



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

**Fiscal Year 2022  
ANNUAL ACTION PLAN**

**June 2022**

# 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 a total 2020 Census population of 564,162. 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 2020 Census population of the Urban County is 314,896. This Annual Action Plan 2022 outlines the activities which will be undertaken during the 2022 program year, beginning July 1, 2022 and ending June 30, 2023 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.

#### HOME

**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 lifestyles.

**Outcome:** Rental units rehabilitated: 40 Household Housing Units

**Goal:** New Construction of Single Family Rental Units

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

**Outcome:** Construction of 2 single family rental units for extremely low income homeless, veterans and families.

**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:

10,308 Persons Assisted

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

4,508 Persons Assisted

This **Fifth Program Year Annual Action Plan** outlines the activities which will be undertaken during the 2022 program year, beginning July 1, 2022 and ending June 30, 2023 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 Midland Addition Storm Sewer Construction
2	City of Broken Arrow Emergency Repairs to Housing Units
3	City of Broken Arrow Old Town Water Line Replacement
4	City of Broken Arrow Elm Avenue Drainage Improvements
5	City of Collinsville 11th Street Water Line Rehabilitation
6	City of Jenks Adult Activity Center Design Services
7	City of Owasso Hale Acres Water Line Replacement Phase 1
8	City of Sand Springs Lincoln Avenue Water Line Replacement Phase 3
9	City of Sapulpa Sewer Main and Manhole Replacements
10	Rehabilitation of Congregate Rental Apartments for the Elderly
11	New Construction of Single Family Rental Housing
12	2022 Administration of HOME and CDBG

#	Project Name
13	Child Abuse Network
14	Broken Arrow Seniors
15	Broken Arrow Neighbors Senior Complexes Outreach
16	Broken Arrow Neighbors Outreach

### **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. 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**

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 County-Tulsa-Broken Arrow 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 public 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	28,423	186	28,609
City of Broken Arrow	93,184	20,356	113,540
City of Collinsville	7,873	8	7,881
City of Glenpool	13,691	0	13,691
City of Jenks	25,949	0	25,949
City of Owasso	34,102	4,138	38,240
City of Sand Springs	19,488	389	19,874
City of Sapulpa	107	21,822	21,929
City of Skiatook	2,500	5,950	8,450
Town of Sperry	1,050	65	1,115
Unincorporated Tulsa County	35,618	0	35,618
<b>Total</b>	<b>261,985</b>	<b>52,911</b>	<b>314,896</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: 2020 Census

TULSA COUNTY  
HOME CONSORTIUM  
MEMBERS FY 2022

LOCAL UNIT OF GOVERNMENT	2020 POPULATION**
Tulsa County (lead entity)	*35,618
Creek County	*34,285
Osage County	*23,331
Rogers County	*54,743
Wagoner County	*40,016
Washington County	*9,806
Broken Arrow	113,540
Owasso	38,240
Bartlesville	37,290
Bixby	28,609
Jenks	25,949
Sapulpa	21,929
Sand Springs	19,874
Claremore	19,580
Glenpool	13,691
Coweta	9,654
Skiatook	8,450
Collinsville	7,881
Coweta	7,440
Bristow	4,248
Hominy	3,329
Pawhuska	2,984
Drumright	2,560
Sperry	1,115
<b>Total</b>	<b>564,162</b>

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

## 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 Greater Tulsa area since the HOME Consortium was created in 1994. Consortium/INCOG staff members have developed excellent working relationships with homeless provider agencies through the monthly attendance and participation on the "A Way Home 4 Tulsa" Leadership Council meetings, 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, 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.

**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>	Mental Health Association Oklahoma
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	<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 CDBG CV assistance to COVID-impacted homeless populations. Awarded funds for rehab of units to house homeless.

**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 2022. The public hearing were advertised and held in front of the live City Councils for all communities and citizens were permitted to attend.

Bixby: March 28, 2022 at 6:00 PM

Broken Arrow: March 30, 2022 at 5:00PM (community center meeting)

Collinsville: March 21, 2022 at 5:30 PM

Jenks: March 29, 2022 at 5:30 PM

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

Sand Springs: March 28, 2022 at 6:00 PM

Sapulpa: March 21, 2022 at 7:00 PM

Tulsa County: March 21, 2022 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 were received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response /attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-targeted/broad community	Suburban Newspapers serve all of the Tulsa County CDBG communities with the exception of Sperry. 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.	

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)
3	Internet Outreach	Non-targeted/broad community	Notice of public hearing and draft Action Plan published on Tulsa County website and INCOG website.	None received	None received.	<a href="http://www.incog.org/Community_Economic_Development/commdev_reports.html">http://www.incog.org/Community_Economic_Development/commdev_reports.html</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

#### 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	1,413,176	0	0	1,413,176	1,413,176	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	1,280,095	0	0	1,280,095	1,280,095	HOME funds will be leveraged with Affordable Housing Program 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 activity 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 is under a series of federal match waivers not requiring match to be generated. However, the 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, generally in the development of infrastructure improvements.

**Discussion**

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing for Elderly Households	2018	2022	Affordable Housing		Rental Housing for Elderly	HOME: \$1,139,000	Rental units rehabilitated: 40 Household Housing Unit
2	New Construction of Single Family Rental Units	2019	2022	Affordable Housing		Availability of Rental and Owner-Occupied Housing	HOME: \$13,086	Rental units constructed: 2 Household Housing Unit
3	Construction of Public Infrastructure	2018	2022	Non-Housing Community Development		Sustainability of Community	CDBG: \$1,123,094	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10308 Persons Assisted
4	Construction of Public Facilities and Services	2018	2022	Non-Housing Community Development		Sustainability of Community	CDBG: \$71,686	Public service activities other than Low/Moderate Income Housing Benefit: 4508 Persons Assisted

Table 3 – Goals Summary

## Goal Descriptions

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

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

This Fifth Program Year Annual Action Plan outlines the activities which will be undertaken during the 2022 program year, beginning July 1, 2022 and ending June 30, 2023 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 2022 (Fifth 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 2022 is the Fifteenth 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 Midland Addition Storm Sewer Construction
2	City of Broken Arrow Emergency Repairs to Housing Units
3	City of Broken Arrow Old Town Water Line Replacement
4	City of Broken Arrow Elm Avenue Drainage Improvements
5	City of Collinsville 11th Street Water Line Rehabilitation
6	City of Jenks Adult Activity Center Design Services
7	City of Owasso Hale Acres Water Line Replacement Phase 1
8	City of Sand Springs Lincoln Avenue Water Line Replacement Phase 3
9	City of Sapulpa Sewer Main and Manhole Replacements
10	Rehabilitation of Congregate Rental Apartments for the Elderly
11	New Construction of Single Family Rental Housing
12	2022 Administration of HOME and CDBG
13	Child Abuse Network
14	Broken Arrow Seniors
15	Broken Arrow Neighbors Senior Complexes Outreach
16	Broken Arrow Neighbors Outreach

**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 Midland Addition Storm Sewer Construction
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Infrastructure
	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$93,603
	<b>Description</b>	Construction of 460 linear feet of new storm sewer (Size: 36 inch RCP, Class III) along East McKennon Avenue.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	214 low income persons will benefit from improved storm sewers in the Midland Addition.
	<b>Location Description</b>	East McKennon Avenue from North Parker Street to North Stanley Street. 23-T17N-R13E
	<b>Planned Activities</b>	Construction of 460 linear feet of new storm sewer along East McKennon Avenue.
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 Facilities and Services
	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$56,225
	<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>	6/30/2023

	<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 Old Town 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: \$200,000
	<b>Description</b>	Replacement of approximately 850 Linear Feet of 12 inch waterline along Main Street from Elgin Street to Midway Street along with all associated pavement repairs and appurtenances.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	425 Low income persons will benefit from improved water distribution.
	<b>Location Description</b>	Main Street from Elgin Street to Midway Street
	<b>Planned Activities</b>	Replacement of approximately 850' Linear Feet of 12" waterline along Main Street from Elgin Street to Midway Street along with all associated pavement repairs and appurtenances.
<b>4</b>	<b>Project Name</b>	City of Broken Arrow Elm Avenue Drainage Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Infrastructure
	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$150,000

	<b>Description</b>	Replacement of existing drainage structure in Old Town portion of Broken Arrow along Elm Avenue consisting of the replacement of an existing deteriorated corrugated metal pipe culvert, along with the relocation of nearby waterline and sanitary sewer lines affected by the drainage structure replacement.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	425 low income persons in the area will benefit from improved drainage in the neighborhood.
	<b>Location Description</b>	Elm Avenue 200' South of Greely Street S11-T18N-R14E
	<b>Planned Activities</b>	Replacement of existing drainage structure in Old Town portion of Broken Arrow along Elm Street consisting of the replacement of an existing deteriorated corrugated metal pipe culvert, along with the relocation of nearby waterline and sanitary sewer lines affected by the drainage structure replacement.
5	<b>Project Name</b>	City of Collinsville 11th Street Water Line Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Infrastructure
	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$119,479
	<b>Description</b>	Replacement of exiting 6 inch water line along 11th Street from Maple to Union Place with 1,560 LF of 8 inch water line.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 persons will benefit from improved water line distribution.
	<b>Location Description</b>	11th St. from Maple, north to the dead end at approximately Union Place 20-T22N-R14E

	<b>Planned Activities</b>	Replacement of exiting 6 inch water line along 11th Street from Maple to Union Place with 1,560 LF of 8 inch water line.
<b>6</b>	<b>Project Name</b>	City of Jenks Adult Activity Center Design Services
	<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: \$119,479
	<b>Description</b>	Funding for architectural, civil engineering, structural engineering, and mechanical/plumbing/electrical engineering design services for renovation an existing Public Safety building to a senior activity center.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4,705 Senior residents of Jenks will benefit from improved activity center. Presumed Benefit activity.
	<b>Location Description</b>	525 W A Street Jenks, OK 74037 Lot 5 S19-T18N- R13E
	<b>Planned Activities</b>	Funding for architectural, civil engineering, structural engineering, and mechanical/plumbing/electrical engineering design services for renovation of an existing Public Safety building to a senior activity center.
<b>7</b>	<b>Project Name</b>	City of Owasso Hale Acres Water Line Replacement Phase 1
	<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>	Replacement of 2,650 LF of new 6 inch PVC water line along E. 112th St. N. in the Hale Acres subdivision.
	<b>Target Date</b>	6/30/2023



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	619 low income persons will benefit from improved water distribution in the Hale Acres subdivision.
	<b>Location Description</b>	E. 112th Street North between western edge of subdivision and North Garnett Road NE corner of S7-T21N-R14E
	<b>Planned Activities</b>	Replacement of 2,650 LF of new 6 inch PVC water line along E. 112th St. N. in the Hale Acres subdivision.
8	<b>Project Name</b>	City of Sand Springs Lincoln Avenue Water Line 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: \$93,867
	<b>Description</b>	Replacement of approximately 510 LF of 4 inch cast iron water line with 8 inch DIP and PVC water line and appurtenances along Lincoln Avenue from Broadway St. to 4th St. Existing service lines will also be replaced with new service lines.
	<b>Target Date</b>	6/30/2023
	<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>	Lincoln Avenue from Broadway St. to 4th St. S11-T19N-R11
	<b>Planned Activities</b>	Replacement of approximately 510 LF of 4 inch cast iron water line with 8 inch DIP and PVC water line and appurtenances along Lincoln Avenue from Broadway St. to 4th St. Existing service lines will also be replaced with new service lines.
9	<b>Project Name</b>	City of Sapulpa Sewer Main and Manhole Replacements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Infrastructure

	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$130,547
	<b>Description</b>	Replacement of 300 feet of existing sewer line with a new 8 inch line along Mounds Street and replacement of manholes at four locations in the city.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 3225 persons will benefit.
	<b>Location Description</b>	Various Locations in LM census tracts across the city, including Manhole additions at 634 S Poplar, 701 S Poplar, and E Bryan and sewer main replacement on South Mounds.
	<b>Planned Activities</b>	Manhole additions at 634 S Poplar, 701 S Poplar, and E Bryan. Two manhole replacements, one at the intersection of S Mounds and W Hobson, and another at the intersection of E McKinley and S Park. The S Mounds project will also include a replacement of 300 ft of existing sewer line with a new 8 inch line.
<b>10</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: \$1,139,000
	<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>11</b>	<b>Project Name</b>	New Construction of Single Family Rental Housing
	<b>Target Area</b>	
	<b>Goals Supported</b>	New Construction of Single Family Rental Units
	<b>Needs Addressed</b>	Availability of Rental and Owner-Occupied Housing
	<b>Funding</b>	HOME: \$13,086
	<b>Description</b>	The new construction of single family rental units for income eligible households.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Two income eligible households will benefit with rental units.
	<b>Location Description</b>	Construction is proposed for Bartlesville as Phase 4 of Cottages on Sixth Street development.
<b>Planned Activities</b>	The new construction of single family rental units for income eligible households.	
<b>12</b>	<b>Project Name</b>	2022 Administration of HOME and CDBG
	<b>Target Area</b>	
	<b>Goals Supported</b>	Rental Housing for Elderly Households New Construction of Single 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: \$128,009
	<b>Description</b>	General administration activities of HOME and CDBG program for FY2022 program year.
	<b>Target Date</b>	6/30/2023

	<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 FY2022 program year
<b>13</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>	6/30/2023
	<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>14</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>	6/30/2023

	<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.
15	<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>	6/30/2023
	<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.
16	<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>	6/30/2023
<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.

## **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 Census 2020 population of the HOME Consortium area was 564,162. 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.

## 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	2
Rehab of Existing Units	40
Acquisition of Existing Units	0
Total	40

Table 7 - 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**

In January 2020, the Tulsa City & County Continuum of Care, known as A Way Home for Tulsa, reconstituted and adopted a new Governance Charter. A new Leadership Council, which serves as the board of AWH4T, was formed to oversee the Tulsa-Tulsa County Continuum of Care process. The Leadership Council is comprised of four Appointed Members; five Elected Members who are providers; and six Invited Members from various advocacy groups. A Senior management staff member of the INCOG Community Development department was appointed to the Leadership Council, as well as a Tulsa County Commissioner. Although for numerous past years, INCOG staff members have participated each January in the *One-night Consumer Survey* or PIT-“Point-in-Time” count of the Tulsa area homeless population, with a focus on the City of Broken Arrow during the One-night survey, in 2022 due to COVID-19 restrictions and extensive outreach efforts by trained professional outreach councilors, INCOG staff did not participate.

### **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**

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

The HOME Consortium does not receive or administer funding for this homeless population. INCOG staff members will participate as active participants on the AWH4T Leadership Council and in the local Continuum of Care process. There has been an expanded outreach effort in Broken Arrow for the "Point-in-Time" count in January with added volunteers and guidance provided from the staff of Broken Arrow Neighbors. While significant CDBG CV funding was directed to emergency shelter of homeless persons impacted by COVID-19 in 2021, these funds have been expended and no 2022 funding will be directed to the population in emergency shelters.

#### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The HOME Consortium does not receive or administer funding for this homeless population. INCOG

staff members will continue working as active participants on the AWH4T Leadership Council and in the local Continuum of Care process.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The HOME Consortium does not receive or administer funding for this homeless population. INCOG staff members will continue working as active participants on the AWH4T Leadership Council and in the local Continuum of Care process.

## **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 M

**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**

No specific actions are planned. The CDBG Urban County and HOME Consortium will continue to support activities to support homeless persons funded through any COVID-19 allocations.

#### **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.