



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

**DRAFT**

**Program Year 2024**

**ANNUAL ACTION PLAN**

**Period July 1, 2024- June 30, 2025**

**May 2024**

# Executive Summary

## AP-05 Executive Summary - 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 2022 population of 583,181. 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 2022 estimated population of the Urban County is 326,284. This Annual Action Plan 2024 outlines the activities which will be undertaken during the 2024 program year, beginning July 1, 2024 and ending June 30, 2025 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 Annual Action Plan will principally benefit low and moderate income populations of the service areas of the HOME Consortium and the Urban County.

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

### 3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

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 (HBA). 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. Home ownership across the region has been impacted by high interest rates and high home values leaving lower income households at a disadvantage. As a result of these factors our HBA program has been impacted and we have seen a decrease in the number of households assisted with HOME funds.

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**

Summary from citizen participation section of plan.

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.

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

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No public 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	29,605	195	29,800
City of Broken Arrow	96,306	21,605	117,911
City of Collinsville	8,832	8	8,840
City of Glenpool	14,211	0	14,211
City of Jenks	27,141	0	27,141
City of Owasso	35,005	4,323	39,328
City of Sand Springs	19,648	383	20,031
City of Sapulpa	108	22,472	22,580
City of Skiatook	2,551	6,035	8,586
Town of Sperry	1,057	60	1,117
Unincorporated Tulsa County	36,739	0	36,739
<b>Total</b>	<b>271,203</b>	<b>55,081</b>	<b>326,284</b>

Split places by another 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: 2022 Census Estimate

TULSA COUNTY  
HOME CONSORTIUM  
MEMBERS FY 2024

LOCAL UNIT OF GOVERNMENT	2022 POPULATION**
Tulsa County (lead entity)	*36,739
Creek County	*34,480
Osage County	*23,463
Rogers County	*57,079
Wagoner County	*42,966
Washington County	*10,030
Broken Arrow	117,911
Owasso	39,328
Bartlesville	37,795
Bixby	29,800
Jenks	27,141
Sapulpa	22,580
Claremore	20,174
Sand Springs	20,031
Glenpool	14,211
Coweta	10,456
Collinsville	8,840
Skiatook	8,586
Catoosa	7,439
Bristow	4,254
Hominy	3,286
Pawhuska	2,934
Drumright	2,541
Sperry	1,117
<b>Total</b>	<b>583,181</b>

\*Unincorporated population of the County \*\*2022 Census Estimates-released March 2024

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

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

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.

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

### **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, Continuum of Care application review process and by attendance at related events.

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

The Consortium works closely with providers of affordable housing for elderly populations and for populations with special needs to increase opportunities to housing populations in need.

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

The Consortium does not receive funding such as ESG for homeless prevention or rapid re-housing. The Consortium has received HOME-ARP funds and a portion of that will go towards housing with supportive services. 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.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and 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. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	VINTAGE HOUSING, INC
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted regarding needs of Qualifying Populations for HOME and HOME ARP projects.
2	<b>Agency/Group/Organization</b>	Gatesway Foundation, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted in-person 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**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Housing Solutions, Inc	

**Table 3 – Other local / regional / federal planning efforts**

**Narrative**

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.



## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

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

A Citizen Participation Plan is in place for the Consolidated Plan process. The Plan details participation of groups impacted by CDBG and HOME funding, and encourages participation of low and moderate income residents, minorities and non-English speaking persons where significant populations exist, residents of assisted housing, and residents of targeted areas. The member cities of the CDBG Urban County are required to hold a community development Needs Public Hearing within their communities, per the Tulsa County CDBG Urban County Application guidance. Several of the communities hold informational meetings in neighborhoods targeted for CDBG project assistance. Notice of the public hearings are given via community newspaper publication or by posting at City Halls or community centers. CDBG Needs Public Hearings were held in these communities in 2024. The public hearing were advertised and held in front of the live City Councils for all communities and citizens were permitted to attend.

Bixby: April 8, 2024 at 6:00pm

Broken Arrow: March 25, 2024 at 5:00pm

Owasso: March 12, 2024 at 2:00pm

Glenpool: April 10, 2024 at 6:00pm

Sand Springs: April 9, 2024 at 11:30am

Sapulpa: April 1, 2024 at 7:00pm

Tulsa County: March 25, 2024 at 9:30 AM (Board of County Commissioners)

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.

**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 comments received.	No comments received/none 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.	No comments received.	No comments received/none not accepted.	

**Table 4 – Citizen Participation Outreach**

## 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	1,492,079	0	0	1,492,079	4,476,237	CDBG funds will be leveraged with local jurisdiction funds to increase the impact of activities.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,049,423	0	0	1,049,423	3,148,269	HOME funds will be leveraged with tax credit funding to develop affordable housing in the region.

**Table 2 - Expected Resources – Priority Table**

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

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

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

Limited 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 may 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: \$186,503	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: \$932,513	Rental units constructed: 40 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 3 – 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 Second Program Year Annual Action Plan outlines the activities which will be undertaken during the 2024 program year, beginning July 1, 2024 and ending June 30, 2025 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 2024 (Second 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 2024 is the Seventeenth 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 Stanley Storm Sewer Needles to McKennon
2	City of Broken Arrow Emergency Repairs to Housing Units
3	City of Broken Arrow College Addition Street Rehabilitation
4	City of Glenpool Street and Stormwater Improvements in Glenn Village Addition II
5	City of Owasso Hale Acres Waterline Replacement Phase 3
6	City of Sand Springs 5th St Water Line Replacement
7	City of Sapulpa Road Resurfacing
8	Tulsa County Collector Road Rehabilitation in Turley Community
9	Broken Arrow Neighbors Outreach
10	Broken Arrow Neighbors Senior Complexes Outreach
11	Broken Arrow Seniors, Inc.
12	Child Advocacy Network
13	Sapulpa Caring Community Friends, Inc.
14	2024 Administration of HOME and CDBG
15	Rehabilitation of Congregate Rental Apartments for the Elderly

**Table 4 – Project Information**

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

Allocation priorities are established by individual members of the CDBG Urban County based on needs within their own communities. HOME priorities are based on evaluation of data in the Strategic Plan of the Consolidated Plan.



# AP-38 Project Summary

## Project Summary Information

1	<b>Project Name</b>	City of Bixby Stanley Storm Sewer Needles to McKennon
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Infrastructure
	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$95,626
	<b>Description</b>	The project includes Stanley Storm construction in the Midland Addition between Needles and McKennon.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	105 Low Income Households
	<b>Location Description</b>	Within the City of Bixby
	<b>Planned Activities</b>	The project includes Stanley Storm construction in the Midland Addition between Needles and McKennon.
2	<b>Project Name</b>	City of Broken Arrow Emergency Repairs to Housing Units
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Infrastructure
	<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>	6/30/2025
	<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 College Addition 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: \$414,888
	<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>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 60 households will benefit from this project.
	<b>Location Description</b>	Residential streets asphalt repair and resurfacing - street rehabilitation work in the College Addition including Greeley St. from 4th St. to 5th St, 5th St. from Greeley St. to Freeport St., Freeport St. from Main St. to 5th St., 2nd St. from Detroit St. to Freeport St. and 3rd St. from Detroit St. to Freeport St.
<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 Glenpool Street and Stormwater Improvements in Glenn Village Addition II
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Infrastructure
	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$116,222

	<b>Description</b>	Repair sinkhole, replacement of storm drain inlet, and pavement reconstruction on 145th Pl and Kendalwood Blvd in the Glenn Village II housing addition.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that this project will benefit 1,336 residents
	<b>Location Description</b>	The project will take place on 145th Pl and Kendalwood Blvd in the Glenn Village II housing addition in Glenpool, OK.
	<b>Planned Activities</b>	Repair sinkhole, replacement of storm drain inlet, and pavement reconstruction
<b>5</b>	<b>Project Name</b>	City of Owasso Hale Acres Waterline Replacement Phase 3
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Infrastructure
	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$154,023
	<b>Description</b>	Replacement of three 6 inch waterline segments within the Hale Acres subdivision.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that this project will benefit 613 low income persons
	<b>Location Description</b>	Within the Hale Acres subdivision, along East 114th Street North, North 109th East Avenue, and North 112th East Avenue
<b>Planned Activities</b>	Replacement of four thousand (4,000) linear feet of new 6 inch waterline segments within the Hale Acres subdivision.	
<b>6</b>	<b>Project Name</b>	City of Sand Springs 5th St Water Line Replacement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Infrastructure
	<b>Needs Addressed</b>	Sustainability of Community

	<b>Funding</b>	CDBG: \$95,098
	<b>Description</b>	Replacement of Approximately 1,160 l.f. of 3: galvanized water line with 8" PVC waterline and appurtenances. Existing service lines and meter cans will also be replaced. Project to be located along 5th St. between N. Main St. and N. Cleveland Ave.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 645 low-income residents will benefit
	<b>Location Description</b>	Project to be located along 5th St. between N. Main St. and N. Cleveland Ave.
	<b>Planned Activities</b>	Replacement of Approximately 1,160 l.f. of 3" galvanized water line with 8" PVC waterline and appurtenances. Existing service lines and meter cans will also be replaced. Project to be located along 5th St. between N. Main St. and N. Cleveland Ave.
7	<b>Project Name</b>	City of Sapulpa Road Resurfacing
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Infrastructure
	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$120,140
	<b>Description</b>	Thei City of Sapulpa is proposing a road resurfacing project that will include a mill and overlay of ~2981'
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that this project will benefit 515 residents.
	<b>Location Description</b>	The project will take place on Anderson Ave, North 5th St, North 4th St, and Fife Ave.
<b>Planned Activities</b>	Thei City of Sapulpa is proposing a road resurfacing project that will include a mill and overlay of ~2981'	
	<b>Project Name</b>	Tulsa County Collector Road Rehabilitation in Turley Community

8	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Infrastructure
	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$116,222
	<b>Description</b>	Tulsa County is proposing a collector road rehabilitation project that will involve roadway preparation and asphalt resurfacing.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 955 residents will benefit from the proposed activities.
	<b>Location Description</b>	The project will take place in Turley, an incorporated community in Tulsa County, along W 61st St N
	<b>Planned Activities</b>	Tulsa County is proposing a collector road rehabilitation project that will involve roadway preparation and asphalt resurfacing.
9	<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: \$22,824
	<b>Description</b>	Personnel for advocacy and referral services at BAN Outreach office at main location.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 6894 persons will benefit from the proposed activities.
	<b>Location Description</b>	315 W College St, Broken Arrow, OK 74012
	<b>Planned Activities</b>	Personnel for advocacy and referral services at BAN Outreach office at main location.
	<b>Project Name</b>	Broken Arrow Neighbors Senior Complexes Outreach

<b>10</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: \$8,946
	<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>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 237 elderly persons will benefit from the proposed activities.
	<b>Location Description</b>	Three elderly apartments 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>11</b>	<b>Project Name</b>	Broken Arrow Seniors, Inc.
	<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: \$27,000
	<b>Description</b>	Partial staff support and operating expenses for Senior Center.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that over 3000 elderly individuals will benefit from the proposed activities
	<b>Location Description</b>	1800 S. Main Street, Broken Arrow, OK 74012
	<b>Planned Activities</b>	Partial staff support and operating expenses for Senior Center.
<b>12</b>	<b>Project Name</b>	Child Advocacy 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: \$20,500
	<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>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 150 individuals will benefit from the proposed activities
	<b>Location Description</b>	2815 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>13</b>	<b>Project Name</b>	Sapulpa Caring Community Friends, Inc.
	<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: \$20,000
	<b>Description</b>	Funds will go towards a full-time outreach coordinator. The Outreach Coordinator manages requests for financial assistance. They complete intake interviews to review services and identify any unmet needs. The Outreach Coordinator will offer recommendations, provide information, and make direct referrals to area agencies. The Outreach Coordinator will also attend local resource fairs to increase community awareness about the programs and services offered by Caring Community Friends.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 5,000 financially disadvantaged persons will benefit from the proposed activities.

	<b>Location Description</b>	Sapulpa Caring Community Friends, Inc. is located at 12 W Burnham Ave, Sapulpa, OK 74066 and serves Sapulpa residents in Tulsa County and Creek County, Tulsa residents in Creek County, and surrounding towns in eastern Creek County and individuals with no fixed address (unsheltered)
	<b>Planned Activities</b>	Funds will go towards a full-time outreach coordinator. The Outreach Coordinator manages requests for financial assistance. They complete intake interviews to review services and identify any unmet needs. The Outreach Coordinator will offer recommendations, provide information, and make direct referrals to area agencies. The Outreach Coordinator will also attend local resource fairs to increase community awareness about the programs and services offered by Caring Community Friends.
<b>14</b>	<b>Project Name</b>	2024 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: \$230,590 HOME: \$104,942
	<b>Description</b>	General administration activities of HOME and CDBG program for FY2024 program year
	<b>Target Date</b>	6/30/2025
	<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 FY2024 program year
	<b>Project Name</b>	Rehabilitation of Congregate Rental Apartments for the Elderly



<b>15</b>	<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: \$944,481
	<b>Description</b>	The energy efficient rehabilitation of apartment units in an elderly congregate complex.
	<b>Target Date</b>	6/30/2025
	<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>	8401 E 134th St S Bixby, OK 74008
	<b>Planned Activities</b>	Rehabilitation of elderly apartments to include energy efficient improvements will be undertaken.

## **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 2022 population of the HOME Consortium area was 583,181. 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 5 - 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

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

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	40
Rehab of Existing Units	40
Acquisition of Existing Units	0
Total	80

Table 7 - One Year Goals for Affordable Housing by Support Type

#### Discussion

Forty (40) units of affordable rental housing are proposed to be created and forty (40) units of elderly housing are proposed to be rehabilitated through HOME funds from the Second Program Year (FY2024).

## **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 various factors. Efforts are ongoing to collaborate with homeless network providers and area agencies across 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. The HOME-ARP allocation plan budget categories are

- Permanent Supportive Housing (HOME Consortium envisions developing 9 units)
- Non-Congregate Shelter
- Supportive Services

**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. However, the HOME Consortium aims to develop affordable housing within areas already zoned for multifamily, thus mitigating potential delays associated with rezoning hearings. 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 construct 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 expected to be allocated for lead-based paint hazard mitigation due to limited HOME funds. Staff will continue to offer technical assistance to the Tulsa Health Department in administering a Lead Hazard Control and Healthy Homes grant awarded to THD in 2019, benefiting all residents of Tulsa County. Through this grant, the Tulsa Health Department successfully addressed lead hazards in 31 properties during this grant cycle. Since December 2020, the Tulsa Health Department has conducted 151 lead inspections, including 46 in homes with children exhibiting elevated blood levels. The Tulsa Health Department aims to reapply when the next grant cycle becomes available.

#### **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(I)(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.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with

special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).