



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

**FIVE YEAR CONSOLIDATED PLAN**

**2023-2027**

**&**

**Program Year 2023**

**ANNUAL ACTION PLAN**

**Period July 1, 2023- June 30, 2027**

**May 2023**



## **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 2021 population of 573,929. This population number represents an increase of 28,488 persons over estimates from the previous Five year Consolidated Plan, done in 2017. 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. The 2021 estimated population of the urban County is 321,320. This Five-Year Consolidated Plan outlines the activities which will be undertaken during the 2023 to 2027 program years, beginning July 1, 2023 and ending June 30, 2027 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 Multifamily Rental Housing for IDD

**Goal:** Homeownership Opportunities for Low Income

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

**Outcome:** Construction of 6 multi family rental units for extremely low income individuals with developmental disabilities

Direct Financial Assistance to Homebuyers: 90 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 two complexes 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:

25,130 Persons Assisted

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

15,445 Persons Assisted

This **First Program Year Annual Action Plan** outlines the activities which will be undertaken during the 2023 program year, beginning July 1, 2023 and ending June 30, 2024 using federal funds allocated to the Tulsa County HOME Consortium and the Tulsa County CDBG Urban County Entitlement program.

#	Project Name
1	City of Bixby Dawes Avenue Sidewalk Construction
2	City of Broken Arrow Emergency Repairs to Housing Units
3	City of Broken Arrow Iola Street Rehabilitation
4	City of Owasso Hale Acres Water Line Replacement Phase 2
5	City of Sand Springs Old Town Manhole Replacement
6	City of Sapulpa Hickory Street Rehabilitation
7	City of Skiatook Locust Street and C Street Sewer Line Replacement
8	Town of Sperry Old Town Street Rehabilitation
9	2022 Administration of HOME and CDBG
10	Child Abuse Network
11	Broken Arrow Seniors
12	Broken Arrow Neighbors Senior Complexes Outreach
13	Broken Arrow Neighbors Outreach
14	Caring Community Friends Sapulpa Food Assistance
15	Owasso Community Resources Job Training
16	Rehabilitation of Congregate Rental Apartments for the Elderly
17	New Construction of Multifamily Rental Housing for IDD

### 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 affordable rental opportunities, and homebuyer assistance. To date, eleven HOME 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. These projects are now beginning to age out of the HOME imposed Period of Affordability and after 20 years, are in need of major rehabilitation to sustain the useful life of the projects. The HOME Consortium has begun to direct funding to the rehabilitation of the complexes. Interest in homeownership continues to be strong across the region, and homebuyer assistance programs remain a strong component of placing affordable housing within reach of income eligible households.

All CDBG Urban County members evaluate their infrastructure needs and have utilized CDBG funds for numerous public works projects that have benefited low to moderate income residents. 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 City-County Continuum of Care members played a key role in the homelessness discussion. The recent lengthy and robust consultation process conducted for the HOME-American Rescue Plan also contributed to and played a key part in the consultation efforts for the Five Year Consolidated Plan, which consultation about affordable housing needs conducted in all six member counties.

**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	29,050	192	29,242
City of Broken Arrow	95,217	21,113	116,330
City of Collinsville	8,339	7	8,346
City of Glenpool	13,859	0	13,859
City of Jenks	26,661	0	26,661
City of Owasso	34,485	4,247	38,732
City of Sand Springs	19,590	383	19,973
City of Sapulpa	108	22,105	22,213
City of Skiatook	2,546	6,014	8,560
Town of Sperry	1,063	60	1,123
Unincorporated Tulsa County	36,281	0	36,281
<b>Total</b>	<b>267,199</b>	<b>54,121</b>	<b>321,320</b>

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: 2021 Census Estimate

TULSA COUNTY  
HOME CONSORTIUM  
MEMBERS FY 2023

LOCAL UNIT OF GOVERNMENT	2021 POPULATION**
Tulsa County (lead entity)	*36,281
Creek County	*34,253
Osage County	*23,385
Rogers County	*56,078
Wagoner County	*41,533
Washington County	*9,979
Broken Arrow	116,330
Owasso	38,732
Bartlesville	37,384
Bixby	29,242
Jenks	26,661
Sapulpa	22,213
Sand Springs	19,973
Claremore	19,419
Glenpool	13,859
Coweta	10,149
Skiatook	8,560
Collinsville	8,346
Catoosa	7,410
Bristow	4,260
Hominy	3,261
Pawhuska	2,948
Drumright	2,550
Sperry	1,123
<b>Total</b>	<b>573,929</b>

\*Unincorporated population of the County  
\*\*2021 Census Estimates-released March 2023

# 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, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The Consortium has been working closely with the providers of affordable housing for the elderly and other population groups in the Tulsa region since the HOME Consortium was created in 1994. Consortium/INCOG staff members have developed excellent working relationships with homeless provider agencies through the CoC review process and by serving on the "A Way Home 4 Tulsa" Leadership Council.

**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. The recently- concluded HOME American Rescue Plan consultation process provided an opportunity to go beyond customary consultation processes to enhance coordination efforts to assist in the development of affordable housing to assist vulnerable populations.

**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 Consortium does not receive funding such as ESG for homeless prevention, rapid re-housing, or supportive services for the homeless. An INCOG staff member serves on the Leadership Council of "A Way Home 4 Tulsa", which is the Tulsa-Tulsa County Continuum of Care. Local homeless service providers in Tulsa aid homeless individuals and families in the greater Tulsa area. In FY2019, 2020 and 2022, CARES Act funds were directed to assistance for homeless populations impacted through the COVID-19 pandemic. HOME ARP funds will be used to impact homelessness through developing affordable housing sources.

**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" Leadership Council. In addition, this same 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	<b>Agency/Group/Organization</b>	DOMESTIC VIOLENCE INTERVENTION SERVICES, INC.
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	DVIS consulted regarding needs of Qualifying Populations for HOME ARP.

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

**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	Housing Solutions Inc	

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))**

State agencies such as the Oklahoma Department of Commerce (small city CDBG program); Oklahoma Housing Finance Agency (LIHTC, HOME), and the State Department of Mental Health are partners in assessing housing and community development needs within the region. Coordination is sought when appropriate.

**Narrative**

## **PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(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 at City Halls or community centers. CDBG Needs Public Hearings were held in these communities in 2023. The public hearing were advertised and held in front of the live City Councils for all communities and citizens were permitted to attend. Citizen participation was broaden during this grant year cycle by the robust consultation process conducted through the HOME ARP Allocation Plan development, which stretched to efforts within 6 counties.

Bixby: March 27, 2023 at 6:00 PM

Broken Arrow: March 30, 2023 at 5:00PM (community center meeting)

Owasso: March 15, 2021 at 4:00 PM (neighborhood meeting)

Sand Springs: March 27, 2023 at 6:00 PM

Sapulpa: March 26, 2023 at 7:00 PM

Skiatook: March 14, 2023 at 6:00PM

Sperry: March 9, 2023 at 6:00PM

Tulsa County: March 27, 2023 at 9:30 AM (Board of County Commissioners)

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	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.	No comments received/none not accepted.	

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. These suburban newspapers are well read in the communities and are a good source of local information for citizens.	No comment received.	No comments not accepted.	
3	Internet Outreach	Non-targeted/broad community	Notice of public hearing and draft Consolidated Plan published on Tulsa County website and INCOG website.	None received.	None received.	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The data set pre-loaded into IDIS for these tables is from the 2013-2017 ACS and therefore is not remotely reflective of current conditions around the region due to the impact of the 2020 Coronavirus event. Although more current ACS data has been released for 2016-2021, it is not available from HUD for this ConPlan analysis. Therefore, while discussion will be provided analyzing the tables with pre-loaded 2013-2017 data, the relevance to current conditions is limited and conclusions drawn are outdated. Overall, housing conditions across the Consortium region improved during the five-year period since the previous ConPlan. Owner occupied unit 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 16.7 percent (16.7%) increase in the total households from 2013 to 2021 was more than the thirteen percent (13%) population growth experienced across the region. Overall, the number of large families increased, while the number of 30-50% low income families went down. The age group of 62-74 increased significantly (18%) as a function of the Baby Boomer percentage of the total population, particularly in households over 100% HAMFI. Households over 75 years of age also increased dramatically (20%) for the same reason. Households with children 6 years old or younger experienced a decrease. Generally, the numbers reflect similar results as the previous 5-year period. Of note are the more dramatic increases in aging populations. The most common housing problem is cost burden greater than 50% and 30% of income for Renters at 91.3% and owner-occupied at 87.7%. Affordable housing is the predominant housing need.

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	478,843	25	-100%
Households	178,189	36	-100%
Median Income	\$0.00	\$0.00	

**Table 5 - Housing Needs Assessment Demographics**

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	17,431	20,154	31,691	20,402	108,889
Small Family Households	5,449	6,012	12,351	8,629	61,210
Large Family Households	996	1,605	3,220	2,169	10,629
Household contains at least one person 62-74 years of age	3,741	5,064	7,664	4,658	23,388
Household contains at least one person age 75 or older	2,915	4,492	5,348	2,435	6,710
Households with one or more children 6 years old or younger	3,004	3,428	5,694	3,827	14,110

**Table 6 - Total Households Table**

Data Source: 2013-2017 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
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	368	184	187	91	830	66	124	85	101	376
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	85	102	47	16	250	50	32	39	77	198
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	371	343	380	182	1,276	151	222	426	267	1,066
Housing cost burden greater than 50% of income (and none of the above problems)	4,272	2,061	266	39	6,638	3,799	2,455	1,519	271	8,044



	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
Housing cost burden greater than 30% of income (and none of the above problems)	1,012	3,311	3,729	551	8,603	1,598	2,842	5,172	2,344	11,956
Zero/negative Income (and none of the above problems)	884	0	0	0	884	1,286	0	0	0	1,286

**Table 7 – Housing Problems Table**

Data 2013-2017 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
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	5,124	2,694	892	333	9,043	4,076	2,847	2,067	720	9,710
Having none of four housing problems	2,724	5,474	9,343	5,417	22,958	3,302	9,056	19,382	13,912	45,652
Household has negative income, but none of the other housing problems	884	0	0	0	884	1,286	0	0	0	1,286

**Table 8 – Housing Problems 2**

Data 2013-2017 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	2,426	2,318	1,815	6,559	1,457	1,675	3,140	6,272
Large Related	380	535	384	1,299	417	494	754	1,665
Elderly	1,531	1,378	927	3,836	2,540	2,451	1,909	6,900
Other	1,583	1,553	1,011	4,147	1,148	771	947	2,866
Total need by income	5,920	5,784	4,137	15,841	5,562	5,391	6,750	17,703

Table 9 – Cost Burden > 30%

Data 2013-2017 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	2,101	940	68	3,109	1,138	695	582	2,415
Large Related	313	147	10	470	343	179	79	601
Elderly	1,064	607	254	1,925	1,490	1,186	537	3,213
Other	1,331	501	30	1,862	931	410	293	1,634
Total need by income	4,809	2,195	362	7,366	3,902	2,470	1,491	7,863

Table 10 – Cost Burden > 50%

Data 2013-2017 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	411	416	370	170	1,367	172	181	369	282	1,004
Multiple, unrelated family households	20	23	67	12	122	24	71	102	51	248
Other, non-family households	25	4	8	12	49	4	0	0	4	8

	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
Total need by income	456	443	445	194	1,538	200	252	471	337	1,260

**Table 11 – Crowding Information - 1/2**

Data Source: 2013-2017 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. Relevance not established.

**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. Funds through the HOME ARP allocation may be used to address these vulnerable population and prevent homelessness.

**What are the most common housing problems?**

Cost burden greater than 30% of income remains the most common housing problem with 91.3% of the renter population affected. Five years ago, the ConPlan reported cost burden at 90% and five years prior to that at 89.4%. Overcrowding is the next common problem, although overcrowding decreased from 6.6% five years ago to 6.1%. Lacking plumbing was next at a decreasing percentage from 3.3% to 2.67%.

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

The data presented showed that renters and owners were almost even in terms of housing problems, although there were slightly more owners experiencing problems. Renters experienced a greater percentage increase of severe housing problems than owners. Renters 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 to the Consortium from federal 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. See FY2021 HOME ARP Allocation Plan for in-depth analysis and discussion.

**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. See HOME ARP Allocation Plan for discussion.

**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, eviction 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. American Indian and Alaska Native across all median income percentages experienced housing problems at a greater percentage than any other racial or ethnic group, though not at the disproportionate level of need of greater than 10 percentage points.

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	11,823	3,351	2,170
White	8,659	2,536	1,641
Black / African American	482	98	103
Asian	122	14	19
American Indian, Alaska Native	1,098	398	229
Pacific Islander	0	0	0
Hispanic	556	66	103

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2013-2017 CHAS

Source:

\*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	11,707	8,396	0
White	8,944	6,674	0
Black / African American	271	148	0
Asian	72	49	0
American Indian, Alaska Native	951	729	0
Pacific Islander	0	0	0
Hispanic	640	292	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2013-2017 CHAS  
Source:

\*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	11,875	19,819	0
White	9,127	15,954	0
Black / African American	406	329	0
Asian	179	218	0
American Indian, Alaska Native	864	1,517	0
Pacific Islander	4	0	0
Hispanic	567	676	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2013-2017 CHAS  
Source:

\*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**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	3,964	16,445	0
White	3,007	12,854	0
Black / African American	177	428	0
Asian	124	137	0
American Indian, Alaska Native	265	1,475	0
Pacific Islander	0	0	0
Hispanic	185	648	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2013-2017 CHAS  
Source:

\*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. American Indians across all median income percentages experience housing problems at a greater percentage than any other racial or ethnic groups. 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	9,200	6,026	2,170
White	6,809	4,463	1,641
Black / African American	393	192	103
Asian	82	54	19
American Indian, Alaska Native	785	713	229
Pacific Islander	0	0	0
Hispanic	485	128	103

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2013-2017 CHAS  
Source:

\*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	5,541	14,530	0
White	4,226	11,397	0



<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Black / African American	158	256	0
Asian	32	90	0
American Indian, Alaska Native	438	1,238	0
Pacific Islander	0	0	0
Hispanic	286	655	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2013-2017 CHAS  
Source:

\*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**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,959	28,725	0
White	2,346	22,740	0
Black / African American	73	662	0
Asian	59	333	0
American Indian, Alaska Native	173	2,208	0
Pacific Islander	4	0	0
Hispanic	157	1,098	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2013-2017 CHAS  
Source:

\*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**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,053	19,329	0
White	789	15,054	0
Black / African American	35	573	0
Asian	55	206	0
American Indian, Alaska Native	73	1,669	0
Pacific Islander	0	0	0
Hispanic	62	775	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2013-2017 CHAS  
 Source:

\*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	155,391	24,808	16,001	2,257
White	125,461	19,092	12,321	1,705
Black / African American	2,983	790	582	103
Asian	2,082	342	136	19
American Indian, Alaska Native	11,097	1,903	1,153	239
Pacific Islander	47	0	0	0
Hispanic	5,038	1,185	701	107

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2013-2017 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 greater extent than any other racial or ethnic group, because they are a larger share of the general population.

**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?**

Native groups seem to be experiencing greater need across all of the income categories as a whole.

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

No additional needs identified.

**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

#### 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 *

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
# of Elderly Program Participants (>62)	0	0	216	32	0	32	0	0	
# of Disabled Families	0	0	102	13	0	13	0	0	
# of Families requesting accessibility features	0	0	571	76	0	76	0	0	
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# 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**

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Black/African American	0	0	44	17	0	17	0	0	0
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			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Not Hispanic	0	0	569	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 571 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:

Within the service area of the HOME Consortium, the great majority of both homeless individuals and families and the support services to assist them are located within the City of Tulsa as the second largest urban area in the state. Tulsa County operates an emergency non-congregate family shelter within the city limits. Homeless populations exist outside of the City of Tulsa in concentrated pockets, generally along major expressway corridors (south and east) and along the Arkansas River levy (west). Unsheltered populations located closer to the city limits may reside outside of the city during the night and seek services inside the city during the day. The larger communities in the Consortium area are Broken Arrow, Owasso and Sand Springs in Tulsa County; Bartlesville in Washington County; Claremore in Rogers County; and Sapulpa in Creek County. Each of these communities are experiencing a growing number of homeless populations but lack the resources or partnerships with expert service providers to establish services to assist. Several faith-based organizations operate emergency shelters in these communities; however, they are not a part of the CoC system and do not participate in coordinated entry or assessment protocols to determine readiness for housing.

During the January 2023 Point in Time Count conducted by the Tulsa City-County Continuum of Care, outreach teams were sent to established encampments out of the city. A special tabulation of the demographics of the count in unincorporated Tulsa County was provided by Housing Solutions, the TCC CoC lead. The count found a total of 23 homeless individuals/families in various locations around the County; 17 were counted as Unsheltered and 6 were in emergency shelters such as hotels. Eighty-seven percent (87%) were single persons and 13% were with a spouse or partner. No households with children were counted. Two unsheltered veterans meeting the definition of chronic homeless were counted. By race, White accounted for 52% of the count and the majority were unsheltered. American Indian and Black both accounted for five of the persons counted. Three of the persons counted were homeless due to domestic violence.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0



Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	57	16	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	2	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

Data Source

Comments: Data not available. CoC's in the Consortium area do not report homeless data by individual county.

Indicate if the homeless population is:  Has No Rural Homeless

**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):**

Data not available.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	1	11
Black or African American	3	2
Asian	1	0
American Indian or Alaska Native	1	4
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	2
Not Hispanic	0	21

Data Source  
Comments:

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

The HOME American Rescue Plan Allocation Plan contains a discussion on this topic. The Allocation Plan is attached.

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

The predominant race experiencing homelessness is White, and ethnic group is Non-Hispanic.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

In general, homeless counts resulted in populations being counted in urban areas.

**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:**

## **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:**

In previous years, Broken Arrow, the largest member of the CDBG Urban County, traditionally funded public service agencies with CDBG funds that 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. With the CDBG-CV funding targeting low income populations impacted by the Coronavirus within the region, allocation of funds for public services was expanded and this priority to outreach in more Urban County members is maintained and funded.

### **How were these needs determined?**

Applications from non-profit providers are annually solicited and needs assessments from providers who serve the community are encouraged 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 (79%). Mobile homes comprise 10% of the housing units, and small apartment complexes of 5-19 units comprise 4% of the housing stock. Eighty-eight percent (88%) of Owners occupy units with 3 or more bedrooms, and forty-eight percent (48%) 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	172,255	79%
1-unit, attached structure	3,046	1%
2-4 units	5,714	3%
5-19 units	9,405	4%
20 or more units	5,084	2%
Mobile Home, boat, RV, van, etc	22,580	10%
<b>Total</b>	<b>218,084</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	509	0%	913	2%
1 bedroom	1,766	1%	8,449	18%
2 bedrooms	16,451	11%	15,623	32%
3 or more bedrooms	131,635	88%	23,054	48%
<b>Total</b>	<b>150,361</b>	<b>100%</b>	<b>48,039</b>	<b>100%</b>

Table 28 – Unit Size by Tenure

Data Source: 2013-2017 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. Affordability of both rental and owner units continues to be an escalating need within the region, as it is across the country, particularly in the light of the pandemic.

**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

Within the six-county service area of the HOME Consortium, and excluding the PJ City of Tulsa data, there are a total of 53,995 rental units according to the Comprehensive Housing Affordability Strategy (CHAS) 2015-2019. The CHAS tables show that there are 5,815 renter households with 1 or more severe housing problems with incomes between 0% to 30% of AMI. These households are defined as At-Risk of Homelessness. Rental units affordable to households at 30% of AMI total 3,380, leaving a gap of 2,435 affordable units in the region. This places this vulnerable population at risk of not being able to obtain units affordable to them. Further, evictions of households in this 0%-30% AMI category have dramatically increased due to job loss due to COVID, resulting in an increase in unsheltered homeless populations.

### Cost of Housing

	Base Year: 2016	Most Recent Year: 2021	% Change
Median Home Value	0	152,417	0%
Median Contract Rent	793	849	7%

Table 29 – Cost of Housing

Data Source Comments:

Rent Paid	Number	%
Less than \$500	0	0.0%
\$500-999	0	0.0%
\$1,000-1,499	0	0.0%
\$1,500-1,999	0	0.0%
\$2,000 or more	0	0.0%
<b>Total</b>	<b>0</b>	<b>0.0%</b>

Table 30 - Rent Paid

Data Source Comments:

### Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	0	No Data
50% HAMFI	0	No Data
80% HAMFI	No Data	No Data
100% HAMFI	No Data	No Data
<b>Total</b>	<b>0</b>	<b>0</b>

Table 31 – Housing Affordability

Data Source Comments:



## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	646	724	925	1,219	1,428
High HOME Rent	646	724	925	1,219	1,428
Low HOME Rent	646	724	906	1,046	1,167

**Table 32 – Monthly Rent**

Data Source Comments:

### 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.

Affordability of housing, particularly rental housing, contains to be a significant issue for lower income households in the housing market impacted by COVID pandemic. Single family housing prices are beginning to mediate but still remain unaffordable to lower income levels, as well as being in short supply generally.

### 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 \$849 in 2021, an increase from \$793 in 2016. Fair Market and HOME rents were lower than the metro median for Efficiency and 1 bedroom units, and higher for larger 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.

Although HOME rents and Fair Market rents are not far below area median rents, the issue in obtaining housing is the short supply and quality of units. The production of affordable units is needed in smaller, rural communities but the cost to produce those units is prohibitive to non-profit developers.

## Discussion

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

### Introduction

In IDIS, the tables below are not fillable and therefore no current data can be displayed in the online version of the Plan. In the printed version of the Plan available on the INCOG and Tulsa County websites, the tables have been filled using the most current data, where available. The section is intended to describe 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. 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	0	0%	0	0%
With two selected Conditions	0	0%	0	0%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	0	0%	0	0%
<b>Total</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>

Table 33 - Condition of Units

Data Source: 2013-2017 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	0	0%	0	0%
1980-1999	0	0%	0	0%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1950-1979	0	0%	0	0%
Before 1950	0	0%	0	0%
<b>Total</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>

**Table 34 – Year Unit Built**

Data Source: 2013-2017 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	0	0%	0	0%
Housing Units build before 1980 with children present	0	0%	0	0%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2013-2017 ACS (Total Units) 2013-2017 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 36 - 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 194,305 units of the Consortium's housing stock were built prior to 1979 and have the potential for having lead-based paint. This is fifty (50) percent of the total owner and rental housing units. 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			610	87			0	0	0
# of accessible units									

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

**Table 37 – 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 610 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 38 - 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

Numbers reported in table are totals for entire Tulsa City & County OK CoC service area; all beds and units are located within the City of Tulsa limits and outside of the jurisdiction of the Tulsa County HOME Consortium. Similarly, all beds and units for the other two CoC's in the Consortium service area are located outside of the counties in the Consortium.

### 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	17	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	2	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 39 - 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. Each of the CoC areas contain support services in the form of mental health agencies such as Mental Health Association of Oklahoma and Grand Mental Health. Workforce Oklahoma for employment services, and local health departments particularly Tulsa City County Health Department for health. The HOME Consortium does not directly provide regular HOME funds to support these services or the homeless populations.

**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.**

As a Continuum of Care located within a major metropolitan area, the Tulsa City/County CoC provides numerous services and facilities to support each of the types of homeless populations listed above. In Tulsa, Tulsa County Social Services, DaySpring Villa, DVIS and the Salvation Army Center of Hope provide emergency and transitional beds for families with children. Unaccompanied youth receive services and beds through Youth Services of Tulsa. MHAOK is a large provider of facilities and services to homeless persons at several apartment complexes. The Salvation Army, Day Center for the Homeless and John 3:16 Mission serve mostly adult individuals. Northeast OK CoC has available an equally robust array of services and facilities serving all types of homeless populations through County facilities, the Cherokee Nation, domestic violence shelters, and community action agencies. North Central CoC serves all populations through facilities located in Ponca City, Enid and Stillwater. Veterans in Creek County receive HUD VASH vouchers. The HOME Consortium does not directly provide HOME funds to support these services or the homeless populations.



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

### **Introduction**

There are presently 14 HOME Consortium-funded Elderly Congregate Housing projects in the Consortium area with 12 sites developed by Vintage Housing and 2 sites in Sapulpa developed by other Consortium non-profit partners. There are no other facilities for special needs population groups in the Consortium area that receive Consortium HOME funding. In the FY2023 program year, funding will be directly to a non-profit serving individuals with developmental disabilities to provide group housing. 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 addresses the needs of the elderly by providing affordable rental units at the 14 locations throughout the six county area. Many of the elderly clients residing in the rental complexes owned by Vintage Housing are now frail, as the complexes generally are home to persons who have aged in place at the complexes. It is assumed that frail elderly would be living within all of the Consortium member government locations. There do not appear to be significant numbers of the other identified special needs populations living in the 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)**

HOME funding for the rehabilitation of an affordable elderly congregate apartment complex will be utilized in the next year, as well as funding provided for the construction of rental units for individuals with developmental disabilities (IDD).

### **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))**

HOME funding will be provided for the construction of rental units for individuals with developmental disabilities (IDD). This is linked to Goal 2: New Construction of Multifamily rental units.

## **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	11,749	795	2	0	-2
Arts, Entertainment, Accommodations	43,097	11,907	9	4	-5
Construction	34,345	26,939	7	9	2
Education and Health Care Services	102,670	32,720	22	11	-11
Finance, Insurance, and Real Estate	29,069	17,042	6	6	0
Information	9,787	7,977	2	3	1
Manufacturing	56,802	55,176	12	19	7
Other Services	25,466	10,988	5	4	-1
Professional, Scientific, Management Services	47,970	24,216	10	8	-2
Public Administration	16,895	13,356	4	5	1
Retail Trade	53,518	49,501	11	17	6
Transportation and Warehousing	30,770	16,496	6	6	0
Wholesale Trade	13,048	18,529	3	6	3
Total	475,186	285,642	--	--	--

**Table 40 - Business Activity**

**Data Source**  
**Comments:**

Data obtained from Table C24030 ACS 2017-2021 5 year data set.

## Labor Force

Total Population in the Civilian Labor Force	0
Civilian Employed Population 16 years and over	0
Unemployment Rate	0.00
Unemployment Rate for Ages 16-24	0.00
Unemployment Rate for Ages 25-65	0.00

**Table 41 - Labor Force**

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	0
Farming, fisheries and forestry occupations	0
Service	0
Sales and office	0
Construction, extraction, maintenance and repair	0
Production, transportation and material moving	0

**Table 42 – Occupations by Sector**

Data Source Comments:

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	0	0%
30-59 Minutes	0	0%
60 or More Minutes	0	0%
<b>Total</b>	<b>0</b>	<b>0%</b>

**Table 43 - Travel Time**

Data Source Comments:

## 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	0	0	0
High school graduate (includes equivalency)	0	0	0

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Some college or Associate's degree	0	0	0
Bachelor's degree or higher	0	0	0

**Table 44 - Educational Attainment by Employment Status**

Data Source Comments:

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	294	569	675	1,171	1,566
9th to 12th grade, no diploma	2,950	1,503	1,588	2,735	2,328
High school graduate, GED, or alternative	6,990	8,687	7,619	15,982	10,838
Some college, no degree	6,962	9,374	8,550	16,347	7,374
Associate's degree	1,062	3,594	3,854	6,878	1,886
Bachelor's degree	1,574	9,114	9,099	13,455	5,388
Graduate or professional degree	135	2,807	3,719	5,261	2,874

**Table 45 - Educational Attainment by Age**

Data Source: 2013-2017 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	357,345
High school graduate (includes equivalency)	538,490
Some college or Associate's degree	614,915
Bachelor's degree	737,360
Graduate or professional degree	869,885

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2013-2017 ACS

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

The Education and Health Care Services sector is clearly dominant in attaining the most workers and percentages of jobs. This sector has 22% share of workers, reflecting employment trends impacted by the COVID pandemic. The Manufacturing and Retail Trade sectors each comprise about 11% to 12% of employment. The Arts, Entertainment and Accommodations sector, which comprised 102% of the workforce in previous years, is now at 9%, reflecting the impact of the pandemic.

**Describe the workforce and infrastructure needs of the business community:**

The Education and Health Care Services sector 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.**

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.

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

The skills and education levels of the current workforce are well-positioned to support employment opportunities in the region.

**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.**

The current CEDS provides ample discussion of workforce training initiatives, and the CEDS can be viewed on the INCOG website.

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

**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.**

The recently completed 2022 CEDS contained the following goals and strategies priorities:

Economic growth and diversification;

Talent and workforce development

Infrastructure and site development

Assess housing needs and identify opportunities to increase production and improve affordability across the region. Connect every home across the region to reliable, affordable and secure broadband. Expand and maintain the region's water and sewer, natural gas and electricity infrastructure to support community development.

Equity and history

Advanced mobility

**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.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Across the six-county HOME Consortium service area, broadband connections are well-supported and present in the majority of households across all income levels. The lowest percentage of broadband connection is in Osage County in the \$10,000 to \$19,000 income level, with a percentage of 50% of households having a subscription. Across all other income levels in all counties, percentages range from 57% to 96% of all households having access.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

There does not appear to be a need for increased competition since the percentage of households having a subscription is quite high.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Climate change has prompted a longer rainy season in the eastern part of the state, but also longer periods of drought. Tornado season occurs earlier although the frequency of tornados has decreased.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Natural hazards and hazardous materials events occur and will continue to occur; but they do not have to be disasters. Hazard mitigation planning is preparing for a hazard before the hazard occurs. The Hazard Mitigation Grant Program provides the framework for state and local governments to evaluate and mitigate hazards. The program is also a condition for receiving federal disaster mitigation assistance. Multi-hazard mitigation plans address natural hazards and hazardous materials events. The plan provides guidance for hazard recognition and understanding, and the identification of hazard mitigation activities.

Counties are encouraged to have mitigation plans and include the communities in their county with populations less than 25,000. Communities with populations greater than 25,000 are encouraged to have their own multi-hazard mitigation plan. All plans are to include the school districts in their jurisdiction.

# 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 6 single family rental units for extremely low income homeless, veterans and families.

Direct Financial Assistance to Homebuyers: 90 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

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.

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

### **Geographic Area**

#### **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	<b>Priority Need Name</b>	Rental Housing for Elderly
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Elderly
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Rental Housing for Elderly Households
	<b>Description</b>	Rehabilitation of existing rental complexes that serve elderly populations to permit elderly to continue to lead independent life styles in an energy efficient unit.
	<b>Basis for Relative Priority</b>	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	<b>Priority Need Name</b>	Availability of Rental and Owner-Occupied Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Victims of Domestic Violence Persons with Developmental Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	

	<b>Associated Goals</b>	New Construction of Multi Family Rental Units Homeownership Opportunities for Low Income
	<b>Description</b>	Creation of affordable rental and owner occupied housing units for low income households.
	<b>Basis for Relative Priority</b>	Decreasing available affordable housing stock, increasing populations, renewed economic activity create an increased demand for affordable housing.
3	<b>Priority Need Name</b>	Sustainability of Community
	<b>Priority Level</b>	High
	<b>Population</b>	Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Construction of Public Facilities and Services Construction of Public Infrastructure
	<b>Description</b>	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.
	<b>Basis for Relative Priority</b>	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**

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
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, Nehemiah Community Development Corporation produced 18 units of single family rental units in Bartlesville for at-risk populations. During the 5-year period covered by this plan, focus will turn to the production of units for individuals with developmental disabilities.
Rehabilitation	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. The FY2021 HOME American Rescue Plan allocation funds will create units for homeless, at-risk of homelessness and qualifying populations and this program will run parallel to regular HOME funds but is not counted in the anticipated resources below.

### 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	1,457,941	0	0	1,457,941	4,739,784	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	1,243,349	0	0	1,243,349	3,298,396	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 publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Limited publicly 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 Ownership Rental public facilities public services	Jurisdiction
INCOG	Regional organization	Planning	Region
VINTAGE HOUSING, INC	CHDO	Rental	Region
Community Action Resource and Development	CHDO	Ownership	Region
Volunteers of America	Non-profit organizations	Rental	Region

**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. Member banks of the Federal Home Loan Bank Topeka have been instrumental in assisting in the development of affordable housing through sponsorship of Affordable Housing Program grants for both the homebuyer assistance activity and housing new construction activities. 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 and organizations chosen for funding serve the low income and special populations within the Urban County geographic area.

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

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

**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 a Way Home for Tulsa 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 and Housing Solutions is an outstanding resource to provide coordination of 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	2023	2027	Affordable Housing		Rental Housing for Elderly	HOME: \$2,934,232	Rental units rehabilitated: 80 Household Housing Unit
2	New Construction of Multi Family Rental Units	2023	2025	Affordable Housing Non-Homeless Special Needs		Availability of Rental and Owner-Occupied Housing	HOME: \$932,513	Rental units constructed: 12 Household Housing Unit
3	Homeownership Opportunities for Low Income	2023	2027	Affordable Housing		Availability of Rental and Owner-Occupied Housing	HOME: \$675,000	Direct Financial Assistance to Homebuyers: 90 Households Assisted
4	Construction of Public Facilities and Services	2023	2027	Non-Housing Community Development		Sustainability of Community	CDBG: \$578,430	Public service activities other than Low/Moderate Income Housing Benefit: 77225 Persons Assisted
5	Construction of Public Infrastructure	2023	2027	Non-Housing Community Development		Sustainability of Community	CDBG: \$5,619,295	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25130 Persons Assisted

**Table 52 – Goals Summary**

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	Rental Housing for Elderly Households
	<b>Goal Description</b>	The rehabilitation of existing units for the elderly to ensure energy efficient units to promote safe and secure independent life styles.
<b>2</b>	<b>Goal Name</b>	New Construction of Multi Family Rental Units
	<b>Goal Description</b>	The new construction of multi family rental units for extremely low income households.
<b>3</b>	<b>Goal Name</b>	Homeownership Opportunities for Low Income
	<b>Goal Description</b>	Direct Homebuyer financial assistance to homebuyers for downpayment and closing costs to promote homeownership for low income households.
<b>4</b>	<b>Goal Name</b>	Construction of Public Facilities and Services
	<b>Goal Description</b>	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.
<b>5</b>	<b>Goal Name</b>	Construction of Public Infrastructure
	<b>Goal Description</b>	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 multi family rental populations and provide homeownership opportunities for families wishing to purchase housing, approximately 200 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. There is no Section 504 Voluntary Compliance Agreement in effect.

### **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**

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.

### **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 due to the economic conditions imposed by the pandemic. Efforts are continuing to work with the homeless network providers and area agencies in the three Continuums of Care serving the HOME Consortium to develop an improved system. Within the service area of the HOME Consortium, the great majority of both homeless individuals and families and the support services to assist them are located within the City of Tulsa as the second largest urban area in the state. Tulsa County operates an emergency non-congregate family shelter within the city limits. Homeless populations exist outside of the City of Tulsa in concentrated pockets, generally along major expressway corridors (south and east) and along the Arkansas River levy (west). Unsheltered populations located closer to the city limits may reside outside of the city during the night and seek services inside the city during the day. The larger communities in the Consortium area are Broken Arrow, Owasso and Sand Springs in Tulsa County; Bartlesville in Washington County; Claremore in Rogers County; and Sapulpa in Creek County. Each of these communities are experiencing a growing number of homeless populations but lack the resources or partnerships with expert service providers to establish services to assist. Several faith-based organizations operate emergency shelters in these communities; however, they are not a part of the CoC system and do not participate in coordinated entry or assessment protocols to determine readiness for housing. During the January 2023 Point in Time Count conducted by the Tulsa City-County Continuum of Care, outreach teams were sent to established encampments outside of the city. A special tabulation of the demographics of the count in unincorporated Tulsa County was provided by Housing Solutions, the TCC CoC lead. The count found a total of 23 homeless individuals/families in various locations around the County; 17 were counted as Unsheltered and 6 were in emergency shelters such as hotels. Eighty-seven percent (87%) were single persons and 13% were with a spouse or partner. No households with children were counted. Two unsheltered veterans meeting the definition of chronic homeless were counted. By race, White accounted for 52% of the count and the majority were unsheltered. American Indian and Black both accounted for five of the persons counted. Three of the persons counted were homeless due to domestic violence.

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

At the present time the Consortium does not receive funding through the regular HOME allocation for homelessness prevention, rapid re-housing, or for support services for homeless individuals or families. Through the FY2021 HOME American Rescue Plan special allocation of approximately \$4M, special activities will be undertaken to create Non- Congregate Shelters, Construction/rehab of Affordable Housing units and support services for qualifying populations.

**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.**

At the present time the Consortium does not receive funding through the regular HOME allocation for helping homeless persons make the transition to permanent housing. Through the FY2021 HOME American Rescue Plan special allocation of approximately \$4M, special activities will be undertaken to create Non- Congregate Shelters, Construction/rehab of Affordable Housing units and support services for qualifying populations.

**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**

At the present time the Consortium does not receive funding through the regular HOME allocation for homelessness prevention, rapid re-housing, or for support services for homeless individuals or families. Through the FY2021 HOME American Rescue Plan special allocation of approximately \$4M, special activities will be undertaken to create Non- Congregate Shelters, Construction/rehab of Affordable Housing units and support services for qualifying populations.

## **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 194,305 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.

No funds are anticipated to be directed to lead based paint hazard mitigation, due to limited HOME funds. Staff will continue to provide technical assistance to the Tulsa Health Department in the administration of a Lead Hazard Control and Healthy Homes grant awarded to THD in 2019, which will serve all residents of Tulsa County. Sixty units are expected to be tested and remediated.

### **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 single-family housing 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. 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. The FY2021 HOME American Rescue Plan allocation funds will create units for homeless, at-risk of homelessness and qualifying populations and this program will run parallel to regular HOME funds but is not counted in the anticipated resources below.

#### 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	1,457,941	0	0	1,457,941	4,739,784	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	1,243,349	0	0	1,243,349	3,298,396	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 publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Limited publicly 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	2023	2027	Affordable Housing		Rental Housing for Elderly	HOME: \$167,852	Rental units rehabilitated: 40 Household Housing Unit
2	New Construction of Multi Family Rental Units	2023	2025	Affordable Housing Non-Homeless Special Needs		Availability of Rental and Owner-Occupied Housing	HOME: \$951,163	Rental units constructed: 6 Household Housing Unit
3	Construction of Public Facilities and Services	2023	2027	Non-Housing Community Development		Sustainability of Community	CDBG: \$115,686	Public service activities other than Low/Moderate Income Housing Benefit: 15445 Persons Assisted
4	Construction of Public Infrastructure	2023	2027	Non-Housing Community Development		Sustainability of Community	CDBG: \$1,123,859	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5026 Persons Assisted

**Table 54 – Goals Summary**

#### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Rental Housing for Elderly Households
	<b>Goal Description</b>	
<b>2</b>	<b>Goal Name</b>	New Construction of Multi Family Rental Units
	<b>Goal Description</b>	
<b>3</b>	<b>Goal Name</b>	Construction of Public Facilities and Services
	<b>Goal Description</b>	
<b>4</b>	<b>Goal Name</b>	Construction of Public Infrastructure
	<b>Goal Description</b>	

## 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 2023 program year, beginning July 1, 2023 and ending June 30, 2024 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. In Program Year 2023 (First Program Year of the Five-Year Consolidated Plan), the HOME Consortium will provide an affordable housing project that will provide energy efficient improvements to an elderly congregate apartment building serving 40 low to moderate income seniors over 62 years of age. Program Year 2023 is the Sixteenth year for the Tulsa County Community Development Block Grant Urban County. 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 Dawes Avenue Sidewalk Construction
2	City of Broken Arrow Emergency Repairs to Housing Units
3	City of Broken Arrow Iola Street Rehabilitation
4	City of Owasso Hale Acres Water Line Replacement Phase 2
5	City of Sand Springs Old Town Manhole Rehabilitation
6	City of Sapulpa Hickory Street Overlay
7	City of Skiatook Sanitary Sewer Rehabilitation
8	Town of Sperry Main Street Rehabilitation
9	2023 Administration of HOME and CDBG
10	Child Abuse Network
11	Broken Arrow Seniors
12	Broken Arrow Neighbors Senior Complexes Outreach
13	Broken Arrow Neighbors Outreach
14	Caring Community Friends Sapulpa
15	Owasso Community Resources
16	Rehabilitation of Congregate Rental Apartments for the Elderly
17	New Construction of Special Needs Multi Family Rental Housing

Table 55 – Project Information

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

## AP-38 Project Summary

<b>Project Summary Information1</b>	<b>Project Name</b>	City of Bixby Dawes Avenue Sidewalk Construction
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Infrastructure
	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$93,040
	<b>Description</b>	Construction of 840 LF of 4inch sidewalk from North Parker Street to North Stanley Street along both sides of East Dawes Avenue.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	103 low income households (240 persons) will benefit from the construction of new sidewalks.
	<b>Location Description</b>	North Parker Street to North Stanley Street along both sides of East Dawes Avenue.
	<b>Planned Activities</b>	Construction of a sidewalk from North Parker Street to North Stanley Street along both sides of East Dawes Avenue.
<b>2</b>	<b>Project Name</b>	City of Broken Arrow Emergency Repairs to Housing Units
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Facilities and Services
	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Emergency repair assistance program for income eligible owner-occupied single family housing units city wide in Broken Arrow. Eligibility is based upon income and ownership/occupancy requirements.
	<b>Target Date</b>	6/30/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Emergency repairs will assist approximately 12 households at an average cost of \$5,000 per housing unit.
	<b>Location Description</b>	City wide, Broken Arrow, Tulsa County, OK
	<b>Planned Activities</b>	Emergency repair assistance program, including weatherization, energy efficiency and safety hazards, for income eligible owner-occupied single family housing units city wide in Broken Arrow. Eligibility is based upon income and ownership/occupancy requirements.
<b>3</b>	<b>Project Name</b>	City of Broken Arrow lola Street Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Infrastructure
	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$356,225
	<b>Description</b>	Street rehabilitation including mill, full-depth patch and overlay, addition and repair of concrete sidewalks, as well as other miscellaneous improvements.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	765 Low income persons will benefit from improved road conditions.
	<b>Location Description</b>	lola Street from Elm Place to 1st Street.
<b>Planned Activities</b>	Street rehabilitation including mill, full-depth patch and overlay, addition and repair of concrete sidewalks, as well as other miscellaneous improvements.	
<b>4</b>	<b>Project Name</b>	City of Owasso Hale Acres Water Line Replacement Phase 2
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Infrastructure
	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$159,894

	<b>Description</b>	Approximately 2,100 linear feet of Water Line replacement in the Hale Acres Neighborhood along North 106th East Ave from East 112th St North to E 114th Street North and North 112th East Avenue from East 112th Street North to East 113th Street North.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	613 low income persons will benefit from improved water distribution in the Hale Acres subdivision.
	<b>Location Description</b>	Hale Acres Neighborhood – North 106th East Ave from East 112th St North to E 114th Street North and North 112th East Avenue from East 112th Street North to East 113th Street North.
	<b>Planned Activities</b>	Replacement of 2,100 LF of new 6 inch PVC water line along North 106th East Ave from East 112th St North to E 114th Street North and North 112th East Avenue from East 112th Street North to East 113th Street North.
<b>5</b>	<b>Project Name</b>	City of Sand Springs Old Town Manhole Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Infrastructure
	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$93,867
	<b>Description</b>	Rehabilitate approximately 20-25 sanitary sewer manholes to include: Replace frames, lids, frame seals, Interior Wall Coating, Bench & invert rehabilitation, Replace manhole frame, lid, seal, chimney, Raise manhole frame,lid to grade.
	<b>Target Date</b>	6/30/2024
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	675 low income persons will benefit.	



	<b>Location Description</b>	The City of Sand Springs Old Town Manhole Rehabilitation project will occur throughout the Old Town Neighborhood northeast of the downtown area of Sand Springs.
	<b>Planned Activities</b>	Rehabilitate approximately 20-25 sanitary sewer manholes to include: Replace frames/lids/frame seals, Interior Wall Coating, Bench & invert rehabilitation, Replace manhole frame/lid/seal/chimney, Raise manhole frame/lid to grade.
<b>6</b>	<b>Project Name</b>	City of Sapulpa Hickory Street Overlay
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Infrastructure
	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$141,990
	<b>Description</b>	Approximately 2,900 LF of 2inch mill and overlay on South Hickory Street from West Dewey Street to West Garfield Avenue
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1515 persons will benefit
	<b>Location Description</b>	South Hickory Street from West Dewey Street to West Garfield Avenue
<b>Planned Activities</b>	Approximately 2,900 LF of 2incg mill and overlay on South Hickory Street from West Dewey Street to West Garfield Avenue	
<b>7</b>	<b>Project Name</b>	City of Skiatook Sanitary Sewer Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Infrastructure
	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$119,478

	<b>Description</b>	Replacement of approximately 3 manholes and 725 LF of 8inch sewer line with 8inch SDR sewer line to alleviate inflow and infiltration issues along 5th, 6th, and C Streets.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 103 persons will benefit.
	<b>Location Description</b>	In the neighborhood south of Downtown Skiatook along 5th and 6th streets and along in a separate location in the same neighborhood along C Street.
	<b>Planned Activities</b>	Replacement of approximately 3 manholes and 725 LF of 8inch sewer line with 8inch SDR sewer line to alleviate inflow and infiltration issues along 5th, 6th, and C Streets.
	<b>8</b>	<b>Project Name</b>
<b>Target Area</b>		
<b>Goals Supported</b>		Construction of Public Infrastructure
<b>Needs Addressed</b>		Sustainability of Community
<b>Funding</b>		CDBG: \$119,478
<b>Description</b>		Repair of potholes, leveling the road, and repaving from Main Street South to Cherokee Street. Including 1st and 2nd and 3rd streets East to West and the side streets Ash, Ash Place., Birch Street, Birch Place, and Cherry Avenue West.
<b>Target Date</b>		6/30/2024
<b>Estimate the number and type of families that will benefit from the proposed activities</b>		Approximately 1,115 persons will benefit.

	<b>Location Description</b>	Main Street South to Cherokee Street. Including 1st and 2nd and 3rd streets East to West and the side streets Ash, Ash Place., Birch Street, Birch Place, and Cherry Avenue West.
	<b>Planned Activities</b>	Repair of potholes, leveling the road, and repaving from Main Street South to Cherokee Street. Including 1st and 2nd and 3rd streets East to West and the side streets Ash, Ash Place., Birch Street, Birch Place, and Cherry Avenue West.
<b>9</b>	<b>Project Name</b>	2023 Administration of HOME and CDBG
	<b>Target Area</b>	
	<b>Goals Supported</b>	Rental Housing for Elderly Households New Construction of Multi Family Rental Units Construction of Public Facilities and Services Construction of Public Infrastructure
	<b>Needs Addressed</b>	Rental Housing for Elderly Availability of Rental and Owner-Occupied Housing Sustainability of Community
	<b>Funding</b>	CDBG: \$218,396 HOME: \$124,334
	<b>Description</b>	General Administration activities of HOME and CDBG program for FY2023 program year.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	218 West 6th Street, Tulsa, OK
	<b>Planned Activities</b>	General Administration activities of HOME and CDBG program for FY2023 program year.
<b>10</b>	<b>Project Name</b>	Child Abuse Network
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Facilities and Services
	<b>Needs Addressed</b>	Sustainability of Community

	<b>Funding</b>	CDBG: \$19,780
	<b>Description</b>	Support of CAN's Forensic Interviewing/Mental Health Consultations Programs for allegedly abused children who reside in the City of Broken Arrow.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 150 children who were allegedly abused will be interviewed and counseling provided.
	<b>Location Description</b>	Child Abuse Network offices located at 2829 S Sheridan Rd., Tulsa OK 74129
	<b>Planned Activities</b>	Support of CAN's Forensic Interviewing/Mental Health Consultations Programs for allegedly abused children who reside in the City of Broken Arrow.
<b>11</b>	<b>Project Name</b>	Broken Arrow Seniors
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Facilities and Services
	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$21,223
	<b>Description</b>	Partial staff support and operating expenses for Senior Center.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 3,700 older residents of Broken Arrow will visit the Senior Center to engage in a variety of activities.
	<b>Location Description</b>	Broken Arrow Senior Center 1800 S Main St, Broken Arrow OK
<b>Planned Activities</b>	Partial staff support and operating expenses for Senior Center.	
<b>12</b>	<b>Project Name</b>	Broken Arrow Neighbors Senior Complexes Outreach
	<b>Target Area</b>	

	<b>Goals Supported</b>	Construction of Public Facilities and Services
	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$8,640
	<b>Description</b>	Outreach coordinator salary for 4 hours per week at 3 senior residence complexes with services geared toward specific needs of elderly and disabled persons.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	67 low income elderly and disabled residents will benefit with referral services.
	<b>Location Description</b>	Three apartment complexes serving the elderly and disabled in Broken Arrow.
	<b>Planned Activities</b>	Outreach coordinator salary for 4 hours per week at 3 senior residence complexes with services geared toward specific needs of elderly and disabled persons.
<b>13</b>	<b>Project Name</b>	Broken Arrow Neighbors Outreach
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Facilities and Services
	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$22,043
	<b>Description</b>	Personnel for advocacy and referral services at BAN Outreach office at main location.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 591 low income clients will be served.
	<b>Location Description</b>	Broken Arrow Neighbors, 315 West College , Broken Arrow, OK
	<b>Planned Activities</b>	Personnel for advocacy & referral services at BAN Outreach office at main location.
	<b>Project Name</b>	Caring Community Friends Sapulpa

<b>14</b>	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Facilities and Services
	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$22,000
	<b>Description</b>	Personnel for Outreach Coordinator/Case Manager to provide wrap-around services for disadvantaged families and individuals with an emphasis on health, mental health, addiction prevention/recovery, employment, and safe and secure housing.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6500 low and moderate-income persons.
	<b>Location Description</b>	Caring Community Friends 12 W. Burnham Sapulpa, OK 74066
	<b>Planned Activities</b>	Personnel for Outreach Coordinator/Case Manager to provide wrap-around services for disadvantaged families and individuals with an emphasis on health, mental health, addiction prevention/recovery, employment, and safe and secure housing.
<b>15</b>	<b>Project Name</b>	Owasso Community Resources
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Facilities and Services
	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$22,000
	<b>Description</b>	Personnel costs for Food Pantry Coordinator and truck with lift gate to help support daily operations.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4,437 individuals are served each month

	<b>Location Description</b>	Owasso Community Resources 109 N. Birch, Owasso, OK 74055
	<b>Planned Activities</b>	Personnel costs for Food Pantry Coordinator and truck with lift gate to help support daily operations.
<b>16</b>	<b>Project Name</b>	Rehabilitation of Congregate Rental Apartments for the Elderly
	<b>Target Area</b>	
	<b>Goals Supported</b>	Rental Housing for Elderly Households
	<b>Needs Addressed</b>	Rental Housing for Elderly
	<b>Funding</b>	HOME: \$186,502
	<b>Description</b>	The energy efficient rehabilitation of apartment units in an elderly congregate complex.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Forty (40) units of elderly housing for households over 62 years of age on fixed income will be rehabilitated to incorporate energy efficiency improvements.
	<b>Location Description</b>	Hickory Crossing Apartments, 2101 S Hickory Street in Sapulpa, Creek County, OK
	<b>Planned Activities</b>	Rehabilitation of elderly apartments to include energy efficient improvements will be undertaken.
<b>17</b>	<b>Project Name</b>	New Construction of Special Needs Multi Family Rental Housing
	<b>Target Area</b>	
	<b>Goals Supported</b>	New Construction of Multi Family Rental Units
	<b>Needs Addressed</b>	Availability of Rental and Owner-Occupied Housing
	<b>Funding</b>	HOME: \$932,513
	<b>Description</b>	Construction of Phase 2 A New Leaf Inc. group home for Individuals with Developmental Disabilities (IDD)
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Group home apartment building for 6 persons with developmental disabilities.
	<b>Location Description</b>	A New Leaf The Village at 8535 N Memorial Drive, Owasso, OK 74055
	<b>Planned Activities</b>	Construction of Phase 2 A New Leaf Inc. group home for Individuals with Developmental Disabilities (IDD).



## **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 Tulsa County 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 2021 population of the HOME Consortium area was 573,929. 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, Broken Arrow, 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**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 56 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Within 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 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. 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

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	0
Special-Needs	6
Total	6

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	6
Rehab of Existing Units	40
Acquisition of Existing Units	0
Total	46

**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**

The small number of units of public housing in the Consortium service area are self-sufficient and self contained, and do not present opportunities for utilization of the Consortium's limited funding resources.

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

No actions are planned by the Consortium at these small, self-sufficient public housing authorities.

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

No PHA's within the Consortium service area are designated as troubled.

### **Discussion**

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

### **Introduction**

**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 accurate count of the number of homeless persons and subpopulations continues to be difficult yet agencies are experiencing significant demand due to the economic conditions imposed by the pandemic. Efforts are continuing to work with the homeless network providers and area agencies in the three Continuums of Care serving the HOME Consortium to develop an improved system. Within the service area of the HOME Consortium, the great majority of both homeless individuals and families and the support services to assist them are located within the City of Tulsa as the second largest urban area in the state. Tulsa County operates an emergency non-congregate family shelter within the city limits. Homeless populations exist outside of the City of Tulsa in concentrated pockets, generally along major expressway corridors (south and east) and along the Arkansas River levy (west). Unsheltered populations located closer to the city limits may reside outside of the city during the night and seek services inside the city during the day. The larger communities in the Consortium area are Broken Arrow, Owasso and Sand Springs in Tulsa County; Bartlesville in Washington County; Claremore in Rogers County; and Sapulpa in Creek County. Each of these communities are experiencing a growing number of homeless populations but lack the resources or partnerships with expert service providers to establish services to assist. Several faith-based organizations operate emergency shelters in these communities; however, they are not a part of the CoC system and do not participate in coordinated entry or assessment protocols to determine readiness for housing. During the January 2023 Point in Time Count conducted by the Tulsa City-County Continuum of Care, outreach teams were sent to established encampments outside of the city. A special tabulation of the demographics of the count in unincorporated Tulsa County was provided by Housing Solutions, the TCC CoC lead. The count found a total of 23 homeless individuals/families in various locations around the County; 17 were counted as Unsheltered and 6 were in emergency shelters such as hotels. Eighty-seven percent (87%) were single persons and 13% were with a spouse or partner. No households with children were counted. Two unsheltered veterans meeting the definition of chronic homeless were counted. By race, White accounted for 52% of the count and the majority were unsheltered. American Indian and Black both accounted for five of the persons counted. Three of the persons counted were homeless due to domestic violence.

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

At the present time the Consortium does not receive funding through the regular HOME allocation for

emergency shelter and transitional housing needs for homelessness prevention for homeless individuals or families. Through the FY2021 HOME American Rescue Plan special allocation of approximately \$4M, special activities will be undertaken to create Non- Congregate Shelters, Construction/rehab of Affordable Housing units and support services for qualifying populations.

**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. HOME ARP funds will be utilized for these actions.

**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.**

No funding is received at this time and no transition plan is in place. HOME ARP funds may be utilized for these actions.

## **Discussion**

## **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.

### **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. Land costs are often the determining factor on the creation of affordable housing units and incentives are sometimes offered to developers. Housing costs in Oklahoma and the Tulsa region continue to generally be 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**

HOME funds will be utilized to construction support housing for individuals with developmental disabilities. The HOME Consortium will continue to support activities to support homeless persons funded through the HOME American Rescue Plan allocation as identified in the Allocation Plan.

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

The HOME Consortium will continue to fund energy efficient improvements to elderly apartment units 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. Staff will continue to provide technical assistance to the Tulsa Health Department in the administration of a Lead Hazard Control and Healthy Homes grant awarded to THD in 2019, which will serve all residents of Tulsa County. Sixty units are expected to be tested and remediated.

#### **Actions planned to reduce the number of poverty-level families**

No actions planned.

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

No specific actions planned.

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

INCOG, as a regional planning agency coordinating transportation, housing, planning and zoning, will continue to collaborate with public and private housing and social service agencies on a wide range of topics and initiatives not necessarily funded through HUD.

### **Discussion**

# Program Specific Requirements

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

### Introduction

#### 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
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	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:

No other forms of investment will be used.

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 acquired.

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.