



Five Year Consolidated Plan 2015 – 2019 and Fifth Year Annual Action Plan 2019 – 2020

July 1, 2019 – June 30, 2020

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

PRESENTED BY:

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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 2019 Program Year Annual Action Plan. This is the Fifth year of the 2015-2019 Consolidated Plan. The Consolidated Plan is available at <https://www.cityoftulsa.org/government/departments/finance/grants/plans-and-reports/>. 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 three years 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. Complete and detailed year-end reports have been written summarizing the result of activities that took place during Program year 2015 (PY15), 2016 (PY16) and 2017 (PY17). A copy of these reports can be found at <https://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, PY16 and PY17 the City expended over \$19.6 million and accomplished the following:

- Assisted eighty-seven thousand six hundred and eighty-three (87,683) people through public service activities;
- Assisted twenty thousand eight hundred and seventy-four (20,874) people through public facilities and improvement activities;
- Provided rental housing subsidies to one thousand four hundred and eighteen (1,418) households;
- Provided shelter facilities to seven thousand three hundred and fifteen (7,315) people;
- Created/retained two hundred and forty-four FTE (244) jobs;
- Assisted thirty-seven (37) new and existing businesses;
- Rehabilitated five hundred and ninety-one (591) housing units;
- Assisted forty-seven (47) first time homebuyers; and
- Carried out clearance and demolition activities on one hundred and thirty-one (131) 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 Fifth Year Annual Action Plan, citizens were provided the following opportunities to participate in the process:

- Needs Assessment Public Hearing – September 13, 2018
- HUD Community Development Committee meeting to set priorities needs and goals – September 18, 2018
- HUD Community Development Committee meetings for recommendation of awards – January 31, and February 5, 2019
- Fifth Year Annual Action Plan comment period - March 5, 2019 through April 4, 2019.
- Fifth Year Annual Action Plan Public Hearing – April 4, 2019

5. Summary of public comments

During the needs assessment public hearing comments were received concerning:

- Economic development and job creation and retention;
- Services for homeless youths, including shelters and transitional living;
- Health and social services;
- Public facilities;
- Housing rehabilitation and demolition of substandard building;
- Educational services;

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. Comment received 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 Fifth Year of the Five-Year Consolidated Plan, the HUD Development Community Committee has recommended funding twenty-seven (27) external agencies and one (1) City department to conduct thirty-four (34) activities. Total grant funds awarded, including administration, totals \$6,469,651

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

Agency Role	Name	Department/Agency
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:

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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 2019-2020 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, including the uses of social media;
- Ensuring all public meetings and other forms of communication are accessible to people with disabilities and non-English speaking persons;
- Utilizing web-based communication tools to solicit input from citizens;
- Working with local service providers, INCOG, the Housing Authority of the City of Tulsa, local lenders, and others to leverage public and private resources;
- Coordinating resources and services for affordable and supportive housing, in conjunction with local service providers, housing officials, lending institutions, developers, and non-profit organizations, including the City's Continuum of Care;
- Conducting meetings with HUD funded grantees;
- Meeting with funded agencies to discuss their programs, successes and challenges; and
- Providing on-going citizen participation opportunities in HUD Community Development Committee meetings.

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

The City of Tulsa and the Tulsa City/County Continuum of Care (CoC) 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 attend 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	Agency/Group/Organization	City of Tulsa Planning Department
	Agency/Group/Organization Type	Other Government – Local Grantee Department
	What section of the Plan was addressed by Consultation?	Non-housing Community Development Strategy Housing Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Housing Authority of the City of Tulsa
	Agency/Group/Organization Type	Public Housing Authority
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization provided data relating to public housing needs for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.
3	Agency/Group/Organization	City of Tulsa Grants Administration
	Agency/Group/Organization Type	Other Government – Local Grantee Department

	What section of the Plan was addressed by Consultation?	Non-housing Community Development Strategy Housing Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization provided data relating to housing and code enforcement activities and public facilities improvements for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.
4	Agency/Group/Organization	The Common Good
	Agency/Group/Organization Type	Services – Health Services – Education Other – Food Security
	What section of the Plan was addressed by Consultation?	Non-housing Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization participated in the needs assessment public hearing and provided data relating gaps in services in north-west Tulsa. For anticipated outcomes see narrative below.
5	Agency/Group/Organization	Youth Services of Tulsa
	Agency/Group/Organization Type	Housing Services – Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homelessness Needs – Unaccompanied youth Non-housing Community Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization participated in the needs assessment 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.
6	Agency/Group/Organization	Tulsa Economic Development Corporation, Inc.
	Agency/Group/Organization Type	Economic Development
	What section of the Plan was addressed by Consultation?	Economic Development Non-housing Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization participated in the needs assessment public hearing and provided data relating to economic development and employment needs for the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.
7	Agency/Group/Organization	Operation Aware
	Agency/Group/Organization Type	Services – Children
	What section of the Plan was addressed by Consultation?	Non-housing Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization participated in the needs assessment public hearing and provided data relating to adolescent drug and alcohol use, for use in the development of the Annual Action Plan goals and priority needs. For anticipated outcomes see narrative below.

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.
Tulsa Housing Authority Five-Year Plan	Housing Authority of the City of Tulsa	Both plans seek to serve the needs of LMI residents concerning access to decent, suitable and affordable housing.

Table 3 – Other local / regional / federal planning efforts

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.

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 City Councilors and Mayor who shall serve ex-officio; five residents of the city of Tulsa, designated by the City Council, three of whom shall reside within a low to moderate income census tract, with no more than one representative from each Council district; one representative from the Indian Nations Council of Governments (INCOG); one representative from a financial institution; one representative from the Continuum of Care; one representative with grant allocation experience; and one 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 2018 the HUD CDC held a Needs Assessment Public Hearing to gather needs for the Fifth Year Annual Action Plan. During the meeting, the HUD CDC was provided with updated information on the 2019 priority needs compiled by Grants Administration and listened to the concerns of the public. Based on the information provided a list of 2019 Priority Needs and goals were developed and included in the 2019 Request for Proposals released by Grants Administration on October 1, 2018.

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:

- September 13, 2018 – PY 2019 Needs Assessment Public Hearing
- October 1-2, 2018 – PY 2019 RFP Workshops held – RFP released
- November 16, 2018 – Applications Due (45 days after workshops – per ordinance)
- November 19-20, 2018 – Initial review for missing documents
- November 26, 2018 – Applicants notified of missing documents
- November 29, 2018 – Missing documents due (72 hours – per ordinance)
- December 5 & 7, 2018 – RFP Training Workshop for application evaluators
- January 11, 2019 – Review deadline
- January 25, 2019 – Submit scores to facilitator
- January 31, 2019 – Facilitator compiles scores / submits to HUD Community Development Committee (CDC)

- January 31 & February 5, 2019 – CDC reviews and makes recommendations to Mayor for PY 2019 (within 15 days after receipt of scores – per ordinance)
- February 18, 2019 – Publish notification of Draft Plan Release
- February 22, 2019 – Mayor submits recommendations to City Council for final decision making (within 10 business days after recommendations of the CDC – per ordinance)
- March 5, 2019 – Draft Plan Released for 30-day comment period
- March 20, 2019 – Publish notification of Public Hearing
- April 4, 2019 – Annual Plan Public Hearing / Annual Plan Comment Period Ends
- April 10, 2019 & May 1, 2019 –City Council and Mayor approve final decisions

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted / broad community	Nineteen (19) people attended the Needs Assessment Public Hearing in September 2018 to express needs of the community regarding HUD programs.	Speakers expressed the need for more services for victims of abuse and human trafficking, homeless populations, health, transportation, education including early childhood development and Mental health. Additionally speakers also address the need for economic development, job creation and retention, access to affordable housing, housing rehabilitation and demolition of substandard building, and public facility improvements.	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

At the time of publishing, HUD has not released the 2019 funding allocations. Using PY18 Annual Allocations, calculations were made to estimate the total amount available during the remainder. 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 4				Expected Amount Available Remainder 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	3,349,811	1,068,617	56,541	3,474,969	1,000,000	PI includes estimated RL (\$725K) for ED activity and PI (\$ 68,617) realized but not allocated. Prior year includes 56,541 in uncommitted carryover funds. Remainder includes estimated RL (1.0m) in ED activity

HOME	Public-Federal	Acquisition and New Construction of Housing Admin and Planning Housing Rehabilitation	1,788,115	23,649	940,867	2,752,631	0	PI is realized and must be allocated. Prior year includes \$84,507 in carryover funds and \$856,360.39 in uncommitted carryover funds.
HOPWA	Public-Federal	Emergency Shelter Housing Subsidies Public Services	466,513	0	0	466,513	0	
ESG	Public-Federal	Emergency Shelter Housing Subsidies	274,358	0	0	274,358	0	

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 \$9.2 million in available banked match as of July 1, 2018.

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:

Anticipated resources were calculated using the estimated funding to be received during the fifth year of the Consolidated Plan plus expected program income.

The CDBG program income total includes an estimated \$1.0m in revolving loans funds received through economic development activities plus an additional \$68K in general program income. It is estimated that a similar amount of revolving loan funds will be received over the remaining year and this is included in the Expected Amount Available Remainder 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 North Riverwood Crutchfield Southwest Tulsa	Housing Acquisition, Construction & Rehabilitation	HOME: \$1,428,218 CDBG: \$48,000	Rental units constructed: 11 Household Housing Units 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 North Riverwood Crutchfield Southwest Tulsa	Demolition of Substandard Buildings	CDBG: \$346,512	Buildings Demolished: 50 Buildings
3	Economic Development	2015	2019	Non-Housing Community Development	36 Street North Riverwood Crutchfield Southwest Tulsa	Economic Development	CDBG: \$540,000	Jobs created/retained: 52 Jobs Businesses assisted: 10 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 North Riverwood Crutchfield Southwest Tulsa	Homeless / Special Populations	ESG: \$164,614	Homeless Person Overnight Shelter: 3,545 Persons Assisted
5	Housing Rehabilitation	2015	2019	Affordable Housing	36 Street North Riverwood Crutchfield Southwest Tulsa	Housing Acquisition, Construction & Rehabilitation	CDBG: \$1,591,921 HOME: \$915,000	Rental units rehabilitated: 86 Household Housing Units Homeowner Housing Rehabilitated: 240 Household Housing Units
6	Public Facilities and Infrastructure Improvements	2015	2019	Non-Housing Community Development	Southwest Tulsa	Public Facilities and Infrastructure Improvements	CDBG: \$493,593	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,295 Persons Assisted.
7	Public Services	2015	2019	Non-Housing Community Development	36 Street North Riverwood Crutchfield Southwest Tulsa	Public Services	CDBG: \$334,981 HOPWA: \$184,337	Public service activities other than Low/Moderate Income Housing Benefit: 12,464 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 North Riverwood Crutchfield Southwest Tulsa	Housing Subsidies / Assistance	HOPWA: \$268,181 ESG: \$80,937	Tenant-based rental assistance / Rapid Rehousing: 145 Households Assisted Homelessness Prevention: 348 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Acquisition and New Construction of Housing
	Goal Description	Acquisition or new construction of affordable multi-family rental units with special consideration given to housing for seniors and the disabled. Down payment and closing cost assistance for first time homebuyers.
2	Goal Name	Clearance and Demolition
	Goal Description	Clearance or demolition of substandard structures and hazardous contaminants.
3	Goal Name	Economic Development
	Goal Description	Assistance in the form of loans, grants or technical assistance to private for profit entities for creation or retention of jobs or for provision of goods and services. Up to 3 loans or grants specifically to benefit food security initiatives in underserved areas. Technical assistance and training for microenterprise activities.
4	Goal Name	Emergency Shelter
	Goal Description	Shelter operations and services, including food security initiatives, for the homeless and special populations.
5	Goal Name	Housing Rehabilitation
	Goal Description	Rehabilitation of owner occupied and/or rental housing.
6	Goal Name	Public Facilities and Infrastructure Improvements
	Goal Description	Acquisition, construction or rehabilitation to public facilities that is not for general government use, including, but may not be limited to, senior centers, parking facilities, building improvements and transportation infrastructure including but not limited to sidewalks, bus shelters and street lighting.
7	Goal Name	Public Services
	Goal Description	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	Goal Name	Housing Subsidies
	Goal Description	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 2019.

Projects

#	Project Name
1	Administration
2	Acquisition and New Construction of Housing
3	Clearance and Demolition
4	Economic Development
5	ESG19 City of Tulsa
6	Housing Rehabilitation
7	Public Facilities and Infrastructure Improvements
8	Public Services
9	2019-2022 Tulsa Cares OKH18F002 (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 2018, a public hearing was held to invite additional comment on the designated priorities. Information received was reviewed by the HUD CDC and the 2019 priorities were finalized in September 2018. Priorities were included in the Request for Proposals issued in October 2018. 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

1	Project Name	Administration
	Target Area	
	Goals Supported	Acquisition and New Construction of Housing Clearance and Demolition Economic Development Emergency Shelter Housing Rehabilitation Public Facilities and Infrastructure Improvements Public Services Housing Subsidies
	Needs Addressed	Demolition of Substandard Buildings Economic Development Homeless / Special Populations Housing Subsidies / Assistance Housing Acquisition, Construction & Rehabilitation Public Facilities and Infrastructure Improvements Public Services
	Funding	CDBG: \$669,962 HOPWA: \$13,995 HOME: \$178,811
	Description	Administration and planning of the HUD grant programs
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Not applicable.

	Planned Activities	The City of Tulsa will conduct planning and administration activities including, but not limited to, programmatic and fiscal oversight of all funded activities. The City receives 20% administration for CDBG, 10% for HOME, and 3% for HOPWA.
2	Project Name	Acquisition and New Construction of Housing
	Target Area	36 Street North Riverwood Crutchfield Southwest Tulsa
	Goals Supported	Acquisition and New Construction of Housing
	Needs Addressed	Housing Acquisition, Construction & Rehabilitation
	Funding	CDBG: \$48,000 HOME: \$1,428,218
	Description	Acquisition or new construction of affordable multi-family rental units with special consideration given to housing for seniors and the disabled. Down payment and closing cost assistance for first time homebuyers.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Thirty-two (32) households will benefit from down payment assistance. Fifty-two (52) rental units will be constructed, resulting in eleven (11) HOME units.
	Location Description	Down Payment Assistance – City Wide New construction of Housing – 68 N. Lewis, Tulsa OK, 74110
	Planned Activities	Housing Partners of Tulsa will utilize \$160,000 in HOME and \$48,000 in CDBG funds to operate a down payment assistance program benefiting thirty-two (32) first time homebuyers. Vintage Housing, Inc. will utilize \$1,268,218 in HOME funds to construct a new senior living apartment complex consisting of fifty-two (52) rental units of which eleven (11) units will be designated as HOME.

3	Project Name	Clearance and Demolition
	Target Area	36 Street North Riverwood Crutchfield Southwest Tulsa
	Goals Supported	Clearance and Demolition
	Needs Addressed	Demolition of Substandard Buildings
	Funding	CDBG: \$346,512
	Description	Clearance or demolition of substandard structures and hazardous contaminants.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Although no families will directly benefit from clearance and demolition activities, multiple neighborhoods will benefit from the demolition of fifty (50) substandard buildings reducing unnecessary slum and blight conditions.
	Location Description	Low and moderate income census tracts within the City of Tulsa
	Planned Activities	The City of Tulsa Working in Neighborhoods Department will use \$346,512 to conduct Clearance and Demolition activities in low- and moderate-income census tracts in the city.
4	Project Name	Economic Development
	Target Area	36 Street North Riverwood Crutchfield Southwest Tulsa
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$1,265,000

	Description	Assistance in the form of loans, grants or technical assistance to private for profit entities for creation or retention of jobs or for provision of goods and services. Up to three (3) loans or grants specifically to benefit food security initiatives in underserved areas. Technical assistance and training for micro-enterprise activities.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Fifty-two (52) jobs will be created through economic development activities. Ten (10) businesses will receive technical assistance through a micro-enterprise program.
	Location Description	City Wide
	Planned Activities	Tulsa Economic Development Corporation (TEDC) will provide low interest loans to assist businesses in order to create and/or retain jobs. TEDC will receive \$500,000 of entitlement funds. It is estimated that TEDC will receive and utilize another \$725,000 in revolving loan program income. In addition, \$40,000 of entitlement funds was awarded to Route 66 Main Street to provide technical assistance to businesses.
5	Project Name	ESG19 City of Tulsa
	Target Area	36 Street North Riverwood Crutchfield Southwest Tulsa
	Goals Supported	Emergency Shelter Housing Subsidies
	Needs Addressed	Homeless / Special Populations Housing Subsidies / Assistance
	Funding	ESG: \$ 274,358
	Description	Emergency Solutions Grant activities will be conducted by multiple agencies.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	An estimated three thousand five hundred and forty-five (3,545) persons will be provided with emergency shelter services. Four hundred ten (410) households will be provided with Tenant Based Rental assistance or Homelessness Prevention services.
	Location Description	N/A
	Planned Activities	<p>Domestic Violence Intervention Services will use \$43,463, Youth services of Tulsa will use \$54,000, Tulsa Day Center for the Homeless will use \$45,750, and Legal Aid Services of Oklahoma will use \$21,428, to conduct shelter services. Tulsa Day Center for the Homeless will receive \$27,500 to provide Rapid Rehousing assistance. Restore Hope Ministries will receive \$32,500 and the Family Safety Center will receive \$20,937 to provide Homelessness Prevention services.</p> <p>The City of Tulsa will conduct planning and administration activities including, but not limited to, programmatic and fiscal oversight of all funded activities. The City receives 7.5% (\$20,576) in administration for ESG.</p> <p>Community Service Council of Greater Tulsa will be award \$8,231 (3% of ESG award) to provide data collection services required by HUDs Homeless Management Information System (HMIS)</p>
6	Project Name	Housing Rehabilitation
	Target Area	36 Street North Riverwood Crutchfield Southwest Tulsa City wide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing Acquisition, Construction & Rehabilitation
	Funding	CDBG: \$1,591,921 HOME: \$915,000

	Description	Rehabilitation of owner occupied and/or rental housing.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated three hundred and twenty-six families (326) will benefit from the proposed activities. Two hundred and forty (240) owner occupied homes and eighty-six (86) rental homes will receive rehabilitation services during the year.
	Location Description	City-Wide
	Planned Activities	The City of Tulsa Working in Neighborhoods Department will utilize \$490,000 in HOME and \$1,061,920.87 in CDBG funds for owner occupied housing rehabilitation. Area Councils for Community Action will use \$40,000 in CDBG funds for energy efficiency improvements and minor exterior rehabilitations. Additionally, Mental Health Association Oklahoma will use \$425,000 in HOME funds to rehabilitate a multi-family rental complex.
7	Project Name	Public Facilities and Infrastructure Improvements
	Target Area	N/A
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Public Facilities and Infrastructure Improvements
	Funding	CDBG: \$433,593
	Description	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.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated total of two thousand two hundred and ninety-five (2,295) families will benefit from the proposed activities.

	Location Description	The Briarglen Early Childhood Development Center is located at 3303 S 121st E Ave, Tulsa, OK 74146 Eugene Fields neighborhood, west Tulsa, OK
	Planned Activities	Tulsa Children's Coalition will use \$151,593 in CDBG funds to provide energy efficiency upgrades at the Eugene Fields Early Childhood Development Center. Tulsa Housing Authority will use \$282,000 in CDBG funds toward infrastructure improvements, associated with the 2017 Choice Neighborhood Initiative award. Improvements will be included but are not limited to, installation of new sidewalks, installation of new roads, installation of new sewer/stormwater infrastructure and clearance and demolition activities.

8	Project Name	Public Services
	Target Area	36 Street North Riverwood Crutchfield Southwest Tulsa
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$334,981
	Description	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, and transportation services, which include subsidies for fixed route services.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	An estimated total of twelve thousand, four hundred sixty-four (12,464) persons will be served through public service activities.
	Location Description	City wide

9	Planned Activities	<p>Fourteen (14) agencies will use CDBG funds to conduct activities that will support public services.</p> <p>Tulsa Day Center for the Homeless will use \$27,120 for their Free Nurse's Clinic program. Camp Fire Green Country will use \$26,894 for their Community Building Club program. Salvation Army will use \$26,894 for their Shelter and Feeding Program. Resonance Center of Women Inc. will use \$26,216 for their Prison to Reentry program. Center of Employment will use \$24,282 for their Employment Reentry Program. Tulsans Operating in Unity Creating Hope (TOUCH) will use \$24,282 for the Zone afterschool program. Youth Services of Tulsa Inc. will use \$24,069 for their Transitional Living Program. Car Care Clinic will use \$23,856 to provide auto repair for LMI Persons. Community Action Project of Tulsa will use \$23,856 to provide services at Disney Early Childhood Center. Domestic Violence Intervention Services will use \$23,430 for court and legal advocacy services. Madison Strategies Group will use \$22,032 for their Tulsa Community Work Advance program. Girl Scouts of Eastern Oklahoma will use \$21,624 for their Community Outreach program. Operation Aware will use \$20,409 for their Prevention Education program. Child Abuse Network will use \$20,017 for their Multidisciplinary Team.</p>
	Project Name	2019-2022 Tulsa Cares OKH16F002 (TC)
	Target Area	36 Street North Riverwood Crutchfield Southwest Tulsa
	Goals Supported	Public Services Housing Subsidies
	Needs Addressed	Homeless / Special Populations Housing Subsidies / Assistance Public Services
	Funding	HOPWA: \$452,518
	Description	Provide housing and supportive services to low-income persons with HIV/AIDS.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	An estimated total of one hundred (100) individuals will be served with HOPWA assistance.
	Location Description	City wide
	Planned Activities	Tulsa CARES will utilize HOPWA funds totaling \$452,518 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

Target Area	Percentage of Funds
36 th Street North Corridor	0%
Riverwood	0%
Crutchfield	10%
South West Tulsa	0%

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-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

Prior to the release of the PY18 request for proposals the Mayor's Office conducted a review of the Consolidated Plans goals to date. The review found that only 14% of funds during PY15 and PY16 were spent in target areas, with less than 1% spent in the Crutchfield target area. As a result of this review the Mayor's office chose to focus efforts of expending funds in the Crutchfield target area. City of Tulsa departments awarded funds agreed to expend up to 30% of funds in the Crutchfield Target Area. The percentages listed in the table above represent funded projects that expect to expend 30% of funds within the Crutchfield target area or will be located exclusively within a target area. 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 2019 and 2020.

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 two hundred and twenty-six (226) housing units.
- HOME will support forty-six (46) housing units through homeowner rehabilitation and down payment activities.
- ESG will support three hundred (300) individuals with homelessness prevention assistance.

Homeless individuals:

- ESG will support one hundred ten (110) 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 fifteen (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, Restore Hope Ministries and the Family Safety Center. A total of four hundred ten (410) 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. Two hundred twenty-six (226) housing units will be supported with CDBG funds and fourteen (14) 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.

One Year Goals for the Number of Households to be Supported	
Homeless	110
Non-Homeless	669
Special-Needs	98
Total	866

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	508
The Production of New Units	11
Rehab of Existing Units	326
Acquisition of Existing Units	32
Total	866

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. During the first three years of the Consolidate Plan funds have been used to address issues relating to safety and building improvements at a section 3 apartment complex.

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

No application was received during the PY 2019 allocation process for projects directly relating to addressing public housing needs, however the City remains committed to working with Tulsa Housing Authority to address future public housing needs that are eligible for funding.

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 Social Service Coordinators that provide intake, assessment, planning, coordination and delivery of services that support economic development and self-sufficiency. The Social 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 Social Service Coordinators also provide information to the residents to assist them with pursuing homeownership through referrals to Housing Partners of Tulsa, Inc. Housing Partners of Tulsa, Inc. (HPT), also provides Financial Literacy education, credit and budgeting classes at each site.

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 programs.

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, education or homeownership. 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.

In addition to providing programming and activities for the residents, the Social Service Coordinators work closely with Property Managers and residents regarding community service hours as mandated by HUD. The Social 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 Social 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 by THA's Resident Association Coordinator. 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, Restore Hope Ministries and the Family Safety Center, with the goal to provide financial assistance and services to a total of four hundred ten (410) 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 three (3) emergency shelters and one (1) shelter service provider, to assist with shelter services and operations. The non-profit agencies receiving funds include Domestic Violence Intervention Services, Tulsa Day Center for the Homeless, Youth Services of Tulsa and Legal Aid Services of Oklahoma. 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. During PY19 Legal Aid Services of Oklahoma will provide legal services to homeless individuals at Tulsa area shelters and Tulsa Courthouse. Services will include but not limited to helping applying for, appealing, and obtaining social security to homeless individual, replacing missing identification papers and representing clients facing eviction.

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 and the Family Safety Center 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.

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 formerly incarcerated men and women with life skills education, transitional jobs, permanent job placement assistance, and retention services. Resonance Center for Women will provide incarcerated females with education, skills training, and mentoring, to create a plan for employment, safe and sober housing, family reunification, and addiction recovery. Volunteer community mentors enrich this program through role modeling and access to community resources, including employment opportunities. They will also provide immediate transitional employment and housing for recently release the females through their Take 2: A Resonance Café program. Both projects work toward preventing individuals from becoming homeless and re-entering the prison system after discharge, while becoming a productive and self-sufficient member of the Tulsa community.

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	35
Tenant-based rental assistance	48
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

Background

The predominant residential development pattern in the City of Tulsa is single-family homes established at suburban densities. 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.

The City of Tulsa Zoning Code has recently been significantly improved by introducing new housing types to support higher density options. 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 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.

The zoning tools are expected to be popular choices in areas throughout the City that are seeking both residential and commercial redevelopment and revitalization options. In order to facilitate repurposing of smaller commercial structures that were originally developed as integral to the neighborhood, the Code exempts the first 5,000 square feet of certain retail uses from parking requirements. This will increase affordability by reintroducing necessary commercial services within walkable distances, therefore reducing reliance on costs related to automobiles.

Throughout the entirety of 2019, The Tulsa City Council have instituted a voluntary, mixed-use, rezoning program for areas near the Peoria Avenue Bus Rapid Transit Line. The free rezoning program is an incentive for property owners to rezone their properties to combine benefits of

the flexibility of mixed-use zoning (density and housing types) with that of enhanced transit services.

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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 2019, the HUD CDC has recommended funding twenty-seven (27) external agencies and one (1) City department to conduct thirty-four (34) 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 sixteen thousand five hundred and nineteen (16,519) people with CDBG public services, ESG and HOPWA funds. Broken down by funding source, CDBG public services will account for twelve thousand, four hundred and sixty-four people (12,464), Emergency Solutions will account for three thousand nine hundred and fifty-five (3,955) people, and HOPWA will serve one hundred (100) people.

Two public facility improvements activities will benefit two thousand two hundred and ninety-five (2,295) people. One public facility improvement activity will benefit two hundred five (205) people and will meet the low to moderate income clientele national objective. The project will involve energy efficiency upgrades of an Early Childhood Education Center. The other activity will involve infrastructure improvements, associated with Tulsa Housing Authority's 2017 Choice Neighborhood Initiative award. Improvements will be included but are not limited to, installation of new sidewalks, installation of new roads, installation of new sewer/stormwater infrastructure and clearance and demolition activities. Two thousand and ninety people will benefit from this activity.

Through an economic development activity for small business loans, fifty-two (52) 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 (50) 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 for two hundred and forty (240) 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 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-two (22) proposals were received for public service activities. Fourteen proposals received have been recommended for funding and will serve the following needs 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
- Emergency homeless shelter feeding and lodging

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 fifth year of the Five-Year Consolidated Plan will see twenty-seven (27) external agencies and one (1) City department conducting thirty-four (34) activities totaling \$5,854,524.87 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	68,617.37
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	68,617.37

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 $\text{HOME Investment} \times \frac{\text{Net Proceeds}}{\text{HOME Investment} + \text{Homeowner Investment}}$ equals HOME Recapture.

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

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

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

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

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

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

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

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

The written standards for providing ESG assistance are included as Appendix D.

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 2019 Recommended Funding and Contingency Provisions



Tulsa
A New Kind of Energy.

MEMORANDUM
HUD COMMUNITY
DEVELOPMENT COMMITTEE

DATE: February 5, 2019

TO: Hon. G.T. Bynum, Mayor of Tulsa

Phil Lakin, Jr., Chair of City Council (District 8)
Ben Kimbro, Vice-Chair of City Council (District 9)
Vanessa Hall-Harper, Councilor District 1
Jeannie Cue, Councilor District 2
Crista Patrick, Councilor District 3
Kara Joy McKee, Councilor District 4
Cass Fahler, Councilor District 5
Connie Dodson, Councilor District 6
Lori Decter Wright, Councilor District 7

FROM: Calvin Moniz *RMW UC*
Chair, HUD Community Development Committee

SUBJECT: HUD Funding Recommendations for Program Year 2019-2020

CC: Amy Brown, Deputy Mayor
Jack Blair, Chief of Staff
Nick Doctor, Community Development & Policy Chief
James Wagner, Director, Finance Department
Gary Hamer, Manager, Capital Planning and Grants

During regular meetings of the HUD Community Development Committee, held January 31, and February 5, 2019 in Council Committee Room 411, the Committee approved funding recommendations for Program Year 2019 Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), Housing Opportunities for Persons with Aids (HOPWA) and Emergency Solution Grant (ESG) Funds. After thorough review of the applications, the Committee believes these recommendations are in accordance with priorities of the Consolidated and Annual Action Plans.

In accordance with Title 12, Chapter 8, Tulsa Revised Ordinances, please find attached the Committee's funding recommendations for your review and recommendation. Section 804, Paragraph F (7), states within ten (10) business days of being placed on the Mayor's agenda the Mayor may review the recommendations and submit them to the City Council or may recommend changes and submit them to the City Council. Recommended changes to funding recommendations submitted by the Mayor must meet at least one (1) of the annual priorities set by the Development Committee for the program year being approved and provide a written justification for the change.

Should you require any additional information or other supporting documentation, please contact the Grants Administration at (918) 596-9084. Thank you.

HOPWA					
#	Agency	Project/Activity/Program	Amount Requested	Average Score	Recommended Funding
1	HIV Resource Consortium, Inc. dba Tulsa Cares	Housing Care Program	\$452,518.00	N/A	\$452,518.00
Total Requested for HOPWA			\$452,518.00		

Total Admin for HOPWA **\$13,995.00** **\$13,995.00**

Total Available for HOPWA* **\$466,513.00** → **\$466,513.00**

\$0.00

ESG					
#	Agency	Project/Activity/Program	Amount Requested	Average Score	Recommended Funding
1	Community Service Council	Sharelink	\$8,231.00	NA	\$8,231.00
Total Available for ESG HMIS			\$8,231.00		\$8,231.00

1	Tulsa Day Center for the Homeless	Emergency Rapid Rehousing Program	\$80,000.00	20.2	\$27,500.00
Total Requested for ESG Rapid Rehousing			\$80,000.00		
					\$27,500.00

1	Restore Hope	Homeless Prevention Initiative	\$35,000.00	22.4	\$32,500.00
2	Family Safety Center, Inc.	Hope Project	\$25,000.00	18	\$20,937.00
Total Requested for ESG Homelessness Prevention			\$60,000.00		
					\$53,437.00

1	Youth Services of Tulsa	Adolescent Emergency Shelter	\$60,000.00	23.4	\$54,000.00
2	Legal Aid Services of Oklahoma, Inc.	Homeless Legal Assistance Project	\$28,570.00	21.2	\$21,428.00
3	Tulsa Day Center for the Homeless	Tulsa Day Center Shelter Operations	\$75,000.00	20.4	\$45,750.00
4	DVIS	Emergency Shelter and Utilities	\$94,435.00	18.2	\$43,436.00
Total Requested for ESG Shelter			\$258,005.00		

PY 18 ESG Shelter Available **\$164,614.00** → **\$164,614.00**

\$0.00

Total Requested for ESG **\$406,236.00**

Total Admin for ESG **\$20,576.00** **\$20,576.00**

Total Available for ESG **\$274,358.00** → **\$274,358.00**

\$0.00

HOME					
#	Agency	Project/Activity/Program	Amount Requested	Average Score	Recommended Funding
1	COT-Working in Neighborhoods	Homeowner Rehabilitation	\$700,000.00	N/A	\$490,000.00
2	Housing Partners of Tulsa	Down Payment Assistance	\$160,000.00	22.6	\$160,000.00
3	Mental Health Association Oklahoma	City Garden Apartments Rehab	\$425,000.00	20.6	\$425,000.00
4	Vintage Housing, Inc. (Eligible CHDO)	Whittier Heights	\$1,000,000.00	20	\$731,782.00
Total Requested for HOME			\$2,285,000.00		\$1,806,782.00
Total Admin for HOME			\$178,811.00		\$178,811.00
4	Vintage Housing, Inc. (Eligible CHDO)	Whittier Heights	\$1,000,000.00	20	\$268,218.00
PY19 CHDO Requirement (15%)			\$268,218.00		\$268,218.00
Total Available for HOME*			\$2,484,413.09	→	\$2,253,811.00

\$230,602.09

CDBG Economic & Physical Development					
#	Agency	Project/Activity/Program	Amount Requested	Average Score	Recommended Funding
1	COT-Streets & Stormwater	PY18 Sidewalks	\$290,000.00	NA	\$0.00
2	COT-Working in Neighborhoods	Demolition	\$600,000.00	NA	\$346,512.00
3	COT-Working in Neighborhoods	Housing Project Delivery	\$361,920.00	NA	\$361,920.87
4	COT-Working in Neighborhoods	Housing Rehabilitation - Emergency Repair	\$900,000.00	Na	\$700,000.00
5	Tulsa Housing Authority	Choice Neighborhood Year 1 Commitment	\$282,000.00	Na	\$282,000.00
Total Requested for Non Competitive CDBG			\$2,433,920.00		
Total Available for Non-Competitive CDBG			\$1,690,432.87	→	\$1,690,432.87
1	Tulsa Economic Development Corp	Small Business Loan Fund	\$500,000.00	23.4	\$500,000.00
2	Tulsa Rt 66 Main Street	Microenterprise Program	\$40,000.00	15	\$40,000.00
3	Tulsa Childrens Coalition	HVAC Replacement at Briarglen ECDC	\$600,000.00	24.6	\$151,593.00
4	Housing Partners of Tulsa	Down Payment Assistance Project Delivery	\$48,000.00	24	\$48,000.00
5	Area Councils for Community Action, Inc.	Housing Energy Conservation	\$100,000.00	11.4	\$40,000.00
Total Requested for Competitive CDBG Economic & Physical Development			\$1,288,000.00		
Total Available for Competitive CDBG Economic & Physical Development			\$779,593.00	→	\$779,593.00
Total Available CDBG Physical and Economic Development			\$2,470,025.87		\$2,470,025.87

\$0.00

\$0.00

\$0.00

CDBG Public Service

#	Agency	Project/Activity/Program	Requested	Avg Score	Recommended Funding
1	Tulsa Day Center for the Homeless	ARNP-NPC Free Nurses' Clinic	\$50,000.00	24	\$27,120.00
2	Camp Fire	Community Building Clubs	\$50,000.00	23.8	\$26,894.00
3	Salvation Army	Shelter & Feeding Program	\$50,000.00	23.8	\$26,894.00
4	Resonance	Prision to Community Reentry Services	\$50,000.00	23.2	\$26,216.00
5	Center for Employment Opportunities	City of Tulsa Reentry Employment Project	\$50,000.00	22.8	\$24,282.00
6	Tulsans Operating In Unity Creating Hope, Inc	The Zone Afterschool Program	\$50,000.00	22.8	\$24,282.00
7	Youth Services of Tulsa	Transitional Living	\$50,000.00	22.6	\$24,069.00
8	Car Care Clinic	Auto Repair for LMI	\$50,000.00	22.4	\$23,856.00
9	Community Action Project of Tulsa County	Disney Early Childhood Education Center	\$50,000.00	22.4	\$23,856.00
10	DVIS	Court Advocacy for Victims of Domestic and Sexual Violence	\$50,000.00	22	\$23,430.00
11	Madison Strategies	Tulsa Community Work Advance	\$50,000.00	21.6	\$22,032.00
12	Girl Scouts of Eastern OK	Sister to Sister	\$27,019.00	21.2	\$21,624.00
13	Operation Aware, Inc.	Prevention Education	\$49,800.00	20.8	\$20,409.00
14	Child Abuse Network	Multidisciplinary Child Abuse Team	\$46,290.00	20.4	\$20,017.00
15	Global Gardens	Unity Learning Academy	\$24,133.00	19.4	\$0.00
16	Morton Comprehensive Health Services	Behavioral Health Camp	\$31,569.00	19.2	\$0.00
17	Housing Partners of Tulsa	Housing Counseling	\$50,000.00	19	\$0.00
18	Community Service Council	211 Helpline	\$50,000.00	17.2	\$0.00
19	Tulsa Dream Center	Public Service Operations	\$50,000.00	12.2	\$0.00

Total Requested for CDBG Public Service

\$878,811.00

CDBG Public Service allocation (10% of award)

\$334,981.00



\$334,981.00

\$0.00

Total Requested for CDBG

\$4,600,731.00

Total Admin for CDBG

\$669,962.00

\$669,962.00

\$0.00

Total Available for CDBG

\$3,474,968.87

\$3,474,968.87

\$0.00

Total HUD Grants Available

\$6,700,252.96

Total HUD Grants Allocated

\$6,469,650.87

Unallocated HOME Funds

\$230,602.09

Total

\$6,700,252.96

**City of Tulsa 2019 Program Year
Annual Action Plan – Contingency
Provisions**

City of Tulsa 2019 Program Year Annual Action Plan – Contingency Provisions

To account for potential changes to the projected HUD Program Year 2019 (PY19) block grants allocations, the City of Tulsa is recommending the following contingency provisions;

If PY19 allocation are lower than projected, the City will make the provision in the order listed below until all funds have been allocated;

Community Development Block Grant (CDBG)

- Reduce administration costs to the maximum allowable 20% of grant allocations
- Fund City of Tulsa Working in Neighborhoods (WIN) programs to recommended level
- Fund Housing Authority of the City of Tulsa Choice Neighborhood commitment
- Fund Down Payment Assistance (DPA) program to 30% of HOME allocation
- Fund Small Business Loan Fund project to recommended level
- Proportionally decreased all remaining Physical and Economic Development projects
- Reduce Public Service funds available to approved 10% of allocation; Fund Public Service projects up to recommended amount starting with the highest scoring application until funds run out.
 - No projects funded with less than \$17,000. Any balances of less than \$17,000 will be equally divided among funded projects.

HOME investment Partnership Program

- Reduce administration costs to the maximum allowable 10% of grant allocations
- Fund PY19 CHDO Projects to recommended level
- Fund City of Tulsa Working in Neighborhoods (WIN) programs to recommended level
- Fund Down Payment Assistance (DPA) project to recommended level
- Fund remaining HOME activity with balance of HOME funding

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

- Reduce administration costs to the maximum allowable of grant allocations
- Proportionally decrease all funded activities from the estimated funding levels to match actual allocation amounts.

If PY19 allocation are higher than projected, the City will make the provision in the order listed below until all funds have been allocated;

Community Development Block Grant (CDBG)

- Proportionally increase administration costs to the maximum allowable 20% of grant allocations
- Fund PY19 City of Tulsa sidewalks project, not recommended for PY19 funding, up to requested amount.
- Proportionally increase Public Service available funds to 10%; Increase recommended projects up to requested amount starting with the highest scoring application until funds run out.
 - If two application have the same score funds will be divided evenly between the two applications.
- Increased Physical and Economic Development projects up to requested amount starting with the highest scoring application.

If Grants Administration is unable to enter into an agreement with a subrecipient recommended for PY19 CDBG funds, funds will be reallocated, if required, to the PY19 City of Tulsa sidewalks project.

HOME investment Partnership Program

- Increase administration costs to the maximum allowable 10% of grant allocations
- Remaining unallocated funds will be reallocated during an off-cycle process or during PY20 allocation process.

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

- Increase administration costs to the maximum allowable of grant allocations
- Proportionally increase all funded activities from the estimated funding levels to match actual allocation amounts.

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Appendix B
PY18 CHDO Fund Allocation

Approved By
City Council On

JUN 20 2018

Miscellaneous

Version 1.0 released on 1/17/18

This form is to be used solely for non-routine items not covered by other Request for Action forms. Does not include appointments and removals, reports and studies or MOUs and agreements.



CITY COUNCIL USE ONLY		CITY CLERK USE ONLY	
Date Received:	Tracking #: 18-408-1	Date:	06.25.2018
Committee Date: 6-13	Committee: LED	Item #:	2.6.6
1st Agenda Date: 6-20	Hearing Date:		
	2nd Agenda Date:		

All department items requiring Council approval must be submitted through the Mayor's Office.

Primary Details

Board Approval

Other Board Name

City Council Approval

☒ Yes ☐ No

Department

Contact Name

Email

Phone

Finance

Gary Hamer

ghamer@cityoftulsa.org

596-7573

Description (Subject) Line 1

HUD PY2018 Funding Recommendation - PY18 HOME CHDO Reserve

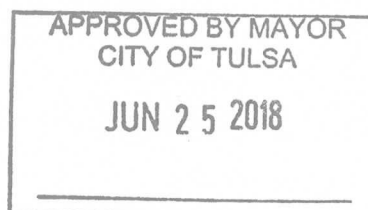
Description (Subject) Line 2

From HUD Community Development Committee

Summary

Describe pertinent details and background information

Per HUD regulations the City is required to reserve at least 15% of the HUD HOME Investment Partnership Program annual funding for Community Housing Development Organization (CHDO) projects. Regulations also require these funds be allocate to an eligible project within 24 months of the execution of the grant agreement between the City and HUD. The city currently only has one certified CHDO – Vintage Housing. During the PY18 application process no CHDO projects were submitted for consideration and CHDO reserve funds were left unallocated and at risk of being return to HUD. In accordance with Title 12, Chapter 8, Section 807, Paragraph D, the HUD Community Development Committee has made a recommendation to award the PY18 CHDO reserve funds to Vintage Housing's PY17 CHDO project – Whittier heights. Attached is a memo date June 4th, 2018 for the Mayor's consideration and to begin the ten business review.



Budget**Funding Source Instructions:**

If applicable, use "Add Item" to enter the funding source(s); Org-Object or Project String-Obj-Object. **ENTER NUMBERS ONLY. Do not use the following symbols: \$, ,**

Example**Funding Source(s)**

1001211-531401:	1000.00
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144104.AbstrTitle.	30000.01
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5413102.6011-	
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4043122-541102:	
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TOTAL:**TOTAL: 31,000.01****Processing Information for City Clerk's Office****Post Execution Processing**

- ☐ Mail vendor copy (add'l signature copies attached)
☐ Must be filed with other governmental entity
☐ Add'l governmental entity approval(s) required

Additional Routing and Processing Details

It is requested that the Mayor approve recommendations or make suggested changes and forward to the City Council for review and consideration. Once approved by the Mayor and City Council.

Approvals**Department:****Legal:****Board:****Mayor:****Other:****Date:****Date:****Date:****Date:****Date:**

6-5-2018

6-5-18

JUN 06 2018



**CITY OF
Tulsa**
A New Kind of Energy.

**MEMORANDUM
HUD COMMUNITY
DEVELOPMENT COMMITTEE**

DATE: June 4, 2018

TO: Hon. G.T. Bynum, Mayor of Tulsa
David Patrick, Chair of City Council (District 3)
Phil Lakin, Jr., Vice Chair of City Council (District 8)
Vanessa Hall-Harper, Councilor District 1
Jeannie Cue, Councilor District 2
Blake Ewing, Councilor District 4
Karen Gilbert, Councilor District 5
Connie Dodson, Councilor District 6
Anna America, Councilor District 7
Ben Kimbro, Councilor District 9

FROM: ~~Calvin Moniz~~ **BRYAN DAY**
Acting Chair, HUD Community Development Committee



6/4/18

SUBJECT: HUD CDC Recommendation for Supplementary HOME Funding

CC: Michael Junk, Deputy Mayor
Jack Blair, Chief of Staff
James Wagner, Performance & Innovation Chief
Nick Doctor, Community Development & Policy Chief
Mike Kier, Director, Finance Department
Gary Hamer, Manager, Capital Planning and Grants

During a special meeting of the HUD Community Development Committee held June 4, 2018 at 4 pm in Council Committee Room 411, the Committee approved the request of Vintage Housing for supplementary HOME funds of \$268,218 from the unallocated CHDO set-aside from Program Year 2018 HOME funds. This request will supplement the previous \$358,650, for a total of \$626,868, the City has awarded to Vintage Housing for the construction of Whitter Heights, a senior living complex. It is hoped that the addition of these funds will make Vintage's application for Low Income Housing Tax Credits more competitive in the next round of tax credit awards. Without the tax credits, the project will not go forward and the City is in jeopardy of losing the previous CHDO funds awarded to Vintage. Vintage is the only CHDO in the City of Tulsa and federal regulations required that we set-aside a minimum of 15% of our annual HOME allocation for CHDO projects.

In accordance with Title 12, Chapter 8, Section 807, Paragraph D, if the City is in jeopardy of losing HUD grant funds, the Development Committee may initiate an off-cycle award by making a recommendation to the Mayor to disperse the unused grant funds to one or more of the funded grant recipients in the grant category for which funding is available. Within ten (10) business days of being placed on the Mayor's agenda, the Mayor will make a recommendation to the City Council, and within fifteen (15) business days of the Mayor's recommendation, the City Council will consider a resolution to allocate the identified funds. Should you require any additional information or other supporting documentation, please contact Grants Administration at (918) 596-9084.

DATE: June 1, 2018

TO: Kandy Whitley-White, Robert Webber, Calvin Moniz(chair),Robert Winchester (Vice-Chair), Bryan Day, Julie Miner, Michael Mills, Dennis Whitaker

FROM: Grant's Administration

SUBJECT: Staff report for Vintage Request

HUD CHDO Set-aside and Requirements

At least 15 percent of the City's annual HOME Investment Partnerships Program (HOME) allocations must be set aside for specific activities to be undertaken by a special type of nonprofit called a Community Housing Development Organization (CHDO). A CHDO is a private nonprofit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves. In order to qualify for designation as a CHDO, the organization must meet certain requirements pertaining to their legal status, organizational structure, and capacity and experience.

Current HUD regulations require that CHDO set-aside funds are allocated to an eligible project within 24 months of the execution of the grant agreement between the City and HUD. Funds can only be allocated once an executed agreement is in place between the City and the CHDO. Title 12, Chapter 8, Section 805 of the City of Tulsa ordinances provides HOME project up to one year to get contracted and funds committed.

Currently the City only has one designated CHDO, Vintage Housing Inc.

Current HOME Funding Issue

During previous funding cycles the City's allocation process for HOME development projects has traditionally seen funds split between all eligible applicants, with each applicant only receiving a fraction of what they require to complete the project. Small amounts of funds allocated to all applicants prevents developers from having adequate leveraged funding to be competitive in securing the majority of the funding needed for their projects or significantly delays projects as they search for other sources of funds. This puts is the City's requirement to commit HOME funds in limbo for potentially up to 12 months, unless the subrecipient declines the allocation earlier.

Additionally this situation is amplified during years where the pervious years CHDO allocations were not funded due to the lack of an eligible CHDO project. These funds have to be carried over to the next years funding cycle, resulting in the City having only 12 months to allocate funds and execute and agreement. For example in 2015, PY15 CHDO set asides were not allocated and rolled over into PY16. Both PY15 and PY16 CHDO set asides funds were initially allocated to Vintage housing for their Whittier Heights project (see below), however they were unsuccessful in securing the additional funding required and had to turn down the allocation. The City was left with a few months to find a viable CHDO project and carry out an off-cycle allocation process in order to not lose the PY15 CHDO set aside.

Vintage Housing Inc. - Whittier Heights Project Funding History

PY16 1st application for HOME funds

Requested: \$1,000,000

HOME Allocation: \$500,000

Unsuccessful in securing LIHTC from OHFA in 2017; received maximum points, but did not make the cut during the tie breaker process (LIHTC per unit cost)

(A 2016 Off Cycle Funding allocation process was conducted to preserve the PY15 CHDO reserve. Funds were awarded to Vintage for a very small scale project, Whittier Villas. That project is now underway and is adjacent to the Whittier Heights site)

PY17 2nd application for HOME funds

Requested: \$1,000,000

HOME Allocation: \$358,650 (Including \$185,543 in PY17 CHDO Reserve)

Unsuccessful in securing LIHTC from OHFA (1st Round) in 2018; same scenario above. They are reworking their application and will apply again in 2nd round, due June 28th.

Staff Recommendation and Justification

City of Tulsa Ordinance #23598, passed November 30, 2016 made amendments to Title 12 Chapter 8, Section 807, outlining the process for the HUD CDC committee to make an off-cycle recommendation to the Mayor in cases where it has been determined the City cannot meet HUD's fund commitment deadline or will exceed HUD's timeliness standards, resulting in returning funds to HUD.

Based on the City ordinance, Grants Administration recommends allocating the \$268,218 in PY18 CHDO Reserve, not allocated during the PY18 allocation process, to Vintage Housing - Whittier Heights project. Reasons for this recommendation include;

- Vintage Housing is the only City-certified HOME CHDO with an excellent track record in housing development
- Whittier Heights CHDO development cannot happen without LIHTC (83% of funding)
- Without this CHDO project going forward, the City will be in jeopardy of losing \$185,543 (PY17 CHDO Reserve) and possibly the unallocated PY18 CHDO Reserve (\$268,218) if we do not have another eligible CHDO project in PY19.
- VHI's Sr. Housing project meets a priority need identified in the Consolidated Plan and 2018 Annual Plan. This new development is also located in close proximity (1 to 1.5 miles) to Crutchfield, one of the priority areas identified in our Consolidated Plan and 2018 Annual Plan.

This additional funding will help fill some of the remaining funding gap. Vintage is also applying for AHP funding to cover the remaining gap not filled by HOME. These additional funds will significantly lower their LIHTC cost per unit and provide a very competitive LIHTC application in June.

- LIHTC Awards will be made in November 2018 and this will ensure we can have a HOME Agreement executed and the HOME CHDO funds committed well before 6/1/2019 deadline.



Affordable Housing
for Older Adults

(918) 664-9000
www.LIFE-vintagehousing.org
www.LIFEseniorservices.org

Corporate Address
Central Tulsa
5950 E. 31st St.
Tulsa, OK 74135

**LIFE's Vintage
Housing Properties**

Autumn Park - Bixby

Brookhollow Landing - Tulsa

Cardinal Heights - Collinsville

Carriage Crossing - Coweta

Cornerstone Village - Tulsa

Country Oaks - Tulsa

Heartland Village - Sand Springs

Heritage Landing - Tulsa

Hickory Crossing - Sapulpa

Kenosha Landing - Broken Arrow

Park Village - Tulsa

Pioneer Village - Jenks

Prairie Village - Owasso

Redbud Village - Glenpool

Vandever House - Broken Arrow

West Oak Village - Skiatook

Woodland Village - Bristow

Ms. Judy Gillaspie
City of Tulsa
Department of Grants Administration
175 East 2nd St., Ste. 480
Tulsa, OK 74103

May 29, 2018

Dear Ms. Gillaspie,

Vintage Housing Inc. is in the final planning stage of our second round Affordable Housing Tax Credit (AHTC) application for our Whittier Heights project. Our application is due June 28, 2018. We are inquiring if there are any additional HOME funds available that we would qualify for, to ensure that we will have a successful AHTC application.

We seek additional HOME funds in order to reduce our AHTC liability, if we can reduce that liability we will do better in the tie breaker. Our application gets maximum points but needs an infusion of funds to win the tie breaker which is solely based on the least amount of AHTC funds per unit.

Thank you for considering this request.

Bill Copeland, CFO Vintage Housing Inc.

DRAFT

Appendix C

ESG Written 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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▪ Determination of Participant's Length of Time for Rental Assistance	4
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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:

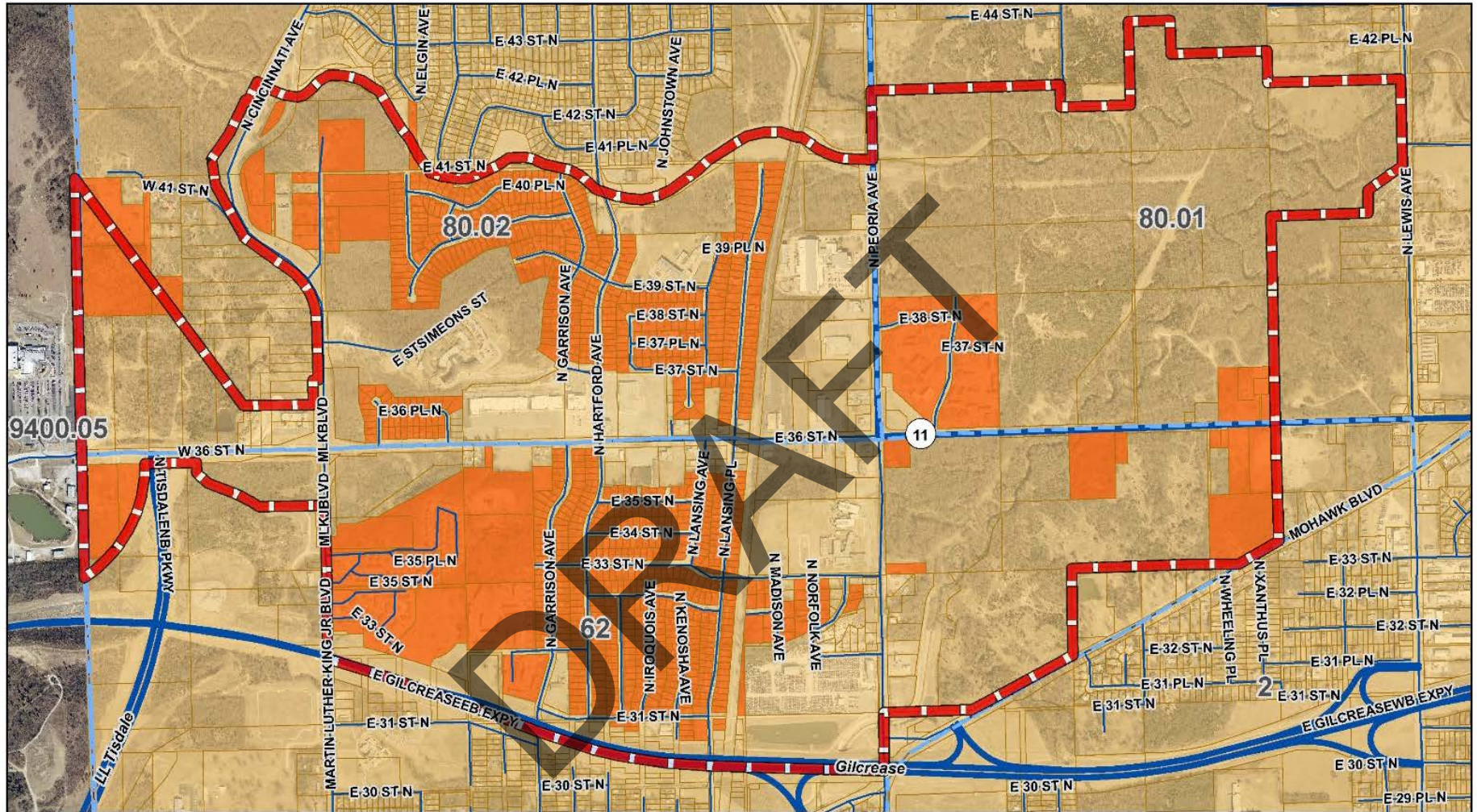
- Rent or utility obligations in arrears up to six (6) months for ESG funded programs only per ESG Interim Rule (24 CFR §576.106 (a)(3))
- Application fees
- Security deposits in an amount not to exceed two (2) months' of rent
- Utility deposits and monthly utility payments. For ESG- funded programs 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 D
Target Areas Maps





Consolidated Plan - 36th Street North Target Area Low-Mod Census Tracts with Residential Land Use







Legend

Census Tracts

Percent Low-Mod Income

-  Less than 51.00%
 51.00 % or Greater
 Land Use Classification
 Residential Parcels

-  Census Tract Boundary

-  50th Street North
 Target Area Boundary
 County Boundary
 Parcel Boundaries

-  Highways
-  Streets
-  Railroad



Date: 9/7/2017

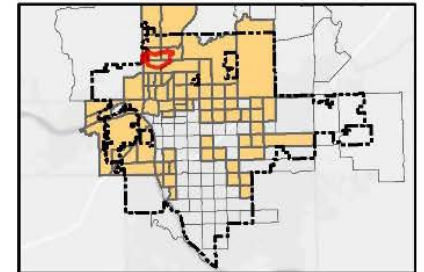
Source: Tulsa County Assessor July 2017

Criteria selection based upon:

Property Type = Condo, Duplex, Mobile Home, Multiple Unit
Residential, Triplex or LEADESC = Apartments, Condo,
Multi-Family, or Single-Family

HUD - American Community Survey data 2006-2010, 2010

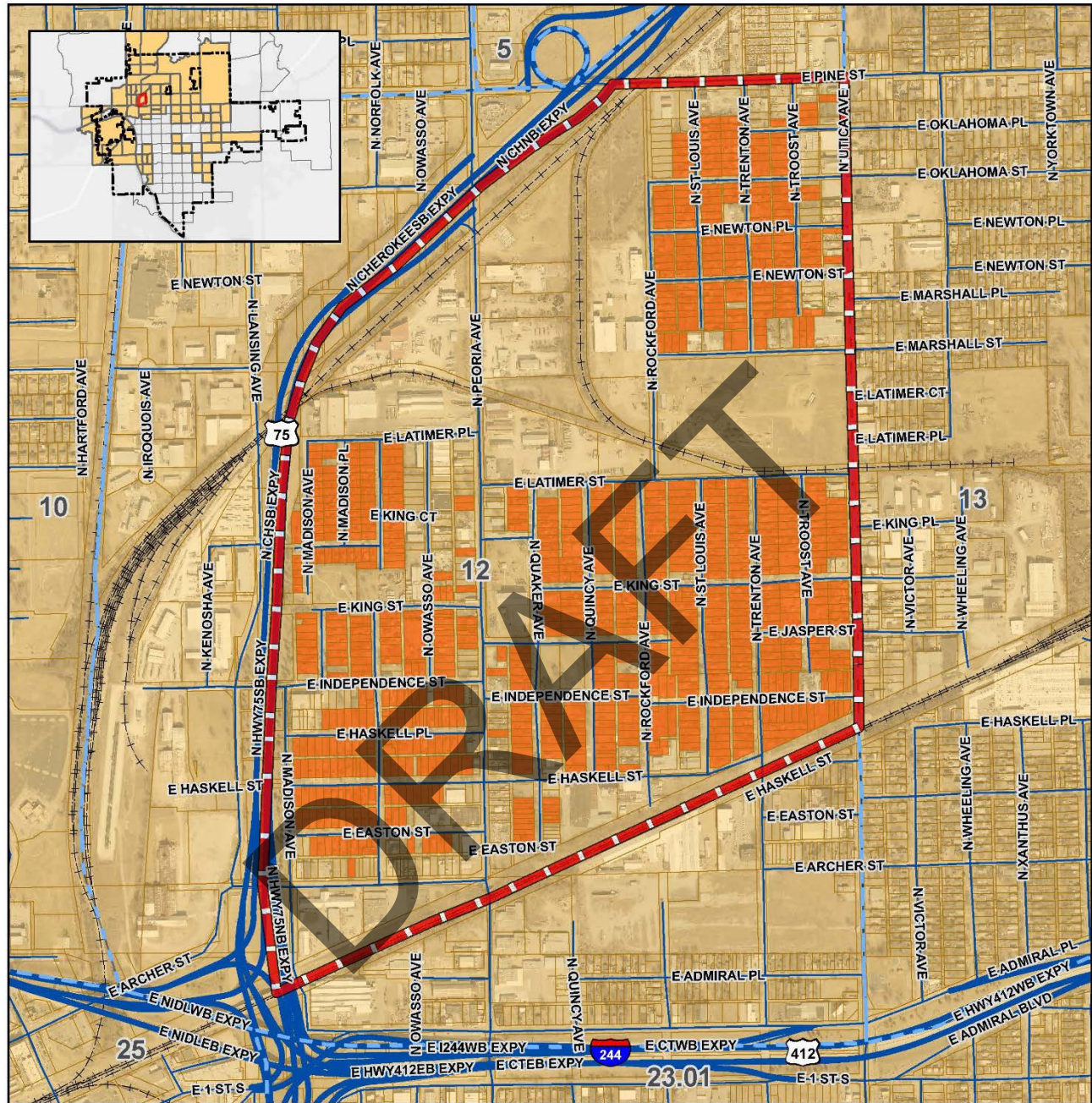
Census Geography



36th 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.

Consolidated Plan - Crutchfield Target Area Low-Mod Census Tracts with Residential Land Use



Legend

Census Tracts

Percent Low-Mod Income

Less than 51.00%

51.00 % or Greater

Land Use Classification =
Residential Parcels

Census Tract
Boundary

Crutchfield
Target Area Boundary

County Boundary

Parcel Boundaries

Highways

Streets

Railroad



Date: 9/7/2017

Source: Tulsa County Assessor July 2017

Criteria selection based upon:

Property Type = Condo, Duplex, Mobile Home, Multiple Unit

Residential, Triplex or LEADESC = Apartments, Condo,

Multi-Family, or Single-Family

HUD - American Community Survey data 2006-2010, 2010

Census Geography



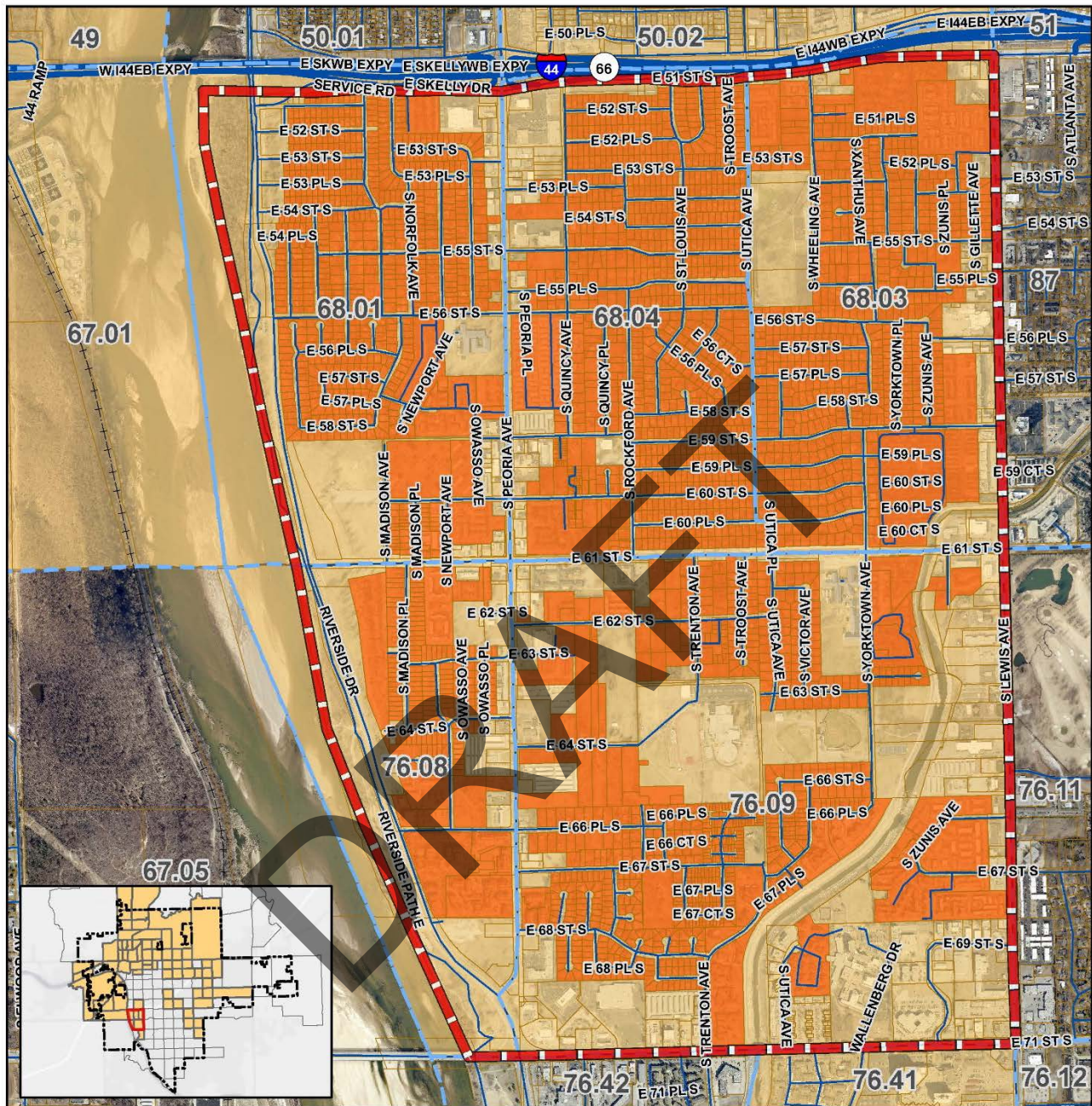
Crutchfield Boundary Description

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.

DRAFT

Consolidated Plan - Riverwood Target Area

Low-Mod Census Tracts with Residential Land Use



Legend

Census Tracts

Percent Low-Mod Income

Less than 51.00%

51.00 % or Greater

Land Use Classification = Residential Parcels

Census Tract Boundary

Riverwood Target Area Boundary

County Boundary

Parcel Boundaries

Highways

Streets

Railroad



Date: 9/7/2017

Source: Tulsa County Assessor July 2017

Criteria selection based upon:

Property Type = Condo, Duplex, Mobile Home, Multiple Unit
Residential, Triplex or LEADESC = Apartments, Condo,
Multi-Family, or Single-Family

HUD - American Community Survey data 2006-2010, 2010
Census Geography

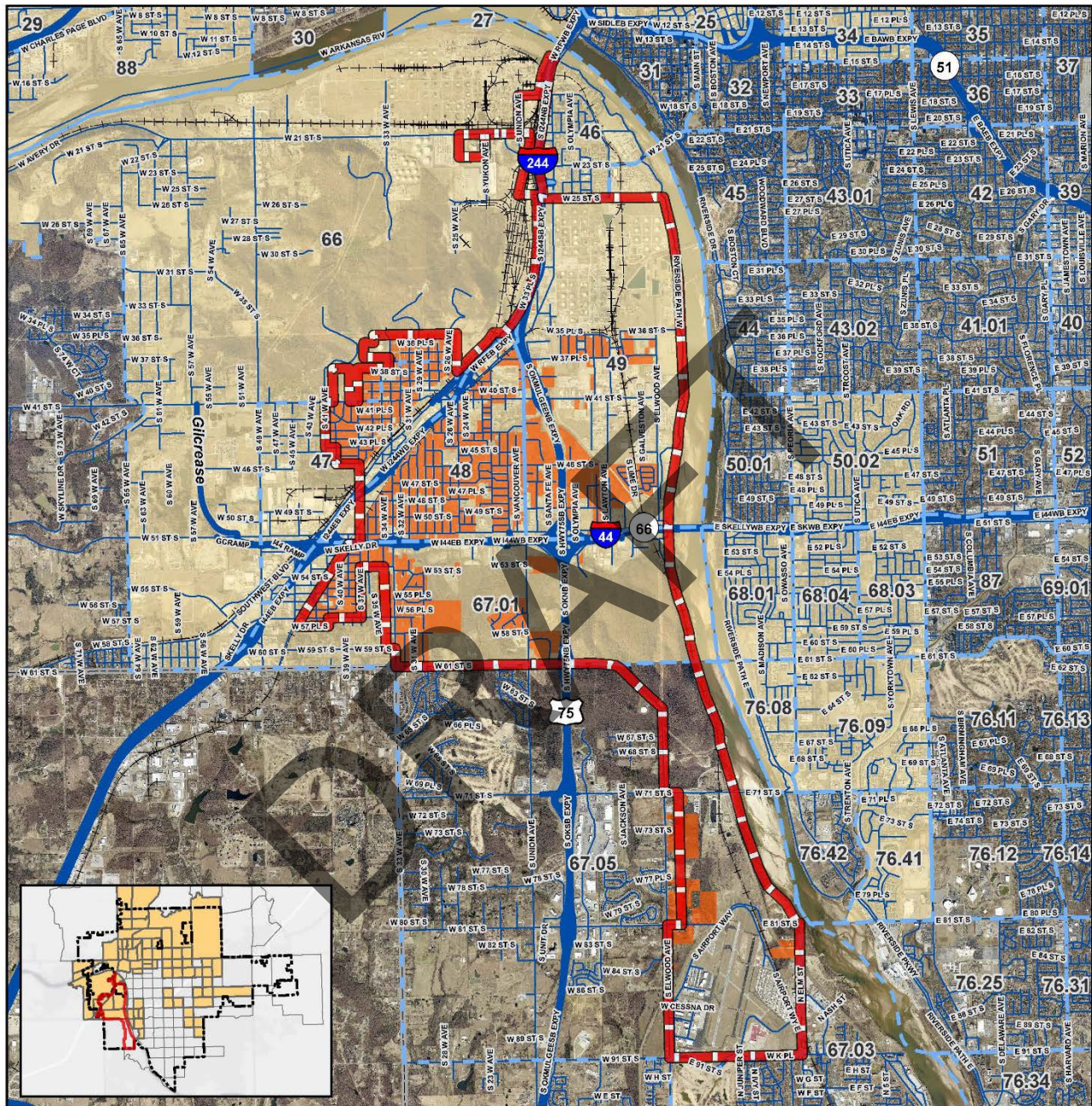


Riverwood Boundary Description

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.

DRAFT

Consolidated Plan - Southwest Tulsa Target Area Low-Mod Census Tracts with Residential Land Use



Legend

Census Tracts

Percent Low-Mod Income

Less than 51.00%

51.00 % or Greater

Land Use Classification =
Residential Parcels

Census Tract
Boundary

Southwest Tulsa
Target Area Boundary

County Boundary

Highways

Streets

Railroad



Date: 9/7/2017

Source: Tulsa County Assessor July 2017

Criteria selection based upon:

Property Type = Condo, Duplex, Mobile Home, Multiple Unit

Residential, Triplex or LEADESC = Apartments, Condo,

Multi-Family, or Single-Family

HUD - American Community Survey data 2006-2010, 2010

Census Geography



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. 25th 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 91st St.; Thence west approx. 5,250' to the center of S Elwood Ave.; Thence north approx. 5,250' to the center of 81st St. South; Thence east approx. 600'; Thence North and parallel to South Elwood Ave. to center of 71st St.; Thence west approx. 600' to center of S Elwood Ave.; Thence North along center line of S Elwood Ave. turns northeast into West 61st St. and continuing on the center line of West 61st St. to center line of 33rd West Ave.; Thence north along center line of 33rd West Ave. to W 59th St.; Thence West along center line of W 59th St. approx. 380'; Thence north and parallel to 33rd West Ave. approx. 3,300'; Thence west and parallel to W 57th St. to center line of S 37th West Ave.; Thence south along center line of S 37th West Ave. to W 57th St.; Thence west along center line of W 57th St. to S 41st West Ave; Thence South and parallel to 42nd W Ave. approx. 325'; Thence west along center line of W 57th place to boundary of the TSU Railroad; Thence northeasterly along the boundary of the TSU Railroad to the center line of E 114th St.; Thence East long the center of E 114th St. to S 37th West Ave.; Then north approx. 3,150'; Thence west approx. 1000' thence north along center of S 40th West Ave. approx. 650'; Thence west to center of S 41st West Ave.; Thence north to center of W 41st St.; Thence east approx. 350' along center of W 41st St.; Thence North approx. 1,350'; Thence east approx. 650'; Thence South approx. 1,350 to center line of W 41st St.; Thence east approx. 400' along center of W 41st 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 21st St.; Thence east to the center of E 27th St.; Thence north to the center of W 17th 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.