



DRAFT

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

**Fiscal Year 2021
ANNUAL ACTION PLAN**

May 2021

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 2018 population of 550,014. The Consortium includes rapidly growing suburban areas adjacent to the corporate city limits of Tulsa and small communities under 5,000 population, as well as the unincorporated rural areas of six counties. The Tulsa County Community Development Block Grant Urban County, formed in 2008, is comprised of unincorporated Tulsa County and ten Tulsa County incorporated places, including the City of Sapulpa (whose city limits include a portion of Tulsa County). The City of Tulsa is not a member of the CDBG Urban County. This Annual Action Plan 2020 outlines the activities which will be undertaken during the 2021 program year, beginning July 1, 2021 and ending June 30, 2022 using federal funds allocated to the Tulsa County HOME Consortium and the Tulsa County CDBG Urban County Entitlement program. Programs and activities described in this 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.

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

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 life styles.

Outcome: Rental units rehabilitated: 40 Household Housing Units

Priority Need: Availability of Rental and Owner-Occupied Housing

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 6 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:

6,518 Persons Assisted

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

4,508 Persons Assisted

This **Fourth Program Year Annual Action Plan** outlines the activities which will be undertaken during the 2021 program year, beginning July 1, 2021 and ending June 30, 2022 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 Needles Street Storm Sewer and Sidewalks
2	City of Broken Arrow Street Rehabilitation
3	City of Glenpool Park Improvements
4	City of Owasso Sewer Line Replacement
5	City of Sand Springs Lincoln Ave Water Line Replacement
6	City of Sapulpa Dewey and Park Drainage Improvements
7	Rehabilitation of Congregate Rental Apartments for the Elderly
8	New Construction of Single Family Owner Occupied Housing
9	2021 Administration
10	Child Abuse Network

#	Project Name
11	Broken Arrow Seniors
12	Broken Arrow Neighbors Senior Complexes Outreach
13	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.

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

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	27,228	226	27,454
City of Broken Arrow	89,096	20,075	109,171
City of Collinsville	7,066	3	7,069
City of Glenpool	13,931	0	13,931
City of Jenks	23,354	0	23,354
City of Owasso	33,588	3,134	36,722
City of Sand Springs	19,498	399	19,897
City of Sapulpa	68	20,734	20,802
City of Skiatook	2,400	5,533	7,933
Town of Sperry	1,286	29	1,315
Unincorporated Tulsa County	36,119	0	36,119
Total	250,496	49,884	303,767

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: 2018 Census Estimate- May 2019

TULSA COUNTY
HOME CONSORTIUM
MEMBERS FY 2020

LOCAL UNIT OF GOVERNMENT	2018 POPULATION**
Tulsa County (lead entity)	*36,119
Creek County	*34,514
Osage County	*23,804
Rogers County	*54,573
Wagoner County	*37,352
Washington County	*10,054
Broken Arrow	109,171
Bartlesville	36,423
Owasso	36,722
Bixby	27,454
Jenks	23,354
Sapulpa	20,802
Sand Springs	19,897
Claremore	18,766
Glenpool	13,931
Coweta	9,944
Skiatook	7,953
Collinsville	7,069
Catoosa	6,995
Bristow	4,199
Pawhuska	3,440
Hominy	3,400
Drumright	2,763

Sperry

1,315

Total

550,014

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 CoC review process and by monthly attendance at the "A Way Home 4 Tulsa" Governance Council meetings and related events

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(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 new Leadership Council of "A Way Home 4 Tulsa", which is the Tulsa-Tulsa County Continuum of Care. Local homeless service providers in Tulsa provide assistance to homeless individuals and families in the greater Tulsa area. In FY2019 and 2020, 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" Governance Council. In addition, an INCOG staff person serves on the Continuum of Care Review Panel for the Tulsa-Tulsa County-Broken Arrow CoC application. In the past, an INCOG staff member has served on the ESG Review Panel for the City of Tulsa. There is frequent contact and interaction with the participating agencies in the AWH4T structure throughout the year.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Mental Health Association OK / East Oak Property Management
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	

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

Other local/regional/state/federal planning efforts considered when preparing the Plan

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

Table 3 – Other local / regional / federal planning efforts

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. The Policy Committee, comprised of public officials from the local jurisdictions, is apprised of the public participation process, and actively solicits participation in their communities. CDBG Needs Public Hearings were held in these communities in 2021. 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 22, 2021 at 6:00 PM

Broken Arrow: March 16, 2021 at 5:00PM

City of Glenpool: April 5, 2021 at 6:00PM

Owasso: March 15, 2021 at 4:00 PM

Sand Springs: March 22, 2021 at 6:00 PM

Sapulpa: March 15, 2021 at 7:00 PM

Tulsa County: March 22, 2021 at 9:30 AM

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	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.	None		

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.	None received.		
3	Internet Outreach	Non-targeted/broad community	Notice of public hearing and draft Action Plan published on Tulsa County website and INCOG website.	None		

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	1,463,125	0	0	1,463,125	1,463,125	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	1,129,626	0	0	1,129,626	1,129,626	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 publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Limited publically owned land or property located within the jurisdictions will be used to address the needs.

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: \$684,858	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: \$331,805	Rental units constructed: 6 Household Housing Unit
3	Construction of Public Facilities and Services	2018	2022	Non-Housing Community Development		Sustainability of Community	CDBG: \$74,221	Public service activities other than Low/Moderate Income Housing Benefit: 4508 Persons Assisted
4	Construction of Public Infrastructure	2018	2022	Non-Housing Community Development		Sustainability of Community	CDBG: \$1,162,789	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6518 Persons Assisted

Table 3 – Goals Summary

Goal Descriptions

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

AP-35 Projects - 91.420, 91.220(d)

Introduction

This Fourth Program Year Annual Action Plan outlines the activities which will be undertaken during the 2021 program year, beginning July 1, 2021 and ending June 30, 2022 using federal funds allocated to the Tulsa County HOME Consortium and the Tulsa County CDBG Urban County Entitlement program. Programs and activities described in this Action Plan will principally benefit low and moderate income populations of the service areas. In Program Year 2021 (Fourth Program Year of the Five-Year Consolidated Plan), the HOME Consortium will provide an affordable housing programs that will provide energy efficient improvements to an elderly congregate apartment building serving 40 low to moderate income seniors over 62 years of age and provide new construction of single family rental units for income eligible households. Program Year 2021 is the Fourteenth 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 Needles Street Storm Sewer and Sidewalks
2	City of Broken Arrow Street Rehabilitation
3	City of Glenpool Park Improvements
4	City of Owasso Sewer Line Replacement
5	City of Sand Springs Lincoln Ave Water Line Replacement
6	City of Sapulpa Dewey and Park Drainage Improvements
7	Rehabilitation of Congregate Rental Apartments for the Elderly
8	New Construction of Single Family Owner Occupied Housing
9	2021 Administration
10	Child Abuse Network
11	Broken Arrow Seniors
12	Broken Arrow Neighbors Senior Complexes Outreach
13	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	Project Name	City of Bixby Needles Street Storm Sewer and Sidewalks
	Target Area	
	Goals Supported	Construction of Public Infrastructure
	Needs Addressed	Sustainability of Community
	Funding	CDBG: \$9,816,013
	Description	Construction of 820 linear feet of new ADA compliant sidewalk along the north and south sides of East Needles from Stanley to Riverview.
	Target Date	2/28/2021
	Estimate the number and type of families that will benefit from the proposed activities	528 low income persons will benefit from improved sidewalks in the Midland Addition.
	Location Description	East Needles Avenue from Stanley Street to Riverview . 23-T17N-R13E
	Planned Activities	Construction of 820 linear feet of new sidewalk along East Needles.
2	Project Name	City of Broken Arrow Street Rehabilitation
	Target Area	
	Goals Supported	
	Needs Addressed	Sustainability of Community
	Funding	CDBG: \$420,583
	Description	The project will provide mill, patch and overlay of 1st Street from Elgin Street to Kenosha Street, adding sidewalks and ADA ramps. Curbs and gutters will be added, eliminating borrow ditches where possible or rehabilitating where necessary
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	The population served will be 1,350 households.
	Location Description	Along First Street from Elgin Street to Kenosha Street.
	Planned Activities	The project will provide mill, patch and overlay to 1st Street from Elgimn to Kenosha, adding sidewalks and ADA ramps. Curbs and gutters will be added, eliminating borrow ditches where possible or rehabilitating where necessary.
3	Project Name	City of Glenpool Park Improvements
	Target Area	
	Goals Supported	Construction of Public Infrastructure
	Needs Addressed	Sustainability of Community
	Funding	CDBG: \$123,701
	Description	Improvements to Kendalwood South Community Park, including expanded parking, sidewalks, fencing, rehabilitation of existing playground equipment and addition of new playground equipment.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Benefit will be provided to 2,595 low income persons in the neighborhood.
	Location Description	Kendalwood Community Park is located at 151st Street and South Elwood Ave in Glenpool.
Planned Activities	Improvements to Kendalwood South Community Park, including expanded parking, sidewalks, fencing, rehabilitation of existing playground equipment and addition of new playground equipment.	
4	Project Name	City of Owasso Sewer Line Replacement
	Target Area	
	Goals Supported	Construction of Public Infrastructure
	Needs Addressed	Sustainability of Community
	Funding	CDBG: \$14,860,111

	Description	Replacement of 1,800 LF of failing 8-inch clay pipe sanitary sewer lines with new HDPE 8-inch pipe in the Hale Acres subdivision.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Benefit to 816 low income persons in the Hale Acres subdivision.
	Location Description	Location: South side of East 114th Street North between North 106th East Ave and North 112th East Ave. NE corner of S7-T21N-R14E
	Planned Activities	Replacement of 1,800 LF of failing 8-inch clay pipe sanitary sewer lines with new HDPE 8-inch pipe in the Hale Acres subdivision.
5	Project Name	City of Sand Springs Lincoln Ave Water Line Replacement
	Target Area	
	Goals Supported	Construction of Public Infrastructure
	Needs Addressed	Sustainability of Community
	Funding	CDBG: \$9,671,810
	Description	Replace approximately 810 LF of 4 inch cast iron water line with 8 inch PVC water line and appurtenances along Lincoln Avenue from 8th Street to 10th Street.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	In the target area, 599 low income persons will be assisted.
	Location Description	Lincoln Avenue from 8th Street to 10th Street.
	Planned Activities	Replace approximately 810 LF of 4 inch cast iron water line with 8 inch PVC water line and appurtenances along Lincoln Avenue from 8th Street to 10th Street.
6	Project Name	City of Sapulpa Dewey and Park Drainage Improvements
	Target Area	
	Goals Supported	Construction of Public Infrastructure
	Needs Addressed	Sustainability of Community

	Funding	CDBG: \$15,132,468
	Description	Storm sewer drainage improvements to area on South Dewey and Park Streets.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	In the target area, 630 low mod persons will benefit from the improved drainage
	Location Description	Dewey and Park Streets.
	Planned Activities	Storm sewer drainage improvements to area on South Dewey and Park Streets.
7	Project Name	Rehabilitation of Congregate Rental Apartments for the Elderly
	Target Area	
	Goals Supported	Rental Housing for Elderly Households
	Needs Addressed	Rental Housing for Elderly
	Funding	HOME: \$684,858
	Description	The energy efficient rehabilitation of apartment units in an elderly congregate complex.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Forty (40) units of elderly housing for households on fixed income will be rehabilitated to incorporate energy efficiency improvements.
	Location Description	Hickory Crossing Apartments, 2101 S Hickory Street in Sapulpa, OK.
	Planned Activities	Rehabilitation of elderly apartments to include energy efficient improvements will be undertaken.
8	Project Name	New Construction of Single Family Rental Housing
	Target Area	
	Goals Supported	New Construction of Single Family Rental Units
	Needs Addressed	Availability of Rental and Owner-Occupied Housing
	Funding	HOME: \$331,805

	Description	The new construction of single family owner occupied units for sale to income eligible households.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Six income eligible households will benefit with rental units.
	Location Description	Construction is proposed for Bartlesville.
	Planned Activities	The new construction of single family rental units for income eligible households.
9	Project Name	2021 Administration
	Target Area	
	Goals Supported	Rental Housing for Elderly Households New Construction of Single Family Rental Units Construction of Public Facilities and Services Construction of Public Infrastructure
	Needs Addressed	Rental Housing for Elderly Availability of Rental and Owner-Occupied Housing Sustainability of Community
	Funding	CDBG: \$226,115 HOME: \$112,962
	Description	General administration activities of HOME and CDBG program for FY2021 program year
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	218 West 6th Street, Tulsa, OK
	Planned Activities	General administration activities of HOME and CDBG program for FY2021 program year.
10	Project Name	Child Abuse Network
	Target Area	
	Goals Supported	Construction of Public Facilities and Services

	Needs Addressed	Sustainability of Community
	Funding	CDBG: \$20,504
	Description	Support of CAN's Forensic Interviewing/Mental Health Consultations Programs for allegedly abused children who reside in the City of Broken Arrow.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 150 children who were allegedly abused will be interviewed and counseling provided.
	Location Description	Child Abuse Network offices located at 2829 S Sheridan Rd., Tulsa OK 74129
	Planned Activities	Support of CAN's Forensic Interviewing/Mental Health Consultations Programs for allegedly abused children who reside in the City of Broken Arrow.
11	Project Name	Broken Arrow Seniors
	Target Area	
	Goals Supported	Construction of Public Facilities and Services
	Needs Addressed	Sustainability of Community
	Funding	CDBG: \$21,947
	Description	Partial staff support and operating expenses for Senior Center.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3,700 older residents of Broken Arrow will visit the Senior Center to engage in a variety of activities
	Location Description	Broken Arrow Senior Center 1800 S Main St, Broken Arrow OK
	Planned Activities	Partial staff support and operating expenses for Senior Center.
12	Project Name	Broken Arrow Neighbors Senior Complexes Outreach
	Target Area	
	Goals Supported	Construction of Public Facilities and Services
	Needs Addressed	Sustainability of Community

	Funding	CDBG: \$8,946
	Description	Outreach coordinator salary for 4 hours per week at 3 senior residence complexes with services geared toward specific needs of elderly and disabled persons.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	67 low income elderly and disabled residents will benefit with referral services.
	Location Description	Three apartment complexes serving the elderly and disabled in Broken Arrow.
	Planned Activities	Outreach coordinator salary for 4 hours per week at 3 senior residence complexes with services geared toward specific needs of elderly and disabled persons.
13	Project Name	Broken Arrow Neighbors Outreach
	Target Area	
	Goals Supported	Construction of Public Facilities and Services
	Needs Addressed	Sustainability of Community
	Funding	CDBG: \$22,824
	Description	Personnel for advocacy & referral services at BAN Outreach office at main location.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 591 low income clients will be served.
	Location Description	Broken Arrow Neighbors, 315 West College , Broken Arrow, OK
	Planned Activities	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 estimated total 2018 population of the HOME Consortium area was 550,014. 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

Target Area	Percentage of Funds

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 to low to moderate income population. For some projects, an income survey is provided for a targeted neighborhood. A community may choose a project that benefits a limited clientele population such as senior citizens. The HOME program benefits low to moderate income individuals throughout the six- county HOME Consortium area, most commonly on a household basis such as homebuyer assistance. 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	6
Rehab of Existing Units	40
Acquisition of Existing Units	0
Total	0

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.

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 had 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 2021 due to COVID-19 restrictions, 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

Each year, A Way Home for Tulsa (AWH4T), the Tulsa City and County Continuum of Care (CoC), organizes an annual count of people who are experiencing homelessness in Tulsa County under the direction of the AWH4T Leadership Council and lead agency, Housing Solutions. The intention of this count is to provide a snapshot picture of homelessness in Tulsa County of both the number of people and their characteristics. Local providers’ staff and community volunteers assist with counting people in emergency homeless shelters, transitional housing facilities, hot meal sites, encampments, and various street locations.

The Point-in-Time (PIT) count yields valuable data to help service providers understand how many local people are homeless and what their needs are. The A Way Home for Tulsa 2021 Point in Time (PIT) count was conducted January 28, 2021. This year’s PIT Count Plan was significantly impacted by the Coronavirus pandemic, with a large focus on ensuring the safety of everyone involved. Generally, an INCOG staff member participates with local volunteers each January in the One-night Consumer Survey or the "Point in Time Count" of the local homeless population. INCOG coordinates the survey in the City of Broken Arrow and consults with Broken Arrow Neighbors on locations and situations to be checked on the night of the survey. In addition, the Homeless Outreach Team Coordinator contacted the Broken Arrow Police Department to see if there were other locations to be checked. There were no persons counted as homeless in Broken Arrow on that evening. Other locations in Greater Tulsa that were checked included HUD Permanent Supportive housing locations; Veteran's housing programs such as HUD VASH; and Safe Haven and Transitional Housing programs. Jail and Detox treatment facilities were also counted. A large contingency of social services provider volunteers reached out to the homeless

population living in encampments.

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.

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 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 Month, adopting or updating local Fair Housing Ordinances and making available a Fair Housing Brochure.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Tulsa Metropolitan Area does not generally have restrictive public policies in place that might be barriers to the creation of affordable housing. 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 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 in order for residents to have access to affordable housing.

Actions planned to reduce lead-based paint hazards

No funds are anticipated to be directed to lead based paint hazard mitigation, due to limited HOME funds. 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
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

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.