



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

**Program Year 2025**

**ANNUAL ACTION PLAN**

**Period July 1, 2025- June 30, 2026**

# 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 2024 population of 605,187. 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 2024 estimated population of the Urban County is 341,663. This Annual Action Plan 2025 outlines the activities which will be undertaken during the 2025 program year, beginning July 1, 2025 and ending June 30, 2026 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

#### HOME

**Priority Need:** Rental Housing for Elderly Households

**Goal:** Rental Housing for Elderly

**Objective:** Rehabilitation of an existing affordable rental housing complex to allow elderly residents to continue leading independent lifestyles.

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

#### CDBG

**Priority Need:** Sustainability of Community

**Goal:** Construction of Public Facilities and Services

**Goal:** Construction of Public Infrastructure

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

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

4,484 Persons Assisted

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

10,966 Persons Assisted

This **Third Program Year Annual Action Plan** outlines the activities which will be undertaken during the 2025 program year, beginning July 1, 2025 and ending June 30, 2026 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 Stanley Storm Sewer Needles to McKennon Phase 2
2	City of Broken Arrow Street Repair and Resurfacing College St from 9 <sup>th</sup> St to 12 <sup>th</sup> St
3	City of Collinsville Water Line Replacement
4	City of Jenks Construction of Jenks Adult Activity Center (JAAC)
5	City of Owasso Hale Acres Water Line Replacement Phase 3
6	City of Sand Springs Roosevelt Ave Waterline Replacement
7	City of Sapulpa Mill and Overlay along W Anderson Ave
8	Child Abuse Network
9	Broken Arrow Neighbors Outreach
10	Broken Arrow Neighbors Senior Complexes Outreach
11	Broken Arrow Seniors, Inc.
12	2025 Administration of HOME and CDBG
13	FY25 HOME Project TBD

### 3. Evaluation of past performance

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

In recent years, significant contributions have been made by the HOME Consortium to supply new and rehabilitated affordable housing units to the member governments. This includes funding for the rehabilitation of affordable rental units for the elderly and families, construction of innovative single-family housing units to promote affordable rental opportunities, and homebuyer assistance (HBA). To date, eleven HOME Consortium cities have benefited from the construction of elderly congregate

housing projects that were financed in part with the Consortium HOME funds. Two member communities, Sapulpa and Broken Arrow, have two HOME-funded elderly projects in their cities. These projects are now beginning to age out of the HOME imposed Period of Affordability and after 20 years, are in need of major rehabilitation to sustain the useful life of the projects. The HOME Consortium has begun to direct funding to the rehabilitation of the complexes. Home ownership across the region has been impacted by high interest rates and high home values leaving lower income households at a disadvantage. As a result of these factors our HBA program has been impacted, and we have seen a decrease in the number of households assisted with HOME funds.

All CDBG Urban County members evaluate their infrastructure needs and have utilized CDBG funds for numerous public works projects that have benefited low- to moderate income residents. Several social service agencies have also received CDBG funding for their programs that serve the special needs populations in the City of Broken Arrow.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

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

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

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

No public comments were received.

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

No comments were received.

#### **7. Summary**

Tulsa County  
CDBG Urban County Designation  
Population Summary

Place/Geographic Area	Tulsa County part	Part in other Counties	Total Population
City of Bixby	31,516	212	31,728
City of Broken Arrow	99,999	22,757	122,756
City of Collinsville	9,748	9	9,757
City of Glenpool	14,567	0	14,567
City of Jenks	27,869	0	27,869
City of Owasso	38,152	4,669	42,821
City of Sand Springs	19,954	376	20,330
City of Sapulpa	111	23,186	23,297
City of Skiatook	2,642	6,237	8,879
Town of Sperry	1,134	110	1,244
Unincorporated Tulsa County	38,415	0	38,415
Total	284,107	57,556	341,663

Split places by another County:

*Creek County - Sapulpa*

*Osage County - Sand Springs, Skiatook and Sperry*

*Rogers County - Collinsville and Owasso*

*Wagoner County - Bixby and Broken Arrow*

Source: U.S. Bureau of the Census  
Population by Place by County: 2024 Census Estimate

TULSA COUNTY  
HOME CONSORTIUM  
MEMBERS FY 2025

LOCAL UNIT OF GOVERNMENT	2024 POPULATION**
Tulsa County (lead entity)	*38,415
Creek County	*34,800
Osage County	*23,856
Rogers County	*58,693
Wagoner County	*45,384
Washington County	*10,213
Broken Arrow	122,756
Owasso	42,821
Bartlesville	38,355
Bixby	31,728
Jenks	27,869
Sapulpa	23,297
Claremore	20,602
Sand Springs	20,330
Glenpool	14,567
Coweta	11,093
Collinsville	9,757
Skiatook	8,879
Catoosa	7,510
Bristow	4,282
Hominy	3,286
Pawhuska	2,923
Drumright	2,527
Sperry	1,244
<b>Total</b>	<b>605,187</b>

\*Unincorporated population of the County \*\*2024 Census Estimates

## **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.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	TULSA COUNTY, OK	
CDBG Administrator	TULSA COUNTY, OK	INCOG
HOME Administrator	TULSA COUNTY, OK	INCOG

**Table 1 – Responsible Agencies**

### **Narrative**

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

### **Consolidated Plan Public Contact Information**

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

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

### **1. Introduction**

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

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

The Consortium works closely with providers of affordable housing for elderly populations and those with special needs to expand housing opportunities for vulnerable residents. Mental health organizations, such as Mental Health Association Oklahoma, are active members of the Consortium, helping to strengthen coordination between housing and supportive services.

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

The Consortium does not receive funding such as ESG for homeless prevention or rapid re-housing. The Consortium has received HOME-ARP funds and a portion of that will go towards housing with supportive services. An INCOG staff member serves on the Leadership Council of "A Way Home 4 Tulsa", which is the Tulsa-Tulsa County Continuum of Care. Local homeless service providers in Tulsa aid homeless individuals and families in the greater Tulsa area.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

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



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

Table 2 – Agencies, groups, organizations who participated

1	<b>Agency/Group/Organization</b>	Vintage Housing, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted regarding needs of Qualifying Populations for HOME projects. Discussed using HOME funds for the rehabilitation of elderly apartments that have reached the end of their affordability period.
2	<b>Agency/Group/Organization</b>	Gatesway Foundation, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted on 4/1/2025 regarding needs of Qualifying Populations for HOME ARP projects. Discussed using HOME-ARP funds to potentially aid in the construction of housing for individuals with intellectual and developmental disabilities and supportive services.
3	<b>Agency/Group/Organization</b>	Habitat Housing, Inc. dba Boomtown Development Company
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted regarding the need for the construction of affordable single-family, owner-occupied homes in the Consortium community of Broken Arrow.

**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 2025. The public hearings were advertised and held in front of the live City Councils for all communities and citizens were permitted to attend.

Bixby: April 14, 2025 at 6:00pm

Broken Arrow: March 31, 2025 at 5:00pm

Owasso: March 13, 2025 at 3:00pm

Collinsville: April 7, 2025 at 5:30pm

Sand Springs: April 8, 2025 at 11:30am

Sapulpa: April 7, 2025 at 7:00pm

Jenks: March 25, 2025 at 6:00pm

Tulsa County: March 24, 2025 at 9:30am

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

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	A CDBG Needs Public Hearing can be held separately or in conjunction with a regularly scheduled City Council meeting. Most of the member communities chose to have the public hearing at the City Council meeting so the attendance can be very large.	No comments received.	No comments received/none not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-targeted/broad community	Suburban Newspapers serve all of the Tulsa County CDBG communities with the exception of Sperry. These suburban newspapers are well read in the communities and are a good source of local information for citizens.	No comments received.	No comments received/none not accepted.	
3	Internet Outreach	Non-targeted/broad community	Notice of public hearing and draft Consolidated Plan published on Tulsa County website and INCOG website.	No comments received.	No comments received/none not accepted.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The Urban County anticipates receiving both a direct allocation of federal CDBG funds and state CDBG funds to address community development needs. Member jurisdictions will also have available sources of funds which include Oklahoma Department of Commerce programs REAP, CDBG-EDIF, CSBG, EHP and LIHEAP; Emergency Food and Shelter program through FEMA; and private United Way grants. Resources to leverage with HOME funds include LIHTC, Federal Home Loan Bank- Affordable Housing Program, Public Housing CFP and Section 8. The FY2021 HOME American Rescue Plan allocation funds will create units for homeless, at-risk of homelessness and qualifying populations and this program will run parallel to regular HOME funds but is not counted in the anticipated resources below.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,564,805	0	0	1,564,805	0	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	1,090,487	0	0	1,090,487	0	HOME funds will be leveraged with tax credit funding to develop affordable housing in the region.

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

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

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

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

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

**Discussion**

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing for Elderly Households	2023	2027	Affordable Housing		Rental Housing for Elderly	HOME: \$981,438	Rental units rehabilitated: 40 Household Housing Unit
2	Construction of Public Facilities and Services	2023	2027	Non-Housing Community Development		Sustainability of Community	CDBG: \$99,270	Public service activities other than Low/Moderate Income Housing Benefit: 15445 Persons Assisted
3	Construction of Public Infrastructure	2023	2027	Non-Housing Community Development		Sustainability of Community	CDBG: \$1,223,706	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5026 Persons Assisted

**Table 3 – Goals Summary**

#### Goal Descriptions

1	Goal Name	Rental Housing for Elderly Households
	Goal Description	



<b>2</b>	<b>Goal Name</b>	Construction of Public Facilities and Services
	<b>Goal Description</b>	
<b>3</b>	<b>Goal Name</b>	Construction of Public Infrastructure
	<b>Goal Description</b>	

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

### Introduction

This Third Program Year Annual Action Plan outlines the activities which will be undertaken during the 2025 program year, beginning July 1, 2025 and ending June 30, 2026 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 2025 (Third Program Year of the Five-Year Consolidated Plan), the HOME Consortium will provide an affordable housing project **TBD**. Program Year 2025 is the Eighteenth year for the Tulsa County Community Development Block Grant Urban County. Unincorporated Tulsa County and ten Tulsa County incorporated places, which includes the City of Sapulpa (whose city limits include a portion of Tulsa County) participate as members of the Tulsa County CDBG Urban County Program. The City of Broken Arrow, formerly a CDBG Entitlement city relinquished its status as an entitlement in order to join the Urban County. The City of Tulsa is not a member.

#	Project Name
1	City of Bixby Stanley Storm Sewer Needles to McKennon Phase 2
2	City of Broken Arrow Street Repair and Resurfacing College St from 9 <sup>th</sup> St to 12 <sup>th</sup> St
3	City of Collinsville Water Line Replacement
4	City of Jenks Construction of Jenks Adult Activity Center (JAAC)
5	City of Owasso Hale Acres Water Line Replacement Phase 3
6	City of Sand Springs Roosevelt Ave Waterline Replacement
7	City of Sapulpa Mill and Overlay along W Anderson Ave
8	Child Advocacy Network
9	Broken Arrow Neighbors Outreach
10	Broken Arrow Neighbors Senior Complexes Outreach
11	Broken Arrow Seniors, Inc.
12	2025 Administration of HOME and CDBG
13	<b>HOME Project TBD</b>

**Table 4 – Project Information**

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

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

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	City of Bixby Stanley Storm Sewer Needles to McKennon Phase 2
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Infrastructure
	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$96,900.63
	<b>Description</b>	The project includes storm sewer construction in the Midland Addition along Stanley St between Needles and McKennon.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	105 Low Income Households
	<b>Location Description</b>	Within the City of Bixby along Stanley St between Needles and McKennon
2	<b>Planned Activities</b>	The project includes storm sewer construction in the Midland Addition along Stanley Ave. between Needles and McKennon.
	<b>Project Name</b>	City of Broken Arrow Street Repair and Resurfacing College St from 9 <sup>th</sup> St to 12 <sup>th</sup> St
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Infrastructure
	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$489,482.00
	<b>Description</b>	Street rehabilitation, including mill, full-depth patch and overlay, addition and repair of concrete sidewalks, as well as other miscellaneous improvements.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 1,670 households will benefit from this project.

	<b>Location Description</b>	Within the City of Broken Arrow along College Street from 9th Street to just east of the 12th Street intersection.
	<b>Planned Activities</b>	Street rehabilitation, including mill, full-depth patch and overlay, addition and repair of concrete sidewalks, as well as other miscellaneous improvements.
<b>3</b>	<b>Project Name</b>	City of Collinsville 12 <sup>th</sup> St Waterline Replacement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Infrastructure
	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$122,370.50
	<b>Description</b>	Replacing 750' of aging 6" waterline with a new 8" waterline on 12th Street and replacing service lines to water meters and adding one new fire hydrant.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 31 households will benefit from this project.
	<b>Location Description</b>	Within the City of Collinsville along 12 <sup>th</sup> St
	<b>Planned Activities</b>	Replacing 750' of aging 6" waterline with a new 8" waterline on 12th Street and replacing service lines to water meters and adding one new fire hydrant.
<b>4</b>	<b>Project Name</b>	City of Jenks Construction of Jenks Adult Activity Center (JAAC)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Infrastructure
	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$122,370.50
	<b>Description</b>	Construction of an Adult Activity Center
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that this project will benefit 4,705 residents

	<b>Location Description</b>	525 W A St, Jenks, OK 74037
	<b>Planned Activities</b>	Construction of an Adult Activity Center
<b>5</b>	<b>Project Name</b>	City of Owasso Hale Acres Waterline Replacement Phase 4
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Infrastructure
	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$162,709.34
	<b>Description</b>	Replacement of three water lines within the Hales Acres neighborhood, along East 114th Street North, North 109th East Avenue, and North 112th East Avenue. With both the 2024 and 2025 allocation of funds, staff proposes to install approximately four thousand (4,000) linear feet of new 6" PVC water line along the aforementioned streets.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that this project will benefit 613 low-income persons
	<b>Location Description</b>	Within the City of Owasso in the Hale Acres subdivision, along East 114th Street North, North 109th East Avenue, and North 112th East Avenue
	<b>Planned Activities</b>	Replacement of three water lines within the Hales Acres neighborhood, along East 114th Street North, North 109th East Avenue, and North 112th East Avenue. With both the 2024 and 2025 allocation of funds, staff proposes to install approximately four thousand (4,000) linear feet of new 6" PVC water line along the aforementioned streets.
<b>6</b>	<b>Project Name</b>	City of Sand Springs Roosevelt Ave 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: \$99,325.49

	<b>Description</b>	Replacement of Approximately 1,200 l.f. of 4" CIP water line with 8" HDPE & PVC waterline and appurtenances. Existing service lines and meter cans will also be replaced. Project to be located along Roosevelt between 7th and 10h Street.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 68 low-income residents will benefit
	<b>Location Description</b>	Within the City of Sand Springs. Project to be located along Roosevelt between 7th and 10h Street.
	<b>Planned Activities</b>	Replacement of Approximately 1,200 l.f. of 4" CIP water line with 8" HDPE & PVC waterline and appurtenances. Existing service lines and meter cans will also be replaced. Project to be located along Roosevelt between 7th and 10h Street.
<b>7</b>	<b>Project Name</b>	City of Sapulpa Road Resurfacing
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Infrastructure
	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$130,547.00
	<b>Description</b>	The City of Sapulpa is proposing a road resurfacing project that will include a mill and overlay
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that this project will benefit 70 households.
	<b>Location Description</b>	The project will take place on Anderson Ave, N Main St, and N 13th St.
	<b>Planned Activities</b>	The City of Sapulpa is proposing a road resurfacing project that will include a mill and overlay
<b>8</b>	<b>Project Name</b>	Child Advocacy Network (CAN)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Facilities and Services
	<b>Needs Addressed</b>	Sustainability of Community

	<b>Funding</b>	CDBG: \$20,500
	<b>Description</b>	Support a portion of the salary for the Manager of Forensic Services, one of several key members of the Multidisciplinary Child Abuse Team (MDT) Program, who oversees daily interview activities and conducts forensic interviews for allegedly abused children who reside in Tulsa County (with the exception of the City of Tulsa), including Broken Arrow, Jenks, Owasso, Sand Springs, Bixby, Collinsville, Skiatook, Glenpool, Turley, Lotsee, Liberty, and Sperry.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 150 individuals will benefit from the proposed activities
	<b>Location Description</b>	2815 S Sheridan Rd, Tulsa, OK 74129
	<b>Planned Activities</b>	Support a portion of the salary for the Manager of Forensic Services, one of several key members of the Multidisciplinary Child Abuse Team (MDT) Program, who oversees daily interview activities and conducts forensic interviews for allegedly abused children.
9	<b>Project Name</b>	Broken Arrow Neighbors Outreach
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Facilities and Services
	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$30,591.23
	<b>Description</b>	Personnel for advocacy and referral services at BAN Outreach office at main location.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 8366 persons will benefit from the proposed activities.
	<b>Location Description</b>	315 W College St, Broken Arrow, OK 74012
	<b>Planned Activities</b>	Personnel for advocacy and referral services at BAN Outreach office at main location.

<b>10</b>	<b>Project Name</b>	Broken Arrow Neighbors Senior Complexes Outreach
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Facilities and Services
	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$11,990.41
	<b>Description</b>	Outreach coordinator salary for 4 hours per week at 3 senior residence complexes and delivery of weekly, monthly, and special holiday meals to elderly and disabled residents in needs.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 237 elderly persons will benefit from the proposed activities.
	<b>Location Description</b>	Four elderly apartments in Broken Arrow.
	<b>Planned Activities</b>	Outreach coordinator salary for 4 hours per week at 3 senior residence complexes and delivery of weekly, monthly, and special holiday meals to elderly and disabled residents in needs.
<b>11</b>	<b>Project Name</b>	Broken Arrow Seniors, Inc.
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of Public Facilities and Services
	<b>Needs Addressed</b>	Sustainability of Community
	<b>Funding</b>	CDBG: \$36,188.36
	<b>Description</b>	Partial staff support and operating expenses for Senior Center.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that approximately 3,300 elderly individuals will benefit from the proposed activities.
	<b>Location Description</b>	1800 S. Main Street, Broken Arrow, OK 74012
	<b>Planned Activities</b>	Partial staff support and operating expenses for Senior Center.
<b>12</b>	<b>Project Name</b>	2025 Administration of HOME and CDBG
	<b>Target Area</b>	



	<b>Goals Supported</b>	Rental Housing for Elderly Households New Construction of Multi Family Rental Units Construction of Public Facilities and Services Construction of Public Infrastructure
	<b>Needs Addressed</b>	Rental Housing for Elderly Availability of Rental and Owner-Occupied Housing Sustainability of Community
	<b>Funding</b>	CDBG: \$241,829 HOME: \$109,048
	<b>Description</b>	General administration activities of HOME and CDBG program for FY2025 program year
	<b>Target Date</b>	6/30/2026
	<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 FY2025 program year
13	<b>Project Name</b>	HOME Project TBD
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	

## **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 2024 population of the HOME Consortium area was 605,187. 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 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

here 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	0
Rehab of Existing Units	40
Acquisition of Existing Units	0
Total	40

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

#### Discussion

Forty (40) units of elderly housing are proposed to be rehabilitated through HOME funds from the Third Program Year (FY2025).

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

### **Introduction**

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

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

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

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

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

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

### **Discussion**

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

### **Introduction**

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

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

During the January 2024 Point-in-Time (PIT) Count conducted by A Way Home for Tulsa (AWH4T) Continuum of Care (CoC), CoC staff and volunteers surveyed individuals in unsheltered locations in and outside of the city, within the CoC's geographic region. Unsheltered locations included meeting individuals where they were on January 26th – January 28th, asking about where they spent the night of January 25th, including in encampments, vehicles, abandoned buildings, and other places not meant for habitation. CoC staff at emergency shelters, transitional housing facilities, and safe havens conducted PIT Count surveys onsite the night of January 25th, as well.

A special tabulation of the demographics of the count in unincorporated Tulsa County was provided by Housing Solutions, the AWH4T CoC lead. The count found a total of 36 individuals or families experiencing homelessness in various locations around the county. All 36 were counted at unsheltered locations, with none in emergency shelters, including hotels paid for by emergency shelters. 91.67% (92%) were single persons and 8.33% (8%) were with a spouse or partner. 0 households with children

were counted. 12 Veterans experiencing unsheltered homelessness met the definition of chronic homelessness. By race, White accounted for 87% of the count and the majority were unsheltered. American Indian and Black accounted for 13% of the persons counted. 0% of the persons counted were homeless due to domestic violence.

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

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

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

No funding is received at this time and no transition plan is in place. HOME ARP funds will be utilized for these actions. The HOME-ARP allocation plan budget categories are

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

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

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

### **Discussion**

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

### **Introduction**

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

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

The Tulsa Metropolitan Area does not generally have restrictive public policies in place that might be barriers to the creation of affordable housing. However, the HOME Consortium aims to develop affordable housing within areas already zoned for multifamily, thus mitigating potential delays associated with rezoning hearings. Land costs are often the determining factor in 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**

The HOME Consortium will continue to support activities to support homeless persons funded through the HOME American Rescue Plan allocation as identified in the Allocation Plan.

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

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

#### **Actions planned to reduce lead-based paint hazards**

No funds are expected to be allocated for lead-based paint hazard mitigation due to limited HOME funds. Staff will continue to offer technical assistance to the Tulsa Health Department in administering a Lead Hazard Control and Healthy Homes grant awarded to THD in 2019, benefiting all residents of Tulsa County. Through this grant, the Tulsa Health Department successfully addressed lead hazards in 31 properties during this grant cycle. Since December 2020, the Tulsa Health Department has conducted 151 lead inspections, including 46 in homes with children exhibiting elevated blood levels. The Tulsa Health Department aims to reapply when the next grant cycle becomes available.

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

No actions planned.

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

No specific actions planned.

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

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

### **Discussion**

## Program Specific Requirements

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

#### Introduction

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

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

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

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

No other forms of investment will be used.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

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

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

No units acquired.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

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

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

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

N/A

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

N/A

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