



**Tulsa County HOME Consortium
&
Tulsa County
Community Development Block Grant
Urban County**

**FIVE YEAR CONSOLIDATED PLAN
2018-2020**

&

**Fiscal Year 2018
ANNUAL ACTION PLAN
Period July 1, 2018- June 30, 2019**

May 2018



Executive Summary

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

1. Introduction

The Tulsa County HOME Consortium, formed in 1994, serves 24 members governments in Northeastern Oklahoma in a geographic area that covers 5,291 square miles. The Consortium includes 18 cities and 6 counties with an estimated total 2017 population of 545,441. The Consortium includes rapidly growing suburban areas adjacent to the corporate city limits of Tulsa and small communities under 5,000 population, as well as the unincorporated rural areas of six counties. The Tulsa County Community Development Block Grant Urban County, formed in 2008, is comprised of unincorporated Tulsa County and ten Tulsa County incorporated places, including the City of Sapulpa (whose city limits include a portion of Tulsa County). The City of Tulsa is not a member of the CDBG Urban County. This Five-Year Consolidated Plan outlines the activities which will be undertaken during the 2018 to 2022 program years, beginning July 1, 2018 and ending June 30, 2022 using federal funds allocated to the Tulsa County HOME Consortium and the Tulsa County CDBG Urban County Entitlement program. Programs and activities described in this Consolidated Plan will principally benefit low and moderate income populations of the service areas of the HOME Consortium and the Urban County.

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

Based on an assessment of needs across the Consortium region, priorities were selected to focus HOME and CDBG funding. Proposed goals and objectives for the Five Year period were developed to address those priorities.

HOME

Priority Need: Availability of Rental and Owner-Occupied Housing

Goal: New Construction of Single Family Rental Units

Goal: Homeownership Opportunities for Low Income

Objective: Creation of affordable rental and owner occupied housing units for low income households

Outcome: Construction of 15 single family rental units for extremely low income homeless, veterans and families.

Direct Financial Assistance to Homebuyers: 180 Households Assisted

Priority Need: Rental Housing for Elderly Households

Goal: Rental Housing for Elderly

Objective: Rehabilitation of existing affordable rental housing and supportive services within one complex to permit elderly to continue to lead independent life styles.

Outcome: Rental units rehabilitated: 80 Household Housing Units

CDBG

Priority Need: Sustainability of Community

Goal: Construction of Public Facilities and Services

Goal: Construction of Public Infrastructure

Objective: Communities participating in the CDBG Urban County will seek to improve the quality and increase the quantity of public improvements and services for low income residents within their jurisdictions.

Outcome: Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:

21385 Persons Assisted

Public service activities other than Low/Moderate Income Housing Benefit:

19925 Persons Assisted

3. Evaluation of past performance

In recent years, significant contributions have been made by the HOME Consortium to supply new and rehabilitated affordable housing units to the member governments. This includes funding for the rehabilitation of affordable rental units for the elderly and families, construction of innovative single-family housing units to promote homeownership and affordable rental opportunities, and homebuyer assistance. To date, eleven MTHC Consortium cities have benefited from the construction of elderly congregate housing projects that were financed in part with the Consortium HOME funds. Two member communities, Sapulpa and Broken Arrow, have two HOME-funded elderly projects in their cities.

The City of Broken Arrow has utilized CDBG funds for numerous public works projects that have benefited low to moderate income residents of the residential neighborhoods in the Central City. Several social service agencies have also received CDBG funding for their programs that serve the special needs populations in the City of Broken Arrow.

4. Summary of citizen participation process and consultation process

Each of the member governments in the CDBG Urban County held public hearings to determine which projects to develop within their respective communities. HOME Consortium CHDOs were consulted to develop affordable housing activities based on area needs. The Tulsa County-Tulsa-Broken Arrow Continuum of Care members played a key role in the homelessness discussion.

5. Summary of public comments

No comments were received.

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

No comments were received.

7. Summary

Tulsa County
CDBG Urban County Designation
Population Summary

Place/Geographic Area	Tulsa County part	Part in other Counties	Total Population
City of Bixby	26,503	221	26,724
City of Broken Arrow	88,479	19,824	108,303
City of Collinsville	6,894	3	6,897
City of Glenpool	13,814	0	13,814
City of Jenks	22,578	0	22,578
City of Owasso	33,106	3,109	36,215
City of Sand Springs	19,507	402	19,909
City of Sapulpa	69	20,774	20,843
City of Skiatook	2,403	5,521	7,924
Town of Sperry	1,271	30	1,301
Unincorporated Tulsa County	35,872	0	35,872
Total	250,496	49,884	300,380

Split places by other County

Creek County - Sapulpa

Osage County - Sand Springs, Skiatook and Sperry

Rogers County - Collinsville and Owasso

Wagoner County - Bixby and Broken Arrow

Source: U.S. Bureau of the Census

Population by Place by County: 2017 Census Estimate- May 2018

TULSA COUNTY
HOME CONSORTIUM
MEMBERS FY 2018

LOCAL UNIT OF GOVERNMENT	2017 POPULATION**
Tulsa County (lead entity)	*35,872
Creek County	*34,624
Osage County	*23,966
Rogers County	*54,085
Wagoner County	*36,611
Washington County	*10,100
Broken Arrow	108,303
Bartlesville	36,389
Owasso	36,215
Bixby	26,724
Jenks	22,578
Sapulpa	20,843
Sand Springs	19,909
Claremore	18,729
Glenpool	13,814
Coweta	9,668
Skiatook	7,924
Catoosa	7,024
Collinsville	6,897
Bristow	4,216
Hominy	3,430
Pawhuska	3,377
Drumright	2,842
Sperry	1,301
Total	545,441

*Unincorporated population of the County
**2017 Census Estimates-released May 2018

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator		INCOG
HOME Administrator		INCOG

Table 1 – Responsible Agencies

Narrative

Tulsa County serves as the lead entity for both the Tulsa County HOME Consortium and the Tulsa County CDBG Urban County. The HOME Consortium and the Tulsa County CDBG Urban County Entitlement programs are both administered by the staff of the Indian Nations Council of Governments (INCOG).

Consolidated Plan Public Contact Information

Inquiries and comments regarding the Consolidated Plan may be directed to the INCOG Community and Economic Development Manager at (918)584-7526.

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The Consortium has been working closely with the providers of affordable housing for the elderly and other population groups in the Greater Tulsa area since the MTHC was created in 1994. Consortium/INCOG staff members have developed excellent working relationships with homeless provider agencies through the CoC review process and by monthly attendance at the "A Way Home 4 Tulsa" Governance Council meetings and related events.

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

The Consortium works closely with providers of affordable housing for elderly populations and for populations with mental health disabilities to increase opportunities to housing populations in need.

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 MTHC does not receive funding for homeless prevention, rapid re-housing, or supportive services for the homeless. INCOG staff members serve on the Governance Council of "A Way Home 4 Tulsa" and they also serve on the Review Panel for the Tulsa-Tulsa County-Broken Arrow Continuum of Care application process. Local homeless service providers in Tulsa provide assistance to homeless individuals and families in the greater Tulsa area. As of 2013 the Tulsa & Tulsa County/Broken Arrow Continuum of Care merged with "A Way Home for Tulsa". The AWH4T Governance Council unanimously voted to expand its scope from a single focus on ending *long term* homelessness to a system-wide planning initiative focused on *ending homelessness*. This decision is driven by numerous factors including staffing needs, federal regulations, and positioning the organization to take advantage of numerous opportunities. Leadership from the participating agencies is actively engaged while the agencies are facilitating real change within their own organizations to best support the *A Way Home for Tulsa* Integrated and Coordinated Case Management "Pathways" Program and the HUD funded Homeless Management Information System and Continuum of Care Programs. There are 23 participating agencies, including INCOG, in the AWH4T structure. It is the mission of AWH4T to find solutions to end homelessness in the Tulsa Metropolitan Area through partnerships among non-profit agencies, private business, governmental entities, philanthropic organizations, the investment community, and private citizens.

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

An INCOG staff member attends the monthly meetings of the "A Way Home 4 Tulsa" Governance Council. In addition, an INCOG staff person serves on the Continuum of Care Review Panel for the Tulsa-Tulsa County-Broken Arrow CoC application. In the past, an INCOG staff member has served on the ESG Review Panel for the City of Tulsa. There is frequent contact and interaction with the participating agencies in the AWH4T structure throughout the year.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	MENTAL HEALTH ASSOCIATION IN TULSA, INC.
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

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

Public housing agencies (3) in the region were not consulted due to limited HOME funds available.

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	

Table 3 – Other local / regional / federal planning efforts

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

Narrative

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

A Citizen Participation Plan is in place for the Consolidated Plan process. The Plan details participation of groups impacted by CDBG and HOME funding, and encourages participation of low and moderate income residents, minorities and non-English speaking persons where significant populations exist, residents of assisted housing, and residents of targeted areas. The member cities of the CDBG Urban County are required to hold a community development Needs Public Hearing within their communities, per the Tulsa County CDBG Urban County Application guidance. Several of the communities hold informational meetings in neighborhoods targeted for CDBG project assistance. Notice of the public hearings are given via community newspaper publication or by posting. The Policy Committee, comprised of public officials from the local jurisdictions, is apprised of the public participation process, and actively solicits participation in their communities. The new Revolving Entities rotation did not require Collinsville, Jenks, Skiatook, or Sperry to hold a 2018 needs public hearing. CDBG Needs Public Hearings were held in these communities in 2018:

Bixby: March 26, 2018 at 6:00 PM

Glenpool: March 19, 2018 at 6:00 PM

Owasso: April 3, 2018 at 6:30 PM

Sand Springs: February 26, 2018 at 7:00 PM

Sapulpa: March 19, 2018 at 7:00 PM

Tulsa County: March 5, 2018 at 9:30 AM

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	Minorities Non-English Speaking - Specify other language: Hispanic Non-targeted/broad community Residents of community project areas	A CDBG Needs Public Hearing can be held separately or in conjunction with a regularly scheduled City Council meeting. Most of the member communities chose to have the public hearing at the City Council meeting so the attendance can be very large.	No comments received		

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)
2	Newspaper Ad	Non-targeted/broad community	Suburban Newspapers serve all of the Tulsa County CDBG communities with the exception of Sperry which does not have its own weekly newspaper. Sperry relies on the nearby Skiatook Journal. These suburban newspapers are well read in the communities and are a good source of local information for citizens.	No comments received		
3	Internet Outreach	Non-targeted/broad community	Notice of public hearing and draft ConPlan published on Tulsa County website and INCOG website			

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Overall, housing conditions across the Consortum region improved during the five-year period since the previous ConPlan. Owner occupied units problems were decreased. Renter and Owner crowding did not get worse. Renter affordability did worsen.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The four percent (4%) increase in the total households was less than the six percent (6%) population growth experienced across the region. Overall, the number of large families increased, while the number of very low income families went down. The age group of 62-74 increased significantly (28.4%) as a function of the Baby Boomer percentage of the total population. The percentage of households 75 or older also experienced an 8.4% increase. Households with children 6 years old or younger experienced a decrease, dropping by 9%.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	0	507,748	
Households	0	189,092	
Median Income	\$0.00	\$0.00	

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	15,591	18,818	30,789	19,698	104,198
Small Family Households	5,317	5,923	11,664	8,402	61,574
Large Family Households	955	1,278	3,052	2,394	10,121
Household contains at least one person 62-74 years of age	2,766	4,611	7,265	4,519	19,742
Household contains at least one person age 75 or older	2,601	4,331	5,073	2,265	5,570
Households with one or more children 6 years old or younger	3,037	3,036	5,742	3,713	14,418

Table 6 - Total Households Table

Data Source: 2009-2013 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	320	148	173	188	829	126	152	119	87	484
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	104	48	49	49	250	36	4	73	61	174
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	268	371	390	167	1,196	157	151	413	267	988
Housing cost burden greater than 50% of income (and none of the above problems)	3,885	1,820	388	35	6,128	3,909	2,595	2,040	491	9,035
Housing cost burden greater than 30% of income (and none of the above problems)	801	3,061	2,801	473	7,136	1,341	2,281	5,195	3,032	11,849

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	676	0	0	0	676	1,006	0	0	0	1,006

Table 7 – Housing Problems Table

Data 2009-2013 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,588	2,399	1,001	437	8,425	4,233	2,903	2,654	895	10,685
Having none of four housing problems	2,402	5,189	8,512	4,422	20,525	2,637	8,338	18,637	13,913	43,525
Household has negative income, but none of the other housing problems	676	0	0	0	676	1,006	0	0	0	1,006

Table 8 – Housing Problems 2

Data 2009-2013 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,338	2,062	1,619	6,019	1,637	1,899	3,140	6,676

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Large Related	362	428	346	1,136	399	285	848	1,532
Elderly	1,083	1,280	528	2,891	2,239	2,036	2,168	6,443
Other	1,441	1,447	811	3,699	1,185	714	1,200	3,099
Total need by income	5,224	5,217	3,304	13,745	5,460	4,934	7,356	17,750

Table 9 – Cost Burden > 30%

Data 2009-2013 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,006	736	174	2,916	1,341	1,070	727	3,138
Large Related	288	129	8	425	351	141	177	669
Elderly	808	517	199	1,524	1,459	956	756	3,171
Other	1,199	518	84	1,801	891	435	386	1,712
Total need by income	4,301	1,900	465	6,666	4,042	2,602	2,046	8,690

Table 10 – Cost Burden > 50%

Data 2009-2013 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	307	373	379	172	1,231	115	126	422	262	925
Multiple, unrelated family households	59	49	43	28	179	74	27	56	61	218
Other, non-family households	10	0	20	15	45	4	0	0	0	4
Total need by income	376	422	442	215	1,455	193	153	478	323	1,147

Table 11 – Crowding Information - 1/2

Data Source: 2009-2013 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

No data provided or available for this data set.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

No data provided or available for this data set. No funds available to address issues.

What are the most common housing problems?

Cost burden greater than 30% of income is the most common housing problem with 90.1% of the population affected. Five years ago, the ConPlan reported cost burden at 89.4%. Overcrowding is the next common problem, although overcrowding decreased from 7.4% five years ago to 6.6%. Lacking plumbing was next at a constant percentage of 3.3%.

Are any populations/household types more affected than others by these problems?

Renters experienced a greater percentage increase of severe housing problems than owners. Renter also experienced greater cost burden than owners in both the greater than 30% and 50% income levels. Crowding decreased for owners and was unchanged for renters.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Due to a lack of direct funding from programs to assist households in imminent risk of either residing in shelters or becoming unsheltered, this topic is not explored in any depth here by the Consortium.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

No estimates of at-risk populations provided due to limited funding.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Loss of employment, mental health and substance abuse issues, foreclosure and cost burden are most closely linked with an increased risk of homelessness.

Discussion

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Asians across all median income percentages experience housing problems at a far greater percentage than any other racial or ethnic group. Pacific Islanders and Hispanic experience needs slightly above the 10 percentage points. These groups may require housing assistance.

Very low income people typically experience 1 or more of the 4 housing problems among all racial groups. As income increases, housing problems are greatly diminished.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,986	2,906	1,682
White	7,876	2,109	1,249
Black / African American	479	113	155
Asian	105	0	4
American Indian, Alaska Native	1,204	364	168
Pacific Islander	0	0	0
Hispanic	494	37	15

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,632	8,151	0
White	8,085	6,329	0
Black / African American	265	202	0
Asian	54	54	0
American Indian, Alaska Native	910	707	0
Pacific Islander	4	0	0
Hispanic	555	278	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,650	19,120	0
White	9,213	15,092	0
Black / African American	226	317	0
Asian	160	144	0
American Indian, Alaska Native	832	1,557	0
Pacific Islander	0	0	0
Hispanic	480	693	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,849	14,862	0
White	3,867	12,000	0
Black / African American	114	320	0
Asian	174	64	0
American Indian, Alaska Native	218	1,091	0
Pacific Islander	0	0	0
Hispanic	186	499	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Asian and Hispanic groups across all median income percentages experience housing problems at a far greater percentage than any other racial or ethnic groups. These groups may require housing assistance. As income increases across all racial and ethnic groups, housing problems decrease.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,821	5,039	1,682
White	6,362	3,605	1,249
Black / African American	353	232	155
Asian	95	10	4
American Indian, Alaska Native	882	672	168
Pacific Islander	0	0	0
Hispanic	455	81	15

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,302	13,527	0
White	3,979	10,479	0
Black / African American	121	345	0
Asian	50	58	0
American Indian, Alaska Native	378	1,235	0
Pacific Islander	0	4	0
Hispanic	352	496	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,655	27,149	0
White	2,915	21,409	0
Black / African American	23	520	0
Asian	85	219	0
American Indian, Alaska Native	264	2,124	0
Pacific Islander	0	0	0
Hispanic	147	1,030	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,332	18,335	0
White	1,000	14,824	0
Black / African American	24	409	0
Asian	124	114	0
American Indian, Alaska Native	49	1,263	0
Pacific Islander	0	0	0
Hispanic	64	636	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	145,561	25,053	16,571	1,768
White	118,980	19,542	12,672	1,288
Black / African American	2,764	670	505	155
Asian	1,401	388	290	4
American Indian, Alaska Native	9,603	2,016	1,324	189
Pacific Islander	25	4	0	0
Hispanic	4,444	1,036	641	19

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2009-2013 CHAS

Discussion

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Caucasians across all median income percentages experience housing problems at a far greater percentage than any other racial or ethnic group. Black/African Americans experience needs slightly below the 10 percentage points at less than 30% cost burden; and slightly above at 30-50% and greater than 50%. The Caucasian groups may require housing assistance to afford housing.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Asian and Hispanic groups seem to be experiencing greater need than the needs of the income categories as a whole.

If they have needs not identified above, what are those needs?

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Since the geographic service area of the Consortium is so large, there are not really any concentrations of specific racial or ethnic groups.

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

There are three public housing authorities in the MTHC Consortium Area: Bristow PHA, Drumright PHA, and Osage County PHA. The self-populated numbers and characteristics of the public housing residents appear the same as the numbers from 2013, indicating stability of the population.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	551	76	0	76	0	0	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	2	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	206	32	0	32	0	0
# of Disabled Families	0	0	98	13	0	13	0	0
# of Families requesting accessibility features	0	0	551	76	0	76	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	433	57	0	57	0	0	0
Black/African American	0	0	44	17	0	17	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	70	2	0	2	0	0	0
Pacific Islander	0	0	4	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	2	0	0	0	0	0	0
Not Hispanic	0	0	549	76	0	76	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

No information available.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

It appears that all of the 551 units of Public Housing in the region have accessibility needs.

How do these needs compare to the housing needs of the population at large

The number of households in Public Housing requiring accessibility features appears inflated in comparison to the population at large.

Discussion

The region does not have many public housing units, and funding is limited for the complexes. The Public Housing Authorities receive their own source of funding and are not generally impacted by the HOME Consortium activities.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

The MTHC does not receive funding for homeless prevention, rapid re-housing, or supportive services for the homeless. However, INCOG staff members are active participants with the AWH4T (A Way Home for Tulsa) initiative and the Continuum of Care process for Tulsa-Tulsa County-Broken Arrow. Every year in late January, INCOG staff members are part of the survey teams that conduct One-night Consumer Survey or the "Point in Time" survey of the homeless in Greater Tulsa. INCOG staff members assist in Broken Arrow on the night of the survey. The 2018 PIT Survey was held on the night of January 25, 2018. The total homeless population counted for Greater Tulsa was 830 persons. This included persons in local shelters and 180 persons living on the streets. There were no homeless persons encountered who were living on the streets of Broken Arrow in the 2018 PIT Survey. Three volunteers checked ten different sites in Broken Arrow on the night of the survey. These were locations that were reported by the Broken Arrow Police Department and by the staff of Broken Arrow Neighbors as possible campsites. It appeared that three of the sites had recently been used for outdoor camping.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

No data is available for the rural Consortium service area.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

No estimates available for the Consortium service area.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

No data is available.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

No data is available.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

The Consortium allocates a large percentage of its annual HOME funding to maintenance of elderly congregate housing units. All of the larger communities in the Consortium have an elderly housing project developed by one of the MTHC Consortium's CHDO Vintage Housing. The City of Broken Arrow has two projects. These projects are designed for senior citizens who are mobile and can live independently. Another CHDO has developed senior apartments for the MTHC Consortium in Downtown Sapulpa. There are no other projects developed by the Consortium for population groups such as the frail elderly, for persons with mental & physical disabilities, for persons dealing with addiction, for persons dealing with HIV and their families, or for victims of domestic violence.

Describe the characteristics of special needs populations in your community:

With the exception of the elderly population and possibly the frail elderly, there are no significant concentrations of special needs population in the suburban and rural areas that form the Metropolitan Tulsa HOME Consortium.

What are the housing and supportive service needs of these populations and how are these needs determined?

Transportation is most likely the greatest need of the special needs population groups as the outlying suburban areas and adjacent rural counties have limited public transportation.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

No specific information on this target group. Urbanized areas such as Tulsa and Oklahoma City have facilities that provide housing and related services for this population group. It is assumed that the MTHC would have scattered households with this situation.

Discussion:

With a limited amount of funding, the MTHC does not target any of the special needs population groups with the exception of the elderly (62 and over population). Broken Arrow is the only city in the CDBG Urban County that receives Public Services CDBG funding and CDBG funding has been used to provide services for the BA Seniors and to make improvements to the Broken Arrow Senior Citizens Center.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Municipalities in the Tulsa County CDBG Urban County fund public facilities that sustain a suitable living environment. These activities will improve the quality and increase the quantity of public improvements, such as sewer and water line improvements, storm sewer improvements, street improvements and drainage improvements.

How were these needs determined?

Each of the eleven members of the CDBG Urban County undertook a lengthy process of evaluating their local community needs through their capital improvement planning process and public meetings to receive comments from community residents.

Describe the jurisdiction's need for Public Improvements:

Communities participating in the CDBG Urban County seek to improve the quality and increase the quantity of public improvements for low income residents within their jurisdictions. Infrastructure and neighborhood revitalization activities will be undertaken such park improvements, ADA sidewalk accessibility and senior center renovations. These enhancements will be a focus of area communities.

How were these needs determined?

Each of the eleven members of the CDBG Urban County undertook a lengthy process of evaluating their local community needs through their capital improvement planning process and public meetings to receive comments from community residents.

Describe the jurisdiction's need for Public Services:

Broken Arrow, the largest member of the CDBG Urban County, traditionally funds public service agencies with CDBG funds that will make services available to low and moderate income persons and improve the quality of their living environment. These activities improve access to public services for youth, seniors, disabled, and other low- and- moderate income residents in the City of Broken Arrow.

How were these needs determined?

The City of Broken Arrow annually solicits needs assessments from providers who serve the community to determine priority funding for impacted populations.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

MA-10 Housing Market Analysis: Number of Housing Units - 91,410, 91.210(a)&(b)(2)

Introduction

Within the six counties comprising the HOME Consortium service area, the vast majority of housing units are 1-unit detached structures (80%). Mobile homes comprise 10% of the housing units, and small apartment complexes of 5-19 units comprise 4% of the housing stock. Eighty-seven percent (867) of owners occupy units with 3 or more bedrooms, and forty-seven percent (47%) of renters occupy units with 3 or more bedrooms. These types and percentages of units remain largely unchanged from 5 years ago.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	165,743	80%
1-unit, attached structure	2,939	1%
2-4 units	4,894	2%
5-19 units	7,609	4%
20 or more units	4,459	2%
Mobile Home, boat, RV, van, etc	20,928	10%
Total	206,572	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2009-2013 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	404	0%	891	2%
1 bedroom	1,636	1%	7,567	18%
2 bedrooms	17,316	12%	13,922	33%
3 or more bedrooms	127,887	87%	19,469	47%
Total	147,243	100%	41,849	100%

Table 27 – Unit Size by Tenure

Data Source: 2009-2013 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Within the region, units assisted with federal funds are generally targeted to households between 30% and 50% of AMI for rental units, and 50%-80% for homeownership units.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

No estimates are available.

Does the availability of housing units meet the needs of the population?

In general, current available housing units meet the needs of the population. Units targeted towards an ever-increasing elderly low income population are needed to increase housing opportunities for elderly.

Describe the need for specific types of housing:

Rental units for low income elderly on fixed incomes are needed as the population in the region ages.

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

The cost of housing, housing trends, fair market rents, affordability, and housing inventory for the six-county HOME Consortium service area is summarized here. No pre-populated data was provided for Median Home Values or Median Contract Rent and it is difficult to gather that data due to the far reaching geographic area of the Consortium. Ninety percent (90%) of rent paid was below \$999, and only ten percent (10%) was above \$1,000. While generally reflecting affordable rental rates for most populations, these percentages show that fewer units are available below \$1,000. Eight percent (8%) of rental units were affordable to households earning 30% HAMFI; twenty-six percent (26%) of rental units were affordable to households earning 50% HAMFI; and sixty-six percent (66%) of rental units were affordable to households earning 80% HAMFI. No affordability data is available for the percentage of owners making 30% HAMFI; twelve percent (12%) of ownership units were affordable to households earning 50% HAMFI; thirty-five percent (315) % of ownership units were affordable to households earning 80% HAMFI; and almost double the percent of units (52%) of ownership units were affordable to households earning 100% HAMFI.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	17,105	40.9%
\$500-999	20,525	49.1%
\$1,000-1,499	3,067	7.3%
\$1,500-1,999	671	1.6%
\$2,000 or more	481	1.2%
Total	41,849	100.0%

Table 29 - Rent Paid

Data Source: 2009-2013 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,978	No Data
50% HAMFI	9,749	12,804

% Units affordable to Households earning	Renter	Owner
80% HAMFI	24,442	35,161
100% HAMFI	No Data	51,861
Total	37,169	99,826

Table 30 – Housing Affordability

Data Source: 2009-2013 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	535	630	818	1,105	1,215
High HOME Rent	535	630	818	1,105	1,215
Low HOME Rent	535	600	720	831	927

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

In general, sufficient housing for households at all income levels exists across the Consortium service area. Development of homeownership units for sale to households at 50% HAMFI would increase affordable housing opportunities for that segment of the population. Creation of rental units affordable to households at 30% HAMFI is also a priority to increase affordable opportunities.

How is affordability of housing likely to change considering changes to home values and/or rents?

Higher home values and rents will diminish affordable opportunities for households at 30%-50% HAMFI.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Median rents in the Tulsa metro area were approximately \$793 in 2016. This amount is lower than the US Median Rent of \$981 but higher than the State Median rent of approximately \$744. Fair Market and HOME rents were lower than the metro median for Efficiency, 1 bedroom unit, and 2 Bedroom units. Emphasis on the creation of Efficiency and 1 Bedroom units for elderly low income households is a priority as the aging population increases.

Discussion

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

This section describes the significant characteristics of the Consortium's existing housing supply, including age and condition, and the risk posed by lead-based paint. The majority of existing units, both owner-occupied and rental, do not report any selected conditions such as lacking complete plumbing, lacking complete kitchen facilities, more than one person per room, and cost burden greater than 30%. Nineteen percent (19%) of owner-occupied and thirty-six percent (36%) of rental-occupied report one selected condition. Sixty-eight percent (68%) of owner-occupied and seventy-two (72%) of rental units were reported to be constructed between 1950 and 1999, indicating a good supply of fairly modern housing. Approximately half of the owner-occupied and rental-occupied housing units were constructed prior to 1980, which poses a risk for units with lead-based paint hazard. Fourteen (14%) of owner-occupied units and thirty-eight (38%) of rental-occupied units built before 1980 had children present. No data is available for a total of Consortium area vacant, abandoned or REO properties suitable for rehabilitation.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation:

The Consortium no longer operates a single family housing rehabilitation program because the cost to bring aging units into compliance with housing codes is not cost-effective.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	28,417	19%	15,177	36%
With two selected Conditions	775	1%	1,221	3%
With three selected Conditions	37	0%	66	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	118,014	80%	25,385	61%
Total	147,243	100%	41,849	100%

Table 32 - Condition of Units

Data Source: 2009-2013 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	37,637	26%	7,077	17%
1980-1999	48,443	33%	13,276	32%
1950-1979	51,204	35%	16,779	40%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Before 1950	9,959	7%	4,717	11%
Total	147,243	101%	41,849	100%

Table 33 – Year Unit Built

Data Source: 2009-2013 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	61,163	42%	21,496	51%
Housing Units build before 1980 with children present	21,000	14%	16,003	38%

Table 34 – Risk of Lead-Based Paint

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 35 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

No data available to calculate this factor. The Consortium is not currently engaged in rehabilitation of housing.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Approximately 82,659 units of the Consortium's housing stock were built prior to 1979 and have the potential for having lead-based paint. Lead based paint testing is required of all Medicaid recipients and private physicians can selectively test for lead-based paint poisoning and report their results to the State. Not all counties test or report their results in a timely manner. Steps are being taken to improve the implementation and reporting requirements of the system. Based on the number of reported incidences of elevated blood levels, lead-based paint poisoning does not appear to be a significant health hazard in the Consortium area.

Discussion

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

There are three public housing agencies located in the MTHC Consortium area: The Bristow Public Housing Authority operates 159 units and the Drumright Public Housing Authority operates 148 units. The Osage County Public Housing Authority operates 282 units at these six locations in Osage County: Barnsdall, Cedar Ridge, Fairfax, Hominy, Osage, and Shidler. None of the three public housing agencies in the MTHC area are considered to be "troubled" public housing authorities by HUD. In the CDBG Urban County Tulsa County and the Cities of Bixby, Broken Arrow, Collinsville, Glenpool, Jenks, Owasso, Sand Springs, Sapulpa, Skiatook, and Sperry do not operate Public Housing authorities.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			588	87			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are a total of 588 public housing units in the MTHC Consortium area. All of the units are in good to excellent condition.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The three public housing agencies that are located in the MTHC area submit annual plans and requests for CFP Capital Funding grants to HUD in order to maintain and update their housing units and related facilities.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The public housing authorities have Resident Advisory Boards in place where the residents can share in the decision making process on items that affect their public housing community.

Discussion:

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

The MTHC does not receive funding for homelessness prevention, rapid re-housing, or for support services for homeless individuals or families. The MTHC does not have access to an HMIS system and no data is available for the MTHC area.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 38 - Facilities Targeted to Homeless Persons

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Persons in the Tulsa MSA can contact the 211 helpline to inquire about available assistance in the area.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The MTHC does not fund services for facilities for the homeless.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

There are presently 14 MTHC Elderly Congregate Housing projects in the Consortium area with 12 sites developed by Vintage Housing and 2 sites in Sapulpa developed by other MTHC CHDO's. There are no other facilities for special needs population groups in the Consortium area that received MTHC HOME funding. There are facilities and services in the City of Tulsa that serve special needs population groups on a regional basis.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The Consortium has been able to address the needs of the elderly by providing affordable rental units at the 14 locations throughout the six county area. It is assumed that frail elderly would be living within all of the Consortium member government locations. There does not appear to be significant numbers of the other identified special needs populations living in the MTHC Consortium area.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

No specific programs in the Consortium area. The City of Tulsa has agencies that provide housing for that target population.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

With the exception of HOME funding for affordable elderly congregate apartments, there are no plans or proposals to assist other special needs population groups in the MTHC area.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

There are no activities planned.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

There are several complex factors which prevent lower income households from obtaining affordable housing. Many of these factors are influenced by elements which are beyond the control of government. These factors include; economic conditions, interest rates, labor and material cost, wage levels, and non local tax policies. We should encourage our 24 local governments to look at factors such as land use and development regulations, development fees and building codes that may not be conducive to promote affordable housing. Cities and counties in the Consortium all participate in the promotion of fair housing within their communities. All 24 local governments are current or former recipients of CDBG funds and have conducted activities to promote fair housing. Such activities have included promoting April as Fair Housing Month, adopting or updating local Fair Housing Ordinances and making available a Fair Housing Brochure. In general, the State of Oklahoma and the local governments in the Tulsa Metropolitan Area do not have restrictive policies in place that might create a barrier to affordable housing development. Oklahoma housing markets usually rank high in the category of most affordable housing markets in the U.S.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	2,737	1,103	3	1	-2
Arts, Entertainment, Accommodations	11,996	11,050	12	14	2
Construction	6,488	5,474	6	7	1
Education and Health Care Services	18,406	7,316	18	9	-9
Finance, Insurance, and Real Estate	7,392	4,324	7	5	-2
Information	2,781	1,646	3	2	-1
Manufacturing	15,179	19,313	15	24	9
Other Services	3,232	2,565	3	3	0
Professional, Scientific, Management Services	9,022	3,784	9	5	-4
Public Administration	0	0	0	0	0
Retail Trade	14,870	12,963	14	16	2
Transportation and Warehousing	5,358	7,287	5	9	4
Wholesale Trade	5,918	3,696	6	5	-1
Total	103,379	80,521	--	--	--

Table 39 - Business Activity

Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	139,411
Civilian Employed Population 16 years and over	131,050
Unemployment Rate	6.00
Unemployment Rate for Ages 16-24	20.55
Unemployment Rate for Ages 25-65	3.64

Table 40 - Labor Force

Data Source: 2009-2013 ACS

Occupations by Sector	Number of People
Management, business and financial	32,319
Farming, fisheries and forestry occupations	5,480
Service	12,100
Sales and office	36,052
Construction, extraction, maintenance and repair	12,580
Production, transportation and material moving	8,537

Table 41 – Occupations by Sector

Data Source: 2009-2013 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	92,686	75%
30-59 Minutes	28,417	23%
60 or More Minutes	2,852	2%
Total	123,955	100%

Table 42 - Travel Time

Data Source: 2009-2013 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,777	583	3,551
High school graduate (includes equivalency)	26,954	1,637	9,033
Some college or Associate's degree	40,874	1,943	9,353
Bachelor's degree or higher	35,636	1,016	5,479

Table 43 - Educational Attainment by Employment Status

Data Source: 2009-2013 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	306	610	590	1,256	1,962
9th to 12th grade, no diploma	3,107	1,925	1,919	3,611	3,736
High school graduate, GED, or alternative	7,466	8,841	9,392	19,404	11,450
Some college, no degree	7,387	9,727	9,322	18,295	7,386
Associate's degree	1,566	3,661	4,500	6,862	1,561
Bachelor's degree	1,462	9,019	9,095	12,925	3,813
Graduate or professional degree	188	2,299	3,317	5,566	2,342

Table 44 - Educational Attainment by Age

Data Source: 2009-2013 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,190
High school graduate (includes equivalency)	26,353
Some college or Associate's degree	32,009
Bachelor's degree	46,443
Graduate or professional degree	58,002

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2009-2013 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

No sectors are clearly dominant in attaining the most workers and percentages of jobs. The Manufacturing and Retail Trade sectors each comprise 13% of employment; the highest percentages of any sector. The Arts, Entertainment and Accommodations sector comprises 102% of the workforce, reflecting the Tulsa area's new growth in downtown entertainment and hotels. This is a pronounced shift from previous years.

Describe the workforce and infrastructure needs of the business community:

None of the sectors with the highest percentages of workers require professional degrees. The Retail Trade generally needs soft skills and Manufacturing requires technical skills. All sectors of employment benefit from Public Transit for workforce efficiency.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Two economic development projects initiated in 2017 will carry over into the 2018-2022 period. The first project came to fruition as a result of the collaborative efforts among project partners, including INCOG, the City of Sapulpa and Muscogee (Creek) Nation to help bring SeneGence International to Creek County. The second project came about by way of a multi-jurisdictional, public-private partnership consisting of Rogers County, INCOG, Grand Gateway Economic Development Association, PSO, Tulsa Regional Chamber, Cherokee Nation, Muscogee (Creek) Nation, Oklahoma Department of Commerce, Governor Mary Fallin, Town of Inola and Mayes County Rural Water District #2 that was formed to entice a major consumer products company to locate in Rogers County, Oklahoma.

The economic development project in Creek County will occur in Sapulpa as a result of an anticipated EDA award of \$1.5 million to help construct a 25,900 linear foot force main sanitary sewer line that will serve the 225-acre SeneGence complex and accommodate additional economic development in the area. The development of this complex will have a \$117 million economic impact in Sapulpa and help generate 750 jobs after Phase I build out.

The economic development projects that will be constructed in Rogers County are the result of a complex EDA grant application that was submitted to help incentivize a major international consumer products manufacturing company to locate to the region and construct a 1.6 million square foot manufacturing and distribution facility at the Black Fox site in Inola, Oklahoma. In October 2017, EDA awarded a \$1.5 million grant which will help fund the construction of a four mile water line, a wastewater retention lagoon, a 4,500 linear foot force main and a lift station to service the manufacturing facility and accommodate additional economic development in the area. The facility will have a \$326 million economic impact in the region and create 230 new jobs and retain 70 jobs.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The region generally is deficient in the skills needed to take advantage of available employment opportunities. Gaps exist in the skill sets and educational attainment of potential workforce. One third of community college and technical school students require remedial education upon entering higher education.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Effective educational and workforce systems are the key ingredient to achieving regional economic success. As a whole, the region has many valuable programs, such as Tulsa Achieves and those sponsored by the Oklahoma Center for the Advancement of Science and Technology (OCAST) which need to be sustained, expanded, and leveraged as part of the CEDS. However, common education, particularly K-12, throughout the area needs significant attention and, likely, a direct revenue stream akin to that which is provided to state transportation.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

ECONOMIC DEVELOPMENT DISTRICT GOALS:

- I. Ensure a healthy, attractive and sustainable environment, vibrant, thriving communities and a high quality of life for all the region's residents.
- II. Foster a regional business climate that supports high quality private investment and job creation.
- III. Ensure residents have better access to living wage jobs and employers have access to world class talent.
- IV. Harness and capitalize on the entrepreneurship and technology innovation assets in the region.
- V. Advance the region's transportation infrastructure to meet the demands of a globally connected modern economy.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

No such concentration occurs in the Consortium service area.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Index value is the comparison of the percent of racial or ethnic minorities or low income families for the census tract to the same percentage of the population for the whole MSA . Concentration is generally defined as 2 times the MSA average. African American concentration occurs in rural Wagoner County. American Indian population concentrations occur in Osage County and Rogers County.

What are the characteristics of the market in these areas/neighborhoods?

These are very small geographic areas within member jurisdictions. Generally, the market in these areas is similar to the individual community as a whole.

Are there any community assets in these areas/neighborhoods?

Churches and schools are good community assets and partners in these neighborhoods.

Are there other strategic opportunities in any of these areas?

Similar to the community as a whole.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Based on an assessment of needs across the Consortium region, priorities were selected to focus HOME and CDBG funding. Proposed goals and objectives were developed to address those priorities.

HOME

Priority Need: Availability of Rental and Owner-Occupied Housing

Goal: New Construction of Single Family Rental Units

Goal: Homeownership Opportunities for Low Income

Objective: Creation of affordable rental and owner occupied housing units for low income households

Outcome: Construction of 15 single family rental units for extremely low income homeless, veterans and families.

Direct Financial Assistance to Homebuyers: 180 Households Assisted

Priority Need: Rental Housing for Elderly Households

Goal: Rental Housing for Elderly

Objective: Rehabilitation of existing affordable rental housing and supportive services within one complex to permit elderly to continue to lead independent life styles.

Outcome: Rental units rehabilitated: 80 Household Housing Units

CDBG

Priority Need: Sustainability of Community

Goal: Construction of Public Facilities and Services

Goal: Construction of Public Infrastructure

Objective: Communities participating in the CDBG Urban County will seek to improve the quality and increase the quantity of public improvements and services for low income residents within their jurisdictions.

Outcome: Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:

21385 Persons Assisted

Public service activities other than Low/Moderate Income Housing Benefit:

19925 Persons Assisted

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 46 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

In general, CDBG funds for the members of the Urban County are directed toward areas of each individual community that have the greatest concentration of low and moderate income residents. Each Urban County member selects where they wish to direct funds to improve conditions within the community. No CDFI or Neighborhood Revitalization Strategy Area is contained within the Urban County boundaries. HOME funds are not geographically allocated because of the large geographic service area of the Consortium. HOME funds are allocated on a project basis.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	Rental Housing for Elderly
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Elderly
	Geographic Areas Affected	
	Associated Goals	Rental Housing for Elderly Households
	Description	Rehabilitation of existing rental complexes that serve elderly populations to permit elderly to continue to lead independent life styles in an energy efficient unit.
	Basis for Relative Priority	Increasing number of elderly population in the Consortium service area requires the provision of affordable rental housing for elderly populations and populations at risk of homelessness.
	2	Priority Need Name
Priority Level		High
Population		Extremely Low Low Moderate Middle Large Families Families with Children Elderly Elderly
Geographic Areas Affected		

	Associated Goals	New Construction of Single Family Rental Units Homeownership Opportunities for Low Income
	Description	Creation of affordable rental and owner occupied housing units for low income households.
	Basis for Relative Priority	Decreasing available affordable housing stock, increasing populations, renewed economic activity create an increased demand for affordable housing.
3	Priority Need Name	Sustainability of Community
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Construction of Public Facilities and Services Construction of Public Infrastructure
	Description	Communities participating in the CDBG Urban County will seek to improve the quality and increase the quantity of public improvements and services for low income residents within their jurisdictions.
	Basis for Relative Priority	Member governments of the Urban County will set their own community priorities and use available resources to address those relative priorities.

Narrative (Optional)

Tulsa County will direct HOME funds and Urban County CDBG funding to priorities identified as having "high" priority levels. Member governments of the Urban County will set their own community priorities and use available resources to address those relative priorities. Housing market conditions are often in a state of flux depending on the local economy, but generally priorities for funding will be directed to providing affordable rental housing for elderly populations and populations at risk of homelessness, as well as homeownership opportunities for low income households.

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	There is no tenant-based rental assistance in the Tulsa County HOME Consortium area. No HOME funds are planned for that use.
TBRA for Non-Homeless Special Needs	There is no tenant-based rental assistance in the Tulsa County HOME Consortium area. No HOME funds are planned for that use.
New Unit Production	During the previous 5-Year ConPlan period, CARD Community Action Resource & Development in Claremore constructed affordable single-family units in Bartlesville, Claremore, Sapulpa, Bristow and Drumright. Single family rental units were produced in Bartlesville for at-risk populations. A second phase of this development will be funded in the next 5-year period.
Rehabilitation	The Consortium's Owner-occupied Single-Family Housing Rehabilitation program is inactive at the present time. In recent years the estimated costs of rehabilitating single family units in this area has seen estimates of \$45,000 to \$60,000 per unit when only a maximum of \$25,000 per unit is permitted under the HOME guidelines. Elderly apartment complexes funded with HOME funds 20 or more years ago, will be rehabilitated to include energy efficiency improvements to sustain the life expectancy of the buildings, which contribute significantly to providing needed affordable units for an increasing aging low income population.
Acquisition, including preservation	Community Action Resource & Development in Claremore provides downpayment and closing cost assistance to eligible households in all the member governments of the Consortium area. All of this funding is directed to single-family homeownership and none of the funds are used for preservation of existing housing stock.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The Urban County anticipates receiving both a direct allocation of federal CDBG funds and state CDBG funds to address community development needs. Member jurisdictions will also have available sources of funds which include Oklahoma Department of Commerce programs REAP, CDBG-EDIF, CSBG, EHP and LIHEAP; Emergency Food and Shelter program through FEMA; and private United Way grants. Resources to leverage with HOME funds include LIHTC, Federal Home Loan Bank- Affordable Housing Program, Public Housing CFP and Section 8.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,364,368	0	0	1,364,368	5,457,472	CDBG funds will be leveraged with local jurisdiction funds to increase the impact of activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,089,274	0	0	1,089,274	4,357,096	HOME funds will be leveraged with tax credit funding to develop affordable housing in the region

Table 49 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal CDBG funds will be leveraged with local city funds in order to construct larger projects with greater impact to the community. CDBG Public Services funds will be combined with local United Way grants to provide funding to social agencies to impact low and moderate income residents in need. Each participating jurisdiction receiving HOME funds is required to provide a 25% match. That match may be in the form of direct subsidies, infrastructure improvements in the targeted area and/or the waiving of related construction fees. Currently, the HOME Consortium has available over \$3 million in banked match to apply towards HOME projects within the service area.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Limited publically owned land or property located within the jurisdictions will be used to address the needs. A few communities who are members of the CDBG Urban County will address needs for their senior residents through improvements to City owned senior centers.

Discussion

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
TULSA COUNTY	Government	Economic Development Non-homeless special needs Planning public facilities public services	Jurisdiction
INCOG	Regional organization	Planning	Region
VINTAGE HOUSING, INC	CHDO	Rental	Jurisdiction
COMMUNITY ACTION RESOURCE & DEVELOPMENT, INC., OK	CHDO	Ownership	Jurisdiction
NEHEMIAH COMMUNITY DEVELOPMENT CORPORATION	Non-profit organizations	Rental	Jurisdiction

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The HOME program is administered by INCOG staff. Tulsa County serves as the lead entity for the Tulsa County HOME Consortium which consists of 24 member governments. Final approval of all planning documents is through the Tulsa County Board of Commissioners. The Policy Committee serves as a recommending body on projects prior to final submission to Tulsa County and to HUD. The Policy Committee works to ensure the equitable distribution of resources throughout the jurisdiction. Policy members and staff have the responsibility of disseminating notice of the availability of funds to the various city governments, social service agencies, and the unincorporated areas. This includes Needs Assessment Public Hearings that the staff conducts each year at Tulsa County, the City of Broken Arrow, and member governments in the Consortium. Through a variety of subrecipients and CHDOs, affordable housing opportunities are created for eligible populations. Each of the partner organizations brings expertise and strengths to address housing needs to segments of the regional population. The HOME Consortium has been able to provide strong housing choices through its nonprofit and CHDO partners. Input obtained from the social service agencies gives insight into the local housing needs and assists in establishing priorities and distributing funds, and identifying other resources. INCOG staff provides technical assistance to member local governments, CHDOs, and other participants within the

Consortium in the assessment of specific needs, development of proposals, and the administration of programs and services. The commitment of the private sector to the Consortium housing development strategy continues to be encouraged. Bank of Oklahoma, BancFirst and American National Bank of Sapulpa, have been instrumental in assisting in the development of affordable housing. Bank One has sponsored an Affordable Housing Program grant through the Federal Home Loan Bank of Topeka for both the homebuyer assistance activity and the housing rehabilitation activity. Spirit Bank of Drumright and RCB Bank serving Tulsa and Rogers Counties have expressed a desire to participate in future projects. Within participating cities, the Consortium will seek a wider range of participation from realtors, developers, and the local Chambers of Commerce. The Urban County Community Development Block Grant program is administered by the INCOG staff and by staff members from the local governments who are members of the Urban County. The final approval of all plans, RFPs, acceptance of bids, and public hearings concerning CDBG are conducted by the City Councils of the member governments. City staff and INCOG staff oversee the implementation of these projects. In addition to public works projects, social service programs receive CDBG funding in the City of Broken Arrow program. The organizations chosen for funding serve the low income and special populations within the City of Broken Arrow.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X

Supportive Services			
Life Skills			
Mental Health Counseling	X	X	X
Transportation	X	X	
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Services to homeless populations and populations with HIV are generally coordinated through the Continuum of Care and Mental Health Association in Tulsa.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Gaps in the delivery of services to special needs population exist because of a lack of direct funding for these populations.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The Continuum of Care does a good job of coordinating limited funding to see that the needs of special populations are addressed, although unresolved gaps still exist.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing for Elderly Households	2018	2022	Affordable Housing		Rental Housing for Elderly	HOME: \$3,750,000	Rental units rehabilitated: 80 Household Housing Unit
2	New Construction of Single Family Rental Units	2018	2019	Affordable Housing		Availability of Rental and Owner-Occupied Housing	HOME: \$500,000	Rental units constructed: 15 Household Housing Unit
3	Homeownership Opportunities for Low Income	2018	2022	Affordable Housing		Availability of Rental and Owner-Occupied Housing	HOME: \$900,000	Direct Financial Assistance to Homebuyers: 180 Households Assisted
4	Construction of Public Facilities and Services	2018	2022	Non-Housing Community Development		Sustainability of Community	CDBG: \$2,840,165	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4100 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 200000 Persons Assisted
5	Construction of Public Infrastructure	2018	2022	Non-Housing Community Development		Sustainability of Community	CDBG: \$3,657,615	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 27900 Persons Assisted

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Rental Housing for Elderly Households
	Goal Description	The rehabilitation of existing units for the elderly to ensure energy efficient units to promote safe and secure independent life styles.
2	Goal Name	New Construction of Single Family Rental Units
	Goal Description	The new construction of single family rental units for extremely low income households.
3	Goal Name	Homeownership Opportunities for Low Income
	Goal Description	Direct Homebuyer financial assistance to homebuyers for downpayment and closing costs to promote homebuyership for low income households.
4	Goal Name	Construction of Public Facilities and Services
	Goal Description	Activities that will enhance the quality of life for specific populations within member jurisdictions. These activities will improve access to public facilities and services for seniors, disabled and other low income residents.
5	Goal Name	Construction of Public Infrastructure
	Goal Description	Funding of public improvements and infrastructure that sustain a suitable living environment. Activities will improve the quality and increase the quantity of public infrastructure, such as sewer and water line improvements, storm sewer and street improvements, and drainage improvements.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Through HOME activities to benefit elderly and single family rental populations and provide homeownership opportunities for families wishing to purchase housing, approximately 275 extremely low-income, low-income and moderate-income families will be assisted over the five-year period.

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Bristow Public Housing Authority operates 159 units; Drumright Public Housing Authority operates 148 units; The Osage County Public Housing Authority operates 282 units at six locations in Osage County. These are the only locations in the Consortium area that have public housing authorities. All units at the three public housing authorities are maintained properly due to annual Capital Fund grants. There are no funds available or plans developed to increase the number of housing units at these locations.

Activities to Increase Resident Involvements

Public Housing Resident Advisory Boards are in place.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Oklahoma housing markets usually rank high in the category of most affordable housing markets in the U.S. There are several complex factors which prevent lower income households from obtaining affordable housing. Many of these factors are influenced by elements which are beyond the control of government. These factors include; economic conditions, interest rates, labor and material cost, wage levels, and non local tax policies. We should encourage our 24 local governments to look at factors such as land use and development regulations, development fees and building codes that may not be conducive to promote affordable housing. Cities and counties in the Consortium all participate in the promotion of fair housing within their communities. All 24 local governments are current or former recipients of CDBG funds and have conducted activities to promote fair housing. Such activities have included promoting April as Fair Housing Month, adopting or updating local Fair Housing Ordinances and making available a Fair Housing Brochure. In general, the State of Oklahoma and the local governments in the Tulsa Metropolitan Area do not have restrictive policies in place that might create a barrier to affordable housing development.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

An accurate count of the number of homeless persons and subpopulations continues to be difficult yet agencies are experiencing significant demand under healthy economic conditions. There will be continued coordination with the Homeless Services Network and Housing and Urban Development to Strengthen Efforts for Assessing Homeless in the MTHC area. Estimates from the City of Tulsa and the State indicate there are rural homeless not accounted for in survey data. In recent years assessments have been conducted primarily within the City of Tulsa; however the City of Broken Arrow has participated in the Point in Time One-night Consumer Survey counts the last eleven years . Efforts are continuing to work with the Network and area agencies to develop an improved system.

Addressing the emergency and transitional housing needs of homeless persons

At the present time the Consortium does not receive funding for homelessness prevention, rapid re-housing, or for support services for homeless individuals or families.

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.

No funding is received at this time and no transition plan is in place.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

No funding is received at this time and no transition plan is in place.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Approximately 136,905 units of the Consortium's housing stock were built prior to 1979 and have the potential for having lead-based paint. Lead based paint testing is required of all Medicaid recipients and private physicians can selectively test for lead-based paint poisoning and report their results to the State. Not all counties test or report their results in a timely manner. Steps are being taken to improve the implementation and reporting requirements of the system. Based on the number of reported incidences of elevated blood levels, lead-based paint poisoning does not appear to be a significant health hazard in the Consortium area. Lead-based point reduction is addressed in all projects in which the Consortium is involved affecting as many as 90 low-income households annually. In response to changed federal regulations, the Consortium is taking appropriate steps regarding lead-based point reduction.

How are the actions listed above related to the extent of lead poisoning and hazards?

Consortium HOME-funded housing activity in recent years has been new construction of elderly congregate housing or new single-family housing by CHDOs and rehabilitation of elderly units built after 1978. CARD is a subrecipient of MTHC HOME funds to conduct the homebuyer assistance program for the Consortium. All homes in the homebuyer program are HQS inspected and the units that predate 1978 are tested for LBP.

How are the actions listed above integrated into housing policies and procedures?

The Metropolitan Tulsa HOME Consortium homebuyer assistance program requires lead-based paint testing and assessment on all units constructed prior to 1978.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Several agencies, including all of the Community Action Agencies are implementing programs designed to minimize the number of persons at or below poverty. The various programs offered include: Head Start: provides comprehensive services in health/nutrition, parent involvement, disabilities, family literacy, social services and education; Weatherization Program: provides energy related cost cutting measures in older homes; Community Outreach and Development: increases the level of self-sufficiency for low-income individuals and groups through development of the self-help and management skills needed to operate effectively. Services include In-home care, educational programs, community organization, information and referral and community networking; Youth Programs: designed to create employment and training opportunities for low income youths; Homeless Program: provides financial assistance, case management, counseling and available resources to individuals and families who are homeless or at risk of being homeless; Emergency Assistance: provides food, shelter, utility assistance, clothing, medical treatment and support for individuals and families in emergency situations; Economic Development; offers employment/ career counseling and training, assistance in business development and an entrepreneurial development support system; Senior Nutrition and wellness program: offers meals, transportation and social activities to area senior citizens; and Referral system: an extensive referral system which contains information on employment, housing services, emergency services, lists of other social service agencies and the services they provide.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The 211 Helpline is available to guide area residents to the agencies that provide the assistance mentioned above. Community Action Agencies and non-profit agencies such as Restore Hope Ministries, Inc. have had strong working relationships for several years with Tulsa County and INCOG and this has created a good communication network and referral system.

SP-80 Monitoring - 91.230

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

The INCOG staff monitors Tulsa County HOME Consortium subrecipients/CHDO's and Tulsa County CDBG Urban County subgrantees on an annual basis to ensure that the sub recipients and subgrantees comply with all federal regulations and requirements governing their administrative, financial, and program operations. In 2017 and 2018, monitoring policies and procedures were redrafted to comply with the HOME 2013 Final Rule requirements. The Monitoring Plans set schedules for on-site monitoring visit(s) and provides for a standardized procedure for all monitoring reviews. INCOG staff conducts on-site monitoring visits during the program year at each of the recently funded sub recipients in order to inspect program files, records, and related information. If necessary, the INCOG staff may require additional on-site monitoring visits.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The Urban County anticipates receiving both a direct allocation of federal CDBG funds and state CDBG funds to address community development needs. Member jurisdictions will also have available sources of funds which include Oklahoma Department of Commerce programs REAP, CDBG-EDIF, CSBG, EHP and LIHEAP; Emergency Food and Shelter program through FEMA; and private United Way grants. Resources to leverage with HOME funds include LIHTC, Federal Home Loan Bank- Affordable Housing Program, Public Housing CFP and Section 8.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,364,368	0	0	1,364,368	5,457,472	CDBG funds will be leveraged with local jurisdiction funds to increase the impact of activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,089,274	0	0	1,089,274	4,357,096	HOME funds will be leveraged with tax credit funding to develop affordable housing in the region

Table 53 - 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

Federal CDBG funds will be leveraged with local city funds in order to construct larger projects with greater impact to the community. CDBG Public Services funds will be combined with local United Way grants to provide funding to social agencies to impact low and moderate income residents in need. Each participating jurisdiction receiving HOME funds is required to provide a 25% match. That match may be in the form of direct subsidies, infrastructure improvements in the targeted area and/or the waiving of related construction fees. Currently, the HOME Consortium has available over \$3 million in banked match to apply towards HOME projects within the service area.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Limited publically owned land or property located within the jurisdictions will be used to address the needs. A few communities who are members of the CDBG Urban County will address needs for their senior residents through improvements to City owned senior centers.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing for Elderly Households	2018	2022	Affordable Housing		Rental Housing for Elderly	HOME: \$750,000	Rental units rehabilitated: 40 Household Housing Unit
2	New Construction of Single Family Rental Units	2018	2019	Affordable Housing		Availability of Rental and Owner-Occupied Housing	HOME: \$250,000	Rental units constructed: 15 Household Housing Unit
3	Homeownership Opportunities for Low Income	2018	2022	Affordable Housing		Availability of Rental and Owner-Occupied Housing	HOME: \$200,000	Direct Financial Assistance to Homebuyers: 40 Households Assisted
4	Construction of Public Facilities and Services	2018	2022	Non-Housing Community Development		Sustainability of Community	CDBG: \$170,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 830 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 40000 Persons Assisted
5	Construction of Public Infrastructure	2018	2022	Non-Housing Community Development		Sustainability of Community	CDBG: \$1,100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5581 Persons Assisted

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Rental Housing for Elderly Households
	Goal Description	Energy efficiency rehabilitation of 40 units of existing apartments that serve the elderly population in order for residents to continue to live in safe and sanitary housing.
2	Goal Name	New Construction of Single Family Rental Units
	Goal Description	Phase 2 construction of small single family rental units in orde to promote self-sufficiency by at risk populations, including veterans, homeless and families.
3	Goal Name	Homeownership Opportunities for Low Income
	Goal Description	Homebuyer assistance in the form of downpayment and closing costs assistance to promote homeownership among low income households.
4	Goal Name	Construction of Public Facilities and Services
	Goal Description	Activities that will enhance the quality of life for specific populations. These activities will improve access to public facilities and services for seniors,disabled and other low income residents.
5	Goal Name	Construction of Public Infrastructure
	Goal Description	Funding for public improvements and infrastructure that sustain a suitable living environment. Activities will improve the quality and iincrease the quantity of public infrastucture such as water and sewer, drainage and street improvements.

AP-35 Projects - 91.420, 91.220(d)

Introduction

This First Program Year Annual Action Plan outlines the activities which will be undertaken during the 2018 program year, beginning July 1, 2018 and ending June 30, 2019 using federal funds allocated to the Tulsa County HOME Consortium and the Tulsa County CDBG Urban County Entitlement program. Programs and activities described in this Action Plan will principally benefit low and moderate income populations of the service areas of the HOME Consortium and the Urban County. In Program Year 2018 (First Program Year of a new Five-Year Consolidated Plan), the HOME Consortium will provide an affordable housing program, Rehabilitation of Elderly Congregate Housing, that will serve low to moderate income seniors over 62 years of age. Program Year 2018 is the eleventh year for the Tulsa County Community Development Block Grant Urban County. CDBG regulations permit counties who meet the threshold of a total combined population of 200,000 or more (excluding metropolitan cities) to qualify as an urban county to receive a direct federal allocation of CDBG funds. Unincorporated Tulsa County and ten Tulsa County incorporated places, which includes the City of Sapulpa (whose city limits include a portion of Tulsa County) participate as members of the Tulsa County CDBG Urban County Program. The City of Broken Arrow, formerly a CDBG Entitlement city relinquished its status as an entitlement in order to join the Urban County. The City of Tulsa is not a member.

#	Project Name
1	City of Bixby Midland Addition Storm Sewer Construction Phase III
2	City of Broken Arrow Street Rehabilitation
3	City of Glenpool Senior Center Improvements
4	City of Owasso Sanitary Sewer Line Rehabilitation
5	City of Sand Springs Park Improvements
6	City of Sapulpa Drainage Improvements
7	Tulsa County Street Repairs
8	Broken Arrow Neighbors Senior Complexes Outreach
9	Broken Arrow Neighbors
10	Child Abuse Network
11	Broken Arrow Seniors
12	Rehabilitation of Congregate Rental Apartments for the Elderly
13	New Construction of Single Family Rental Units
14	Homeownership Opportunities for Income Eligible Households
15	2018 Administration

Table 55 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Priorities for funding are established by the member governments at the local level. Through a public participation process, local governments determine and set their own priorities for allocation of funds

and develop projects and activities to address these priorities.

AP-38 Project Summary

Project Summary Information

1	Project Name	City of Bixby Midland Addition Storm Sewer Construction Phase III
	Target Area	
	Goals Supported	Construction of Public Infrastructure
	Needs Addressed	Sustainability of Community
	Funding	CDBG: \$7,583,255
	Description	Construction of 460 linear feet of new storm sewer (Size: 30 RCP, Class III) along East Needles.
	Target Date	3/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	65 low income households will benefit from storm sewer construction.
	Location Description	East Needles Avenue from Parker Street to Stanley Street. 23-T17N-R13E
	Planned Activities	Construction of 460 linear feet of new storm sewer (Size: 30" RCP, Class III) along East Needles.
2	Project Name	City of Broken Arrow Street Rehabilitation
	Target Area	
	Goals Supported	Construction of Public Infrastructure
	Needs Addressed	Sustainability of Community
	Funding	CDBG: \$392,196
	Description	Rehabilitation of five (5) blocks of East Detroit Street, a 2-lane minor residential collector street, from North 4th Street to North 9th Street (Lynn Lane). The project will provide mill, patch and overlay to Detroit St., and add curbs and gutters from N. 4th St. eastward to N. 9th St. Elimination of existing ditches in most areas.
	Target Date	3/31/2019

	Estimate the number and type of families that will benefit from the proposed activities	719 low income persons in the target area will benefit.
	Location Description	Along Detroit Street from North 4th Street to North 9th Street (Lynn Lane).
	Planned Activities	Rehabilitation of five (5) blocks of East Detroit Street, a 2-lane minor residential collector street, from North 4th Street to North 9th Street (Lynn Lane). The project will provide mill, patch and overlay to Detroit St., and add curbs and gutters from N. 4th St. eastward to N. 9th St. Elimination of existing ditches in most areas.
3	Project Name	City of Glenpool Senior Center Improvements
	Target Area	
	Goals Supported	Construction of Public Facilities and Services
	Needs Addressed	Sustainability of Community
	Funding	CDBG: \$11,535,150
	Description	Additional improvements to the Senior Center to include kitchen upgrades to serve noon meals to Glenpool senior residents. Upgrade of lighting to include energy efficient lights.
	Target Date	3/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	Presumed benefit to 830 senior residents of Glenpool.
	Location Description	Location: located in Black Gold Park 14-T17N-R12E
Planned Activities	Additional improvements to the Senior Center to include kitchen upgrades to serve noon meals to Glenpool senior residents. Upgrade of lighting to include energy efficient lights.	

4	Project Name	City of Owasso Sanitary Sewer Line Rehabilitation
	Target Area	
	Goals Supported	Construction of Public Infrastructure
	Needs Addressed	Sustainability of Community
	Funding	CDBG: \$138,377
	Description	Replacement of 1,700 LF of failing 8-inch clay pipe sanitary sewer lines by bursting the existing 8" clay pipe with HDPE pipe in the Hale Acres subdivision.
	Target Date	3/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	Benefit to 866 low income persons in the Hale Acres subdivision.
	Location Description	Location: Alley between E. 112th Place North and E. 112th Street North, between 106th East Ave. and 112th East Ave. NE corner of S7-T21N-R14E
Planned Activities	Replacement of 1,700 LF of failing 8-inch clay pipe sanitary sewer lines by bursting the existing 8" clay pipe with HDPE pipe in the Hale Acres subdivision.	
5	Project Name	City of Sand Springs Park Improvements
	Target Area	
	Goals Supported	Construction of Public Infrastructure
	Needs Addressed	Sustainability of Community
	Funding	CDBG: \$9,474,811
	Description	Construction of approximately 900 linear feet of 5' wide sidewalk through Ray Brown Park, connecting 10th St. with 6th St., completing the connection of a sidewalk along 10th St. for area residents. Additionally, ADA compliant park playground equipment will be purchased and installed.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	794 low income residents of the neighborhood surrounding Ray Brown Park will benefit.
	Location Description	Location: Sidewalk through park, connecting 6th Street to 10th Street S11-T19N-R11E
	Planned Activities	Construction of approximately 900 linear feet of 5' wide sidewalk through Ray Brown Park, connecting 10th St. with 6th St., completing the connection of a sidewalk along 10th St. for area residents. Additionally, ADA compliant park playground equipment will be purchased and installed.
6	Project Name	City of Sapulpa Drainage Improvements
	Target Area	
	Goals Supported	Construction of Public Infrastructure
	Needs Addressed	Sustainability of Community
	Funding	CDBG: \$152,448
	Description	Improvements to drainage in downtown area by adding four inlets with larger connecting pipes and junction boxes on existing 66" pipe at intersection to alleviate surface stormwater flooding.
	Target Date	3/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	1,770 low income persons will benefit.
	Location Description	Location: North side of Dewey Avenue at S. Park Street S35-T18N-R11E
	Planned Activities	Improvements to drainage in downtown area by adding four inlets with larger connecting pipes and junction boxes on existing 66" pipe at intersection to alleviate surface stormwater flooding.
7	Project Name	Tulsa County Street Repairs

	Target Area	
	Goals Supported	Construction of Public Infrastructure
	Needs Addressed	Sustainability of Community
	Funding	CDBG: \$115,351
	Description	Repair and rehabilitation of approximately 1,600 linear feet of residential roadway in the Scottsdale Addition, including pavement patching and replacement of 6” curb and gutter where needed. Asphalt surfacing of the entire addition will occur.
	Target Date	3/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	1,367 low income residents in the Scottsdale Addition will benefit.
	Location Description	Location: 61st Place North between North Xanthus Avenue and North Yorktown Avenue, and North Xanthus Place between 61st Place North and 62nd Place North. S6-T20N-R13E
	Planned Activities	Repair and rehabilitation of approximately 1,600 linear feet of residential roadway in the Scottsdale Addition, including pavement patching and replacement of 6” curb and gutter where needed. Asphalt surfacing of the entire addition will occur.
8	Project Name	Broken Arrow Neighbors Senior Complexes Outreach
	Target Area	
	Goals Supported	Construction of Public Facilities and Services
	Needs Addressed	Sustainability of Community
	Funding	CDBG: \$7,496
	Description	Outreach coordinator salary for 4 hours per week at 3 senior residence complexes with services geared toward specific needs of elderly and disabled persons.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	586 low income elderly and disabled residents will benefit with referral services
	Location Description	Three apartment complexes serving the elderly and disabled in Broken Arrow.
	Planned Activities	Outreach coordinator salary for 4 hours per week at 3 senior residence complexes with services geared toward specific needs of elderly and disabled persons
9	Project Name	Broken Arrow Neighbors
	Target Area	
	Goals Supported	Construction of Public Facilities and Services
	Needs Addressed	Sustainability of Community
	Funding	CDBG: \$18,871
	Description	Personnel for advocacy & referral services at BAN Outreach office at main location.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 660 low income clients will be served.
	Location Description	Broken Arrow Neighbors
Planned Activities	Personnel for advocacy & referral services at BAN Outreach office at main location	
10	Project Name	Child Abuse Network
	Target Area	
	Goals Supported	Construction of Public Facilities and Services
	Needs Addressed	Sustainability of Community
	Funding	CDBG: \$17,001
	Description	Support of CAN's Forensic Interviewing/Mental Health Consultations Programs for allegedly abused children who reside in the City of Broken Arrow.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 200 children who were allegedly abused will be interviewed and counseling provided
	Location Description	Child Abuse Network offices.
	Planned Activities	Support of CAN's Forensic Interviewing/Mental Health Consultations Programs for allegedly abused children who reside in the City of Broken Arrow.
11	Project Name	Broken Arrow Seniors
	Target Area	
	Goals Supported	Construction of Public Facilities and Services
	Needs Addressed	Sustainability of Community
	Funding	CDBG: \$18,134
	Description	Partial staff support and operating expenses for Senior Center.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 37,000 older residents of Broken Arrow will visit the Senior Center to engage in a variety of activities.
	Location Description	Broken Arrow Senior Center
	Planned Activities	Partial staff support and operating expenses for Senior Center
12	Project Name	Rehabilitation of Congregate Rental Apartments for the Elderly
	Target Area	
	Goals Supported	Rental Housing for Elderly Households
	Needs Addressed	Rental Housing for Elderly
	Funding	HOME: \$500,000
	Description	The rehabilitation of apartment units in elderly congregate complex.
	Target Date	5/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	Forty (40) units of elderly housing for households on fixed income will be rehabilitated to incorporate energy efficiency improvements.
	Location Description	Carriage Crossing Apartments in Coweta, OK

	Planned Activities	Rehabilitation of elderly apartments to include energy efficient improvements will be undertaken.
13	Project Name	New Construction of Single Family Rental Units
	Target Area	
	Goals Supported	New Construction of Single Family Rental Units
	Needs Addressed	Availability of Rental and Owner-Occupied Housing
	Funding	HOME: \$305,347
	Description	The new construction of small single family rental units to promote self-sufficiency while tenants pursue education and employment opportunities
	Target Date	5/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Eight low income families or individuals will benefit with affordable rental units.
	Location Description	Bartlesville, OK
	Planned Activities	New construction of 8 small rental units.
14	Project Name	Homeownership Opportunities for Income Eligible Households
	Target Area	
	Goals Supported	Homeownership Opportunities for Low Income
	Needs Addressed	Availability of Rental and Owner-Occupied Housing
	Funding	HOME: \$175,000
	Description	Provision of Downpayment and Closing Cost Assistance to income eligible households wishing to pursue homeownership.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Downpayment assistance to approximately thirty-five (35) households below 80% of median area income
	Location Description	Assistance provided throughout region in areas of HOME Consortium membership.
	Planned Activities	Provision of downpayment and closing cost assistance to income eligible households.
15	Project Name	2018 Administration

Target Area	
Goals Supported	Rental Housing for Elderly Households New Construction of Single Family Rental Units Homeownership Opportunities for Low Income Construction of Public Facilities and Services Construction of Public Infrastructure
Needs Addressed	
Funding	CDBG: \$210,853 HOME: \$108,927
Description	General administration activities of HOME and CDBG program for FY2018 program year.
Target Date	6/30/2019
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	500 S. Denver Ave, Tulsa OK
Planned Activities	General administration activities of HOME and CDBG program for FY2017 program year.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The Metropolitan Tulsa HOME Consortium, formed in 1994, consists of 24 member governments in the northeastern part of Oklahoma. There are six county governments: Tulsa, Creek, Osage, Rogers, Wagoner, and Washington Counties. The eighteen cities within those counties who are members range in size from the largest member, Broken Arrow to the smallest member, Sperry. The estimated total 2014 population of the MTHC Consortium area was 526,630. HOME funds are targeted to low to moderate income households or individuals for all housing programs conducted by the Consortium.

The Tulsa County CDBG-Community Development Block Grant Urban County with eleven member governments was formed in 2008. Tulsa County is the lead entity. The CDBG Urban County consists of the unincorporated areas of Tulsa County and ten Tulsa County communities. The City of Broken Arrow, a former CDBG Entitlement, receives an annual allocation from the Urban County program. The City of Broken Arrow will continue to use funds in target areas encompassing the original town site, to administer a comprehensive neighborhood improvement program. The Cities of Bixby, Owasso, Sand Springs, and Sapulpa receive funding allocations as Metro Cities. The remaining cities of Collinsville, Glenpool, Jenks, Skiatook, and Sperry, along with Tulsa County are in a 3-year rotational category. All members of the Urban County establish their own priorities for use of CDBG funds, and determine which activities they wish to fund.

Geographic Distribution

Target Area	Percentage of Funds

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

In the CDBG Urban County each member government conducts a needs public hearing annually to request citizen comments. Projects are selected that will provide an area-wide benefit to a census tract or block group that has 51% or more to low to moderate income population. For some projects, an income survey is provided for a targeted neighborhood. A community may choose a project that benefits a limited clientele population such as senior citizens. The HOME program benefits low to moderate income individuals throughout the six county HOME Consortium area, most commonly on a household basis such as homebuyer assistance or homeowner housing rehabilitation. Elderly Congregate Housing projects are developed in communities where an extensive market analysis shows the need for affordable apartments for senior citizens.

Discussion

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

Forty (40) units of affordable rental apartments are proposed to receive energy efficiency improvements at an elderly congregate housing complex in Coweta. Eight new units of rental single family housing will provide affordable housing to low income families, veterans and homeless. Homebuyer downpayment and closing cost assistance to approximately 35 income-eligible households will be provided.

One Year Goals for the Number of Households to be Supported	
Homeless	2
Non-Homeless	0
Special-Needs	0
Total	2

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	8
Rehab of Existing Units	40
Acquisition of Existing Units	35
Total	83

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

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

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

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

Discussion

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

INCOG staff members attend the monthly meetings of the AWH4T (A Way Home for Tulsa) Governance Council which oversees the Tulsa-Tulsa County Continuum of Care process. In addition staff members attend the bi-monthly meeting of the Homeless Services Network. An INCOG staff member serves on the Continuum of Care Review Panel that is convened on an annual basis to review the local CoC renewal application and to conduct the annual new project ranking for submission in the CoC Consolidated Supportive Housing Program application. In addition, INCOG staff members participate each January in the *One-night Consumer Survey* or PIT-“Point-in-Time” count of the Tulsa area homeless population. The INCOG staff focuses on the City of Broken Arrow during the One-night survey. INCOG staff currently administers a multi-year \$3million homelessness prevention grant from SAMHSA (Substance Abuse and Mental Health Services Administration) a division of the U.S. Department of Health and Human Services, with diverse social service agencies as partners.

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

An INCOG staff member participates with local volunteers each January in the One-night Consumer Survey or the "Point in Time Count" of the local homeless population. INCOG coordinates the survey in the City of Broken Arrow and consults with Broken Arrow Neighbors on locations and situations to be checked on the night of the survey. The 2018 PIT Survey was held on the night of January 25, 2018 and volunteers from the Veterans Administration assisted INCOG staff in Broken Arrow. There were no persons counted as homeless in Broken Arrow on that evening; however the volunteers found three active camp sites where people had been living outdoors. The overall count in Tulsa found 226 persons living on the streets that evening and 625 persons in emergency shelters. Other locations in Greater Tulsa that were checked included HUD Permanent Supportive housing locations; Veteran's housing programs such as HUD VASH; and Safe Haven and Transitional Housing programs. Jail and Detox treatment facilities were also counted. The 2018 numbers were up in all categories from the 2017 count except for the Save Haven and Transitional category.

Addressing the emergency shelter and transitional housing needs of homeless persons

Tulsa County operates an emergency shelter for homeless families at 2401 Charles Page Boulevard. This shelter is the largest service provider to homeless families in Northeastern Oklahoma. The shelter helps to move families from the streets to a stable home environment. Almost all of the local shelters in the City of Tulsa serve clients from Tulsa County and surrounding counties. There is excellent coordination between the various member agencies of the Tulsa CoC (AWH4T) to serve the needs of homeless

individuals and families. This coordination is complimented by the HMIS (Homeless Management Information System) and the 211 phone number for emergency assistance.

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 MTHC does not receive or administer funding for this homeless population. INCOG staff members continue working as active participants on the AWH4T Governance Council and in the local Continuum of Care process. There has been an expanded outreach effort in Broken Arrow for the "Point-in-Time" count in January with added volunteers and guidance provided from the staff of Broken Arrow Neighbors.

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 MTHC does not receive or administer funding for this homeless population. INCOG staff members continue working as active participants on the AWH4T Governance Council and in the local Continuum of Care process. There has been an expanded outreach effort in Broken Arrow for the "Point-in-Time" count in January with added volunteers and guidance provided from the staff of Broken Arrow Neighbors.

Discussion

In recent years INCOG staff members have developed good connections with homeless services provider agencies in Greater Tulsa by networking with the AWH4T Governance Council and by serving on the CoC Review Panel. An expanded homeless outreach effort with additional volunteers occurred in January 2018 with the One-Night Consumer survey or "Point-in-Time" in the City of Broken Arrow.

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

There are several complex factors which prevent lower income households from obtaining affordable housing. Many of these factors are influenced by elements which are beyond the control of government. These factors include; economic conditions, interest rates, labor and material cost, wage levels, and non local tax policies. We should encourage our 24 local governments to look at factors such as land use and development regulations, development fees and building codes that may not be conducive to creating affordable housing. Cities and counties in the Consortium all participate in the promotion of fair housing within their communities. All 24 local governments are current or former recipients of CDBG funds and have conducted activities to promote fair housing. Such activities have included promoting April as Fair Housing Month, adopting or updating local Fair Housing Ordinances and making available a Fair Housing Brochure.

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

The Tulsa Metropolitan Area does not generally have restrictive public policies in place that might be barriers to the creation of affordable housing. Housing costs in Oklahoma and the Tulsa region are generally some of the most affordable in the country.

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

Actions planned to foster and maintain affordable housing

The HOME Consortium will continue to fund energy efficient improvements to elderly apartment units in order for residents to have access to affordable housing.

Actions planned to reduce lead-based paint hazards

No funds are anticipated to be directed to lead based paint hazard mitigation, due to limited HOME funds.

Actions planned to reduce the number of poverty-level families

Actions planned to develop institutional structure

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

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

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.

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	0
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:	0

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.	100.00%

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:

It is anticipated that CHDOs and Non-Profit developers will utilize Federal Home Loan Bank of Topeka- Affordable Housing Program grants in projects to perform energy efficiency improvements to elderly congregate apartments and in the new construction of single family rental units.

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:

Tulsa County contracts with Subrecipients to operate a Homebuyer Down payment and Closing Costs Assistance program within the HOME Consortium region. Qualified homebuyer applicants may obtain a self-amortizing five (5) year zero percent (0%) interest loan with a due on sale clause secured by a mortgage instrument. One-Fifth (1/5) of the loan is forgiven each year of occupancy to encourage neighborhood stability. The Homebuyer programs use only the Recapture provisions to recapture the amount of HOME investment in a homebuyer unit. The amount of direct HOME subsidy will be reduced on a daily pro-rata basis for the time the homebuyer has owned and occupied the housing, measured against the required affordability period. The original homebuyer may sell the property to any willing buyer, regardless of subsequent buyer's income level, during the period of affordability. Tulsa County will recapture a pro-rated portion of the HOME-assistance provided to the original homebuyer at the time of transfer of title, provided that net proceeds from the sale are sufficient to repay the balance remaining on the pro-rated direct HOME subsidy amount. The pro rata amount recaptured by Tulsa County cannot exceed what is available from net proceeds. The Closing Disclosure document prepared at the time of transfer of title will state the net proceeds available to the Owner to determine the amount available to Owner. The net proceeds are the sales price minus loan repayment (other than HOME funds) and closing costs. The amount subject to recapture is limited to the net proceeds available from the sale. If there are insufficient net proceeds available at sale to recapture the full pro rata amount due, the Owner is not required to repay the difference between the prorated direct HOME subsidy due and the amount to recapture from available from net proceeds.

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:

No units will be acquired with HOME funds.

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:

Tulsa County has a policy not allowing HOME funds to be used to refinance existing debt on multifamily housing.

Appendix - Alternate/Local Data Sources