to citizens wishing to participate in the annual plan process;

- September 7, 2016 – PY 2016 Needs Assessment Public Hearing
- September 7, 2016 – HUD CDC meeting
- October 3-4, 2016 – PY 2016 RFP Workshops held – RFP released
- November 18, 2016 – Applications Due (45 days after final workshop – per ordinance)
- November 19, 2016 – Initial review for missing documents complete
- November 29, 2016 – Applicants notified of missing documents
- December 2, 2016 – Missing documents due (72 hours – per ordinance)
- December 6 & 8, 2016 – RFP Training Workshop for application evaluators
- January 17, 2017 – Review deadline



- January 23, 2017 – Submit scores to facilitator
- February 2, 2017 – Facilitator compiles scores / submits to HUD Community Development Committee (CDC)
- February 2 & 7, 2017 – CDC reviews and makes recommendations to Mayor for PY 2017 (15 days after receipt of scores – per ordinance)
- February 24, 2017 – Publish notification of Draft Plan Release
- February, 2017 – Mayor submits recommendations to City Council for final decision making (10 business days after recommendations of the CDC – per ordinance)
- March 6, 2017 – Draft Plan Released for 30-day comment period
- March 24, 2017 – Publish notification of Public Hearing
- April 4, 2017 – Annual Plan Public Hearing
- April 4, 2017 – Annual Plan Comment Period Ends
- April 5, 2017 – Mayor and City Council make final decisions
- May 12, 2017 – Finalize Plan and Submit to HUD

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**Citizen Participation Outreach**

| <b>Sort Order</b> | <b>Mode of Outreach</b> | <b>Target of Outreach</b>      | <b>Summary of response/attendance</b>  | <b>Summary of comments received</b>   | <b>Summary of comments not accepted and reasons</b>                  | <b>URL (If applicable)</b> |
|-------------------|-------------------------|--------------------------------|--|---|--|----------------------------|
| 1                 | Public Hearing          | Non-targeted / broad community | Fifteen (15) people attended the Needs Assessment Public Hearing in September 2016 to express needs of the community regarding HUD programs. | Speakers expressed the need for more transportation services, domestic violence services, educational programs, affordable housing, housing counseling, jobs, services for the homeless and special needs, and supportive services. | All comments were considered in the prioritization of needs process. |                            |

**Table 4 – Citizen Participation Outreach**

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## Expected Resources

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

#### Introduction

HUD PY2017 funding allocations have not been release to date. Using PY2016 actual allocations, calculations were made to estimate the total amount available during the course of the Consolidated Plan. 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 2 |                    |                           |           | Expected Amount Available Reminder of ConPlan \$ | Narrative Description   |
|---------|-----------------|--|----------------------------------|--------------------|---------------------------|-----------|--|---|
|         |                 |  | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources : \$ | Total: \$ |  |   |
| CDBG    | Public-Federal  | Acquisition and New Construction of Housing Admin and Planning Economic Development Housing Rehabilitation Public Facilities and Infrastructure Improvements Public Services | 3,107,762                        | 861,947            | 164,248                   | 4,133,957 | 7,665,524  | PI includes estimated RL (\$725K)) for ED activity and PI (\$ 136,947) realized but not allocated. Prior year includes \$164,248 in uncommitted carryover funds. Remainder includes estimated RL (1.45M) in ED activity |

|       |                |   |           |       |           |           |           |   |
|-------|----------------|---|-----------|-------|-----------|-----------|-----------|---|
| HOME  | Public-Federal | Acquisition and New Construction of Housing Admin and Planning<br>Housing Rehabilitation<br>Housing Subsidies | 1,267,027 | 7,637 | 46,136.82 | 1,320,846 | 2,534,144 | PI is realized and must be allocated. Prior year includes \$46,136.82 in uncommitted carryover funds. |
| HOPWA | Public-Federal | Emergency Shelter<br>Housing Subsidies<br>Public Services   | 361,422   | 0     | 0         | 361,422   | 722,844   |   |
| ESG   | Public-Federal | Emergency Shelter<br>Housing Subsidies  | 283,807   | 0     | 0         | 283,807   | 567,614,  |   |

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.

Public service 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 \$9.1 million in available banked match as of July 1, 2016.

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 publically 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 Reminder of ConPlan is an estimate of the funds expected to be received over the remaining two years of the Consolidated Plan. Estimates were calculated using the estimated funding to be received during the third year of the Consolidated Plan plus expected program income.

The CDBG program income total includes an estimated \$725K in revolving loans funds received through economic development activities plus an additional \$137K in general program income. It is estimated that a similar amount of revolving loan funds will be received over the remaining two years and this is included in the Expected Amount Available Reminder of ConPlan total.

## 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 | 2015       | 2019     | Affordable Housing  | 36 Street<br>North<br>Riverwood<br>Crutchfield<br>Southwest<br>Tulsa | Housing Acquisition, Construction & Rehabilitation | HOME:<br>\$518,650<br><br>CDBG:<br>\$48,000 | Rental units constructed: 7<br>Household Housing Unit<br><br>Direct Financial Assistance to Homebuyers: 32 Households Assisted |
| 2          | Clearance and Demolition                    | 2015       | 2019     | Clearance or demolition of substandard structures and hazardous contaminants. | 36 Street<br>North<br>Riverwood<br>Crutchfield<br>Southwest<br>Tulsa | Demolition of Substandard Buildings                | CDBG:<br>\$387,000                          | Buildings Demolished: 57<br>Buildings  |
| 3          | Economic Development                        | 2015       | 2019     | Non-Housing Community Development   | 36 Street<br>North<br>Riverwood<br>Crutchfield<br>Southwest<br>Tulsa | Economic Development                               | CDBG:<br>\$334,848.50                       | Jobs created/retained: 50 Jobs<br>Businesses assisted: 10<br>Businesses Assisted   |



| Sort Order | Goal Name   | Start Year | End Year | Category                          | Geographic Area  | Needs Addressed                                    | Funding                                    | Goal Outcome Indicator   |
|------------|---|------------|----------|-----------------------------------|--|--|--|--|
| 4          | Emergency Shelter                                 | 2015       | 2019     | Homeless                          | 36 Street<br>North<br>Riverwood<br>Crutchfield<br>Southwest<br>Tulsa | Homeless / Special Populations                     | ESG:<br>\$170,284                          | Homeless Person Overnight Shelter: 1,686 Persons Assisted  |
| 5          | Housing Rehabilitation                            | 2015       | 2019     | Affordable Housing                | 36 Street<br>North<br>Riverwood<br>Crutchfield<br>Southwest<br>Tulsa | Housing Acquisition, Construction & Rehabilitation | CDBG:<br>\$1,073,509<br>HOME:<br>\$675,488 | Rental units rehabilitated: 18 Household Housing Unit<br>Homeowner Housing Rehabilitated: 204 Household Housing Unit |
| 6          | Public Facilities and Infrastructure Improvements | 2015       | 2019     | Non-Housing Community Development | Southwest<br>Tulsa   | Public Facilities and Infrastructure Improvements  | CDBG:<br>\$477,883                         | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 13,847 Persons Assisted |
| 7          | Public Services                                   | 2015       | 2019     | Non-Housing Community Development | 36 Street<br>North<br>Riverwood<br>Crutchfield<br>Southwest<br>Tulsa | Public Services                                    | CDBG:<br>\$466,164<br>HOPWA:<br>\$67,184   | Public service activities other than Low/Moderate Income Housing Benefit: 32,271 Persons Assisted                    |

| Sort Order | Goal Name         | Start Year | End Year | Category           | Geographic Area  | Needs Addressed                | Funding                           | Goal Outcome Indicator   |
|------------|-------------------|------------|----------|--------------------|--|--------------------------------|-----------------------------------|--|
| 8          | Housing Subsidies | 2015       | 2019     | Affordable Housing | 36 Street<br>North<br>Riverwood<br>Crutchfield<br>Southwest<br>Tulsa | Housing Subsidies / Assistance | HOPWA: \$255,606<br>ESG: \$83,732 | Tenant-based rental assistance / Rapid Rehousing:<br>135 Households Assisted<br>Homelessness Prevention:<br>398 Persons Assisted |

**Table 6 – Goals Summary**

## Goal Descriptions

|   |                         |  |
|---|-------------------------|--|
| 1 | <b>Goal Name</b>        | Acquisition and New Construction of Housing  |
|   | <b>Goal Description</b> | 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 | <b>Goal Name</b>        | Clearance and Demolition   |
|   | <b>Goal Description</b> | Clearance or demolition of substandard structures and hazardous contaminants.  |
| 3 | <b>Goal Name</b>        | Economic Development   |
|   | <b>Goal Description</b> | 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. Up to 3 loans or grants specifically to benefit food security initiatives in underserved areas. Technical assistance and training for microenterprise activities. |
| 4 | <b>Goal Name</b>        | Emergency Shelter  |
|   | <b>Goal Description</b> | Shelter operations and services, including food security initiatives, for the homeless and special populations.  |
| 5 | <b>Goal Name</b>        | Housing Rehabilitation   |
|   | <b>Goal Description</b> | Rehabilitation of owner occupied and/or rental housing.  |
| 6 | <b>Goal Name</b>        | Public Facilities and Infrastructure Improvements  |
|   | <b>Goal Description</b> | Acquisition, construction or rehabilitation to public facilities that is not for general government use, including, but may not be limited to, senior centers, parking facilities, building improvements and transportation infrastructure including but not limited to sidewalks, bus shelters and street lighting.                       |
| 7 | <b>Goal Name</b>        | Public Services  |
|   | <b>Goal Description</b> | Crisis services for victims of children abuse and domestic violence, educational programs, employment training and placement services, senior services, services for homeless, shelter operations and services, transportation services, which include subsidies for fixed route services, and food security in underserved areas.         |
| 8 | <b>Goal Name</b>        | Housing Subsidies  |
|   | <b>Goal Description</b> | Rental housing subsidies will assist households become or remain housed.   |

## 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 2017.

#### Projects

| # | Project Name                                      |
|---|---|
| 1 | Administration                                    |
| 2 | Acquisition and New Construction of Housing       |
| 3 | Clearance and Demolition                          |
| 4 | Economic Development                              |
| 5 | ESG16 City of Tulsa                               |
| 6 | Housing Rehabilitation                            |
| 7 | Public Facilities and Infrastructure Improvements |
| 8 | Public Services                                   |
| 9 | 2016-2019 Tulsa Cares OKH16F002 (TC)              |

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 2015-2019 Consolidated Plan were determined through analysis of information gathered from a variety of sources. Final priorities were approved in September 2014. In September 2016, a public hearing was held to invite additional comment on the designated priorities. Information received was reviewed by the HUD CDC and the 2017 priorities were finalized in September 2016. Priorities were included in the Request for Proposals issued in October 2016. Agencies were asked to identify which priority their program most closely related. During the evaluation phase, points were awarded to the applications that demonstrated the proposed projects tied to the priorities.

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 Information**

|          |  |   |
|----------|--|---|
| <b>1</b> | <b>Project Name</b>  | Administration  |
|          | <b>Target Area</b>   |   |
|          | <b>Goals Supported</b>   | Acquisition and New Construction of Housing<br>Clearance and Demolition<br>Economic Development<br>Emergency Shelter<br>Housing Rehabilitation<br>Public Facilities and Infrastructure Improvements<br>Public Services<br>Housing Subsidies                   |
|          | <b>Needs Addressed</b>   | Demolition of Substandard Buildings<br>Economic Development<br>Homeless / Special Populations<br>Housing Subsidies / Assistance<br>Housing Acquisition, Construction & Rehabilitation<br>Public Facilities and Infrastructure Improvements<br>Public Services |
|          | <b>Funding</b>   | CDBG: \$621,552<br>HOPWA: \$10,842<br>HOME: \$126,028   |
|          | <b>Description</b>   | Administration and planning of the HUD grant programs   |
|          | <b>Target Date</b>   | 6/30/2018   |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Not applicable  |
|          | <b>Location Description</b>  | Not applicable.   |

|          |  |   |
|----------|--|---|
|          | <b>Planned Activities</b>  | 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 20% administration for CDBG, 10% for HOME and 3% for HOPWA.  |
| <b>2</b> | <b>Project Name</b>  | Acquisition and New Construction of Housing   |
|          | <b>Target Area</b>   | 36 Street North<br>Riverwood<br>Crutchfield<br>Southwest Tulsa  |
|          | <b>Goals Supported</b>   | Acquisition and New Construction of Housing   |
|          | <b>Needs Addressed</b>   | Housing Acquisition, Construction & Rehabilitation  |
|          | <b>Funding</b>   | CDBG: \$48,000<br>HOME: \$518,650   |
|          | <b>Description</b>   | 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.   |
|          | <b>Target Date</b>   | 6/30/2019   |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | An estimated 7 senior/disabled senior families will benefit from new construction activities. 32 households will benefit from down payment assistance.  |
|          | <b>Location Description</b>  | New construction of Housing – 68 N. Lewis, Tulsa OK, 74110<br>Down Payment Assistance – City Wide   |
|          | <b>Planned Activities</b>  | Vintage Housing, Inc. will utilize \$358,650 in HOME funds to construct a new senior living complex consisting of forty (40) units of which seven (7) units will be designated as HOME units upon completion.<br><br>Housing Partners of Tulsa will utilize \$160,000 in HOME and \$48,000 in CDBG funds to operate a down payment assistance program benefiting thirty-two (32) first time homebuyers. |

|          |  |   |
|----------|--|---|
| <b>3</b> | <b>Project Name</b>  | Clearance and Demolition  |
|          | <b>Target Area</b>   | 36 Street North<br>Riverwood<br>Crutchfield<br>Southwest Tulsa  |
|          | <b>Goals Supported</b>   | Clearance and Demolition  |
|          | <b>Needs Addressed</b>   | Demolition of Substandard Buildings   |
|          | <b>Funding</b>   | CDBG: \$387,000   |
|          | <b>Description</b>   | Clearance or demolition of substandard structures and hazardous contaminants.   |
|          | <b>Target Date</b>   | 6/30/2018   |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Although no families will directly benefit from clearance and demolition activities, a number of neighborhoods will benefit from the demolition of 57 substandard buildings causing unnecessary slum and blight conditions.   |
|          | <b>Location Description</b>  | Low and moderate income census tracts   |
|          | <b>Planned Activities</b>  | The City of Tulsa Working in Neighborhoods Department will use \$387,000 to conduct Clearance and Demolition activities in low and moderate income census tracts in the city.   |
| <b>4</b> | <b>Project Name</b>  | Economic Development  |
|          | <b>Target Area</b>   | 36 Street North<br>Riverwood<br>Crutchfield<br>Southwest Tulsa  |
|          | <b>Goals Supported</b>   | Economic Development  |
|          | <b>Needs Addressed</b>   | Economic Development  |
|          | <b>Funding</b>   | CDBG: \$1,059,848.50  |
|          | <b>Description</b>   | 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. Up to 3 loans or grants specifically to benefit food security initiatives in underserved areas. Technical assistance and training for micro-enterprise activities. |



|   |  |   |
|---|--|---|
|   | <b>Target Date</b>   | 6/30/2017   |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Fifty (50) jobs will be created through economic development activities. Ten (10) businesses will receive technical assistance through a micro-enterprise program.  |
|   | <b>Location Description</b>  | City Wide   |
|   | <b>Planned Activities</b>  | Tulsa Economic Development Corporation (TEDC) will provide low interest loans to assist businesses in order to create and/or retain jobs. TEDC will receive \$300,000 of entitlement funds. It is estimated that TEDC will receive and utilize another \$725,000 in revolving loan program income. In addition, \$34,848.50 of entitlement funds was awarded to Route 66 Main Street to provide technical assistance to businesses. |
| 5 | <b>Project Name</b>  | ESG16 City of Tulsa   |
|   | <b>Target Area</b>   | 36 Street North<br>Riverwood<br>Crutchfield<br>Southwest Tulsa  |
|   | <b>Goals Supported</b>   | Emergency Shelter<br>Housing Subsidies  |
|   | <b>Needs Addressed</b>   | Homeless / Special Populations<br>Housing Subsidies / Assistance  |
|   | <b>Funding</b>   | ESG: \$ 283,807   |
|   | <b>Description</b>   | Emergency Solutions Grant activities will be conducted by multiple agencies.  |
|   | <b>Target Date</b>   | 6/30/2018   |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | An estimated one thousand six hundred and eighty-six (1,686) persons will be provided with emergency shelter services. Four hundred fifty (450) households will be provided with Tenant Based Rental assistance or Homelessness Prevention services.  |
|   | <b>Location Description</b>  | N/A   |

|   |  |   |
|---|--|---|
|   | <b>Planned Activities</b>  | Domestic Violence Intervention Services will use \$80,155, Youth services of Tulsa will use \$54,078, and Tulsa Day Center for the Homeless will use \$36,051, to conduct shelter services. Tulsa Day Center for the Homeless will receive \$48,723 to provide Rapid Rehousing assistance. Restore Hope Ministries will receive \$35,000 to provide Homelessness Prevention services.   |
| 6 | <b>Project Name</b>  | Housing Rehabilitation  |
|   | <b>Target Area</b>   | 36 Street North<br>Riverwood<br>Crutchfield<br>Southwest Tulsa<br>City wide   |
|   | <b>Goals Supported</b>   | Housing Rehabilitation  |
|   | <b>Needs Addressed</b>   | Housing Acquisition, Construction & Rehabilitation  |
|   | <b>Funding</b>   | CDBG: \$1,073,509.49<br>HOME: \$675,488.82  |
|   | <b>Description</b>   | Rehabilitation of owner occupied and/or rental housing.   |
|   | <b>Target Date</b>   | 6/30/2017   |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | An estimated two hundred and twenty-two families (222) will benefit from the proposed activities. Two hundred and four (204) owner occupied homes and eighteen (18) rental homes will receive rehabilitation services during the year.  |
|   | <b>Location Description</b>  | City-Wide   |
|   | <b>Planned Activities</b>  | The City of Tulsa Working in Neighborhoods Department will utilize \$300,000.82 in HOME and \$1,038,661 in CDBG funds for owner occupied housing rehabilitation. Area Councils for Community Action will use \$34,848.50 in CDBG funds for energy efficiency improvements and minor exterior rehabilitations.<br><br>Additionally Mental Health Association Oklahoma and Gorman Management Company will use \$206,899 and \$168,589 respectively in HOME funds to rehabilitate two multi-family rental complexes. |

|          |  |  |
|----------|--|--|
| <b>7</b> | <b>Project Name</b>  | Public Facilities and Infrastructure Improvements  |
|          | <b>Target Area</b>   | Riverwood  |
|          | <b>Goals Supported</b>   | Public Facilities and Infrastructure Improvements  |
|          | <b>Needs Addressed</b>   | Public Facilities and Infrastructure Improvements  |
|          | <b>Funding</b>   | CDBG: \$477,882.95   |
|          | <b>Description</b>   | Acquisition, construction or rehabilitation to public facilities that is not for general government use, including, but may not be limited to, senior centers, parking facilities, building improvements and transportation infrastructure including but not limited to sidewalks, bus shelters and street lighting. |
|          | <b>Target Date</b>   | 6/30/2018  |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | An estimated total of thirteen thousand eight hundred and forty-seven (13,847) families will benefit from the proposed activities.   |
|          | <b>Location Description</b>  | The Reed Early Childhood Development Center is located at 10940 E. 5 <sup>th</sup> Street. Sidewalk installation will be conducted in census tracts 2, 48, 71.01, and 79 all of which are designated as low income census tracts.  |
|          | <b>Planned Activities</b>  | City of Tulsa Streets and Stormwater Department will utilize \$399,318.95 in CDBG funds to install sidewalks in low and moderate income areas. Tulsa Children's Coalition will use \$78,564 in CDBG funds to replace the aging inefficient HVAC system at the Reed Early Childhood Development Center.               |

|          |  |  |
|----------|--|--|
| <b>8</b> | <b>Project Name</b>  | Public Services  |
|          | <b>Target Area</b>   | 36 Street North<br>Riverwood<br>Crutchfield<br>Southwest Tulsa   |
|          | <b>Goals Supported</b>   | Public Services  |
|          | <b>Needs Addressed</b>   | Public Services  |
|          | <b>Funding</b>   | CDBG: \$466,164  |
|          | <b>Description</b>   | Crisis services for victims of children abuse and domestic violence, educational programs, employment training and placement services, senior services, services for homeless, shelter operations and services, transportation services, which include subsidies for fixed route services, and food security in underserved areas. |
|          | <b>Target Date</b>   | 6/30/2018  |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | An estimated total of 32,171 persons will be served through public service activities.   |
|          | <b>Location Description</b>  | City wide  |

|   |                           |  |
|---|---------------------------|--|
|   | <b>Planned Activities</b> | <p>Twenty-one agencies will use CDBG funds to conduct activities that will support public services.</p> <p>Community Action Project of Tulsa will use \$27,500 to provide services at McClure Early Childhood Center. Child Abuse Network will use \$27,500 for their Multidisciplinary Team. Tulsans Operating in Unity Creating Hope (TOUCH) will use \$27,390 for the Zone afterschool program. Domestic Violence Intervention Services will use \$23,857 for court and legal advocacy services. Camp Fire Green Country will use \$27,500 for their Community Building Club program. Youth Services of Tulsa Inc. will use \$27,500 for their Transitional Living Program. Community Service Council will use \$27,500 for the 211 helpline service. Tulsa Housing Authority will use \$27,500 for their Think Safety program. Madison Strategies Group will use \$27,500 for their Transportation Connections WorkAdvance program. Legal Aid Services of Oklahoma will use \$11,649 to provide Homeless Legal Assistance. Resonance Center of Women Inc. will use \$27,500 for their Choosing to Change program. South Peoria Neighborhood will use \$17,715 for the South Tulsa Community House program. Center of Employment will use \$27,500 for their Employment Reentry Program. Youth at Heart will use \$17,715 to provide After School Education. Girl Scouts of Eastern Oklahoma will use \$8,858 for Community Outreach. Housing Partners of Tulsa will use \$27,500 to provide Housing Counseling services. Community food bank of Eastern OK will use \$22,000 for the food services. Car Care Clinic will use \$17,713 to provide auto repair for LMI Persons. Salvation Army will use \$17,714 for Emergency Shelter services. Meals on Wheels will use \$17,713 for food services. The Margaret Hudson Program will use \$8,840 for youth development services.</p> |
| 9 | <b>Project Name</b>       | 2016-2019 Tulsa Cares OKH16F002 (TC)   |
|   | <b>Target Area</b>        | 36 Street North<br>Riverwood<br>Crutchfield<br>Southwest Tulsa   |
|   | <b>Goals Supported</b>    | Public Services<br>Housing Subsidies   |

|  |   |
|--|---|
| <b>Needs Addressed</b>   | Homeless / Special Populations<br>Housing Subsidies / Assistance<br>Public Services   |
| <b>Funding</b>   | HOPWA: \$350,580  |
| <b>Description</b>   | Provide housing and supportive services to low-income persons with HIV/AIDS.  |
| <b>Target Date</b>   | 6/30/2018   |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b> | An estimated total of one hundred (100) individuals will be served with HOPWA assistance.   |
| <b>Location Description</b>  | City wide   |
| <b>Planned Activities</b>  | Tulsa CARES will utilize HOPWA funds totaling \$350,580 to provide TBRA, STRMU, permanent housing placements and support services to persons with HIV/AIDS. |

## **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, four target areas were defined and approved. These areas all suffered with high levels of poverty and unemployment, and with the exception of a small proportion of the South West target area, all are occupied by LMI census tracts.

### **Geographic Distribution**

| <b>Target Area</b>                     | <b>Percentage of Funds</b> |
|--|----------------------------|
| 36 <sup>th</sup> Street North Corridor | 0.1%                       |
| Riverwood                              | 5%                         |
| Crutchfield                            | 0%                         |
| South West Tulsa                       | 1%                         |

**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 the highest concentration of poverty, unemployment and greatest needs 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 the need is the 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 public 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 2018.



## **Affordable Housing**

### **AP-55 Affordable Housing – 91.220(g)**

#### **Introduction**

The HUD CDC has recommended utilizing CDBG, HOME, ESG and HOPWA funds to support the following affordable housing goals.

#### Non-homeless households:

- CDBG will support the rehabilitation of one hundred and ninety-four (194) housing units.
- HOME will support sixty-seven (67) housing units through homeowner/rental rehabilitation, new construction and down payment activities.
- ESG will support three hundred and fifty (350) individuals with homelessness prevention assistance.

#### Homeless individuals:

- ESG will support one hundred (100) individuals with Rapid Rehousing assistance.

#### Special-needs households:

- HOPWA will support ninety-eight (98) households with TBRA, STRMU and Permanent Housing Placements.

Tulsa CARES will utilize HOPWA funds to support thirty-five (35) households with Tenant Based Rental Assistance and an additional forty-eight (48) households with Short-term Rent Mortgage or Utility Assistance. Permanent Housing Placement Services will be provided to 15 people. Rental assistance will be provided in the form of Rapid Rehousing and Homelessness Prevention with ESG funds managed by the Tulsa Day Center for the Homeless and Restore Hope Ministries respectively. A total of four hundred fifty (450) individuals will be served.

The rehabilitation of owner-occupied units will be funded with both CDBG and HOME. CDBG funds will provide homeowners up to \$5,000 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. One hundred and ninety-four (194) housing units will be supported with CDBG funds and ten (10) housing units will be supported with HOME.

HOME funds will be used for acquisition of single-family units to assist thirty-two (32) first-time homebuyers with down payment and closing costs to assist in the purchase of a home.

HOME funds will also be used towards the construction of a new forty (40) unit senior living development resulting in seven (7) HOME units and the rehabilitation of two apartment complexes resulting in eighteen (18) additional HOME units.

| <b>One Year Goals for the Number of Households to be Supported</b> |     |
|--|-----|
| Homeless   | 100 |
| Non-Homeless   | 611 |
| Special-Needs  | 98  |
| Total  | 809 |

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

| <b>One Year Goals for the Number of Households Supported Through</b> |     |
|--|-----|
| Rental Assistance  | 548 |
| The Production of New Units  | 7   |
| Rehab of Existing Units  | 222 |
| Acquisition of Existing Units  | 32  |
| Total  | 809 |

**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. One project has been recommended for funding during the third year and will address safety issues at a section 8 housing complex, more detail is provided below.

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

The HUD CDC has recommended funding Tulsa Housing Authority twenty-seven thousand five hundred (\$27,500) towards their Think Safety program. This program will provide additional security, including roving foot patrol and guard shack coverage, at the Towne Square Apartments during the summer months. The added security will coordinate with Tulsa Housing Authority (THA) and local law enforcement agencies to identify crime patterns and prevent criminal activity. These activities will assist in crime prevention and awareness.

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

The Tulsa Housing Authority (THA) provides Community Centers at each of the nine (9) public housing family communities. Within these Community Centers, is a furnished computer lab with updated systems and high-speed internet access which can be used for job searches and other related activities. The community 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 two case managers under this grant work with the residents to set goals pertaining to developing and maintaining a budget, childcare and obtaining health care. The grant coordinator 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. Information regarding Homebuyer Education Programs is provided to the family.

In addition to providing programming and activities for the residents, the Service Coordinators work closely with Property Managers and residents regarding community service hours as mandated by HUD. The Service Coordinators, together with the residents, develop a work plan to meet the required hours – whether it is through activities on-site or with another organization in Tulsa. Residents must track their community service time and have a time log signed by the resident and the Service Coordinator or an agency representative who facilitated the activity.

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, which they have voted on and approved, that outlines how the association will operate. Training involving job duties, parliamentary procedures, communication and financial bookkeeping is provided to all Resident Association officers. In addition, training is provided to assist the Resident Association with establishing and maintaining an active Neighborhood Watch program.

**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.

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

### **Introduction**

The HUD CDC has recommended funding for Rapid Rehousing and Homelessness Prevention with ESG funds to be managed by the Tulsa Day Center for the Homeless and Restore Hope Ministries respectively, with the goal to provide financial assistance and services to a total of four hundred fifty (450) 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 HUD funds towards reaching out to persons experiencing homelessness within the City of Tulsa, street outreach programs organized by faith-based and non-profit organizations are available to unsheltered individuals. Some of these groups target specific populations such as unaccompanied youth and street gang members. Youth Services of Tulsa's (YST) street outreach program includes services such as referrals and information, assistance obtaining identification, and options for employment and shelter. Youth Services Drop-In Center offers youth, ages 16 – 24, a place to get a meal, shower, wash clothes, etc. YST also coordinates the Safe Place program which provides youth a place to seek intervention in times of crisis. Multiple shelters are available to individuals, families and youth which offer case management services to address the needs of homeless persons.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City of Tulsa is providing ESG and CDBG funds to four (4) emergency shelters to assist with shelter services and operations. The non-profit agencies receiving funds include Domestic Violence Intervention Services, The Salvation Army (Tulsa Headquarters), Tulsa Day Center for the Homeless 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, counseling, safety planning for victims of domestic violence, medical services, life skills classes, parenting and relationship skills classes, therapeutic exercise classes and services to meet basic personal 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**

The Tulsa Day Center for the Homeless will use funds to assist homeless individuals and families obtain housing through a Rapid Rehousing program. The program is designed to help individuals and families move as quickly as possible into permanent housing with a combination of rental assistance and housing relocation and stabilization services to aid each client in regaining stability.

Restore Hope Ministries will use funds for Homelessness Prevention by providing rent subsidies and other assistance so individuals and families have affordable access to safe and sanitary shelter.

Through a coordinated referral and application process Youth Services of Tulsa (YST) assists unaccompanied, homeless youth ages 17-24, move quickly 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 Indianapolis Apartments. At least 4 units at this location are set aside for individuals recovering from homelessness.

**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 two 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 in relapse prevention education, job readiness training, domestic violence, 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 five primary preventative services offered by various provider organizations:

- Mortgage assistance
- Rental assistance
- Utilities assistance
- Counseling/advocacy
- Legal assistance

Each service is designed to assist families remain 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, resource identification and supportive services.

Because individuals and families who are being discharged from publically funded institutions or systems of care are at a high risk of becoming homeless or returning to homelessness, the CoC plans to place an emphasis on discharge planning with coordination of housing services. State statutes require that all publicly funded institutions, including mental health, corrections, health care and the foster care system, have discharge planning in place. Locally, the Tulsa Center for Behavioral Health (TCBH) is subject to discharge planning protocols mandated by the Oklahoma Board of Mental Health and Substance Abuse Services to ensure that individuals exiting TCBH are not discharged into the shelter system or street. Community Service Council of Greater Tulsa hosts a local Prisoner Reentry Initiative addressing system barriers to reintegration and operates The Tulsa Reentry One-Stop that provides employment, housing placement and retention services.

## **Discussion**

The City of Tulsa and homeless services providers, including the HUD Continuum of Care, are committed to providing solutions and serving the needs of individuals experiencing homelessness. All parties are working with Community Solutions, Built for Zero campaign to end veteran homelessness and chronic homelessness in Tulsa.

### 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        | 48 |
| Tenant-based rental assistance   | 35 |
| 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  | 83 |



## **AP-75 Barriers to affordable housing – 91.220(j)**

**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**

Tulsa, like many western cities, is not a high-density city. For over 40 years, Tulsa has relied on a zoning code that favors low-density, suburban-style development. A lack of housing diversity combined with the need to own and maintain a personal vehicle, present a substantial barrier to affordable housing. In recent years, the City has taken substantial steps to eliminate this barrier.

An overhaul of the City of Tulsa Zoning Code has been approved and went into effect on January 1, 2016. Several features of the Code will work in combination to support Comprehensive Plan objectives for increased housing density in select areas. Indirectly and over time, the Code will support transit and walkability. A combination of direct actions that make affordable housing in prime locations feasible, and indirect influences that decrease dependence on private cars, will help to remove barriers to affordable housing in Tulsa.

Some of the key features in Tulsa’s new Zoning Code:

- A new zoning district allowing smaller, single-family lots, cottage clusters, multi-unit houses, and zero-lot-line homes.
- New mixed use zoning districts that will allow the creation of new owner and rental housing in desirable locations close to jobs, goods, and services.
- Reduced and/or eliminated off-street parking requirements that will allow for higher development densities. Included in parking regulations are mandatory bicycle parking for new development.
- Increased flexibility in general, allowing for straightforward implementation of new housing options including tiny houses, off-site constructed permanent housing, and mixed-income development.

Consistent with PLANiTULSA, these districts are designed to work in consort with other initiatives to increase density, transit, walkable urban districts, and diverse housing opportunities throughout the City. These new zoning tools are expected to be popular choices in areas throughout the City that are seeking redevelopment and revitalization options.

Market forces driving new demand for housing in close-in parts of Tulsa are just now emerging. The City believes that with these new tools in place, we should be able to keep pace with demand and avoid displacement of persons and families who require affordable housing.

## **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 recommended for funding. A complete list of activities recommended for funding, by source, is included in Appendix A

### **Actions planned to address obstacles to meeting underserved needs**

For PY 2017, the HUD CDC has recommended funding thirty-one (31) external agencies and two (2) City departments to conduct forty-one (41) activities. By awarding a variety of agencies and multiple activities, the City is attempting to address obstacles to meeting the underserved needs of the community.

Recommended funding levels will allow the City of Tulsa to serve thirty-four thousand four hundred and ninety (34,490) people with CDBG public services, ESG and HOPWA funds. Broken down by funding source, CDBG public services will account for thirty-two thousand, one hundred and seventy-one people (32,171), Emergency Solutions will account for two thousand one hundred and thirty-six (3,136) people, and HOPWA will serve one hundred people.

Two public facility improvements activities will benefit thirteen thousand eight hundred and forty-seven (13,847) people and will meet the low to moderate income clientele national objective. The City of Tulsa's Streets and Stormwater Department will install new sidewalks in low and moderate income areas. The other project will involve the rehabilitation of an Early Childhood Education Center HVAC system.

Through an economic development activity for small business loans, fifty (50) jobs will be created of which at least fifty-one percent (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, ten (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 to remove approximately fifty-seven (57) substandard, uninhabitable, dilapidated structures.

### **Actions planned to foster and maintain affordable housing**

Recommended funding will continue to foster and maintain affordable housing. Two (2) organizations will provide owner occupied housing rehabilitation projects for two hundred and four (204) homeowners. HOME and CDBG funds will assist homeowners in making emergency repairs or other necessary repairs to bring homes into code compliance, ensure safe and sanitary living conditions and improve energy efficiency.

HOME funds will be used construct a new forty (40) unit development for low and moderate income seniors resulting in seven (7) HOME units.

Additionally, HOME funds will be used to rehabilitate two (2) apartment complexes resulting in an additional eighteen (18) HOME units.

HOME and CDBG funds will also be used to provide down payment assistance to approximately thirty-two (32) first time home buyers

### **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. Twenty-four (24) proposals were received for public service activities. All but three of the proposals received have been recommended for funding and will serve the following needs in an attempt to reduce the number of poverty level-families:

- Education programs for school aged children, including after school programs, summer camps, and transitional living programs for homeless youths
- Mentoring, life skills education and job training for individuals released from prison
- Educational and training classes for adults
- Assistance to victims of abuse
- Transportation assistance
- Housing counselling
- Provisions of food security
- Referrals to assistance for basic needs
- Emergency homeless shelter feeding and lodging
- Legal assistance for the homeless
- Additional security for low income housing residents

### **Actions planned to develop institutional structure**

The City of Tulsa's HUD Community Development Committee brings together residents from low to moderate income areas of the city, and representatives from financial institutions, the Continuum of Care, the City's Planning Department, the Indian Nations Council of Governments, and City councilors to assess and recommend funding programs to address the City's priority needs. The members of this committee learn from non-profit organizations, the community, and faith-based organizations as to where there might be gaps that can be filled with needed funding. In addition to HUD funding, The Tulsa Area United Way and other Tulsa

philanthropic organizations provide leverage so that as many of those in need as possible are served.

**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.

## Program Specific Requirements

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

#### Introduction

The third year of the Five Year Consolidated Plan will see thirty-one (31) external agencies and two (2) City departments conducting forty-one (41) activities totaling \$5,375,032 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   | 136,947        |
| 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              |
| <b>Total Program Income</b>   | <b>136,947</b> |

#### 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 Grants Administration's 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(I)(4)**

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

The written standards for providing ESG assistance are included as Appendix B of this draft.

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

The common assessment and referral system developed by the Continuum of Care known as A Way Home for Tulsa ("CoC" or "Continuum" or "AWH4T") in conjunction with local ESG-funded programs' input, was created to assess the needs of homeless individuals and families or those at-risk of homelessness and match those needs to the most appropriate housing or service alternatives. All CoC- and ESG-funded programs are required to utilize the CoC common assessment system. If attempts at diversion or prevention do not solve a person's or family's housing problem when initially presenting to the homeless service provider and the participant has been homeless no more than one hundred eighty-one (181) cumulative days (or stays) the intake staff at the "no wrong door" point of entry can then proceed with an interview of the participant to ascertain the best immediate housing options within the Continuum. The Vulnerability Index & Service Prioritization Decision Assistance Tool ("VI-SPDAT") will be utilized as part of the initial screening process to gather enough information concerning the stability and acuity of the presenting individual. The interviewer will ask the participant a series of questions from the VI-SPDAT that are designed to identify the conditions affecting the individual's ability to secure or maintain housing. Information regarding such domains as housing history/status, physical health, mental health, substance abuse and other general risk factors will be gathered to assemble the risk profile necessary to assess the participant's vulnerability and level of need. All information from the participant will be self-reported, although surveyors conducting the interviews can also register their own impressions of the presenting participant's condition on the VI-SPDAT. Should the participant refuse to answer the questions posed in the VI-SPDAT, the interviewer will note that fact in HMIS. The intake staff will then have the discretion to do either one of the following:

- Complete the surveyor observation questions contained within the VI-SPDAT without participant input
- Refer the participant to another homeless service provider
- Elect to initiate an intervention.

Should the presenting participant(s) be fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking, the non-victim service providers in the Continuum will refer the victim to an appropriate shelter program that specifically targets such groups. Until the protection of one of these organizations can be assured, special care will be taken to ensure that the victim is afforded a secure

environment within the intake provider's organization and that the security of the participant's identity and privacy are given special consideration. This could include reserving a private area within the accepting agency's location or the creation of a special track within the assessment framework that is specifically designed for domestic violence victims.

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 the HUD Community Development Committee determines the needs of the community, sets the funding priorities, and reviews the community development plan. Applications are created based on the priority needs and grant guidelines. After evaluators score the applications, a facilitator presents the scores to the HUD Community Development Committee (CDC) for review. The HUD CDC 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. In addition, a Participant Advisory Committee actively participates in the monthly CoC meetings.

5. Describe performance standards for evaluating ESG.

The City of Tulsa contractually holds subrecipients responsible for meeting benchmarks established for each grant activity. The City works closely with the subrecipient and Continuum of Care to further develop performance standards and evaluate the outcomes. The City of Tulsa presents the outcomes to the CoC on a quarterly basis.

The following performance standards will be used to ensure the success and effectiveness of the ESG program.

1. Shorten time spent homeless - Shifting the focus of the ESG program from shelter operations to rapid rehousing, especially for families, is the primary goal. The

recommended benchmark to evaluate this standard is: 70% of families assisted will be re-housed within 45 days or less and 30% within 60 days.

2. Reduce returns to homelessness - A demonstration of effectively reducing housing barriers is whether people assisted later return to the system as homeless. The recommended benchmark to evaluate this standard is: 70% of families will remain housed for at least 6 months.

The current evaluation system in place requires organizations to report program participant demographics into HMIS, with the exception of victim service providers.

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## Appendix A

# HUD Community Development Committee 2016 Recommended Funding



## HUD Community Development Committee - 2017 Funding Recommendations

| #  | Grant | RFP Category             | Agency   | Project/Activity/Program                                | Recommended Funding |
|----|-------|--------------------------|--|---|---------------------|
| 1  | CDBG  | Economic Development     | Tulsa Route 66 Main Street                       | Tulsa Route 66 Microenterprise Program                  | \$34,848.50         |
| 2  | CDBG  | Economic Development     | Tulsa Economic Development Corporation           | Small Business Loan Fund                                | \$300,000.00        |
| 4  | CDBG  | Physical                 | COT - Streets and Stormwater                     | Various Sidewalks                                       | \$399,318.95        |
| 4  | CDBG  | Physical                 | COT - Working In Neighborhoods                   | Clearance and Demolition                                | \$387,000.00        |
| 5  | CDBG  | Physical                 | COT - Working In Neighborhoods                   | Emergency Repair Projects Funds                         | \$661,000.00        |
| 6  | CDBG  | Physical                 | COT - Working In Neighborhoods                   | Delivery Costs for Emergency Repair & Rehab Loans       | \$377,660.99        |
| 7  | CDBG  | Physical                 | Area Councils for Community Action               | Housing Energy Conservation                             | \$34,848.50         |
| 8  | CDBG  | Physical                 | Tulsa Children's Coalition                       | ECDC Reed Preschool                                     | \$78,564.00         |
| 9  | CDBG  | Physical                 | Housing Partners of Tulsa, Inc                   | Down Payment Assistance                                 | \$48,000.00         |
| 10 | CDBG  | Public Service           | Camp Fire Green Country                          | Community Building Club                                 | \$27,500.00         |
| 11 | CDBG  | Public Service           | Child Abuse Network                              | Multidisciplinary Team                                  | \$27,500.00         |
| 12 | CDBG  | Public Service           | Community Action Project of Tulsa                | McClure Family Center                                   | \$27,500.00         |
| 13 | CDBG  | Public Service           | Car Care Clinic                                  | Auto Repair for LMI Persons                             | \$17,713.00         |
| 14 | CDBG  | Public Service           | Center of Employment                             | City of Tulsa Employment Reentry Program                | \$27,500.00         |
| 15 | CDBG  | Public Service           | Community Food Bank of Eastern Oklahoma          | Mobile Eatery   | \$22,000.00         |
| 16 | CDBG  | Public Service           | Community Service Council                        | 211 Helpline  | \$27,500.00         |
| 17 | CDBG  | Public Service           | Domestic Violence Intervention                   | Court and Legal Advocacy                                | \$23,857.00         |
| 18 | CDBG  | Public Service           | Girl Scouts of Eastern Oklahoma                  | GSEOK Community Outreach                                | \$8,858.00          |
| 19 | CDBG  | Public Service           | Housing Partners of Tulsa (CDBG)                 | Housing Counseling                                      | \$27,500.00         |
| 20 | CDBG  | Public Service           | Legal Aid Services of Oklahoma                   | Homeless Legal Assistance                               | \$11,649.00         |
| 21 | CDBG  | Public Service           | Madison Strategies Group                         | Transportation Connections WorkAdvance                  | \$27,500.00         |
| 22 | CDBG  | Public Service           | Margret Hudson                                   | Ambassadors of Compassion-Journey Youth Development Pro | \$8,840.00          |
| 23 | CDBG  | Public Service           | Meals on Wheels                                  | North Tulsa Home Meal Delivery Route Expansion          | \$17,713.00         |
| 24 | CDBG  | Public Service           | Resonance Center of Women Inc.                   | Employment Training                                     | \$27,500.00         |
| 25 | CDBG  | Public Service           | The Salvation Army                               | Emergency Homeless Shelter Feeding and Lodging          | \$17,714.00         |
| 26 | CDBG  | Public Service           | South Tulsa Community House                      | Food Pantry   | \$17,715.00         |
| 27 | CDBG  | Public Service           | Tulsa Housing Authority                          | Think Safety  | \$27,500.00         |
| 28 | CDBG  | Public Service           | Tulsans Operating in Unity Creating Hope (TOUCH) | The Zone  | \$27,390.00         |
| 29 | CDBG  | Public Service           | Youth at Heart                                   | After School Education                                  | \$17,715.00         |
| 30 | CDBG  | Public Service           | Youth Services of Tulsa Inc.                     | Transitional Living Program                             | \$27,500.00         |
|    |       |                          |  |   |                     |
| 31 | HOME  | Homeowner Rehabilitation | COT - WIN  | Housing Rehabilitation                                  | \$300,000.82        |
| 32 | HOME  | Rental                   | Gorman MGMT                                      | Pecan Creek   | \$168,589.00        |
| 33 | HOME  | Homebuyer                | Housing Partners of Tulsa                        | Down Payment Assistance                                 | \$160,000.00        |
| 34 | HOME  | Rental                   | Mental Health Oklahoma                           | Indianapolis Apt Rehab                                  | \$206,899.00        |
| 35 | HOME  | Rental                   | Vintage Housing Inc. (only certified CHDO)       | Whittier Heights  | \$358,650.00        |
|    |       |                          |  |   |                     |
| 36 | ESG   | Shelter                  | Community Service Council                        | Sharelink   | \$8,515.00          |
| 37 | ESG   | Rapid Rehousing          | Tulsa Day Center for the Homeless                | Emergency Rapid Rehousing Program                       | \$48,723.00         |
| 38 | ESG   | Prevention               | Restore Hope                                     | Homeless Prevention Initiative                          | \$35,000.00         |
| 39 | ESG   | Shelter                  | Domestic Violence Intervention Services          | Utilities for Emergency Service                         | \$80,155.00         |
| 40 | ESG   | Shelter                  | Tulsa Day Center for the Homeless                | Emergency Shelter Operations                            | \$36,051.00         |
| 41 | ESG   | Shelter                  | Youth Services of Tulsa                          | Adolescent Emergency Shelter                            | \$54,078.00         |
|    |       |                          |  |   |                     |
| 42 | HOPWA | Housing assistance       | HIV Resource Consortium (Tulsa Cares)            | Housing Program   | \$350,580.00        |

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# Appendix B

## 2016 ESG Writing Standards



## City of Tulsa, Grants Administration

### Written Standards for Provision of Emergency Solutions Grant Assistance

In accordance with the Emergency Solutions Grant (ESG) program authorized by subtitle B of title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11371-11378) the City of Tulsa implements the following written standards for the provision of ESG assistance. These standards must be consistently applied by ESG subrecipients to all participants served in ESG funded programs, as applicable.

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#### **Coordinated (or common) Assessment and Referral System**

The coordinated (or common) assessment and referral system developed by the Tulsa County/Broken Arrow Continuum of Care (CoC or Continuum) known as A Way Home for Tulsa (AWH4T), was created with input from the City of Tulsa Grants Administration Division to assess the needs of individuals and families experiencing homelessness or those at risk of homelessness in an effort to connect them to the most appropriate housing and/or service alternatives. All CoC- and ESG-funded programs that serve individuals or families experiencing homelessness are required to utilize the CoC coordinated assessment and referral system.

If attempts at diversion or prevention do not solve a person's or family's housing problem when initially presenting to the service provider and the participant has been homeless no more than one hundred eighty-one (181) cumulative days (or stays) the intake staff at the "no wrong door" point of entry can then proceed with an interview of the participant to ascertain the best immediate housing options within the Continuum. The Vulnerability Index & Service Prioritization Decision Assistance Tool (VI-SPDAT) will be utilized for single adults as part of the initial screening process to gather enough information concerning the stability and acuity of the presenting individual (see Attachment A). The interviewer will ask the participant a series of questions from the VI-SPDAT that are designed to identify the conditions affecting the individual's ability to secure or maintain housing. Information regarding such domains as housing history/status, physical health, mental health, substance abuse and other general risk factors will be gathered to assemble the risk profile necessary to assess the participant's vulnerability and level of need. Information gathered from the participant(s) will be self-reported, although surveyors conducting interviews can also register their own impressions of the presenting participant's condition on the VI-SPDAT. Should the participant refuse to answer a question, the interviewer will note that fact in the Homeless Management Information System (HMIS) notes field.

The intake staff will then have the discretion to do either one of the following:

- Complete the surveyor observation questions contained within the VI-SPDAT without participant input.
- Refer the participant to an alternate homeless service provider.
- Elect to initiate an intervention.

Should the presenting participant(s) be fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking to a non-victim service provider the participant(s) will be referred to an appropriate shelter program that specifically targets such populations. Special care will be taken to ensure that the participant(s) is afforded a secure environment within the intake provider's organization and that the security of the participant's identity and privacy are given special consideration. This could include reserving a private area within the accepting organization's location or the creation of a special track within the assessment framework that is specifically designed for victims.

### **Evaluating Individuals or Families Eligible for Assistance**

Eligibility to receive assistance under all ESG-funded programs will be based on the guidelines outlined by the Department of Housing and Urban Development (HUD), initially by determining if the individual or family qualifies as "homeless" as defined in the HEARTH Act of 2009, SEC. 103, or as "at-risk of homelessness", as applicable for the services being provided. Evaluation and eligibility policies and procedures are developed in accordance with the Continuum's common assessment requirements set forth under SEC 578.7(a)(8) of HUD's Interim Rule and 576.400(d).

Individuals or families receiving homelessness prevention assistance are required to be re-evaluated for eligibility and type and amount of assistance at least every 3 months and annually for those receiving rapid re-housing assistance. The re-evaluation should establish, at minimum: (1) the participant's annual income does not exceed 30% AMI; and (2) the participant lacks sufficient resources and support networks necessary to retain housing without ESG assistance.

The standard for calculating annual income under 24 CFR 5.609 must be used when determining the annual income of an individual or family.. During evaluation participants will be assisted in obtaining the appropriate supportive services and other Federal, State, local, and private assistance available in obtaining housing stability.

When determining eligibility for short- and medium-term rental assistance no program participant who is receiving tenant-based rental assistance, or living in a housing unit receiving project-based rental assistance or operating assistance, through other public sources is eligible, except for a one-time payment of rental arrears on the tenant's portion of the rent.

### **Local Coordination of Shelters and Service Providers**

The CoC network of providers serving individuals and families experiencing homelessness and those "at-risk" of homelessness will provide coordinated services that minimize any duplication of services in order to serve the most participants as possible.

Tulsa's Homeless Services Network and Continuum members meet regularly to discuss issues such as evolving trends, challenges, and funding fluctuations in an effort to facilitate coordination between local service providers and shelters. A program called "Fresh Start", created to assist coordination between local shelters, public officials, faith-based organizations and other entities that interact with individuals

and families experiencing homelessness, also meet regularly to discuss specific cases and share information necessary to aid the homeless and those at-risk of homelessness. In addition, the Continuum and the City of Tulsa will, to the maximum extent practicable, coordinate and integrate information with outside organizations that provide similar services or mainstream support within the community.

### **Determining & Prioritizing Eligibility Based on Local Characteristics**

ESG grant recipients and/or CoC members will carefully assess how their own program resources can best be used to prevent and end homelessness. Information gained from HUD's Homeless Management Information System (HMIS) data, staffs' observations, available funding streams, and a community-wide assessment of the need for and availability of interventions to serve individuals and families experiencing homelessness will be used to inform these assessment efforts. Assistance may be provided for those program participants who meet the Rapid Rehousing (RRH) eligibility criteria under the HEARTH definition of homeless. Homeless support services are offered to all other program participants that are at-risk of homelessness.

Rapid re-housing assistance will serve only program participants who meet the criteria under paragraph (1) of the "homeless" definition. Homelessness prevention will serve only program participants that meet the criteria under the "at-risk of homelessness" definition, or the homeless definition paragraphs (2), (3), or (4).

Rapid re-housing and homelessness prevention assistance will be provided in accordance with the housing relocation and stabilization services requirements in 24 CFR 576.105, or the short- and medium-term rental assistance requirements in 24 CFR 576.106. No financial assistance may be provided to a household for a purpose and time period supported by another public source.

Homeless individuals and families that are identified as belonging to special populations, such as domestic violence victims, youth or veterans, etc., will be provided additional assistance at local emergency shelters with programs specifically created to serve them. Those shelters that serve these populations will prioritize the delivery of services based on the particular needs of the specific population being served, as outlined in those organizations' policies.

ESG grant recipients and CoC network members will work together to establish standard criteria for prioritization based on the local characteristics in the Tulsa area. The ESG recipient and CoC supports the Housing First philosophy for its RRH programs, as identified in Opening Doors: the Federal Strategic Plan to End Homelessness, in that, it considers it a priority to connect people to housing with the resources necessary to sustain housing and to facilitate the Tulsa community's accomplishment of its goal to ending homelessness, reducing emergency shelter stays, limiting recidivism and documenting outcomes.

A review of the participant's needs may result in one of the following possible outcomes:

- Shelter stay - a short-term stay (usually overnight) with minimal support services or financial assistance
- Transitional housing- Housing, the purpose of which is to facilitate the movement of individuals and families experiencing homelessness to permanent housing within twenty-four (24) months. To be qualified for Transitional Housing, program participants must have signed a lease or occupancy agreement with the HUD-funded organization that is for a term of at least one month and that ends in twenty-four (24) months. The lease or agreement cannot be extended without HUD approval.

- Rapid Rehousing - CoC funds may be used to provide supportive services and short-term and/or medium-term tenant-based rental assistance to help an individual or family, with or without disabilities, experiencing homelessness move as quickly as possible into permanent housing and achieve stability in housing. RRH project participants must meet with a case manager not less than once per month, as set forth in the Interim Rule's 24 CFR 578.37(a)(1)(ii)(F), except where prohibited by the Violence Against Women Act ("VAWA") and the Family Violence Prevention and Services Act ("FVPSA"). A full range of supportive services can be provided for up to six (6) months after the rental assistance stops. Although program participants may receive short-term or medium-term rental assistance under the HUD CoC programs that match the time frames set forth in the ESG programs, the supportive services available to program participants receiving RRH assistance under the CoC program are not limited to housing relocation and stabilization services as they are in the ESG program.
- Permanent supportive housing - While the term "permanent housing" means community-based housing without a designated length of stay and includes both permanent supportive housing (PSH) and rapid re-housing, PSH is housing in which supportive services are provided to assist homeless persons with a disability to live independently. And, just as for permanent housing, the PSH program participant must be the tenant on a lease or sub-lease for a term of at least one year (renewable in at least monthly increments) and the lease may only be terminable for cause. The chronically homeless within these populations will always be given priority.

#### **Determination of Participant's Share of Costs**

The City will work closely with the ESG grant recipient to determine what portion of rent and utility costs, if any, the program participant will be required to pay. Fee structures are based on challenges associated with homelessness in Tulsa, availability of resources within the community, and the existing housing and economic conditions. Rental assistance programs may use a fixed amount of assistance per person to enable the funds to serve the maximum number of individuals/families.

#### **Determination of Participant's Length of Time for Rental Assistance**

Subject to program funding availability, participants eligible for homelessness prevention and rapid re-housing rental assistance may receive assistance for a maximum of 24 months of assistance in a three year period.

Short-term assistance may be used for up to 3 months rent and medium-term assistance is may be used for more than 3 months rent, but no more than 24 months rent. Rental arrears may be paid for up to 6 months rent, including any late fees on those arrears. Guidelines to determine changes in assistance amounts over time will be establish in conjunction with the subrecipient(s) administering the program. Project-based participants must have a lease that is for a period of 1-year, regardless of the length of rental assistance.

#### **Determination of Housing Stabilization and/or Relocation Type, Amount and Duration**

Subject to program funding availability, participants eligible for homeless support services and RRH rental assistance may receive assistance for a maximum of twenty-four (24) months in a three (3) year period. Short-term assistance may be used for up to three (3) months' rent and medium-term assistance may be used for no more than twenty-four (24) months' rent. Accrued rental arrearages for ESG-funded programs may be paid for up to six (6) months' worth of rent, including any late fees on those arrearages. Guidelines to determine changes in assistance amounts that may become necessary over time will be

established in conjunction with the homeless service providers administering the program. Tenant- and project-based rental assistance are allowed for ESG programs while only tenant-based programs are allowed under CoC programs. Tenant-based participants must have a lease that is for a period of at least one year, regardless of the length of rental assistance, which is renewable for a minimum term of one month and is terminable only for cause.

Eligible RRH financial assistance may include the following:

- Rent or utility obligations in arrears up to six (6) months for ESG funded programs only per ESG Interim Rule (24 CFR §576.106 (a)(3))
- Application fees
- Security deposits in an amount not to exceed two (2) months' of rent
- Utility deposits and monthly utility payments. For ESG- funded programs only, utility arrearages may be paid.
- Rent for up to twenty-four (24) months provided the participant is not receiving any other federal, state or local rent subsidies. ESG-funded programs may also pay delinquent rent or fees.
- Moving costs, including temporary storage of up to 3 months after assistance begins.
- Other supportive services allowed under ESG-funded per 24 CFR 576.104-105.

The amount of assistance will be determined between the City and the grant recipient upon determination of funding awards. Stricter guidelines may be placed on the duration of assistance if the funds are allocated in small amounts to multiple projects.

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# Appendix C

## Target Area Maps

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# City of Tulsa 2015-19 Consolidated Plan - 36th Street North Target Area



This map is provided as a guide for general information only. Although every effort has been made to produce the most accurately expressed data possible, all geographic information has limitations due to scale, resolution, date and interpretation of the original source materials. Therefore, the information provided is not intended to replace any official sources. 2015-19 Target areas are based upon the corresponding City of Tulsa Small Area Plan. You should not act or refrain from acting based upon information on this map without independently verifying the information. The burden of determining the accuracy of information rests solely on the user.

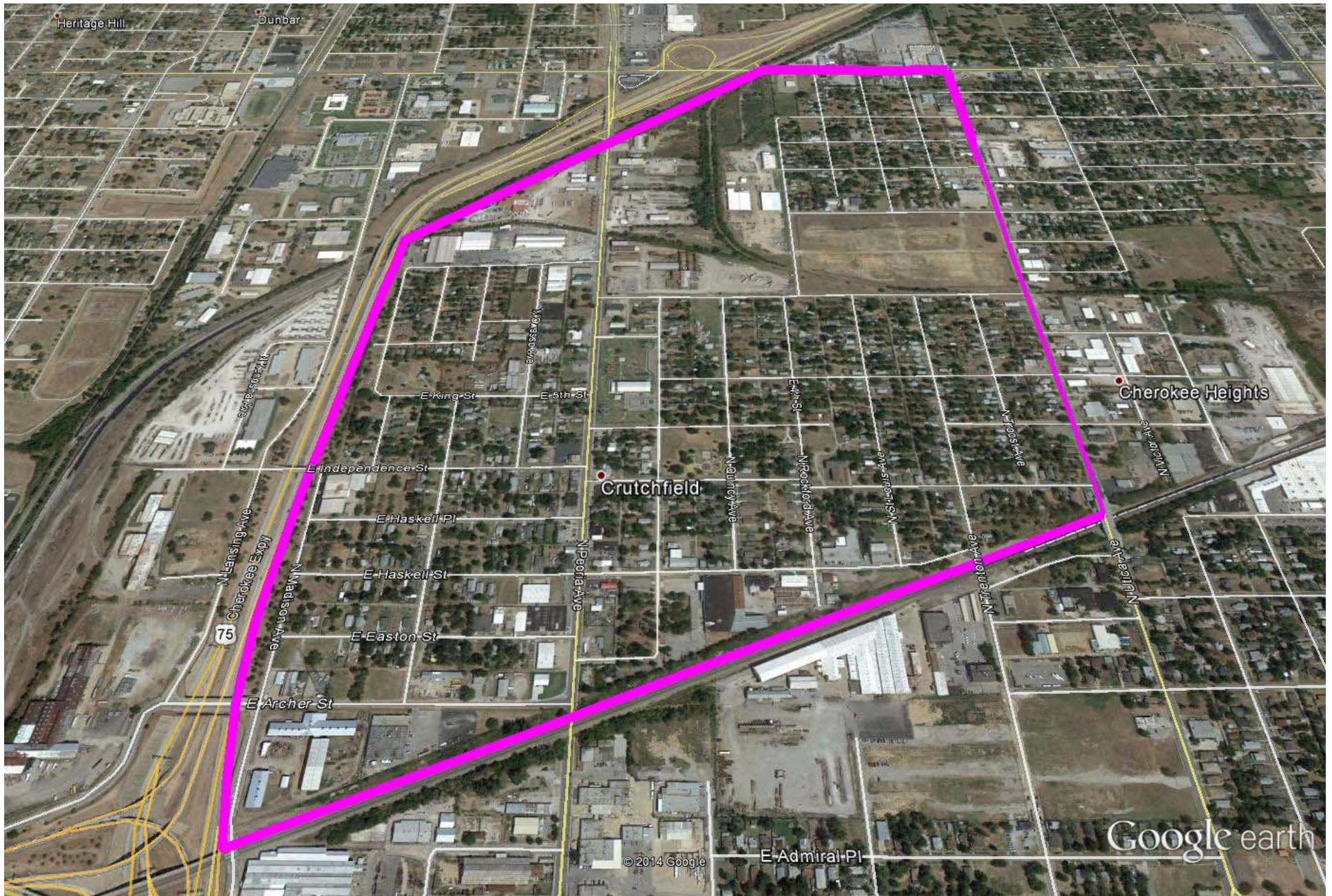


### **36<sup>th</sup> Street North Corridor Boundary Description**

Beginning at the Center ROW line of the Gilcrease Expressway and north Martin Luther King Jr. Blvd. thence north approximately 1410' to a point on the center line of north Martin Luther King Jr. Blvd.; Thence west approx. 640' along the City of Tulsa detention property; thence northwesterly along the COT ownership line to the south ROW line of 36th St. N.; thence west along the south ROW of 36th St. N approx.. 490'; thence southwesterly on a curve 1288.75' to the Osage County line; thence north along the Osage County line approx. 3813' to a point on the Osage County line; thence southeast approx. 2713' to the northwest corner of the Westview Office Complex LLC property; thence east approx. 503' to the west ROW line of north Martin Luther King Jr. Blvd.; thence northerly along the West ROW line of Martin Luther King Jr. Blvd. to the center line of Flat Rock Creek; thence easterly along the midline of Flat Rock Creek to the center line north Peoria Ave.; thence north along the center line of north Peoria Ave. approx. 658'; thence east approx. 1800' to the northeast corner of COT property; thence south approx. 216'; thence east approx. 666'; thence north approx. 805'; thence east 400'; thence south approx. 323'; thence east approx. 919.76'; thence south approx. 304'; thence east approx. 1270' to the west ROW line of Lewis Ave.; thence south approx. 828'; thence southwesterly 401.04'; thence south 220'; thence west approx. 931'; thence south approx. 1983' to the center line of 36th Street North; thence continuing on south from the center line of 36th Street North 1124' to the north ROW line of Mohawk Boulevard; thence southwesterly approx. 440' along the north ROW line of east Mohawk Boulevard; thence west approx. 1600'; thence south approx. 830' to the north ROW line of east Mohawk Boulevard; thence westerly along the north ROW line of east Mohawk Boulevard 1100' to a point being the projected center line of 31st Street North; thence west approx. 840' to the center line of north Peoria Avenue; thence south on the center line of Peoria Avenue approx. 530' to the center line of the Gilcrease Expressway; thence westerly along the center line of the Gilcrease Expressway to the center of Martin Luther King Jr. Blvd. also being the Point of Beginning.



# City of Tulsa 2015-19 Consolidated Plan - Crutchfield Target Area



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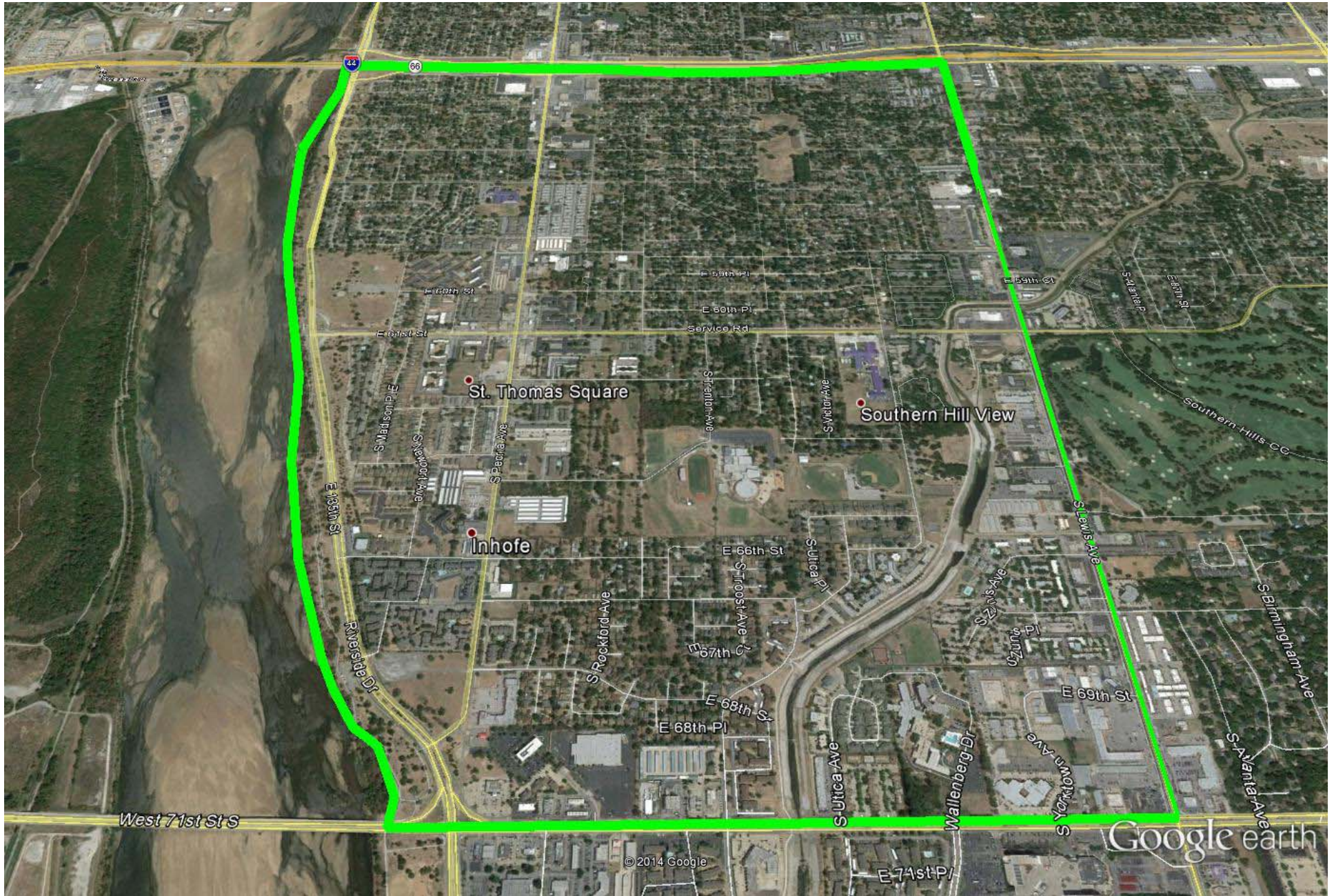


### **Crutchfield Boundary Description**

The area's southern boundary is the Burlington Northern /Sante Fe Railroad Tracks; the eastern boundary is Utica Avenue; the northern boundary is Pine Street and the western boundary is I-75 North.



# City of Tulsa 2015-19 Consolidated Plan - Riverwood Target Area



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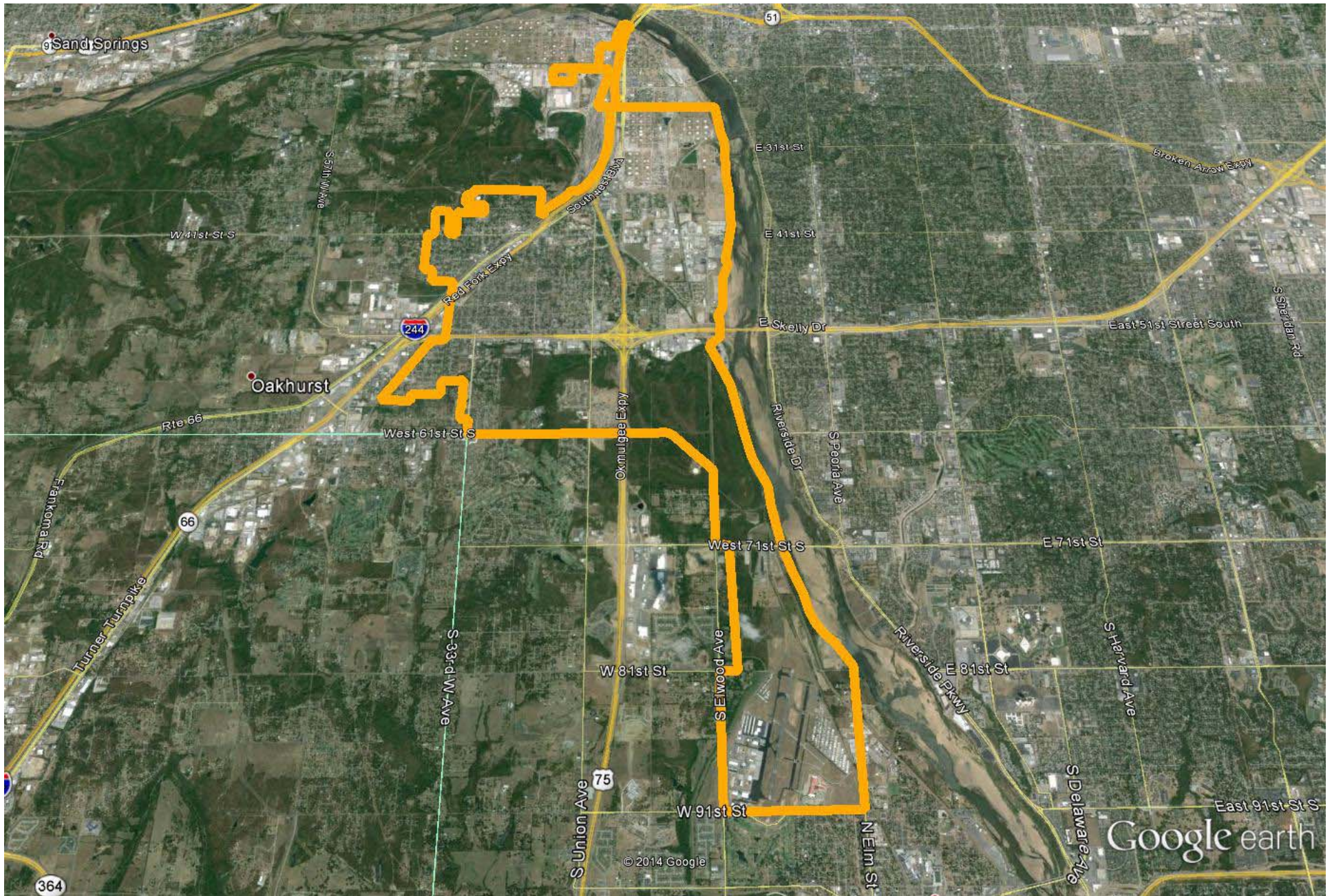


### **Riverwood Boundary Description**

The Riverwood Neighborhood area boundaries are 51st street to the north, 71 Street to the south, the Arkansas River to the west and Lewis Avenue to the east.



# City of Tulsa 2015-19 Consolidated Plan - Southwest Tulsa Target Area



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### **Southwest Tulsa Boundary Description**

Beginning at a point east of US Highway 75 and the west bank of the Arkansas River thence south along US Highway 75 approx. 5750' to the center of W. 25<sup>th</sup> St.; Thence east approx. 5000' to the Arkansas River; Thence southeasterly approx. 27,800' following the Arkansas River to a point approx. 600' north of N Elm St.; Thence south approx. 5,400' to the center of W 91<sup>st</sup> St.; Thence west approx. 5,250' to the center of S Elwood Ave.; Thence north approx. 5,250' to the center of 81<sup>st</sup> St. South; Thence east approx. 600'; Thence North and parallel to South Elwood Ave. to center of 71<sup>st</sup> St.; Thence west approx. 600' to center of S Elwood Ave.; Thence North along center line of S Elwood Ave. turns northeast into West 61<sup>st</sup> St. and continuing on the center line of West 61<sup>st</sup> St. to center line of 33<sup>rd</sup> West Ave.; Thence north along center line of 33<sup>rd</sup> West Ave. to W 59<sup>th</sup> St.; Thence West along center line of W 59<sup>th</sup> St. approx. 380'; Thence north and parallel to 33<sup>rd</sup> West Ave. approx. 3,300'; Thence west and parallel to W 57<sup>th</sup> St. to center line of S 37<sup>th</sup> West Ave.; Thence south along center line of S 37<sup>th</sup> West Ave. to W 57<sup>th</sup> St.; Thence west along center line of W 57<sup>th</sup> St. to S 41<sup>st</sup> West Ave; Thence South and parallel to 42<sup>nd</sup> W Ave. approx. 325'; Thence west along center line of W 57<sup>th</sup> place to boundary of the TSU Railroad; Thence northeasterly along the boundary of the TSU Railroad to the center line of E 114<sup>th</sup> St.; Thence East long the center of E 114<sup>th</sup> St. to S 37<sup>th</sup> West Ave.; Then north approx. 3,150'; Thence west approx. 1000' thence north along center of S 40<sup>th</sup> West Ave. approx. 650'; Thence west to center of S 41<sup>st</sup> West Ave.; Thence north to center of W 41<sup>st</sup> St.; Thence east approx. 350' along center of W 41<sup>st</sup> St.; Thence North approx. 1,350': Thence east approx. 650'; Thence South approx. 1,350 to center line of W 41<sup>st</sup> St.; Thence east approx. 400' along center of W 41<sup>st</sup> St.; Thence North approx. 1,350'; Thence east approx. 1,250'; Thence north approx. 450'; Thence west approx. 1,000'; Thence north approx. 570'; Thence east approx. 330'; Thence north approx. 320'; Thence east approx. 3,350'; Thence south approx. 1550' to west-side boundary of the BNSF Railroad; Thence northeasterly approx. 2,100' along west-side boundary of the BNSF railroad; Thence east approx. 400' to east-side boundary of BNSF Railroad; Thence northeasterly approx. 5,800 along the east-side boundary of the BNSF railroad; Thence west approx. 750' to west-side boundary of the BNSF Railroad. Then north approx. 2,650' along the west-side boundary of the BNSF Rail Road; Then west approx. 1900' to center of S Yukon Ave.; Thence South approx. 900'; Thence west approx. 1,000'; Thence north approx. 900' to the center of W 21<sup>st</sup> St.; Thence east to the center of E 27<sup>th</sup> St.; Thence north to the center of W 17<sup>th</sup> St.; Thence east approx. 825' to west-side boundary of the BNSF Railroad; Thence north along west side boundary of BNSF Railroad to the west bank of the Arkansas River.

# Appendix D

## Contingency Provisions

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## **City of Tulsa 2017 Program Year Annual Action Plan – Contingency Provisions**

To account for potential cuts to HUD FY17 block grants the City of Tulsa is recommending the following contingency provisions as directed by HUD CP Notice 16-18;

### **Community Development Block Grant (CDBG)**

If cuts are made to CDBG allocations the City will make the provision in the order listed below until all funds have been allocated;

- Reduce Administration costs to the maximum allowable 20% of grant allocations
- Fund City of Tulsa Working in Neighborhoods programs to recommended level
- Fund the TEDC administrative costs to recommended level
- Fund public service projects to the recommended level starting with the highest scoring application.

### **HOME investment Partnership Program**

If cuts are made to HOME allocations the City will make the provision in the order listed below until all funds have been allocated;

- Reduce Administration costs to the maximum allowable 10% of grant allocations
- Allocate required 15% CHDO set aside to Vintage housing – Whittier Heights project
- Fund City of Tulsa Working in Neighborhoods Home Loan program to recommended level
- Fund HPT down payment assistance program to recommended level
- Fund remaining projects to the recommended level starting with the highest scoring application.

### **Housing Opportunities for People with HIV/AIDS (HOPWA) & Emergency Solutions Grant (ESG)**

In the event that cuts are made to the HOPWA and ESG programs all proposed activities and administrative costs will be proportionally decreased from the estimated funding levels to match actual allocation amounts.

In the event, grants receive increases in funding all proposed activities and administrative costs will be proportionally increased from the estimated funding levels to match actual allocation amounts.