

Action Plan

Grantee: Oklahoma State Program

Grant: B-08-DN-40-0001

Grant Amount:	\$ 29,969,459.00
Status:	Reviewed and Approved
Estimated PI/RL	\$ 2,000,000.00
Total Budget:	\$ 31,969,459.00

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

Oklahoma as with many states, has suffered the ill effects of increased foreclosures. Neighborhood Stabilization Program funds are needed to provide targeted emergency assistance to local governments and non-profits to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their respective communities.

Distribution and Uses of Funds:

Utilize Neighborhood Stabilization Program funds in high priority areas having high foreclosure risks for the purpose of neighborhood stabilization and benefit of low/moderate and middle income areas, households, and individuals. Based on Oklahoma's Neighborhood Stabilization Plan as submitted to HUD, the State will allocate fifty percent (50%)(\$14,634,730) of the total funds to the NSP Entitlements, thirty percent (30%)(\$8,780,838) to the Balance of State. The remaining twenty percent (20%)(\$5,853,892) of NSP funds will be held for later distribution to eligible NSP Entitlements and Balance of State applicants who have demonstrated the capacity to effectively use all additional requested funds within the remaining NSP timeframe for completion. Eligible Applicants: ODOC/CD has determined that under Qualified Areas of Greatest Need, any recipient of NSP funds must have within its geographic jurisdiction a Census block group with a HUD foreclosure and abandonment risk score of six (6) or higher. HUD has developed a foreclosure and abandonment risk score to assist grantees in targeting the areas of greatest need within their jurisdictions. Census block groups listed as a primarily residential area in which at least 51% of the residents have incomes at or below 120% of area median income were further used as a threshold for qualifying as an Area of Greatest Need. Approximately 1,900 individual block groups met this threshold out of 5,535 statewide. While determining Areas of Greatest Need, ODOC/CD identified two distinct areas of need (CDBG Entitlement & Balance of State). The CDBG Entitlements identified under this were: Edmond, Enid, Lawton, Midwest City, Norman, Oklahoma City, Shawnee, Tulsa, and Tulsa County. The remaining universe of communities eligible for assistance was identified under "Balance of State".

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:



Public Comment:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
13555	Oklahoma City, City of	B-01 25% Oklahoma City	Pur & Rehab - Acquisition
		B-01 Oklahoma City 13555	Pur & Rehab - Acquisition
		B-02 25% Oklahoma City	Pur & Rehab - Disposition
		B-02 Oklahoma City 13555	Pur & Rehab - Disposition
		B-14a 25% Oklahoma City	Pur & Rehab - Homeownership
		B-14a Oklahoma City 13555	Pur & Rehab - Homeownership
		D-04 Oklahoma City 13555	Demolition
		E-03 Oklahoma City 13555	Redevelop Demolished or Vacant
		E-12a 25% Oklahoma City	Redevelop Demo Prop - New
		F-01 Oklahoma City 13555	Administration
13555 OKC RLF (RLF)	OKC RLF	13555 OKC RLF	OKC RLF
13556	CANCELLED-Enid, City of	CANCELLED B-01 Enid	CANCELLED Pur & Rehab - Acquisition
		CANCELLED B-14a Enid	CANCELLED Pur & Rehab -
		CANCELLED C-01 Enid	CANCELLED Land Banking - Acquisition
		CANCELLED D-04 Enid	CANCELLED Demolition
		CANCELLED E-12a 25% Enid	CANCELLED New Housing Construction
		CANCELLED E-12b 25% Enid	CANCELLED New Rental Housing
		CANCELLED F-01 Enid	CANCELLED Administration
13570	Norman, City of	B-01 25% Norman	Purchase & Rehab - Acquisition
		B-14b 25% Norman	Purchase & Rehab - Rental Housing
		F-01 Norman	Administration
13571	Shawnee, City of	CANCELLED B-14a 25%	Rehab - Homeownership
		E-12a 25% Shawnee	Redevelop Demo & Vac Prop - New
		F-01 Shawnee	Administration
13572	Tulsa County	B-01 25% Tulsa County	Purchase & Rehab - Acquisition
		B-14a 25% Tulsa County	Purchase & Rehab - Rehab
		D-04 Tulsa County	Demolition
		E-12a 25% Tulsa County	Redevelop Demo & Vac Prop - New
		F-01 Tulsa County	Administration
13593	Midwest City, City of	C-01 Midwest City	Landbanking - Acquisition
		C-02 Midwest City	Landbanking - Disposition
		E-01 25% Midwest City	Redevelop Demolished or Vacant Prop. -
		E-03 25% Midwest City	Public Facilities
		E-03 Midwest City	Redevelop Demo. or Vac Prop - Public
		F-01 Midwest City	Admin
13610	Edmond, City of	D-04 25% Edmond	Demolition
		E-03 25% Edmond	Public Infrastructure
		E-03 Edmond	Public Infrastructure
13611	Lawton, City of	B-01 Lawton	Purchase & Rehab - Acquisition



		B-14a Lawton	Purchase & Rehab - Homeownership
		B-14b 25% Lawton	Purchase & Rehab - Rental Housing
		D-04 25% Lawton	Demolition
		E-01 25% Lawton	Redevelop Demolished or Vacant Prop. -
		E-12b 25% Lawton	Rental Housing
		F-01 Lawton	Administration
13629	INCOG	B-01 25% INCOG	Purchase & Rehab - Acquisition
		B-14a 25% INCOG	Purchase & Rehab. - Homeownership
		D-04 INCOG	Demolition
		E-01 INCOG	Redevelop Abandoned & Vacant Prop -
		E-12a 25% INCOG	Redevelop Demolished or Vacant Prop. -
		F-01 INCOG	Administration
13651	CANCELLED-Northeast OK Comm	CANCELLED B-01 25%	Purchase & Rehab - Acquisition
		CANCELLED B-01 NEOCAA	CANCELLED Purchase & Rehab. -
		CANCELLED B-14b 25%	CANCELLED Purchase & Rehab - Rental
		CANCELLED B-14b NEOCAA	CANCELLED Purchase & Rehab - Rental
		CANCELLED F-01 NEOCAA	CANCELLED Administration
13667	Native American Housing Services,	B-01 25% NAHSI	Purchase & Rehab - Acquisition
		B-01 NAHSI	Purchase & Rehab - Acquisition
		B-05 25% NAHSI	Purchase & Rehab - Homebuyer
		B-05 NAHSI	Purchase & Rehab - Homebuyer
		B-14a 25% NAHSI	Purchase & Rehab - Homeownership
		B-14a NAHSI	Purchase & Rehab - Homeownership
		B-14b 25% NAHSI	Purchase & Rehab - Rental Housing
		CANCELLED A-13 25%	Finance Mechanisms
		CANCELLED A-13 NAHSI	Finance Mechanisms
		F-01 NAHSI	Administration
13669	Freedom West	B-01 25% Freedom West	Purchase & Rehab - Acquisition
		B-01 Freedom West	Purchase & Rehab - Acquisition
		B-14b 25% Freedom West	Purchase & Rehab - Rental Housing
		B-14b Freedom West	Purchase & Rehab - Rental Housing
		F-01 Freedom West	Administration
13674	Ponca City, City of	B-01 25% Ponca City	Purchase & Rehab - Acquisition
		B-14b 25% Ponca City	Purchase & Rehab - Rental Housing
		D-04 Ponca City	Demolition
		F-01 Ponca City	Administration
13720	Muskogee Housing Authority	B-01 25% MHA	Purchase & Rehab - Acquisition
		B-01 MHA	Purchase & Rehab - Acquisition
		B-14b 25% MHA	Purchase & Rehab - Rental Housing
		B-14b MHA	Purchase & Rehab - Rental Housing
		D-04 MHA	Demolition
		E-12b 25% MHA	Redevelop - New Constr - Rental Housing
		E-12b MHA	Redevelop - New Constr - Rental Housing
		F-01 MHA	Administration
13814	CAPTC for Tulsa	E-12b 25% CAPTC for Tulsa	Redevelop Vacant Prop - New
		E-12b CAPTC for Tulsa	Redevelop Vacant Prop - New



14002	Delta CAF Rem20%	F-01 CAPTC for Tulsa	Administration
		B-01 25% Delta CAF	Purchase & Rehab - Acquisition
		B-01 Delta CAF	Purchase & Rehab - Acquisition
		B-14b 25% Delta CAF	Purchase & Rehab - Rental Housing
		B-14b Delta CAF	Purchase & Rehab - Rental Housing
		F-01 Delta CAF	Administration
14003	Oklahoma City - Rem20%	A-13 OKC Rem20% 14003	Direct Homeownership
		B-01 25% OKC Rem20%	Purchase & Rehab - Acquisition
		B-01 OKC Rem20% 14003	Purchase & Rehab - Acquisition
		B-02 25% OKC Rem20%	Disposition
		B-02 OKC Rem20% 14003	Disposition
		B-14a 25% OKC REM 20%	Purchase & Rehab - Homeownership
		B-14a OKC REM 20% 14003	Purchase & Rehab - Homeownership
		D-04 OKC Rem20% 14003	Demolition
		E-03 OKC REM 20% 14003	Redevelop Demolished Prop - Public Fac
		E-12a OKC Rem20% 14003	Redevelop Demo Property - New
		F-01 OKC Rem20% 14003	Administration
14003 OKC RLF (RLF)	14003 OKC RLF	14003 OKC RLF	14003 OKC RLF
9999	Restricted Balance	<i>No activities in this project</i>	
ADMIN OK State	State of OK Admin	F-01 State of Oklahoma	Administration
Cancelled	CAPTC for Tulsa	Cancelled A-13 25% CAPTC	Finance Mechanisms
		Cancelled A-13 CAPTC for	Finance Mechanisms
		Cancelled B-14a 25% CAPTC	Purchase & Rehab - Homeownership
		Cancelled B-14a CAPTC for	Purchase & Rehab - Homeownership
		Cancelled D-04 CAPTC for	Demolition
		Cancelled E-01 CAPTC for	Redevelop Demolished or Vacant Prop -
G-01 HUD	Unobligated Balance	G-01 HUD	unobligated balance

Activities

Grantee Activity Number: 13555 OKC RLF
Activity Title: OKC RLF

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

13555 OKC RLF (RLF)

Project Title:

OKC RLF

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget:

\$ 500,000.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 500,000.00

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	1			0.00
# Owner Households	1			0.00
# of Households	2			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Contractors

Organization carrying out Activity:

City of Oklahoma City

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Oklahoma City	Local Government	\$ 500,000.00

Location Description:

Designated areas by zip codes within OKC.

Activity Description:

This activity represents the RLF that OKC has set up with Oklahoma Dept. of Commerce through a Program Income Re-use Plan agreement for eligible activities.



Grantee Activity Number: 14003 OKC RLF
Activity Title: 14003 OKC RLF

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

14003 OKC RLF (RLF)

Project Title:

14003 OKC RLF

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 500,000.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 500,000.00

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	1			0.00
# Owner Households	1			0.00
# of Households	2			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Contractors

Organization carrying out Activity:

City of Oklahoma City

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Oklahoma City	Local Government	\$ 500,000.00

Location Description:

Designated areas by zip codes within OKC.

Activity Description:

This activity represents the RLF that OKC has set up with Oklahoma Dept. of Commerce through a Program Income Re-use Plan agreement for eligible activities.



Grantee Activity Number: A-13 OKC Rem20% 14003
Activity Title: Direct Homeownership

Activity Type:

Homeownership Assistance to low- and moderate-income

Activity Status:

Cancelled

Project Number:

14003

Project Title:

Oklahoma City - Rem20%

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 0.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 0.00

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
11	8	3	100.00
11	8	3	100.00

of Households

Proposed Accomplishments

of Housing Units

Total

11

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Oklahoma City

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Oklahoma City

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

Neighborhoods within Oklahoma City that have the highest concentration of foreclosures and the greatest need for stabilization based on a needs assessment originally completed in October 2008, and updated in July, 2009. These neighborhoods are concentrated within the City's expressway loop bounded by I-44 to the north and west, I-35 to the east and I-240 to the south and within a one-square mile area bounded by Sunnyslane to the east, SE 44

th Street to the north, Bryant Avenue to the west and SE 59th

Street to the south. This target area represents the area of greatest need within the City and the area where funds under grant 14003 08 shall be utilized. NSP funds will be expended within the target area only in NSP eligible census tracts having a Foreclosure Area Risk score of six (6) or higher.

Activity Description:

NSP Eligible Use B; 24 CFR 570.201(a) Acquisition/Rehabilitaion:

The City intends to expand its current successful NSP single family housing activities for



acquisition and rehabilitation of foreclosed homes.

The initial set-aside of NSP funds for acquisition is scheduled at \$1,399,894. This amount is divided into \$875,947 for acquisition, \$435,947 for rehabilitation and \$88,000 for disposition activities and \$18,000 for direct homebuyer assistance (DPA). Down payment and closing cost assistance (DPA) will be provided to all eligible households that purchase a home through the NSP grant program. Each eligible household will be entitled to \$6,000 funded either with either NSP funds allocated for DPA or through the City's ongoing HOME funded DPA program. NSP DPA will target incomes between 80 to 120 percent of the AMI to complement and expand the City's current Down Payment Assistance program, which successfully serves incomes at or below 80 percent of AMI. Recipients of DPA must occupy the home as their primary residence during the applicable affordability period as required by 24 CFR §92.254.

A "very low income" subset, otherwise referred to as deep target set-aside, in the amount of \$989,664.74 will target incomes at or below 50 percent of the area median income. This represents 25 percent of Oklahoma City's State NSP 20%, grant number 14003 NSP 08, allocation and will be used to provide permanent housing for very-low income households. The deep target set-aside is divided into \$621,922 for acquisition, \$305,262 for rehabilitation and \$62,480 for disposition activities. Direct homebuyer assistance for very-low income buyers of NSP houses will receive \$6,000 in DPA from the City's HOME program funds.



Grantee Activity Number: B-01 25% Delta CAF
Activity Title: Purchase & Rehab - Acquisition

Activity Type:

Acquisition - general

Project Number:

14002

Projected Start Date:

03/20/2009

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
3	3		100.00

Proposed Accomplishments

of Housing Units

of Properties

Total

3

3

Activity is being carried out by Grantee:

No

Organization carrying out Activity:

Delta CAF

Activity is being carried out through:

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Delta CAF

Organization Type

Unknown

Proposed

\$ 32,842.78

Location Description:

The City of Duncan has fourteen (14) block groups that are eligible under the NSP program. As you can see from the census breakdown for the City of Duncan, these block groups have an abandonment risk score ranging from a high of 10 to a low of 7. Based on the 2000 census, 76% of the people living in these areas are below 120% of the AMI &ndash (approximately 7,600 people out of a population of 10,059).

Activity Description:

The activity under this program will be Purchase and Rehabilitation for the express purpose of &ldquoRental&rdquo to eligible families. The funds for this program will come from Oklahoma Department of Commerce and will be used to produce safe, decent and affordable rental property for eligible families during these challenging economic times we are currently faced with.



Grantee Activity Number: B-01 25% Freedom West
Activity Title: Purchase & Rehab - Acquisition

Activity Type:

Acquisition - general

Activity Status:

Under Way

Project Number:

13669

Project Title:

Freedom West

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 122,350.81

Other Funds Total: \$ 0.00

Environmental Assessment:

COMPLETED

Total Funds Amount: \$ 122,350.81

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	6	6		100.00
# of Households	6	6		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	6
# of Housing Units	6
# of Properties	6

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Freedom West

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Freedom West	Unknown	\$ 122,350.81

Location Description:

The specific addresses, blocks, census tracts identified at this time include: Units located in Census Tract 9557 and 9556 (Alfalfa County) MHI 120%=\$51,700 S. Massachusetts Avenue, Cherokee, REO Single Family Home Property listed at \$22,500 E. Main Street, Cherokee, REO Single Family Home Property listed at \$31,000. S. Grand Avenue, Cherokee, REO Single Family Home Property listed at \$40,000. S. Pennsylvania, Cherokee, REO Single Family Home Property listed at \$39,500. Units located in Census Tract 9543 and 9542 (Woods County) MHI 120%=\$57,720. Sherman Street, Alva, REO Single Family Home Property listed at \$53,000. E. Center Street, Alva, REO Single Family Home Property listed at \$40,000. Maple Street, Alva, REO Single Family Home Property listed at \$34,500. Barnes Street, Alva, REO Single Family Home Property listed at \$23,000. Maple Street, Alva, Abandoned Single Family Home Property listed at \$12,000. Maple Street, Alva, Abandoned Single Family Home Property est value at \$15,000. Units located in Census Tract 9544 (Woods County) MHI 120%=\$57,720. Nickerson Street, Waynoka, REO Single Family Home Property listed at \$21,000. High Street, Waynoka, Abandoned Single Family Home Property est value at \$21,000. Elm Street, Waynoka, Abandoned Single Family Home Property est value at \$22,000. Nickerson Street, Waynoka, REO Single Family Home Property listed at \$14,000.



Activity Description:

Acquisition and Rehabilitation of Abandoned and Foreclosed Properties for the purpose of leasing them to qualified low/moderate income households. Freedom West CDC will purchase, rehabilitate, and rent 14 single family homes (6 <50% AMI) in three communities (multi-jurisdictional) in northwest Oklahoma. Specific activities will be done as needed on each unit. Priority activities for each unit in rank order will include: Structural stabilization (foundation, roof, windows, exterior doors, porches/steps, railings) Energy efficiencies improvements (new HVAC, additional insulation for walls and attic spaces, low water flush toilets) Bring to Code (installation of new electrical and plumbing systems and other safety features) New fixtures (baths, kitchens, flooring) Interior and Exterior Paint (replace/paint trim, interior doors and cabinetry and paint both interior and exterior).



Grantee Activity Number: B-01 25% INCOG
Activity Title: Purchase & Rehab - Acquisition

Activity Type:

Acquisition - general

Activity Status:

Under Way

Project Number:

13629

Project Title:

INCOG

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 179,228.55

Other Funds Total: \$ 0.00

Environmental Assessment:

COMPLETED

Total Funds Amount: \$ 179,228.55

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
8	8		100.00

of Households

8	8		100.00
---	---	--	--------

Proposed Accomplishments

of Singlefamily Units

Total

8

of Housing Units

8

of Properties

8

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Indian Nations Council of Governments

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Indian Nations Council of Governments

Organization Type

Unknown

Proposed

\$ 179,228.55

Location Description:

Community Census Tract Block Group Risk Score Coweta 306.02 1,2,3,4,5 7 Claremore 502.02 1,2 9 501.04 1,2 8 501.03 1 7 501-01 1,2, 8 Drumright 208.00 1,2,3 10 113.00 1 9 Bristow 210.00 1,2,3 10 209.00 1,2 10

Activity Description:

Purchase of vacant abandoned or foreclosed upon residential properties located within designated target areas in the Cities of Bristow, Claremore, Coweta and Drumright. Structures suitable for rehabilitation will be repaired to meeting building codes and sold to homebuyers at or below 50% of median income. Direct homeownership assistance may be provided. Vacant structures not suitable for rehabilitation may be demolished under activity F. One (1) structure acquired that is suitable for rehabilitation will be repaired to meet building codes and sold to homebuyers at or below 50% of median income. Under a subrecipient agreement, a housing non-profit organization (CARD) will be responsible for rehabilitation activities. Other resources and activities, including HOME funds, housing and credit counseling and other homeowner assistance programs will be utilized by CARD insure continued affordability. In addition, every attempt will be made to assure that rehabilitation construction activities will meet national standards for Green Building, such as Leadership in Energy and Environmental Design (LEED). Direct LEED



counseling and assistance has been offered for this proposal by the current USGBC Oklahoma Chair.



Grantee Activity Number: B-01 25% MHA
Activity Title: Purchase & Rehab - Acquisition

Activity Type:

Acquisition - general

Project Number:

13720

Projected Start Date:

03/20/2009

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Muskogee Housing Authority

Projected End Date:

03/20/2013

Total Budget:

\$ 76,351.53

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 76,351.53

Program Income Account:

Muskogee PI

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
2	2		100.00

Proposed Accomplishments

of Housing Units

Total

2

of Properties

2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Muskogee Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Muskogee Housing Authority

Organization Type

Unknown

Proposed

\$ 76,351.53

Location Description:

MHA will purchase and rehabilitate these abandon/foreclosed homes in Census Tracts 1, 2, 3, 4, 6, 7, 8, 9 and 10 of the City of Muskogee. These census tracts are located in zip codes 74401, 74402 and 74403. Census tracts 1, 2, 3, 4, 6, 7, 8, 9 and 10 are all Qualified Areas of Greatest Need under NSP with HUD score of ranging from 7 to 10 indicating a high level of foreclosures and sub-prime lending. Census Tract 1 has five eligible block groups which are block groups 1 through 5; Census Tract 2 has two eligible block groups which are blocks 1 and 2; Census Tract 3 has five block groups which are blocks 1 through 5; Census Tract 4 has two eligible block groups which are blocks 1 and 2; Census Tract 6 has two eligible block groups which are blocks 1 and 2; Census Tract 7 has seven eligible blocks groups which are blocks 1 through 7; Census Tract 8 has one eligible block group which is block 5; Census Tract 9 has five eligible block group which are block groups 1 through 5 and Census Tract 10 has one eligible block group which is block group 1.

Activity Description:

MHA will purchase and rehabilitate these abandon/foreclosed homes. The homes will be utilized as rental units. The homes will be existing homes that have been through the complete foreclosure process. Properties will be pursued through foreclosure sales conducted by the Muskogee County Sheriff sales, through the tax sales held by the Muskogee County Treasurer's Office through local and regional lenders and national lenders as listed on Realty Trac. In following these requirements there will be no relocation costs involved with this project. MHA priority will be in the purchasing of homes with three (3) bedrooms, one



(1) to two (2) baths ranging in size from 1,000 to 1600 square feet. MHA will also purchase a couple of smaller homes with two (2) bedrooms, one (1) bath in the 700 to 1000 square foot size range. It is anticipated based on the current available foreclosure listing that the sale prices for the larger homes will range from \$40,000 to \$70,000. The smaller two bedroom homes sales prices should range from \$15,000 to \$25,000. MHA will approach lenders that are holding the foreclosed properties to negotiate a reduction in price of, at least, five percent (5%) on each home. MHA in their negotiations with the lenders will also utilize the methodology of estimating holding period of the property which would include the carrying costs of taxes, insurance, maintenance, marketing, overhead and interest in order to secure a ten percent (10%) reduction in price in the aggregate of the portfolio.



Grantee Activity Number: B-01 25% NAHSI
Activity Title: Purchase & Rehab - Acquisition

Activity Type:

Acquisition - general

Project Number:

13667

Projected Start Date:

03/20/2009

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Native American Housing Services, Inc.

Projected End Date:

03/20/2013

Total Budget:

\$ 201,140.19

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 201,140.19

Program Income Account:

NAHSI Program Income Account

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
4	4		100.00

of Households

4	4		100.00
---	---	--	--------

Proposed Accomplishments

of Singlefamily Units

Total

4

of Housing Units

4

of Properties

4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Native American Housing Services, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Native American Housing Services, Inc

Organization Type

Unknown

Proposed

\$ 201,140.19

Location Description:

Epperly Heights &ndash Census tract 1078.04 and block groups 1, 2, 3, 4. NAHSI will purchase and rehabilitate these abandon/foreclosed homes in Del City, Oklahoma. Del City has twenty-six (26) eligible block groups as listed in the NSP Balance of State Application. This city has a housing vacancy rate of 11.7% and 11.4% of the citizens in Del City are below the poverty level. After additional research, NAHSI has specifically targeted the Epperly Heights Addition of the City of Del City. Epperly Heights is located in census tract 1078.09, (Block Groups 3 and 4). This area has a HUD score 10 indicating high foreclosure rates and sub-prime lending. NAHSI's Housing Director has identified over fifteen (15) NSP eligible homes in this area. NAHSI has further identified an additional thirty (30) NSP eligible units within the Del City limits. NAHSI will focus on the Epperly Heights neighborhood with the first NSP funding and invest program income off the first seven (7) homes back into the Epperly Heights area or other areas of Del City as needed.

Activity Description:

NAHSI will pursue foreclosed and abandoned homes in the target area of Epperly Heights Addition. NAHSI will purchase and rehabilitate ten (10) single-family foreclosed homes in this neighborhood. Seven (7) of the homes will be for homeownership and



three (3) of the homes will be rental units. The homes will be existing homes that have been through the complete foreclosure process. Properties will be pursued through foreclosure sales conducted by the Oklahoma County Sheriff sales, through the tax sales held by the Oklahoma County Treasurer's Office, through a local Realtor that handles all REO and government own properties in Oklahoma, through local and regional lenders and national lenders as listed on Realty Trac. In following these requirements there will be no relocation costs involved with this project. NAHSI's priority will be in the purchasing of homes with three (3) bedrooms, one (1) to two (2) baths ranging in size from 1,000 to 1400 square feet. It is anticipated based on the current available foreclosure listing that the sale prices for the larger homes will range from \$50,000 to \$70,000.



Grantee Activity Number: B-01 25% Norman
Activity Title: Purchase & Rehab - Acquisition

Activity Type:

Acquisition - general

Activity Status:

Under Way

Project Number:

13570

Project Title:

Norman, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 99,180.54

Other Funds Total: \$ 0.00

Environmental Assessment:

COMPLETED

Total Funds Amount: \$ 99,180.54

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# of Households	3	3		100.00

Proposed Accomplishments

	Total
# of Housing Units	3
# of Properties	3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Norman

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Norman	Unknown	\$ 99,180.54

Location Description:

Priority One Locations: CT200200 BG1; CT 200200 BG2; CT 200200 BG3; CT 200400 BG1; CT 200400 BG2; CT 201201 BG1; CT 201201 BG3; CT 200300 BG1; CT 200300 BG2; CT 200300 BG4; CT200601 BG1; CT 200601 BG2; CT200601 BG3;200601 BG4. Priority Two Locations: CT201301 BG1; CT 201301 BG2; CT200500 BG1; CT200500 BG2; CT 200500 BG3; 201000 BG4; 201000 BG5; 201000 BG6

Activity Description:

Acquisition of Property will be performed in conjunction with the proposed activity "Rehabilitation of Property". The City of Norman will acquire single family properties (3 units) that are determined to be suitable for the Neighborhood Stabilization Program. Utilizing focus groups including Norman Oklahoma Affordable Housing, the Continuum of Care Steering Committee, as well as the interaction with the Norman Housing Authority and local social service providers, the City of Norman Revitalization staff is involved in several avenues that monitor the housing availability to low-, moderate, and middle-income (LMMH) households in Norman. Evaluating gaps in the availability of affordable housing that could be assisted utilizing the funding available from NSP demonstrates the potential for expanding the inventory of housing for Permanent Supportive Housing (PSH). The most recent Continuum of Care Application submitted to HUD in October 2008 determined that there is an unmet need of 132 family beds (approximately 37 units) and 150 individual beds for PSH for Cleveland County. Utilizing NSP funding to acquire properties for this use is an eligible activity and would allow PSH providers to expand their housing inventory without incurring



substantial debt. Permanent Supportive Housing is a solution to a problem rather than a band-aid fix (such as a shelter.) While many of those who stay in the shelter system remain in or return to the system for extended periods of time, a much higher percentage of those who are placed in permanent supportive housing remain housed. Studies show supportive housing is a cost-effective solution for the problems of several populations; it is substantially less costly than most alternatives used to address the problems of homeless and disabled people, including shelters, institutions and hospitals. Permanent Supportive Housing often reduces the cost of emergency services for health care provided by governmental and non-profit agencies. Utilizing RealtyTrac and public notifications by the Cleveland County Sheriff, the City of Norman has been monitoring foreclosure activity including the different types of properties (single-family and multi-family) and the three basic stages of foreclosure, including notice-of-default (NOD or pre-foreclosure), notice of trustee sale (NTS or auction), and real-estate-owned REO. The data gathered indicates that there are no concentrations of foreclosure activity in Norman with properties fairly evenly distributed throughout the city limits. Likewise, the age and price ranges for these properties are also wide ranging. Properties that are located in eligible areas as defined below, have been identified as ranging in price from \$49,000 to \$90,000 with most properties falling in the \$80,000 to \$90,000 range. Since November there have been twelve properties identified and are being monitored. Purchase price will be balanced against the estimated cost of rehabilitation to achieve approximate cost of acquisition and rehabilitation to be approximately \$100,000 per unit. It may be possible depending on the properties available to acquire and rehabilitate more than three units with the allowable funding. In reviewing the foreclosure and abandonment risk scores assigned for Norman, there are five areas that have a risk score of six or higher. These areas will be designated the Priority One level for purchase. Additionally there are two areas that received a risk score of four and five. These areas will be designated Priority Two. These areas will receive priority when evaluating potential purchases. In every instance a property will be purchased at a location where at least 51% of the population is below 120% of the area median income. Every effort will be made to acquire properties realizing a 15% reduction of the current market-appraised value for each property but no properties will be purchased with less than a 5% reduction utilizing this approach. The City of Norman reserves the right to negotiate the maximum reasonable discount from the mortgagee, taking into consideration likely "carrying costs" of the mortgagee if it were not to sell the property to the grantee. In this situation the average purchase discount in the aggregate shall be no less than 10% of the current market-appraised value. The City of Norman will purchase and acquire clear title to eligible properties and rehabilitate the single-family unit to meet adopted standards. City of Norman Housing Rehabilitation staff will develop a scope of work, utilizing other resources as needed, for each property and assist in the rehabilitation activity. All rehabilitation will be completed under the guidance and framework of the Housing Rehabilitation Handbook as adopted by the City of Norman. Estimated cost of rehabilitation is \$25,000 per unit. Environmental clearance will be completed utilizing a tiered approach. In coordination with the rehabilitation, a Request for Proposals will be released to eligible not-for-profit entities for utilization of the property as permanent supportive housing. This proposal will outline from the entity the end use for the property in regards to specific population to be served and services to be provided. Dependant on the proposals received, sale of the property will be negotiated to the selected entity at a reduced price. Any program income received shall be utilized only for NSP eligible activities. All rehabilitation activity will be completed prior to the transfer of title to the not-for-profit including issuance of Certificate of Occupancy. A Land Use Restriction Agreement (LURA) will be filed on each property defining the period of required use. Duration of this agreement will be based upon the period of affordability as defined by the guidelines for the amount of investment by the HOME Investment Partnerships Program. The affordability period will be dependant on the total cost invested by the City of Norman to acquire, rehabilitate, and dispose of the subject property. The selected not-for-profit will be required to provide documentation at regular intervals to the City of Norman insuring that all occupants are participants in the permanent supportive housing program meet the income threshold of <50% of median income during the entire period of affordability. Only in instances where the structure is not suitable for rehabilitation and located in a desirable location for redevelopment that will benefit the overall stabilization of the neighborhood will acquisition with the intent to demolish and redevelop be undertaken.



Grantee Activity Number: B-01 25% OKC Rem20% 14003
Activity Title: Purchase & Rehab - Acquisition

Activity Type:

Acquisition - general

Project Number:

14003

Projected Start Date:

03/20/2009

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Oklahoma City - Rem20%

Projected End Date:

03/20/2013

Total Budget:

\$ 711,929.65

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 711,929.65

Program Income Account:

Oklahoma City 14003 Program Income Account

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
14	14		100.00

of Households

14	14		100.00
----	----	--	--------

Proposed Accomplishments

of Singlefamily Units

Total

14

of Housing Units

14

of Properties

14

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Oklahoma City

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Oklahoma City

Organization Type

Unknown

Proposed

\$ 711,929.65

Location Description:

Neighborhoods within Oklahoma City that have the highest concentration of foreclosures and the greatest need for stabilization based on a needs assesment originally completed in October 2008, and updated in July, 2009. These neighborhoods are concentrated within the City's expressway loop bounded by I-44 to the north and west, I-35 to the east and I-240 to the south and within a one-square mile area bounded by Sunnyslane to the east, SE 44th Street to the north, Bryant Avenue to the west and SE 59th Street to the south. This target area represents the area of greatest need within the City and the area where funds under grant 14003 08 shall be utilized. State NSP funds will be expended within the target area only in NSP eligible census tracts having a Foreclosure Area Risk score of six (6) or higher.

Activity Description:

(1) Activity Name: Purchase and Rehabilitate Homes and Residential Properties

Purchase and Rehabilitate Foreclosed Residential Property



(2) Activity Description: This will include the applicable eligible use(s) to be undertaken by the applicant under the activity specified in #(1) above.

NSP Eligible Use B; 24 CFR 570.201(a) Acquisition/Rehabilitation:

The City intends to expand its current successful NSP single family housing activities for acquisition and rehabilitation of foreclosed single-family homes.

An anticipated twenty two (22) homes will be acquired with these funds, and seven (7) homes will be rehabilitated. Of the acquired homes, fifteen (15) will be scheduled for rehabilitation using HOME Investment Partnership Program (HOME) funds.

An estimated twenty two (22) families and a total of fifty three (53) persons (based on 2000 census data showing 2.41 persons per household) will initially benefit from the activities as new owners of quality affordable, fully rehabilitated and energy efficient housing. Down payment and closing cost assistance (DPA) will be provided to all eligible households that purchase a home through the NSP grant program. Each eligible household will be entitled to \$6,000, funded either with City HOME Investment Partnership Program (HOME) funds or through NSP funds generated from sale proceeds. Initial sales will be to households with incomes at 50% of area median income (AMI) or lower. HOME fund DPA will be provided to all households with incomes of 80% or lower of AMI. NSP DPA will target incomes between 80% to 120% of the AMI. Recipients of DPA must occupy the home as their primary residence during the applicable affordability period as required by 24 CFR §92.254.

A "very low income" subset, otherwise referred to as deep target set aside will target housing for families with incomes at or below 50 percent of the area median income. The deep target budget for acquisition is \$706,645, and the deep target for rehabilitation is \$375,000. An estimated fourteen (14) of the twenty two (22) households and a total of thirty four (34) persons (based on 2000 census data showing 2.41 persons per household) will benefit from deep target housing acquisition activities. These funds allocated for the deep target set aside represent greater than the 25% minimum expenditure requirement of Oklahoma City's State 14003 NSP 08 grant allocation and will be used to provide permanent housing for very-low income households. Direct homebuyer assistance for very-low income buyers of NSP houses will receive \$6,000 in DPA from the City's HOME program funds.



Grantee Activity Number: B-01 25% Oklahoma City 13555
Activity Title: Pur & Rehab - Acquisition

Activity Type:

Acquisition - general

Project Number:

13555

Projected Start Date:

08/01/2009

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

Activity Status:

Under Way

Project Title:

Oklahoma City, City of

Projected End Date:

07/30/2013

Total Budget:

\$ 1,009,691.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 1,009,691.00

Program Income Account:

Oklahoma City 13555 Program Income Account

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
19	19		100.00

of Households

19	19		100.00
----	----	--	--------

Proposed Accomplishments

of Singlefamily Units

Total

19

of Housing Units

19

of Properties

19

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Oklahoma City

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Oklahoma City

Organization Type

Unknown

Proposed

\$ 1,009,691.00

Location Description:

Neighborhoods within Oklahoma City that have the highest concentration of foreclosures and the greatest need for stabilization are concentrated within the City's expressway loop bounded by I-44 to the north and west, I-35 to the east and I-240 to the south and within a one-square mile area bounded by Sunnyslane to the east, SE 44th Street to the north, Bryant Avenue to the west and SE 59th Street to the south. This target area represents the area of greatest need within the City and the area where funds under grant 13555 NSP 08 shall be utilized. State NSP funds will be expended within the target area only in NSP eligible census tracts having a Foreclosure Area Risk score of six (6) or higher.

Activity Description:

(1) Activity Name: Purchase and Rehabilitate Homes and Residential Properties

NSP Eligible Use B; 24 CFR 570.201(a) Acquisition/Rehabilitaion

(2) Activity Description: This will include the applicable eligible use(s) to be undertaken by the applicant under the activity



specified in #(1) above.

Using these funds, an anticipated thirty one (31) homes will be acquired, and twenty six (26) will be rehabilitated. An estimated thirty one (31) families and a total of (forty six) 46 persons (based on 2000 census data showing 2.41 persons per household) will benefit from the activities as new owners of quality affordable, rehabilitated, energy efficient housing. Down payment and closing cost assistance (DPA) will be provided to all eligible households that purchase a home through the NSP grant program. Each eligible household will be entitled to \$6,000, funded either with City HOME Investment Partnership Program (HOME) funds or through NSP funds generated from sale proceeds. Initial sales will be to households with incomes at 50% of area median income (AMI) or lower. HOME fund DPA will be provided to all households with incomes of 80% or lower of AMI. NSP DPA will target incomes between 80% to 120% of the AMI. Recipients of DPA must occupy the home as their primary residence during the applicable affordability period as required by 24 CFR §92.254.



Grantee Activity Number: B-01 25% Ponca City
Activity Title: Purchase & Rehab - Acquisition

Activity Type:

Acquisition - general

Activity Status:

Under Way

Project Number:

13674

Project Title:

Ponca City, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget:

\$ 268,788.72

Other Funds Total:

\$ 0.00

Environmental Assessment:

Total Funds Amount:

\$ 268,788.72

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
6	6		100.00

Proposed Accomplishments

of Housing Units

Total

6

of Properties

6

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Ponca City, City of

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Ponca City, City of

Organization Type

Unknown

Proposed

\$ 268,788.72

Location Description:

"Qualified Areas of Greatest Need" determined by HUD. In Ponca City those areas are Census Tract 00100, Block Groups 1-5; Census Tract 00201, Block Groups 3-5; Census Tract 00202, Block Group 2, Census Tract 00400, Block Groups 2,4,5; Census Tract 00500, Block Groups 2-4,

Activity Description:

Purchase and rehabilitate 6 residential properties that have been abandoned or foreclosed upon, in order to rehabilitate and rent to families whose incomes are at or below 50% of the median family income for Ponca City.



Grantee Activity Number: B-01 25% Tulsa County
Activity Title: Purchase & Rehab - Acquisition

Activity Type:

Acquisition - general

Activity Status:

Under Way

Project Number:

13572

Project Title:

Tulsa County

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 26,070.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 26,070.00

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
# of Properties	2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Tulsa County

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Tulsa County	Unknown	\$ 26,070.00

Location Description:

Priority for redevelopment activities will be areas within Tulsa County CDBG Urban County jurisdictions that show the greatest need as evidenced by the HUD allocation formula criteria of estimated foreclosure and abandonment risk scores, estimated foreclosure rates, and estimated high cost loan rates, overlaid with areas evidencing the greatest concentrations of blighted structures. Local units of government will evaluate and identify those neighborhoods in which stabilization is most needed and final funding decisions will be based upon that information. The number of areas identified is currently broad and specific areas of focus will be narrowed down to a neighborhood level in these communities. INCOG staff will work closely with the local units of government to determine those neighborhoods in which stabilization efforts will have the most positive effect. Generally, the areas which will be given highest priority include census tracts in Broken Arrow, Sand Springs, Sapulpa, and an unincorporated area in north Tulsa County. Community Census Tract Block Group Risk Score Broken Arrow 74.02 1,2,3,4 8 74.08 1 8 75.03 1,2,3 8 75.11 1,2 8 Sand Springs 29.00 1 9 93.00 1,2,3 8 Sapulpa 206.02 1,2,3 9 212.02 3 8 213.00 1,2, 10 Turley uninc 91.01 2 10 91.04 1,2 10

Activity Description:

Purchase of (2) vacant abandoned or foreclosed upon residential properties. Structures suitable for rehabilitation will be repaired to meet building codes and sold to homebuyers whose incomes are at or below 50% of median income. Direct homeownership assistance may be provided. Vacant structures not suitable for rehabilitation will be demolished under Activity D. Actions under this activity will be used to meet the aggregate 25% benefit to 50% median income requirement. INCOG - INCOG administers the Tulsa County CDBG Urban County program and the Tulsa County HOME Consortium, and provides administration of numerous ODOC-funded CDBG programs in the region. The governmental entities of Broken Arrow, Sand Springs, Sapulpa and Tulsa County- all jurisdictions have extensive experience with the CDBG program.



Grantee Activity Number: B-01 Delta CAF
Activity Title: Purchase & Rehab - Acquisition

Activity Type:

Acquisition - general

Activity Status:

Under Way

Project Number:

14002

Project Title:

Delta CAF Rem20%

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 66,449.01

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 66,449.01

Environmental Assessment:

Program Income Account:

Delta PI

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
8		8	100.00

Proposed Accomplishments

of Housing Units

Total

8

of Properties

8

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Delta CAF

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Delta CAF

Organization Type

Unknown

Proposed

\$ 66,449.01

Location Description:

The City of Duncan has fourteen (14) block groups that are eligible under the NSP program. As you can see from the census breakdown for the City of Duncan, these block groups have an abandonment risk score ranging from a high of 10 to a low of 7. Based on the 2000 census, 76% of the people living in these areas are below 120% of the AMI (approximately 7,600 people out of a population of 10,059).

Activity Description:

The activity under this program will be Purchase and Rehabilitation for the express purpose of "Rental" to eligible families. The funds for this program will come from Oklahoma Department of Commerce and will be used to produce safe, decent and affordable rental property for eligible families during these challenging economic times we are currently faced with.



Grantee Activity Number: B-01 Freedom West
Activity Title: Purchase & Rehab - Acquisition

Activity Type:

Acquisition - general

Activity Status:

Under Way

Project Number:

13669

Project Title:

Freedom West

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 11,605.60

Other Funds Total: \$ 0.00

Environmental Assessment:

Total Funds Amount: \$ 11,605.60

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	8		8	100.00
# of Households	8		8	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	8
# of Housing Units	8
# of Properties	8

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Freedom West

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Freedom West	Unknown	\$ 11,605.60

Location Description:

The specific addresses, blocks, census tracts identified at this time include: Units located in Census Tract 9557 and 9556 (Alfalfa County) MHI 120%=\$51,700 S. Massachusetts Avenue, Cherokee, REO Single Family Home Property listed at \$22,500 E. Main Street, Cherokee, REO Single Family Home Property listed at \$31,000. S. Grand Avenue, Cherokee, REO Single Family Home Property listed at \$40,000. S. Pennsylvania, Cherokee, REO Single Family Home Property listed at \$39,500. Units located in Census Tract 9543 and 9542 (Woods County) MHI 120%=\$57,720. Sherman Street, Alva, REO Single Family Home Property listed at \$53,000. E. Center Street, Alva, REO Single Family Home Property listed at \$40,000. Maple Street, Alva, REO Single Family Home Property listed at \$34,500. Barnes Street, Alva, REO Single Family Home Property listed at \$23,000. Maple Street, Alva, Abandoned Single Family Home Property listed at \$12,000. Maple Street, Alva, Abandoned Single Family Home Property est value at \$15,000. Units located in Census Tract 9544 (Woods County) MHI 120%=\$57,720. Nickerson Street, Waynoka, REO Single Family Home Property listed at \$21,000. High Street, Waynoka, Abandoned Single Family Home Property est value at \$21,000. Elm Street, Waynoka, Abandoned Single Family Home Property est value at \$22,000. Nickerson Street, Waynoka, REO Single Family Home Property listed at \$14,000.



Activity Description:

Acquisition and Rehabilitation of Abandoned and Foreclosed Properties for the purpose of leasing them to qualified low/moderate income households. Freedom West CDC will purchase, rehabilitate, and rent 14 single family homes (6 <50% AMI) in three communities (multi-jurisdictional) in northwest Oklahoma. Specific activities will be done as needed on each unit. Priority activities for each unit in rank order will include: Structural stabilization (foundation, roof, windows, exterior doors, porches/steps, railings) Energy efficiencies improvements (new HVAC, additional insulation for walls and attic spaces, low water flush toilets) Bring to Code (installation of new electrical and plumbing systems and other safety features) New fixtures (baths, kitchens, flooring) Interior and Exterior Paint (replace/paint trim, interior doors and cabinetry and paint both interior and exterior).



Grantee Activity Number: B-01 Lawton
Activity Title: Purchase & Rehab - Acquisition

Activity Type:

Acquisition - general

Project Number:

13611

Projected Start Date:

03/20/2009

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Lawton, City of

Projected End Date:

03/20/2013

Total Budget:

\$ 434,021.98

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 434,021.98

Program Income Account:

Lawton Program Income Account

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
12		12	100.00

Proposed Accomplishments

of Housing Units

Total

12

of Properties

12

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Lawton

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Lawton

Organization Type

Unknown

Proposed

\$ 434,021.98

Location Description:

LOCATION (S):Eligible Census Tracts under NSP

Activity Description:

There are 12 properties that are under consideration. These properties are eligible for rehabilitation and exterior housing improvements such as new roofs, new windows and doors, new siding. The City's maximum purchase price for all of the eligible properties would be \$443,096. We plan to rehabilitate the structures using our regular contractors and subcontractors. We would then provide the homebuyers with first-time homebuyer's assistance as necessary to sell all 12 homes to 120% and below area median income group.



Grantee Activity Number: B-01 MHA
Activity Title: Purchase & Rehab - Acquisition

Activity Type:

Acquisition - general

Activity Status:

Under Way

Project Number:

13720

Project Title:

Muskogee Housing Authority

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 500.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 500.00

Environmental Assessment:

Program Income Account:

Muskogee PI

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
1		1	100.00

Proposed Accomplishments

of Housing Units

Total

1

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Muskogee Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Muskogee Housing Authority

Organization Type

Unknown

Proposed

\$ 500.00

Location Description:

MHA will purchase and rehabilitate these abandon/foreclosed homes in Census Tracts 1, 2, 3, 4, 6, 7, 8, 9 and 10 of the City of Muskogee. These census tracts are located in zip codes 74401, 74402 and 74403. Census tracts 1, 2, 3, 4, 6, 7, 8, 9 and 10 are all Qualified Areas of Greatest Need under NSP with HUD score of ranging from 7 to 10 indicating a high level of foreclosures and sub-prime lending. Census Tract 1 has five eligible block groups which are block groups 1 through 5; Census Tract 2 has two eligible block groups which are blocks 1 and 2; Census Tract 3 has five block groups which are blocks 1 through 5; Census Tract 4 has two eligible block groups which are blocks 1 and 2; Census Tract 6 has two eligible block groups which are blocks 1 and 2; Census Tract 7 has seven eligible blocks groups which are blocks 1 through 7; Census Tract 8 has one eligible block group which is block 5; Census Tract 9 has five eligible block group which are block groups 1 through 5 and Census Tract 10 has one eligible block group which is block group 1.

Activity Description:

MHA will purchase and rehabilitate single-family homes. The homes will be utilized as rental units. The homes will be existing homes that have been through the complete foreclosure process. Properties will be pursued through foreclosure sales conducted by the Muskogee County Sheriff sales, through the tax sales held by the Muskogee County Treasurer's Office through local and regional lenders and national lenders as listed on Realty Trac. In following these requirements there will be no relocation costs involved with this project. MHA priority will be in the purchasing of homes with three (3) bedrooms, one (1) to



two (2) baths ranging in size from 1,000 to 1600 square feet. MHA will also purchase a couple of smaller homes with two (2) bedrooms, one (1) bath in the 700 to 1000 square foot size range. It is anticipated based on the current available foreclosure listing that the sale prices for the larger homes will range from \$40,000 to \$70,000. The smaller two bedroom homes sales prices should range from \$15,000 to \$25,000. MHA will approach lenders that are holding the foreclosed properties to negotiate a reduction in price of, at least, five percent (5%) on each home. MHA in their negotiations with the lenders will also utilize the methodology of estimating holding period of the property which would include the carrying costs of taxes, insurance, maintenance, marketing, overhead and interest in order to secure a ten percent (10%) reduction in price in the aggregate of the portfolio. It is anticipated that the rehabilitation of the homes will be approximately \$55,614 per home depending on the size/age of the home, the need for LEB and asbestos testing and possible abatement. MHA will utilize aspects of the National Association of Home Builders (NAHB) green building in the rehabilitation of the homes. MHA will provide cellulose insulation, aluminum Low E glass windows, heavy duty screens, interior and exterior paint with low VOC rating, roofing (material and color), Energy Star appliances/HVAC, shower heads with restrictive flow, low water usage toilets, fluorescence lights, bamboo flooring in the kitchens and bathrooms, programmable thermostats, ceiling fans in the living rooms and all bedrooms. To maintain the affordability of this project, MHA will include in the total development cost (TDC) of the purchase and rehabilitation of the fourteen (14) properties only a developer fee equal to ten percent (10%) of the TDC and contractor's fee of sixteen percent (16%) of the hard construction and site preparation costs. The contractor's fees will be divided as follows: six percent (6%) for general requirements, two percent (2%) for overhead and eight percent (8%) for profit which equates to a total of sixteen percent (16%). These fees represent reasonable and acceptable fees for the development of affordable housing in Oklahoma. These are the fees OHFA allows for developments utilizing HOME and tax credit funding. The homes will be rehabilitated to meet the City of Muskogee's building codes. The rehabilitation will bring all units to the applicable laws, codes and other requirements to ensure housing safety, quality, habitability and will improve energy efficiency. If there is Program Income after all operating expenses have been paid out of the rental income, MHA would prefer to reinvest the program income back into the properties. However, MHA will follow whatever restrictions ODOC decides to place on program income. The maximum affordable rents for these homes shall not exceed the Fair Market Rents (FMR) as published annually by the U.S. Department of Housing & Urban Development (HUD). HUD's standard utility allowances for Muskogee County will be utilized. MHA will target Section 8 vouchers to all fourteen (14) homes to keep the rents affordable; thus, the tenants will never pay over thirty percent (30%) of their income for rent. The rents and utilities will be as follows: 2 bedroom - \$585 - \$161 (utilities) = \$424 3 bedroom - \$740 - \$183 (utilities) = \$557 4 bedroom - \$817 - \$205 (utilities) = \$612 The average value of a Section 8 voucher is \$346.35. Reducing the above rents with a Section 8 voucher will make these homes extremely affordable to low-income families. MHA will ensure that on each foreclosed property they purchase that there is a current appraised value made in conformity with the appraisal requirements of the URA at 49 CFR 24.103 and completed within sixty (60) days prior to an offer made for the property.



Grantee Activity Number: B-01 NAHSI
Activity Title: Purchase & Rehab - Acquisition

Activity Type:
 Acquisition - general

Activity Status:
 Under Way

Project Number:
 13667

Project Title:
 Native American Housing Services, Inc.

Projected Start Date:
 03/20/2009

Projected End Date:
 03/20/2013

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 504,802.72
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 504,802.72

Environmental Assessment:
 COMPLETED

Program Income Account:
 NAHSI Program Income Account

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	7	1	6	100.00
# Owner Households	3	3		100.00
# of Households	10	4	6	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	10
# of Housing Units	10
# of Properties	10

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Native American Housing Services, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Native American Housing Services, Inc	Unknown	\$ 504,802.72

Location Description:

Epperly Heights &ndash Census tract 1078.04 and block groups 1, 2, 3, 4. NAHSI will purchase and rehabilitate these abandon/foreclosed homes in Del City, Oklahoma. Del City has twenty-six (26) eligible block groups as listed in the NSP Balance of State Application. This city has a housing vacancy rate of 11.7% and 11.4% of the citizens in Del City are below the poverty level. After additional research, NAHSI has specifically targeted the Epperly Heights Addition of the City of Del City. Epperly Heights is located in census tract 1078.09, (Block Groups 3 and 4). This area has a HUD score 10 indicating high foreclosure rates and sub-prime lending. NAHSI's Housing Director has identified over fifteen (15) NSP eligible homes in this area. NAHSI has further identified an additional thirty (30) NSP eligible units within the Del City limits. NAHSI will focus on the Epperly Heights neighborhood with the first NSP funding and invest program income off the first seven (7) homes back into the Epperly Heights area or other areas of Del City as needed.

Activity Description:

NAHSI will pursue foreclosed and abandoned homes in the target area of Epperly Heights Addition. NAHSI will purchase and rehabilitate single-family foreclosed homes in this neighborhood. The homes will be existing homes that have been through the complete foreclosure process. Properties will be pursued through foreclosure sales conducted by the Oklahoma County Sheriff sales, through the tax sales held by the Oklahoma County Treasurer's Office, through a local Realtor that handles all REO and government own properties in Oklahoma, through local and regional lenders and national lenders as listed on Realty Trac. In following these requirements there will be no relocation costs involved with this project. NAHSI's priority will be in the purchasing of homes with three (3) bedrooms, one (1) to two (2) baths ranging in size from 1,000 to 1400 square feet. It is anticipated based on the current available foreclosure listing that the sale prices for the larger homes will range from \$50,000 to \$70,000.



Grantee Activity Number: B-01 OKC Rem20% 14003
Activity Title: Purchase & Rehab - Acquisition

Activity Type:

Acquisition - general

Activity Status:

Under Way

Project Number:

14003

Project Title:

Oklahoma City - Rem20%

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 482,271.46

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 482,271.46

Environmental Assessment:

Program Income Account:

Oklahoma City 14003 Program Income Account

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
8		8	100.00
8		8	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

8

of Housing Units

8

of Properties

8

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Oklahoma City

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Oklahoma City

Organization Type

Unknown

Proposed

\$ 482,271.46

Location Description:

Neighborhoods within Oklahoma City that have the highest concentration of foreclosures and the greatest need for stabilization based on a needs assesment originally completed in October 2008, and updated in July, 2009. These neighborhoods are concentrated within the City's expressway loop bounded by I-44 to the north and west, I-35 to the east and I-240 to the south and within a one-square mile area bounded by Sunnyslane to the east, SE 44th Street to the north, Bryant Avenue to the west and SE 59th Street to the south. This target area represents the area of greatest need within the City and the area where funds under grant 14003 08 shall be utilized. State NSP funds will be expended within the target area only in NSP eligible census tracts having a Foreclosure Area Risk score of six (6) or higher.

Activity Description:

(1) Activity Name: Purchase and Rehabilitate Homes and Residential Properties

Purchase and Rehabilitate Foreclosed Residential Property



(2) Activity Description: This will include the applicable eligible use(s) to be undertaken by the applicant under the activity specified in #(1) above.

NSP Eligible Use B; 24 CFR 570.201(a) Acquisition/Rehabilitation:

The City intends to expand its current successful NSP single family housing activities for acquisition and rehabilitation of foreclosed single-family homes. The total budgeted cost for these activities is \$1,629,895.

An anticipated twenty two (22) homes will be acquired with these funds, and seven (7) homes will be rehabilitated. Of the acquired homes, fifteen (15) will be scheduled for rehabilitation using HOME Investment Partnership Program (HOME) funds. An estimated twenty two (22) families and a total of fifty three (53) persons (based on 2000 census data showing 2.41 persons per household) will initially benefit from the activities as new owners of quality affordable, fully rehabilitated and energy efficient housing. Down payment and closing cost assistance (DPA) will be provided to all eligible households that purchase a home through the NSP grant program. Each eligible household will be entitled to \$6,000, funded either with City HOME Investment Partnership Program (HOME) funds or through NSP funds generated from sale proceeds. Initial sales will be to households with incomes at 50% of area median income (AMI) or lower. HOME fund DPA will be provided to all households with incomes of 80% or lower of AMI. NSP DPA will target incomes between 80% to 120% of the AMI. Recipients of DPA must occupy the home as their primary residence during the applicable affordability period as required by 24 CFR §92.254.

A "very low income" subset, otherwise referred to as deep target set aside will target housing for families with incomes at or below 50 percent of the area median income. The deep target budget for acquisition is \$706,645, and the deep target for rehabilitation is \$375,000. An estimated fourteen (14) of the twenty two (22) households and a total of thirty four (34) persons (based on 2000 census data showing 2.41 persons per household) will benefit from deep target housing acquisition activities. These funds allocated for the deep target set aside represent greater than the 25% minimum expenditure requirement of Oklahoma City's State 14003 NSP 08 grant allocation and will be used to provide permanent housing for very-low income households. Direct homebuyer assistance for very-low income buyers of NSP houses will receive \$6,000 in DPA from the City's HOME program funds.



Grantee Activity Number: B-01 Oklahoma City 13555
Activity Title: Pur & Rehab - Acquisition

Activity Type:

Acquisition - general

Project Number:

13555

Projected Start Date:

08/03/2009

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

Activity Status:

Under Way

Project Title:

Oklahoma City, City of

Projected End Date:

07/30/2013

Total Budget:

\$ 699,612.75

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 699,612.75

Program Income Account:

Oklahoma City 13555 Program Income Account

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	11		11	100.00
# of Households	11		11	100.00
# of Permanent Jobs Created	11		11	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	11
# of Housing Units	11
# of Properties	11

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Oklahoma City

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Oklahoma City	Unknown	\$ 699,612.75

Location Description:

Neighborhoods within Oklahoma City that have the highest concentration of foreclosures and the greatest need for stabilization are concentrated within the City's expressway loop bounded by I-44 to the north and west, I-35 to the east and I-240 to the south and within a one-square mile area bounded by Sunnyslane to the east, SE 44th Street to the north, Bryant Avenue to the west and SE 59th Street to the south. This target area represents the area of greatest need within the City and the area where funds under grant 13555 NSP 08 shall be utilized. State NSP funds will be expended within the target area only in NSP eligible census tracts having a Foreclosure Area Risk score of six (6) or higher.

Activity Description:

(1) Activity Name: Purchase and Rehabilitate Homes and Residential Properties



NSP Eligible Use B; 24 CFR 570.201(a) Acquisition/Rehabilitaion

(2) Activity Description: This will include the applicable eligible use(s) to be undertaken by the applicant under the activity specified in #(1) above.

Using these funds, an anticipated thirty one (31) homes will be acquired, and twenty six (26) will be rehabilitated. An estimated thirty one (31) families and a total of (forty six) 46 persons (based on 2000 census data showing 2.41 persons per household) will benefit from the activities as new owners of quality affordable, rehabilitated, energy efficient housing. Down payment and closing cost assistance (DPA) will be provided to all eligible households that purchase a home through the NSP grant program. Each eligible household will be entitled to \$6,000, funded either with City HOME Investment Partnership Program (HOME) funds or through NSP funds generated from sale proceeds. Initial sales will be to households with incomes at 50% of area median income (AMI) or lower. HOME fund DPA will be provided to all households with incomes of 80% or lower of AMI. NSP DPA will target incomes between 80% to 120% of the AMI. Recipients of DPA must occupy the home as their primary residence during the applicable affordability period as required by 24 CFR §92.254.

Of the \$3,481,586, a &ldquoverly low income&rdquo subset, otherwise referred to as deep target set-aside, in the amount of \$2,139,378 will target incomes at or below 50% of AMI. This subset is divided into activity code B-01, acquisition, at \$1,015,205; activity code B-14a, rehabilitation, at \$1,089,373; and activity code B-02, disposition, at \$34,800 (i.e. the full disposition amount is allocated to very low income clients). These funds allocated for the deep target set-aside represent greater than the minimum required 25% of the 13555 NSP 08 allocation and will be used to provide permanent housing for very-low income households.



Grantee Activity Number: B-02 25% OKC Rem20% 14003
Activity Title: Disposition

Activity Type:

Disposition

Activity Status:

Cancelled

Project Number:

14003

Project Title:

Oklahoma City - Rem20%

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
8		8	100.00

Proposed Accomplishments

of Properties

Total
8

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Oklahoma City

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Oklahoma City

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

Neighborhoods within Oklahoma City that have the highest concentration of foreclosures and the greatest need for stabilization based on a needs assesment originally completed in October 2008, and updated in July, 2009. These neighborhoods are concentrated within the City's expressway loop bounded by I-44 to the north and west, I-35 to the east and I-240 to the south and within a one-square mile area bounded by Sunnylane to the east, SE 44th Street to the north, Bryant Avenue to the west and SE 59th Street to the south. This target area represents the area of greatest need within the City and the area where funds under grant 14003 08 shall be utilized. NSP funds will be expended within the target area only in NSP eligible census tracts having a Foreclosure Area Risk score of six (6) or higher.

Activity Description:

(1) Activity Name: Purchase and Rehabilitate Homes and Residential Properties

Purchase and Rehabilitate Foreclosed Residential Property

(2) Activity Description: This will include the applicable eligible use(s) to be undertaken by the applicant under the activity specified in #(1) above.

NSP Eligible Use B; 24 CFR 570.201(a) Acquisition/Rehabilitaion:



The City intends to expand its current successful NSP single family housing activities for acquisition, disposition and rehabilitation of foreclosed homes.

The initial set-aside of NSP funds for acquisition is scheduled at \$1,399,894. This amount is divided into \$875,947 for acquisition, \$435,947 for rehabilitation and \$88,000 for disposition activities and \$18,000 for direct homebuyer assistance (DPA). An anticipated eleven (11) homes will be acquired and rehabilitated with these funds. An estimated 11 families and a total of 26 persons (based on 2000 census data showing 2.41 persons per household) will initially benefit from the activities as new owners of quality affordable, rehabilitated housing. Down payment and closing cost assistance (DPA) will be provided to all eligible households that purchase a home through the NSP grant program. Each eligible household will be entitled to \$6,000 funded either with either NSP funds allocated for DPA or through the City's ongoing HOME funded DPA program. NSP DPA will target incomes between 80 to 120 percent of the AMI to complement and expand the City's current Down Payment Assistance program, which successfully serves incomes at or below 80 percent of AMI. Recipients of DPA must occupy the home as their primary residence during the applicable affordability period as required by 24 CFR §92.254.

A "very low income" subset, otherwise referred to as deep target set-aside, in the amount of \$989,664.74 will target incomes at or below 50 percent of the area median income. An estimated eight (8) of the eleven (11) households and a total of nineteen (19) persons (based on 2000 census data showing 2.41 persons per household) will benefit from deep target housing activities. This funds allocated for the deep target set-aside represent 25 percent of Oklahoma City's State NSP 20%, grant number 14003 NSP 08, allocation and will be used to provide permanent housing for very-low income households. The deep target set-aside is divided into \$621,922 for acquisition, \$305,262 for rehabilitation and \$62,480 for disposition activities. Direct homebuyer assistance for very-low income buyers of NSP houses will receive \$6,000 in DPA from the City's HOME program funds.



Grantee Activity Number: B-02 25% Oklahoma City 13555
Activity Title: Pur & Rehab - Disposition

Activity Type:

Disposition

Activity Status:

Under Way

Project Number:

13555

Project Title:

Oklahoma City, City of

Projected Start Date:

08/03/2009

Projected End Date:

07/30/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget:

\$ 34,724.35

Other Funds Total:

\$ 0.00

Environmental Assessment:

Total Funds Amount:

\$ 34,724.35

Program Income Account:

Oklahoma City 13555 Program Income Account

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
26	26		100.00

Proposed Accomplishments

of Singlefamily Units

Total

26

of Housing Units

26

of Properties

26

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Oklahoma City

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Oklahoma City

Organization Type

Unknown

Proposed

\$ 34,724.35

Location Description:

Neighborhoods within Oklahoma City that have the highest concentration of foreclosures and the greatest need for stabilization are concentrated within the City's expressway loop bounded by I-44 to the north and west, I-35 to the east and I-240 to the south and within a one-square mile area bounded by Sunnyslane to the east, SE 44th Street to the north, Bryant Avenue to the west and SE 59th Street to the south. This target area represents the area of greatest need within the City and the area where funds under grant 13555 NSP 08 shall be utilized. State NSP funds will be expended within the target area only in NSP eligible census tracts having a Foreclosure Area Risk score of six (6) or higher.

Activity Description:

The set-aside of Neighborhood Stabilization Program (NSP) funds for acquisition, activity code B-01, is scheduled at \$1,767,999. The set-aside for rehabilitation, activity code B-14a, is scheduled at \$1,678,787. The set-aside for disposition, activity code B-02, is scheduled at \$34,800.



The total set-aside under eligible use B is \$3,481,586. Using these funds, an anticipated thirty one (31) homes will be acquired, and twenty six (26) will be rehabilitated. An estimated thirty one (31) families and a total of (forty six) 46 persons (based on 2000 census data showing 2.41 persons per household) will benefit from the activities as new owners of quality affordable, rehabilitated, energy efficient housing. Down payment and closing cost assistance (DPA) will be provided to all eligible households that purchase a home through the NSP grant program. Each eligible household will be entitled to \$6,000, funded either with City HOME Investment Partnership Program (HOME) funds or through NSP funds generated from sale proceeds. Initial sales will be to households with incomes at 50% of area median income (AMI) or lower. HOME fund DPA will be provided to all households with incomes of 80% or lower of AMI. NSP DPA will target incomes between 80% to 120% of the AMI. Recipients of DPA must occupy the home as their primary residence during the applicable affordability period as required by 24 CFR §92.254.

Of the \$3,481,586, a &ldquoverly low income&rdquo subset, otherwise referred to as deep target set-aside, in the amount of \$2,139,378 will target incomes at or below 50% of AMI. This subset is divided into activity code B-01, acquisition, at \$1,015,205; activity code B-14a, rehabilitation, at \$1,089,373; and activity code B-02, disposition, at \$34,800 (i.e. the full disposition amount is allocated to very low income clients). An estimated twelve (12) of the thirty one (31) households and a total of twenty nine (29) persons (based on 2000 census data showing 2.41 persons per household) will benefit from deep target housing activities. These funds allocated for the deep target set-aside represent greater than the minimum required 25% of the 13555 NSP 08 allocation and will be used to provide permanent housing for very-low income households.



Grantee Activity Number: B-02 OKC Rem20% 14003
Activity Title: Disposition

Activity Type:

Disposition

Activity Status:

Planned

Project Number:

14003

Project Title:

Oklahoma City - Rem20%

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 0.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 0.00

Environmental Assessment:

Program Income Account:

Oklahoma City 14003 Program Income Account

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# of Persons	7		7	100.00
# of Households	3		3	100.00

Proposed Accomplishments

	Total
# of Properties	3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Oklahoma City

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Oklahoma City	Unknown	\$ 25,520.00

Location Description:

Neighborhoods within Oklahoma City that have the highest concentration of foreclosures and the greatest need for stabilization based on a needs assesment originally completed in October 2008, and updated in July, 2009. These neighborhoods are concentrated within the City's expressway loop bounded by I-44 to the north and west, I-35 to the east and I-240 to the south and within a one-square mile area bounded by Sunnyslane to the east, SE 44th Street to the north, Bryant Avenue to the west and SE 59th Street to the south. This target area represents the area of greatest need within the City and the area where funds under grant 14003 08 shall be utilized. NSP funds will be expended within the target area only in NSP eligible census tracts having a Foreclosure Area Risk score of six (6) or higher.

Activity Description:

(1) Activity Name: Purchase and Rehabilitate Homes and Residential Properties

Purchase and Rehabilitate Foreclosed Residential Property

(2) Activity Description: This will include the applicable eligible use(s) to be undertaken by the applicant under the activity specified in #(1) above.



NSP Eligible Use B; 24 CFR 570.201(a) Acquisition/Rehabilitaion:

The City intends to expand its current successful NSP single family housing activities for acquisition, disposition and rehabilitation of foreclosed homes.

The initial set-aside of NSP funds for acquisition is scheduled at \$1,399,894. This amount is divided into \$875,947 for acquisition, \$435,947 for rehabilitation and \$88,000 for disposition activities and \$18,000 for direct homebuyer assistance (DPA). An anticipated eleven (11) homes will be acquired and rehabilitated with these funds. An estimated 11 families and a total of 26 persons (based on 2000 census data showing 2.41 persons per household) will initially benefit from the activities as new owners of quality affordable, rehabilitated housing. Down payment and closing cost assistance (DPA) will be provided to all eligible households that purchase a home through the NSP grant program. Each eligible household will be entitled to \$6,000 funded either with either NSP funds allocated for DPA or through the City's ongoing HOME funded DPA program. NSP DPA will target incomes between 80 to 120 percent of the AMI to complement and expand the City's current Down Payment Assistance program, which successfully serves incomes at or below 80 percent of AMI. Recipients of DPA must occupy the home as their primary residence during the applicable affordability period as required by 24 CFR §92.254.

A "very low income" subset, otherwise referred to as deep target set-aside, in the amount of \$989,664.74 will target incomes at or below 50 percent of the area median income. An estimated eight (8) of the eleven (11) households and a total of nineteen (19) persons (based on 2000 census data showing 2.41 persons per household) will benefit from deep target housing activities. This funds allocated for the deep target set-aside represent 25 percent of Oklahoma City's State NSP 20%, grant number 14003 NSP 08, allocation and will be used to provide permanent housing for very-low income households. The deep target set-aside is divided into \$621,922 for acquisition, \$305,262 for rehabilitation and \$62,480 for disposition activities. Direct homebuyer assistance for very-low income buyers of NSP houses will receive \$6,000 in DPA from the City's HOME program funds.

Grantee Activity Number: B-02 Oklahoma City 13555
Activity Title: Pur & Rehab - Disposition

Activity Type:

Disposition

Activity Status:

Planned

Project Number:

13555

Project Title:

Oklahoma City, City of

Projected Start Date:

08/03/2009

Projected End Date:

07/30/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 0.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 0.00

Environmental Assessment:

Program Income Account:

Oklahoma City 13555 Program Income Account

Benefit Report Type:

NA

Proposed Accomplishments

Total

of Properties

50

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Oklahoma City

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Oklahoma City

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

TRACT BLKGRP FARSCORE

- 106502 2,4 6 102000 1,2 7
- 106601 2,3 7 102100 1,2,3 7
- 107001 3 9 102200 1,2,3 8
- 107002 1 10 102300 1,2,3,4 8
- 107103 1,2 10 102400 1,2,3,4 10
- 107104 1,2 10 102800 1,2,3,4,5 10
- 107206 1 8 102900 1 10
- 107207 1,2 6 103000 1,2 10
- 107209 1,2,3,4,5 8 103300 1,2 10
- 107211 1 7 103400 1 8
- 107212 1 8 103602 1 9
- 107213 3,4,5,6 9 103700 1 9
- 107214 1,2,3 8 103800 1,2,3 9
- 107215 3,4,5 10 103900 1,2,3,4,5 10
- 107216 1,2,3 10 104000 1 8
- 107217 4,5 9 104100 1,2 10



107218 1,5 9 104200 1,2,3 10
 107219 1,2 9 104300 1,2,3 10
 107220 1,2 9 104400 1,2,3 8
 107221 3,4 6 104500 1,2,3 8
 107222 1,2 7 104600 1 10
 107223 1,2,3 9 104700 1,2 9
 107302 1,2,3 8 104800 1,2,3 9
 107303 5,9 10 104900 1,2,3,4 9
 107306 1 10 105000 1,2 10
 100200 1,2,3,4,5,6,7 8 105100 1,2 6
 100400 1,2,3,4 10 105201 1,2 10
 100500 1,2,3 10 105202 1 10
 100700 1,2 9 105300 2,3,4,6 9
 100800 1,2,3 9 105400 1,2 10
 100900 1,2 6 105500 1,2,3,4 10
 101000 1,2,3,4 10 105600 1,2,3 9
 101200 1,2 8 105700 1,2 9
 101300 1,2,3,4,5,6 10 105800 1 10
 101400 1,2 10 105904 1,2,3,4 9
 101500 1,2,3 9 106100 1,2,3 10
 101600 1 8 106200 2 9
 101800 1,2 7 105700 1 9
 101900 1,2,3 7 107401 1,2,3,4 10

Activity Description:

ACTIVITY DESCRIPTION (Including discount rates): Purchase and Rehabilitation Program NSP Eligible Use: Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, to sell or rent the homes or redevelop the properties. CDBG Eligible Activities: • 24 CFR 570.201(a) Acquisition (b) Disposition, and (n) Direct homeownership assistance (as modified below); • 24 CFR 570.202 eligible rehabilitation and preservation activities for homes and other residential properties. The NSP Purchase and Rehabilitation program will expand Oklahoma City's current successful housing rehabilitation programs for whole house rehabilitation, exterior maintenance, and emergency home repairs that collectively return 200 housing units per year to habitable condition including lead paint removal or abatement and historic renovation. The current programs accept only owner-occupied housing units because allocated funds have been insufficient to cover the demand for rehabilitation of vacant, foreclosed or private rental property. NSP funds will allow for expansion to include whole house rehabilitation of abandoned and foreclosed properties. Down payment and closing cost assistance (DPA) will be provided to all eligible households that purchase a home through the NSP grant program. Each eligible household will be entitled to \$6,000 funded either with either NSP funds allocated for DPA or through the City's ongoing HOME funded DPA program. The initial set-aside of NSP funds for this activity is proposed at \$3,234,185. This amount is divided into \$2,073,185 for acquisition, \$940,000 for rehabilitation and \$216,000 for disposition activities and \$90,000 for direct homebuyer assistance (DPA). DPA will target incomes between 80 to 120 percent of the AMI to complement and expand the City's current Down Payment Assistance program, which successfully serves incomes at or below 80 percent of AMI. Recipients of DPA must occupy the home as their primary residence during the applicable affordability period as required by 24 CFR §92.254. A "very low income" subset of the \$5.79 million in the amount of \$1,447,713 will target incomes at or below 50 percent of the area median income. This represents 25 percent of Oklahoma City's State NSP allocation and will be used to provide permanent housing for very-low income households under two eligible program elements: 1) homeownership opportunities for very low income families; 2) affordable rental housing for families displaced by homelessness or those who are homeless or at risk of homelessness. Oklahoma City's intentions are to use the very low-income subset to close the gap between housing costs and income and to establish a Housing First approach to solving homelessness.



Grantee Activity Number: B-05 25% NAHSI
Activity Title: Purchase & Rehab - Homebuyer Counseling

Activity Type:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

13667

Project Title:

Native American Housing Services, Inc.

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 500.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 500.00

Environmental Assessment:

Program Income Account:

NAHSI Program Income Account

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1	1		100.00

of Households

1	1		100.00
---	---	--	--------

Proposed Accomplishments

of Housing Units

Total

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Native American Housing Services, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Native American Housing Services, Inc

Organization Type

Unknown

Proposed

\$ 500.00

Location Description:

Epperly Heights is Census tract 1078.04 and block groups 1, 2, 3, 4. NAHSI will purchase and rehabilitate these abandoned/foreclosed homes in Del City, Oklahoma. Del City has twenty-six (26) eligible block groups as listed in the NSP Balance of State Application. This city has a housing vacancy rate of 11.7% and 11.4% of the citizens in Del City are below the poverty level. After additional research, NAHSI has specifically targeted the Epperly Heights Addition of the City of Del City. Epperly Heights is located in census tract 1078.09, (Block Groups 3 and 4). This area has a HUD score 10 indicating high foreclosure rates and sub-prime lending. NAHSI's Housing Director has identified over fifteen (15) NSP eligible homes in this area. NAHSI has further identified an additional thirty (30) NSP eligible units within the Del City limits. NAHSI will focus on the Epperly Heights neighborhood with the first NSP funding and invest program income off the first seven (7) homes back into the Epperly Heights area or other areas of Del City as needed.

Activity Description:

Home buyer counseling: NAHSI will pursue foreclosed and abandoned homes in the target area of Epperly Heights Addition. NAHSI will purchase and rehabilitate ten (10) single-family foreclosed homes in this neighborhood. Seven (7) of the homes will be for homeownership and three (3) of the homes will be rental units. The homes will be existing homes that have been through the complete foreclosure process. Properties will be pursued through foreclosure sales conducted by the Oklahoma County Sheriff sales, through the tax sales held by the Oklahoma County Treasurer's Office, through a local Realtor that handles all



REO and government own properties in Oklahoma, through local and regional lenders and national lenders as listed on Realty Trac. In following these requirements there will be no relocation costs involved with this project. NAHSL's priority will be in the purchasing of homes with three (3) bedrooms, one (1) to two (2) baths ranging in size from 1,000 to 1400 square feet. It is anticipated based on the current available foreclosure listing that the sale prices for the larger homes will range from \$50,000 to \$70,000.



Grantee Activity Number: B-05 NAHSI
Activity Title: Purchase & Rehab - Homebuyer Counseling

Activity Type:
 Homeownership Assistance to low- and moderate-income

Project Number:
 13667

Projected Start Date:
 03/20/2009

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

Activity Status:
 Under Way

Project Title:
 Native American Housing Services, Inc.

Projected End Date:
 03/20/2013

Total Budget: \$ 3,000.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 3,000.00

Benefit Report Type:
 Direct (Households)

Program Income Account:
 NAHSI Program Income Account

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	6		6	100.00
# of Households	6		6	100.00

Proposed Accomplishments	Total
# of Housing Units	6

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 Native American Housing Services, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Native American Housing Services, Inc	Unknown	\$ 3,000.00

Location Description:

Epperly Heights ¿ Census tract 1078.04 and block groups 1, 2, 3, 4. NAHSI will pursue foreclosed and abandoned homes in the target area of Epperly Heights Addition. NAHSI will purchase and rehabilitate ten (10) single-family foreclosed homes in this neighborhood. Seven (7) of the homes will be for homeownership and three (3) of the homes will be rental units. The homes will be existing homes that have been through the complete foreclosure process. Properties will be pursued through foreclosure sales conducted by the Oklahoma County Sheriff sales, through the tax sales held by the Oklahoma County Treasurer¿s Office, through a local Realtor that handles all REO and government own properties in Oklahoma, through local and regional lenders and national lenders as listed on Realty Trac. In following these requirements there will be no relocation costs involved with this project.

Activity Description:

Homebuyer Counseling: NAHSI will purchase and rehabilitate these abandon/foreclosed homes in Del City, Oklahoma. Del City has twenty-six (26) eligible block groups as listed in the NSP Balance of State Application. This city has a housing vacancy rate of 11.7% and 11.4% of the citizens in Del City are below the poverty level. After additional research, NAHSI has specifically targeted the Epperly Heights Addition of the City of Del City. Epperly Heights is located in census tract 1078.09, (Block Groups 3 and 4). This area has a HUD score 10 indicating high foreclosure rates and sub-prime lending. NAHSI¿s Housing Director has identified over fifteen (15) NSP eligible homes in this area. NAHSI has further identified an additional thirty (30) NSP eligible

units within the Del City limits. NAHSI will focus on the Epperly Heights neighborhood with the first NSP funding and invest program income off the first seven (7) homes back into the Epperly Heights area or other areas of Del City as needed.



Grantee Activity Number: B-14a 25% INCOG
Activity Title: Purchase & Rehab. - Homeownership

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

13629

Project Title:

INCOG

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 25,113.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 25,113.00

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

	Total
# of Housing Units	1
# ELI Households (0-30% AMI)	
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Indian Nations Council of Governments

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Indian Nations Council of Governments	Unknown	\$ 25,113.00

Location Description:

Claremore 502.02 1,2 9 501.04 1,2 8 501.03 1 7 501-01 1,2, 8

Activity Description:

One (1) structure acquired that is suitable for rehabilitation will be repaired to meet building codes and sold to homebuyers at or below 50% of median income. Under a subrecipient agreement, a housing non-profit organization (CARD) will be responsible for rehabilitation activities. Other resources and activities, including HOME funds, housing and credit counseling and other homeowner assistance programs will be utilized by CARD insure continued affordability. In addition, every attempt will be made to assure that rehabilitation construction activities will meet national standards for Green Building, such as Leadership in Energy and Environmental Design (LEED). Direct LEED counseling and assistance has been offered for this proposal by the current USGBC Oklahoma Chair. Rehabilitation activity is expected to occur on 1 property that is acquired at a cost of \$25,000





Grantee Activity Number: B-14a 25% NAHSI
Activity Title: Purchase & Rehab - Homeownerhsip

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 13667

Project Title:
 Native American Housing Services, Inc.

Projected Start Date:
 03/20/2009

Projected End Date:
 03/20/2013

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 102,723.55
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 102,723.55

Environmental Assessment:

Program Income Account:
 NAHSI Program Income Account

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	
# of Properties	1

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Native American Housing Services, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Native American Housing Services, Inc	Unknown	\$ 102,723.55

Location Description:

Epperly Heights &ndash Census tract 1078.04 and block groups 1, 2, 3, 4. NAHSI will pursue foreclosed and abandoned homes in the target area of Epperly Heights Addition. NAHSI will purchase and rehabilitate ten (10) single-family foreclosed homes in this neighborhood. Seven (7) of the homes will be for homeownership and three (3) of the homes will be rental units. The homes will be existing homes that have been through the complete foreclosure process. Properties will be pursued through foreclosure sales conducted by the Oklahoma County Sheriff sales, through the tax sales held by the Oklahoma County Treasurer's Office, through a local Realtor that handles all REO and government own properties in Oklahoma, through local and regional lenders and national lenders as listed on Realty Trac. In following these requirements there will be no relocation costs involved with this project.

Activity Description:

NAHSI will pursue foreclosed and abandoned homes in the target area of Epperly Heights Addition. NAHSI will purchase and

rehabilitate ten (10) single-family foreclosed homes in this neighborhood. Seven (7) of the homes will be for homeownership and three (3) of the homes will be rental units. The homes will be existing homes that have been through the complete foreclosure process. Properties will be pursued through foreclosure sales conducted by the Oklahoma County Sheriff sales, through the tax sales held by the Oklahoma County Treasurer's Office, through a local Realtor that handles all REO and government own properties in Oklahoma, through local and regional lenders and national lenders as listed on Realty Trac. In following these requirements there will be no relocation costs involved with this project.



Grantee Activity Number: B-14a 25% OKC REM 20% 14003
Activity Title: Purchase & Rehab - Homeownership

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 14003

Project Title:
 Oklahoma City - Rem20%

Projected Start Date:
 03/20/2009

Projected End Date:
 03/20/2013

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 380,523.89
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 380,523.89

Environmental Assessment:

Program Income Account:
 Oklahoma City 14003 Program Income Account

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	2
# ELI Households (0-30% AMI)	
# of Properties	2

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 City of Oklahoma City

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Oklahoma City	Unknown	\$ 380,523.89

Location Description:

Neighborhoods within Oklahoma City that have the highest concentration of foreclosures and the greatest need for stabilization based on a needs assesment originally completed in October 2008, and updated in July, 2009. These neighborhoods are concentrated within the City's expressway loop bounded by I-44 to the north and west, I-35 to the east and I-240 to the south and within a one-square mile area bounded by Sunnyslane to the east, SE 44th Street to the north, Bryant Avenue to the west and SE 59th Street to the south. This target area represents the area of greatest need within the City and the area where funds under grant 14003 08 shall be utilized. State NSP funds will be expended within the target area only in NSP eligible census tracts having a Foreclosure Area Risk score of six (6) or higher.

Activity Description:

(1) Activity Name: Purchase and Rehabilitate Homes and Residential Properties

Purchase and Rehabilitate Foreclosed Residential Property

(2) Activity Description: This will include the applicable eligible use(s) to be undertaken by the applicant under the activity specified in #(1) above.

NSP Eligible Use B; 24 CFR 570.201(a) Acquisition/Rehabilitation:

The City intends to expand its current successful NSP single family housing activities for acquisition and rehabilitation of foreclosed single-family homes.

An anticipated twenty two (22) homes will be acquired with these funds, and seven (7) homes will be rehabilitated. Of the acquired homes, fifteen (15) will be scheduled for rehabilitation using HOME Investment Partnership Program (HOME) funds.

An estimated twenty two (22) families and a total of fifty three (53) persons (based on 2000 census data showing 2.41 persons per household) will initially benefit from the activities as new owners of quality affordable, fully rehabilitated and energy efficient housing. Down payment and closing cost assistance (DPA) will be provided to all eligible households that purchase a home through the NSP grant program. Each eligible household will be entitled to \$6,000, funded either with City HOME Investment Partnership Program (HOME) funds or through NSP funds generated from sale proceeds. Initial sales will be to households with incomes at 50% of area median income (AMI) or lower. HOME fund DPA will be provided to all households with incomes of 80% or lower of AMI. NSP DPA will target incomes between 80% to 120% of the AMI. Recipients of DPA must occupy the home as their primary residence during the applicable affordability period as required by 24 CFR §92.254.

A "very low income" subset, otherwise referred to as deep target set aside will target housing for families with incomes at or below 50 percent of the area median income. The deep target budget for acquisition is \$706,645, and the deep target for rehabilitation is \$375,000. An estimated fourteen (14) of the twenty two (22) households and a total of thirty four (34) persons (based on 2000 census data showing 2.41 persons per household) will benefit from deep target housing acquisition activities. These funds allocated for the deep target set aside represent greater than the 25% minimum expenditure requirement of Oklahoma City's State 14003 NSP 08 grant allocation and will be used to provide permanent housing for very-low income households. Direct homebuyer assistance for very-low income buyers of NSP houses will receive \$6,000 in DPA from the City's HOME program funds.

Grantee Activity Number: B-14a 25% Oklahoma City 13555
Activity Title: Pur & Rehab - Homeownership

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 13555

Project Title:
 Oklahoma City, City of

Projected Start Date:
 08/03/2009

Projected End Date:
 07/30/2013

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 1,104,898.64
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 1,104,898.64

Environmental Assessment:

Program Income Account:
 Oklahoma City 13555 Program Income Account

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	17	17		100.00
# of Households	17	17		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	17
# of Housing Units	17
# ELI Households (0-30% AMI)	
# of Properties	17

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 City of Oklahoma City

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Oklahoma City	Unknown	\$ 1,104,898.64

Location Description:

Neighborhoods within Oklahoma City that have the highest concentration of foreclosures and the greatest need for stabilization are concentrated within the City's expressway loop bounded by I-44 to the north and west, I-35 to the east and I-240 to the south and within a one-square mile area bounded by Sunnyslane to the east, SE 44th Street to the north, Bryant Avenue to the west and SE 59th Street to the south. This target area represents the area of greatest need within the City and the area where funds under grant 13555 NSP 08 shall be utilized. State NSP funds will be expended within the target area only in NSP eligible census tracts having a Foreclosure Area Risk score of six (6) or higher.

Activity Description:

(1) Activity Name: Purchase and Rehabilitate Homes and Residential Properties

NSP Eligible Use B; 24 CFR 570.201(a) Acquisition/Rehabilitaion

(2) Activity Description: This will include the applicable eligible use(s) to be undertaken by the applicant under the activity specified in #(1) above.

Using these funds, an anticipated thirty one (31) homes will be acquired, and twenty six (26) will be rehabilitated. An estimated thirty one (31) families and a total of (forty six) 46 persons (based on 2000 census data showing 2.41 persons per household) will benefit from the activities as new owners of quality affordable, rehabilitated, energy efficient housing. Down payment and closing cost assistance (DPA) will be provided to all eligible households that purchase a home through the NSP grant program. Each eligible household will be entitled to \$6,000, funded either with City HOME Investment Partnership Program (HOME) funds or through NSP funds generated from sale proceeds. Initial sales will be to households with incomes at 50% of area median income (AMI) or lower. HOME fund DPA will be provided to all households with incomes of 80% or lower of AMI. NSP DPA will target incomes between 80% to 120% of the AMI. Recipients of DPA must occupy the home as their primary residence during the applicable affordability period as required by 24 CFR §92.254.

These funds allocated for the deep target set-aside represent greater than the minimum required 25% of the 13555 NSP 08 allocation and will be used to provide permanent housing for very-low income households.

Grantee Activity Number: B-14a 25% Tulsa County
Activity Title: Purchase & Rehab - Rehab Homeownership

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

13572

Project Title:

Tulsa County

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 29,249.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 29,249.00

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
# ELI Households (0-30% AMI)	
# of Properties	2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Tulsa County

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Tulsa County	Unknown	\$ 29,249.00

Location Description:

Priority for redevelopment activities will be areas within Tulsa County CDBG Urban County jurisdictions that show the greatest need as evidenced by the HUD allocation formula criteria of estimated foreclosure and abandonment risk scores, estimated foreclosure rates, and estimated high cost loan rates, overlaid with areas evidencing the greatest concentrations of blighted structures. Local units of government will evaluate and identify those neighborhoods in which stabilization is most needed and final funding decisions will be based upon that information. The number of areas identified is currently broad and specific areas of focus will be narrowed down to a neighborhood level in these communities. INCOG staff will work closely with the local units of government to determine those neighborhoods in which stabilization efforts will have the most positive effect. Generally, the areas which will be given highest priority include census tracts in Broken Arrow, Sand Springs, Sapulpa, and an unincorporated area in north Tulsa County. Community Census Tract Block Group Risk Score Broken Arrow 74.02 1,2,3,4 8 74.08 1 8 75.03 1,2,3 8 75.11 1,2 8 Sand Springs 29.00 1 9 93.00 1,2,3 8 Sapulpa 206.02 1,2,3 9 212.02 3 8 213.00 1,2, 10 Turley uninc 91.01 2 10 91.04 1,2 10



Activity Description:

One (2) structures acquired that is suitable for rehabilitation will be repaired to meet building codes and sold to homebuyers whose incomes qualify at or below 50% of median income. Direct homeownership assistance may be provided. Actions under this activity will be used to meet the aggregate 25% benefit to 50% median income requirement. INCOG - INCOG administers the Tulsa County CDBG Urban County program and the Tulsa County HOME Consortium, and provides administration of numerous ODOC-funded CDBG programs in the region. The governmental entities of Broken Arrow, Sand Springs, Sapulpa and Tulsa County- all jurisdictions have extensive experience with the CDBG program.

Grantee Activity Number: B-14a Lawton
Activity Title: Purchase & Rehab - Homeownership

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 13611

Projected Start Date:
 03/20/2009

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Lawton, City of

Projected End Date:
 03/20/2013

Total Budget: \$ 223,249.86

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 223,249.86

Program Income Account:
 Lawton Program Income Account

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	12		12	100.00
# of Households	12		12	100.00

Proposed Accomplishments	Total
# of Housing Units	12
# of Properties	12

Activity is being carried out by Grantee: No

Activity is being carried out through:

Organization carrying out Activity:
 City of Lawton

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Lawton	Unknown	\$ 223,249.86

Location Description:
 LOCATION:
 Eligible Census Tracts under NSP

Activity Description:
 There are 12 properties that are under consideration. The market value of the properties is \$521,289. These properties are eligible for rehabilitation and exterior housing improvements such as new roofs, new windows and doors, new siding. The City's maximum purchase price for all of the eligible properties would be \$443,096. The rehabilitation of each property is not to exceed \$35,000, which includes a maximum of \$5,000 for an emergency repair, \$5,000 for an exterior housing improvement, and \$25,000 for a rehabilitation of the remainder of the structure. Our goal will be to complete all 12 potential rehabilitation projects for a maximum of \$247,879. If the cost of the process to complete these structures exceeds the available funds, we will submit a request for additional funding and, failing that, we will use regular CDBG Housing funds to complete as many of the projects as possible. We plan to rehabilitate the structures using our regular contractors and subcontractors. We would then provide the homebuyers with first-time homebuyer's assistance as necessary to sell the homes to the 120% and below area median income group. (NOTE: Any properties that are considered to be in poor condition and failing the

rehabilitation standards set may be considered for demolition. The City would purchase the property, demolish the structure, and provide the cleared property to a CHDO as a donation or at a very low cost, ensuring that any new construction would be affordable. The City, using its HOME First-time Homebuyer funds, would assist in the downpayment and closing costs. Thus, while we may not be able to rehabilitate the entire group of listed homes using NSP funds, we will still accomplish the mission of providing for the demolition and new construction or rehabilitation of the structures with the NSP funds and, as necessary, supplement them using entitlement funds or CHDO funds).



Grantee Activity Number: B-14a NAHSI
Activity Title: Purchase & Rehab - Homeownership

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 13667

Projected Start Date:
 03/20/2009

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:
 EXEMPT

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Native American Housing Services, Inc.

Projected End Date:
 03/20/2013

Total Budget: \$ 481,172.62

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 481,172.62

Program Income Account:
 NAHSI Program Income Account

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	6		6	100.00
# of Households	6		6	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	6
# of Housing Units	6
# of Properties	6

Activity is being carried out by Grantee: No

Activity is being carried out through:

Organization carrying out Activity:
 Native American Housing Services, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Native American Housing Services, Inc	Unknown	\$ 481,172.62

Location Description:

Epperly Heights &ndash Census tract 1078.04 and block groups 1, 2, 3, 4. NAHSI will pursue foreclosed and abandoned homes in the target area of Epperly Heights Addition. NAHSI will purchase and rehabilitate ten (10) single-family foreclosed homes in this neighborhood. Seven (7) of the homes will be for homeownership and three (3) of the homes will be rental units. The homes will be existing homes that have been through the complete foreclosure process. Properties will be pursued through foreclosure sales conducted by the Oklahoma County Sheriff sales, through the tax sales held by the Oklahoma County Treasurer’s Office, through a local Realtor that handles all REO and government own properties in Oklahoma, through local and regional lenders and national lenders as listed on Realty Trac. In following these requirements there will be no relocation costs involved with this project.

Activity Description:

NAHSI will pursue foreclosed and abandoned homes in the target area of Epperly Heights Addition. NAHSI will purchase and rehabilitate ten (10) single-family foreclosed homes in this neighborhood. Seven (7) of the homes will be for homeownership and three (3) of the homes will be rental units. The homes will be existing homes that have been through the complete foreclosure



process. Properties will be pursued through foreclosure sales conducted by the Oklahoma County Sheriff sales, through the tax sales held by the Oklahoma County Treasurer's Office, through a local Realtor that handles all REO and government own properties in Oklahoma, through local and regional lenders and national lenders as listed on Realty Trac. In following these requirements there will be no relocation costs involved with this project.



Grantee Activity Number: B-14a OKC REM 20% 14003
Activity Title: Purchase & Rehab - Homeownership

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 14003

Projected Start Date:
 03/20/2009

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

Activity Status:
 Under Way

Project Title:
 Oklahoma City - Rem20%

Projected End Date:
 03/20/2013

Total Budget: \$ 55,170.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 55,170.00

Program Income Account:
 Oklahoma City 14003 Program Income Account

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	5		5	100.00
# of Households	5		5	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	5
# of Housing Units	5
# of Properties	5

Activity is being carried out by Grantee: No

Activity is being carried out through:

Organization carrying out Activity:
 City of Oklahoma City

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Oklahoma City	Unknown	\$ 55,170.00

Location Description:

Neighborhoods within Oklahoma City that have the highest concentration of foreclosures and the greatest need for stabilization based on a needs assesment originally completed in October 2008, and updated in July, 2009. These neighborhoods are concentrated within the City's expressway loop bounded by I-44 to the north and west, I-35 to the east and I-240 to the south and within a one-square mile area bounded by Sunnyslane to the east, SE 44th Street to the north, Bryant Avenue to the west and SE 59th Street to the south. This target area represents the area of greatest need within the City and the area where funds under grant 14003 08 shall be utilized. State NSP funds will be expended within the target area only in NSP eligible census tracts having a Foreclosure Area Risk score of six (6) or higher.

Activity Description:

(1) Activity Name: Purchase and Rehabilitate Homes and Residential Properties

Purchase and Rehabilitate Foreclosed Residential Property

(2) Activity Description: This will include the applicable eligible use(s) to be undertaken by the applicant under the activity specified in #(1) above.

NSP Eligible Use B; 24 CFR 570.201(a) Acquisition/Rehabilitation:

The City intends to expand its current successful NSP single family housing activities for acquisition and rehabilitation of foreclosed single-family homes.

These costs are subdivided into NSP funds for acquisition, at \$1,192,395, and rehabilitation at \$437,500. An anticipated twenty two (22) homes will be acquired with these funds, and seven (7) homes will be rehabilitated. Of the acquired homes, fifteen (15) will be scheduled for rehabilitation using HOME Investment Partnership Program (HOME) funds. An estimated twenty two (22) families and a total of fifty three (53) persons (based on 2000 census data showing 2.41 persons per household) will initially benefit from the activities as new owners of quality affordable, fully rehabilitated and energy efficient housing. Down payment and closing cost assistance (DPA) will be provided to all eligible households that purchase a home through the NSP grant program. Each eligible household will be entitled to \$6,000, funded either with City HOME Investment Partnership Program (HOME) funds or through NSP funds generated from sale proceeds. Initial sales will be to households with incomes at 50% of area median income (AMI) or lower. HOME fund DPA will be provided to all households with incomes of 80% or lower of AMI. NSP DPA will target incomes between 80% to 120% of the AMI. Recipients of DPA must occupy the home as their primary residence during the applicable affordability period as required by 24 CFR §92.254.

A "very low income" subset, otherwise referred to as deep target set aside will target housing for families with incomes at or below 50 percent of the area median income. The deep target budget for acquisition is \$706,645, and the deep target for rehabilitation is \$375,000. An estimated fourteen (14) of the twenty two (22) households and a total of thirty four (34) persons (based on 2000 census data showing 2.41 persons per household) will benefit from deep target housing acquisition activities. These funds allocated for the deep target set aside represent greater than the 25% minimum expenditure requirement of Oklahoma City's State 14003 NSP 08 grant allocation and will be used to provide permanent housing for very-low income households. Direct homebuyer assistance for very-low income buyers of NSP houses will receive \$6,000 in DPA from the City's HOME program funds.

Grantee Activity Number: B-14a Oklahoma City 13555
Activity Title: Pur & Rehab - Homeownership

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 13555

Projected Start Date:
 08/03/2009

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

Activity Status:
 Under Way

Project Title:
 Oklahoma City, City of

Projected End Date:
 07/30/2013

Total Budget: \$ 642,595.26

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 642,595.26

Benefit Report Type:
 Direct (Households)

Program Income Account:
 Oklahoma City 13555 Program Income Account

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	9		9	100.00
# of Households	9		9	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	9
# of Housing Units	9
# of Properties	9

Activity is being carried out by Grantee: No
Activity is being carried out through: No
Organization carrying out Activity: City of Oklahoma City

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Oklahoma City	Unknown	\$ 642,595.26

Location Description:

Neighborhoods within Oklahoma City that have the highest concentration of foreclosures and the greatest need for stabilization are concentrated within the City's expressway loop bounded by I-44 to the north and west, I-35 to the east and I-240 to the south and within a one-square mile area bounded by Sunnyslane to the east, SE 44th Street to the north, Bryant Avenue to the west and SE 59th Street to the south. This target area represents the area of greatest need within the City and the area where funds under grant 13555 NSP 08 shall be utilized. State NSP funds will be expended within the target area only in NSP eligible census tracts having a Foreclosure Area Risk score of six (6) or higher.

Activity Description:

(1) Activity Name: Purchase and Rehabilitate Homes and Residential Properties

NSP Eligible Use B; 24 CFR 570.201(a) Acquisition/Rehabilitaion

(2) Activity Description: This will include the applicable eligible use(s) to be undertaken by the applicant under the activity

specified in #(1) above.

Using these funds, an anticipated thirty one (31) homes will be acquired, and twenty six (26) will be rehabilitated. An estimated thirty one (31) families and a total of (forty six) 46 persons (based on 2000 census data showing 2.41 persons per household) will benefit from the activities as new owners of quality affordable, rehabilitated, energy efficient housing. Down payment and closing cost assistance (DPA) will be provided to all eligible households that purchase a home through the NSP grant program. Each eligible household will be entitled to \$6,000, funded either with City HOME Investment Partnership Program (HOME) funds or through NSP funds generated from sale proceeds. Initial sales will be to households with incomes at 50% of area median income (AMI) or lower. HOME fund DPA will be provided to all households with incomes of 80% or lower of AMI. NSP DPA will target incomes between 80% to 120% of the AMI. Recipients of DPA must occupy the home as their primary residence during the applicable affordability period as required by 24 CFR §92.254.

Of the \$3,481,586, a &ldquoverly low income&rdquo subset, otherwise referred to as deep target set-aside, in the amount of \$2,139,378 will target incomes at or below 50% of AMI. This subset is divided into activity code B-01, acquisition, at \$1,015,205; activity code B-14a, rehabilitation, at \$1,089,373; and activity code B-02, disposition, at \$34,800 (i.e. the full disposition amount is allocated to very low income clients). An estimated twelve (12) of the thirty one (31) households and a total of twenty nine (29) persons (based on 2000 census data showing 2.41 persons per household) will benefit from deep target housing activities. These funds allocated for the deep target set-aside represent greater than the minimum required 25% of the 13555 NSP 08 allocation and will be used to provide permanent housing for very-low income households.



Grantee Activity Number: B-14b 25% Delta CAF
Activity Title: Purchase & Rehab - Rental Housing

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

14002

Project Title:

Delta CAF Rem20%

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 57,024.50

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 57,024.50

Environmental Assessment:

Program Income Account:

Delta PI

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	3	3		100.00
# of Households	3	3		100.00

of Households

Proposed Accomplishments

of Housing Units

Total

3

ELI Households (0-30% AMI)

of Properties

3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Delta CAF

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Delta CAF

Organization Type

Unknown

Proposed

\$ 57,024.50

Location Description:

The City of Duncan has fourteen (14) block groups that are eligible under the NSP program. As you can see from the census breakdown for the City of Duncan, these block groups have an abandonment risk score ranging from a high of 10 to a low of 7. Based on the 2000 census, 76% of the people living in these areas are below 120% of the AMI (approximately 7,600 people out of a population of 10,059).

Delta's NSP program will be for the incorporated limits of the City of Duncan. The identified properties that we are working on with the realtor and foreclosure attorney's are as listed below.

- 1028 Devonwood
- 402 N. 2nd
- 401 Eastland
- 907 W. Spruce
- 903 Devonwood



712 N. 2nd
1111 W. Oak
1804 N. 5th
501 N. J
210 N. 5th
1103 W. Chestnut

Activity Description:

The activity under this program will be Purchase and Rehabilitation for the express purpose of "Rental" to eligible families. The funds for this program will come from Oklahoma Department of Commerce and will be used to produce safe, decent and affordable rental property for eligible families during these challenging economic times we are currently faced with.



Grantee Activity Number: B-14b 25% Freedom West
Activity Title: Purchase & Rehab - Rental Housing

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

13669

Project Title:

Freedom West

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 581,760.79

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 581,760.79

Environmental Assessment:

Program Income Account:

Freedom West 13669

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	6	6		100.00
# of Households	6	6		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	6
# of Housing Units	6
# ELI Households (0-30% AMI)	
# of Properties	6

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Freedom West

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Freedom West	Unknown	\$ 581,760.79

Location Description:

The specific addresses, blocks, census tracts identified at this time include: Units located in Census Tract 9557 and 9556 (Alfalfa County) MHI 120%=\$51,700 S. Massachusetts Avenue, Cherokee, REO Single Family Home Property listed at \$22,500 E. Main Street, Cherokee, REO Single Family Home Property listed at \$31,000. S. Grand Avenue, Cherokee, REO Single Family Home Property listed at \$40,000. S. Pennsylvania, Cherokee, REO Single Family Home Property listed at \$39,500. Units located in Census Tract 9543 and 9542 (Woods County) MHI 120%=\$57,720. Sherman Street, Alva, REO Single Family Home Property listed at \$53,000. E. Center Street, Alva, REO Single Family Home Property listed at \$40,000. Maple Street, Alva, REO Single Family Home Property listed at \$34,500. Barnes Street, Alva, REO Single Family Home Property listed at \$23,000. Maple Street, Alva, Abandoned Single Family Home Property listed at \$12,000. Maple Street, Alva, Abandoned Single Family Home Property est value at \$15,000. Units located in Census Tract 9544 (Woods County) MHI 120%=\$57,720. Nickerson Street, Waynoka, REO Single Family Home Property listed at \$21,000. High Street, Waynoka, Abandoned Single Family Home Property est value at \$21,000. Elm Street, Waynoka, Abandoned Single Family Home Property est value at \$22,000. Nickerson Street, Waynoka, REO Single Family Home Property listed at \$14,000.



Activity Description:

Acquisition and Rehabilitation of Abandoned and Foreclosed Properties for the purpose of leasing them to qualified low/moderate income households. Freedom West CDC will purchase, rehabilitate, and rent 14 single family homes in three communities (multi-jurisdictional) in northwest Oklahoma. Specific activities will be done as needed on each unit. Priority activities for each unit in rank order will include: Structural stabilization (foundation, roof, windows, exterior doors, porches/steps, railings) Energy efficiencies improvements (new HVAC, additional insulation for walls and attic spaces, low water flush toilets) Bring to Code (installation of new electrical and plumbing systems and other safety features) New fixtures (baths, kitchens, flooring) Interior and Exterior Paint (replace/paint trim, interior doors and cabinetry and paint both interior and exterior).



Grantee Activity Number: B-14b 25% Lawton
Activity Title: Purchase & Rehab - Rental Housing

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Cancelled

Project Number:

13611

Project Title:

Lawton, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget:

\$ 0.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 0.00

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	2	2		100.00
# of Households	2	2		100.00

of Households

Proposed Accomplishments

of Housing Units

Total

2

ELI Households (0-30% AMI)

of Properties

2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Lawton

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Lawton

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

Location - 1313 NW Lincoln & 1302 NW Williams

Activity Description:

There are two single family dwellings that can be purchased at 1313 NW Lincoln for \$9,350 and at 1302 NW Williams for 10,200. Rehabilitation of the structures will cost \$35,000 per structure totaling \$70,000. Once rehabilitation is complete, we will donate them to be used as housing for the 50% of the area median income or lower.



Grantee Activity Number: B-14b 25% MHA
Activity Title: Purchase & Rehab - Rental Housing

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 13720

Project Title:
 Muskogee Housing Authority

Projected Start Date:
 03/20/2009

Projected End Date:
 03/20/2013

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 117,675.54
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 117,675.54

Environmental Assessment:

Program Income Account:
 Muskogee PI

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	8	8		100.00
# of Households	8	8		100.00

Proposed Accomplishments	Total
# of Housing Units	8
# ELI Households (0-30% AMI)	
# of Properties	8

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 Muskogee Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Muskogee Housing Authority	Unknown	\$ 117,675.54

Location Description:

MHA will purchase and rehabilitate these abandon/foreclosed homes in Census Tracts 1, 2, 3, 4, 6, 7, 8, 9 and 10 of the City of Muskogee. These census tracts are located in zip codes 74401, 74402 and 74403. Census tracts 1, 2, 3, 4, 6, 7, 8, 9 and 10 are all Qualified Areas of Greatest Need under NSP with HUD score of ranging from 7 to 10 indicating a high level of foreclosures and sub-prime lending. Census Tract 1 has five eligible block groups which are block groups 1 through 5;; Census Tract 2 has two eligible block groups which are blocks 1 and 2; Census Tract 3 has five block groups which are blocks 1 through 5; Census Tract 4 has two eligible block groups which are blocks 1 and 2; Census Tract 6 has two eligible block groups which are blocks 1 and 2; Census Tract 7 has seven eligible blocks groups which are blocks 1 through 7; Census Tract 8 has one eligible block group which is block 5; Census Tract 9 has five eligible block group which are block groups 1 through 5 and Census Tract 10 has one eligible block group which is block group 1.

Activity Description:

MHA will purchase and rehabilitate fourteen (8) single-family homes. The homes will be utilized as rental units. The homes will be existing homes that have been through the complete foreclosure process. Properties will be pursued through foreclosure

sales conducted by the Muskogee County Sheriff sales, through the tax sales held by the Muskogee County Treasurer's Office through local and regional lenders and national lenders as listed on Realty Trac. In following these requirements there will be no relocation costs involved with this project. MHA priority will be in the purchasing of homes with three (3) bedrooms, one (1) to two (2) baths ranging in size from 1,000 to 1600 square feet. MHA will also purchase a couple of smaller homes with two (2) bedrooms, one (1) bath in the 700 to 1000 square foot size range. It is anticipated based on the current available foreclosure listing that the sale prices for the larger homes will range from \$40,000 to \$70,000. The smaller two bedroom homes sales prices should range from \$15,000 to \$25,000. MHA will approach lenders that are holding the foreclosed properties to negotiate a reduction in price of, at least, five percent (5%) on each home. MHA in their negotiations with the lenders will also utilize the methodology of estimating holding period of the property which would include the carrying costs of taxes, insurance, maintenance, marketing, overhead and interest in order to secure a ten percent (10%) reduction in price in the aggregate of the portfolio. It is anticipated that the rehabilitation of the homes will be approximately \$55,614 per home depending on the size/age of the home, the need for LEB and asbestos testing and possible abatement. MHA will utilize aspects of the National Association of Home Builders (NAHB) green building in the rehabilitation of the homes. MHAC will provide cellulous insulation, aluminum Low E glass windows, heavy duty screens, interior and exterior paint with low VOC rating, roofing (material and color), Energy Star appliances/HVAC, shower heads with restrictive flow, low water usage toilets, fluorescence lights, bamboo flooring in the kitchens and bathrooms, programmable thermostats, ceiling fans in the living rooms and all bedrooms. To maintain the affordability of this project, MHA will include in the total development cost (TDC) of the purchase and rehabilitation of the fourteen (14) properties only a developer fee equal to ten percent (10%) of the TDC and contractor's fee of sixteen percent (16%) of the hard construction and site preparation costs. The contractor's fees will be divided as follows: six percent (6%) for general requirements, two percent (2%) for overhead and eight percent (8%) for profit which equates to a total of sixteen percent (16%). These fees represent reasonable and acceptable fees for the development of affordable housing in Oklahoma. These are the fees OHFA allows for developments utilizing HOME and tax credit funding. The homes will be rehabilitated to meet the City of Muskogee's building codes. The rehabilitation will bring all units to the applicable laws, codes and other requirements to ensure housing safety, quality, habitability and will improve energy efficiency. If there is Program Income after all operating expenses have been paid out of the rental income, MHA would prefer to reinvest the program income back into the properties. However, MHAC will follow whatever restrictions ODOC decides to place on program income. The maximum affordable rents for these homes shall not exceed the Fair Market Rents (FMR) as published annually by the U.S. Department of Housing & Urban Development (HUD). HUD's standard utility allowances for Muskogee County will be utilized. MHA will target Section 8 vouchers to all fourteen (14) homes to keep the rents affordable; thus, the tenants will never pay over thirty percent (30%) of their income for rent. The rents and utilities will be as follows: 2 bedroom - \$585 - \$161 (utilities) = \$424 3 bedroom - \$740 - \$183 (utilities) = \$557 4 bedroom - \$817 - \$205 (utilities) = \$612 The average value of a Section 8 voucher is \$346.35. Reducing the above rents with a Section 8 voucher will make these homes extremely affordable to low-income families. MHA will ensure that on each foreclosed property they purchase that there is a current appraised value made in conformity with the appraisal requirements of the URA at 49 CFR 24.103 and completed within sixty (60) days prior to an offer made for the property.



Grantee Activity Number: B-14b 25% NAHSI
Activity Title: Purchase & Rehab - Rental Housing

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

13667

Project Title:

Native American Housing Services, Inc.

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 214,355.63

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 214,355.63

Environmental Assessment:

Program Income Account:

NAHSI Program Income Account

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	3	3		100.00
# of Households	3	3		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	3
# of Housing Units	3
# ELI Households (0-30% AMI)	
# of Properties	3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Native American Housing Services, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Native American Housing Services, Inc	Unknown	\$ 214,355.63

Location Description:

Epperly Heights Addition - Census Tract 1078.04 and block grps 1 through 4.

Activity Description:

NAHSI will pursue foreclosed and abandoned homes in the target area of Epperly Heights Addition. NAHSI will purchase and rehabilitate ten (10) single-family foreclosed homes in this neighborhood. Seven (7) of the homes will be for homeownership and three (3) of the homes will be rental units. The homes will be existing homes that have been through the complete foreclosure process. Properties will be pursued through foreclosure sales conducted by the Oklahoma County Sheriff sales, through the tax sales held by the Oklahoma County Treasurer's Office, through a local Realtor that handles all REO and government own properties in Oklahoma, through local and regional lenders and national lenders as listed on Realty Trac. In following these requirements there will be no relocation costs involved with this project.





Grantee Activity Number: B-14b 25% Norman
Activity Title: Purchase & Rehab - Rental Housing

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

13570

Project Title:

Norman, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 28,023.38

Other Funds Total: \$ 0.00

Environmental Assessment:

Total Funds Amount: \$ 28,023.38

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
3	3		100.00

of Households

3	3		100.00
---	---	--	--------

Proposed Accomplishments

of Housing Units

Total

3

ELI Households (0-30% AMI)

of Properties

3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Norman

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Norman

Organization Type

Unknown

Proposed

\$ 28,023.38

Location Description:

Priority One Locations: CT200200 BG1; CT 200200 BG2; CT 200200 BG3; CT 200400 BG1; CT 200400 BG2; CT 201201 BG1; CT 201201 BG3; CT 200300 BG1; CT 200300 BG2; CT 200300 BG4; CT200601 BG1; CT 200601 BG2; CT200601 BG3;200601 BG4. Priority Two Locations: CT201301 BG1; CT 201301 BG2; CT200500 BG1; CT200500 BG2; CT 200500 BG3; 201000 BG4; 201000 BG5; 201000 BG6.

Activity Description:

Acquisition of Property will be performed in conjunction with the proposed activity "Rehabilitation of Property". The City of Norman will acquire single family properties (3 units) that are determined to be suitable for the Neighborhood Stabilization Program. Utilizing focus groups including Norman Oklahoma Affordable Housing, the Continuum of Care Steering Committee, as well as the interaction with the Norman Housing Authority and local social service providers, the City of Norman Revitalization staff is involved in several avenues that monitor the housing availability to low-, moderate, and middle-income (LMMH) households in Norman. Evaluating gaps in the availability of affordable housing that could be assisted utilizing the funding available from NSP demonstrates the potential for expanding the inventory of housing for Permanent Supportive Housing (PSH).



The most recent Continuum of Care Application submitted to HUD in October 2008 determined that there is an unmet need of 132 family beds (approximately 37 units) and 150 individual beds for PSH for Cleveland County. Utilizing NSP funding to acquire properties for this use is an eligible activity and would allow PSH providers to expand their housing inventory without incurring substantial debt. Permanent Supportive Housing is a solution to a problem rather than a band-aid fix (such as a shelter.) While many of those who stay in the shelter system remain in or return to the system for extended periods of time, a much higher percentage of those who are placed in permanent supportive housing remain housed. Studies show supportive housing is a cost-effective solution for the problems of several populations; it is substantially less costly than most alternatives used to address the problems of homeless and disabled people, including shelters, institutions and hospitals. Permanent Supportive Housing often reduces the cost of emergency services for health care provided by governmental and non-profit agencies. Utilizing RealtyTrac and public notifications by the Cleveland County Sheriff, the City of Norman has been monitoring foreclosure activity including the different types of properties (single-family and multi-family) and the three basic stages of foreclosure, including notice-of-default (NOD or pre-foreclosure), notice of trustee sale (NTS or auction), and real-estate-owned REO. The data gathered indicates that there are no concentrations of foreclosure activity in Norman with properties fairly evenly distributed throughout the city limits. Likewise, the age and price ranges for these properties are also wide ranging. Properties that are located in eligible areas as defined below, have been identified as ranging in price from \$49,000 to \$90,000 with most properties falling in the \$80,000 to \$90,000 range. Since November there have been twelve properties identified and are being monitored. Purchase price will be balanced against the estimated cost of rehabilitation to achieve approximate cost of acquisition and rehabilitation to be approximately \$100,000 per unit. It may be possible depending on the properties available to acquire and rehabilitate more than three units with the allowable funding. In reviewing the foreclosure and abandonment risk scores assigned for Norman, there are five areas that have a risk score of six or higher. These areas will be designated the Priority One level for purchase. Additionally there are two areas that received a risk score of four and five. These areas will be designated Priority Two. These areas will receive priority when evaluating potential purchases. In every instance a property will be purchased at a location where at least 51% of the population is below 120% of the area median income. Every effort will be made to acquire properties realizing a 15% reduction of the current market-appraised value for each property but no properties will be purchased with less than a 5% reduction utilizing this approach. The City of Norman reserves the right to negotiate the maximum reasonable discount from the mortgagee, taking into consideration likely "carrying costs" of the mortgagee if it were not to sell the property to the grantee. In this situation the average purchase discount in the aggregate shall be no less than 10% of the current market-appraised value. The City of Norman will purchase and acquire clear title to eligible properties and rehabilitate the single-family unit to meet adopted standards. City of Norman Housing Rehabilitation staff will develop a scope of work, utilizing other resources as needed, for each property and assist in the rehabilitation activity. All rehabilitation will be completed under the guidance and framework of the Housing Rehabilitation Handbook as adopted by the City of Norman. Estimated cost of rehabilitation is \$25,000 per unit. Environmental clearance will be completed utilizing a tiered approach. In coordination with the rehabilitation, a Request for Proposals will be released to eligible not-for-profit entities for utilization of the property as permanent supportive housing. This proposal will outline from the entity the end use for the property in regards to specific population to be served and services to be provided. Dependant on the proposals received, sale of the property will be negotiated to the selected entity at a reduced price. Any program income received shall be utilized only for NSP eligible activities. All rehabilitation activity will be completed prior to the transfer of title to the not-for-profit including issuance of Certificate of Occupancy. A Land Use Restriction Agreement (LURA) will be filed on each property defining the period of required use. Duration of this agreement will be based upon the period of affordability as defined by the guidelines for the amount of investment by the HOME Investment Partnerships Program. The affordability period will be dependant on the total cost invested by the City of Norman to acquire, rehabilitate, and dispose of the subject property. The selected not-for-profit will be required to provide documentation at regular intervals to the City of Norman insuring that all occupants are participants in the permanent supportive housing program meet the income threshold of <50% of median income during the entire period of affordability. Only in instances where the structure is not suitable for rehabilitation and located in a desirable location for redevelopment that will benefit the overall stabilization of the neighborhood will acquisition with the intent to demolish and redevelop be undertaken.



Grantee Activity Number: B-14b 25% Ponca City
Activity Title: Purchase & Rehab - Rental Housing

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

13674

Project Title:

Ponca City, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget:

\$ 481,211.28

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 481,211.28

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	6	6		100.00
# of Households	6	6		100.00

of Households

Proposed Accomplishments

of Housing Units

Total

6

ELI Households (0-30% AMI)

of Properties

6

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Ponca City, City of

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Ponca City, City of

Organization Type

Unknown

Proposed

\$ 481,211.28

Location Description:

"Qualified Areas of Greatest Need" determined by HUD. In Ponca City those areas are Census Tract 00100, Block Groups 1-5; Census Tract 00201, Block Groups 3-5; Census Tract 00202, Block Group 2, Census Tract 00400, Block Groups 2,4,5; Census Tract 00500, Block Groups 2-4,

Activity Description:

Purchase and rehabilitate 6 residential properties that have been abandoned or foreclosed upon, in order to rehabilitate and rent to families whose incomes are at or below 50% of the median family income for Ponca City. Once property acquisition has been complete, the Building Inspectors will proceed to do an inspection of each property and prepare a work write-up and cost estimate. Based on the age of the property, it will be determined if a Lead Based Paint test will be required. If a test is required, the City will contract with a certified LBP inspector to complete this requirement. When the work write-up and cost estimate are complete, the Building Inspectors in conjunction with Rhonda Skrapke, will develop bid packets to be sent to potential building contractors pursuant to all local, state and federal procurement procedures. (Lost of potential Building Contractors and The City of Ponca City's Standard Operating Procedure for Procurement is attached hereto as Exhibit C.) All specifications for



rehabilitation of properties utilizing NSP funds will incorporate use of the 2009 International Building Code as well as the 2009 International Energy Conservation Codes (the NAHB Green Building Program was designed as a result of the International Energy Conservation Code). Therefore, all rehabilitation proposed under this project will meet the "Green Building" definition. Once bid packets are received we will analyze the packets and determine the best contractor to complete the project and contracts will be executed and a notice to proceed issued. The City Building Inspectors will oversee the day-to-day rehabilitation at each site and will perform all required building, mechanical, plumbing and electrical inspections. The Building Inspectors will be responsible for ensuring the selected building contractor is performing in a timely manner in accordance with the contract and will be the point of contact for all dispute resolution. Weekly meetings of Development Services staff will be held to chart the progress of each project so we may ensure the timely expenditure of funds.



Grantee Activity Number: B-14b Delta CAF
Activity Title: Purchase & Rehab - Rental Housing

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 14002

Projected Start Date:
 03/20/2009

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

Activity Status:
 Under Way

Project Title:
 Delta CAF Rem20%

Projected End Date:
 03/20/2013

Total Budget: \$ 145,797.20

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 145,797.20

Benefit Report Type:
 Direct (Households)

Program Income Account:
 Delta PI

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	8		8	100.00
# of Households	8		8	100.00

Proposed Accomplishments	Total
# of Housing Units	8
# of Properties	8

Activity is being carried out by Grantee: No

Activity is being carried out through:

Organization carrying out Activity: Delta CAF

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Delta CAF	Unknown	\$ 145,797.20

Location Description:

The City of Duncan has fourteen (14) block groups that are eligible under the NSP program. As you can see from the census breakdown for the City of Duncan, these block groups have an abandonment risk score ranging from a high of 10 to a low of 7. Based on the 2000 census, 76% of the people living in these areas are below 120% of the AMI (approximately 7,600 people out of a population of 10,059). Delta's NSP program will be for the incorporated limits of the City of Duncan. The identified properties that we are working on with the realtor and foreclosure attorney's are as listed below.

- 1028 Devonwood
- 402 N. 2nd
- 401 Eastland
- 907 W. Spruce
- 903 Devonwood
- 712 N. 2nd
- 1111 W. Oak

1804 N. 5th
501 N. J
210 N. 5th
1103 W. Chestnut

Activity Description:

The activity under this program will be Purchase and Rehabilitation for the express purpose of "Rental" to eligible families. The funds for this program will come from Oklahoma Department of Commerce and will be used to produce safe, decent and affordable rental property for eligible families during these challenging economic times we are currently faced with.



Grantee Activity Number: B-14b Freedom West
Activity Title: Purchase & Rehab - Rental Housing

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 13669

Projected Start Date:
 03/20/2009

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

Activity Status:
 Under Way

Project Title:
 Freedom West

Projected End Date:
 03/20/2013

Total Budget: \$ 187,289.58

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 187,289.58

Benefit Report Type:
 Direct (Households)

Program Income Account:
 Freedom West 13669

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	8		8	100.00
# of Households	8		8	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	8
# of Housing Units	8
# of Properties	8

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 Freedom West

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Freedom West	Unknown	\$ 187,289.58

Location Description:

The specific addresses, blocks, census tracts identified at this time include: Units located in Census Tract 9557 and 9556 (Alfalfa County) MHI 120%=\$51,700 S. Massachusetts Avenue, Cherokee, REO Single Family Home Property listed at \$22,500 E. Main Street, Cherokee, REO Single Family Home Property listed at \$31,000. S. Grand Avenue, Cherokee, REO Single Family Home Property listed at \$40,000. S. Pennsylvania, Cherokee, REO Single Family Home Property listed at \$39,500. Units located in Census Tract 9543 and 9542 (Woods County) MHI 120%=\$57,720. Sherman Street, Alva, REO Single Family Home Property listed at \$53,000. E. Center Street, Alva, REO Single Family Home Property listed at \$40,000. Maple Street, Alva, REO Single Family Home Property listed at \$34,500. Barnes Street, Alva, REO Single Family Home Property listed at \$23,000. Maple Street, Alva, Abandoned Single Family Home Property listed at \$12,000. Maple Street, Alva, Abandoned Single Family Home Property est value at \$15,000. Units located in Census Tract 9544 (Woods County) MHI 120%=\$57,720. Nickerson Street, Waynoka, REO Single Family Home Property listed at \$21,000. High Street, Waynoka, Abandoned Single Family Home Property est value at \$21,000. Elm Street, Waynoka, Abandoned Single Family Home Property est value at \$22,000. Nickerson Street, Waynoka, REO Single Family Home Property listed at \$14,000. In each of these aforementioned communities, these properties are grouped and are geographically contiguous or in close proximity. For example, in Alva there are two groups (the

Maple Street group & and the Sherman Street group); Waynoka there is one group (Nickerson Street group); Cherokee there is one group (Grand Avenue group). In each group all locations are situated contiguously or in close proximity to each other.

Activity Description:

Acquisition and Rehabilitation of Abandoned and Foreclosed Properties for the purpose of leasing them to qualified low/moderate income households. Freedom West CDC will purchase, rehabilitate, and rent 14 single family homes in three communities (multi-jurisdictional) in northwest Oklahoma. Specific activities will be done as needed on each unit. Priority activities for each unit in rank order will include: Structural stabilization (foundation, roof, windows, exterior doors, porches/steps, railings) Energy efficiencies improvements (new HVAC, additional insulation for walls and attic spaces, low water flush toilets) Bring to Code (installation of new electrical and plumbing systems and other safety features) New fixtures (baths, kitchens, flooring) Interior and Exterior Paint (replace/paint trim, interior doors and cabinetry and paint both interior and exterior).



Grantee Activity Number: B-14b MHA
Activity Title: Purchase & Rehab - Rental Housing

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 13720

Projected Start Date:
 03/20/2009

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

Activity Status:
 Planned

Project Title:
 Muskogee Housing Authority

Projected End Date:
 03/20/2013

Total Budget: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Benefit Report Type:
 Direct (Households)

Program Income Account:
 Muskogee PI

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	9		9	100.00
# of Households	9		9	100.00

Proposed Accomplishments	Total
# of Housing Units	9
# of Properties	9

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 Muskogee Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Muskogee Housing Authority	Unknown	\$ 500,528.00

Location Description:

MHA will purchase and rehabilitate these abandon/foreclosed homes in Census Tracts 1, 2, 3, 4, 6, 7, 8, 9 and 10 of the City of Muskogee. These census tracts are located in zip codes 74401, 74402 and 74403. Census tracts 1, 2, 3, 4, 6, 7, 8, 9 and 10 are all Qualified Areas of Greatest Need under NSP with HUD score of ranging from 7 to 10 indicating a high level of foreclosures and sub-prime lending. Census Tract 1 has five eligible block groups which are block groups 1 through 5; Census Tract 2 has two eligible block groups which are blocks 1 and 2; Census Tract 3 has five block groups which are blocks 1 through 5; Census Tract 4 has two eligible block groups which are blocks 1 and 2; Census Tract 6 has two eligible block groups which are blocks 1 and 2; Census Tract 7 has seven eligible blocks groups which are blocks 1 through 7; Census Tract 8 has one eligible block group which is block 5; Census Tract 9 has five eligible block group which are block groups 1 through 5 and Census Tract 10 has one eligible block group which is block group 1.

Activity Description:

MHA will purchase and rehabilitate fourteen (14) single-family homes. The homes will be utilized as rental units. The homes will be existing homes that have been through the complete foreclosure process. Properties will be pursued through foreclosure sales conducted by the Muskogee County Sheriff sales, through the tax sales held by the Muskogee County Treasurer&rsquo

Office through local and regional lenders and national lenders as listed on Realty Trac. In following these requirements there will be no relocation costs involved with this project. MHA priority will be in the purchasing of homes with three (3) bedrooms, one (1) to two (2) baths ranging in size from 1,000 to 1600 square feet. MHA will also purchase a couple of smaller homes with two (2) bedrooms, one (1) bath in the 700 to 1000 square foot size range. It is anticipated based on the current available foreclosure listing that the sale prices for the larger homes will range from \$40,000 to \$70,000. The smaller two bedroom homes sales prices should range from \$15,000 to \$25,000. MHA will approach lenders that are holding the foreclosed properties to negotiate a reduction in price of, at least, five percent (5%) on each home. MHA in their negotiations with the lenders will also utilize the methodology of estimating holding period of the property which would include the carrying costs of taxes, insurance, maintenance, marketing, overhead and interest in order to secure a ten percent (10%) reduction in price in the aggregate of the portfolio. It is anticipated that the rehabilitation of the homes will be approximately \$55,614 per home depending on the size/age of the home, the need for LEB and asbestos testing and possible abatement. MHA will utilize aspects of the National Association of Home Builders (NAHB) green building in the rehabilitation of the homes. MHA will provide cellulous insulation, aluminum Low E glass windows, heavy duty screens, interior and exterior paint with low VOC rating, roofing (material and color), Energy Star appliances/HVAC, shower heads with restrictive flow, low water usage toilets, fluorescence lights, bamboo flooring in the kitchens and bathrooms, programmable thermostats, ceiling fans in the living rooms and all bedrooms. To maintain the affordability of this project, MHAC will include in the total development cost (TDC) of the purchase and rehabilitation of the fourteen (14) properties only a developer fee equal to ten percent (10%) of the TDC and contractor's fee of sixteen percent (16%) of the hard construction and site preparation costs. The contractor's fees will be divided as follows: six percent (6%) for general requirements, two percent (2%) for overhead and eight percent (8%) for profit which equates to a total of sixteen percent (16%). These fees represent reasonable and acceptable fees for the development of affordable housing in Oklahoma. These are the fees OHFA allows for developments utilizing HOME and tax credit funding. The homes will be rehabilitated to meet the City of Muskogee's building codes. The rehabilitation will bring all units to the applicable laws, codes and other requirements to ensure housing safety, quality, habitability and will improve energy efficiency. If there is Program Income after all operating expenses have been paid out of the rental income, MHAC would prefer to reinvest the program income back into the properties. However, MHAC will follow whatever restrictions ODOC decides to place on program income. The maximum affordable rents for these homes shall not exceed the Fair Market Rents (FMR) as published annually by the U.S. Department of Housing & Urban Development (HUD). HUD's standard utility allowances for Muskogee County will be utilized. MHA will target Section 8 vouchers to all fourteen (14) homes to keep the rents affordable; thus, the tenants will never pay over thirty percent (30%) of their income for rent. The rents and utilities will be as follows: 2 bedroom - \$585 - \$161 (utilities) = \$424 3 bedroom - \$740 - \$183 (utilities) = \$557 4 bedroom - \$817 - \$205 (utilities) = \$612 The average value of a Section 8 voucher is \$346.35. Reducing the above rents with a Section 8 voucher will make these homes extremely affordable to low-income families. MHA will ensure that on each foreclosed property they purchase that there is a current appraised value made in conformity with the appraisal requirements of the URA at 49 CFR 24.103 and completed within sixty (60) days prior to an offer made for the property.

Grantee Activity Number: C-01 Midwest City
Activity Title: Landbanking - Acquisition

Activity Type:

Land Banking - Acquisition (NSP Only)

Activity Status:

Under Way

Project Number:

13593

Project Title:

Midwest City, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 203,441.17

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 203,441.17

Environmental Assessment:

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

Total

of Housing Units

4

of Properties

4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Midwest City

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Midwest City

Organization Type

Unknown

Proposed

\$ 203,219.61

Location Description:

Low to middle income areas < 120% of median family income with Risk Factor, as follows: CT 1076.01 CT 1076.04 RF9 CT 1076.05 CT 1076.06 CT 1076.07 CT 1077.04 BG 2, 3 CT 1076.06 CT 1077.07 CT 1077.03 BG 2, 3 CT 1087.06 BG 1 CT 1080.08 CT 1080.09 BG 1, 2 RF8 CT 1088.01 BG 4, 5 CT 1080.03 CT 1080.11 CT 1080.10

Activity Description:

MWC LAND BANK PROGRAM - Purchase and disposition of 3 to 4 foreclosed or abandoned properties located in low to middle income (<120% of median family income) areas. Midwest City has a history of land banking activities as properties come into the city's possession. At this time, it is not known if staff will implement the program or a sub-recipient. It is anticipated that properties land banked may be used in a variety of programs, to include rehab/resale, transitional housing, rent-to-own or urban homesteading type activities. Acquisition will include a minimum of a 15% discount off of market value, on property acquired.



Grantee Activity Number: C-02 Midwest City
Activity Title: Landbanking - Disposition

Activity Type:

Land Banking - Disposition (NSP Only)

Activity Status:

Under Way

Project Number:

13593

Project Title:

Midwest City, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 2,368.25

Other Funds Total:

\$ 0.00

Environmental Assessment:

Total Funds Amount:

\$ 2,368.25

Benefit Report Type:

NA

Proposed Accomplishments

	Total
# of Singlefamily Units	4
# of Housing Units	4
# of Properties	4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Midwest City

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Midwest City	Unknown	\$ 2,368.25

Location Description:

Low to middle income areas < 120% of median family income with Risk Factor, as follows: CT 1076.01 RF8 CT 1076.04 RF9 CT 1076.05 RF8 CT 1076.06 RF8 CT 1076.07 RF8 CT 1077.04 BG 2, 3 RF9 CT 1076.06 RF8 CT 1077.07 RF10 CT 1077.03 BG 2, 3 RF5 CT 1087.06 BG 1 RF5 CT 1080.08 RF10 CT 1080.09 BG 1, 2 RF8 CT 1088.01 BG 4, 5 RF6 CT 1080.03 RF10 CT 1080.11 RF10 CT 1080.10

Activity Description:

Purchase and disposition of 3 to 4 foreclosed or abandoned properties located in low to middle income (<120% of median family income) areas. Midwest City has a history of land banking activities as properties come into the city's possession. At this time, it is not known if staff will implement the program or a sub-recipient. It is anticipated that properties land banked may be used in a variety of programs, to include rehab/resale, transitional housing, rent-to-own or urban homesteading type activities. Acquisition will include a minimum of a 15% discount off of market value, on property acquired.





Grantee Activity Number: Cancelled A-13 25% CAPTC for Tulsa
Activity Title: Finance Mechanisms

Activity Type:

Homeownership Assistance to low- and moderate-income

Activity Status:

Cancelled

Project Number:

Cancelled

Project Title:

CAPTC for Tulsa

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
16	16		100.00

of Households

16	16		100.00
----	----	--	--------

Proposed Accomplishments

of Housing Units

Total

16

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

CAPTC for Tulsa

Proposed budgets for organizations carrying out Activity:

Responsible Organization

CAPTC for Tulsa

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

Kendall-Whittier Neighborhood, Hawthorne Neighborhood, and Eugene Field Neighborhood. Neighborhood Census Tracts Kendall-Whittier 22.00, 20.00, 21.00, 19.00, 34.00, 35.00 Hawthorne 62.00 Eugene Field 46.00

Activity Description:

The Tulsa NSP Program will provide 26 soft second mortgages for homebuyers with incomes less than 120 percent area median income. Soft second financing will be available to homebuyers who purchase homes acquired and rehabilitated under the NSP program as well as other foreclosed upon homes purchased by income eligible homebuyers. Sixteen of the mortgages, or \$338,000, will be used to serve households earning less than 50 percent AMI. The NSP soft second mortgage program will require that homebuyers complete a HUD-approved homebuyer education course. The average second mortgage will be approximately \$14,000 for households earning less than 50 percent AMI and approximately \$9,000 for households earning more than 50 percent AMI. The program does not anticipate offering any second mortgages in excess of \$40,000. If the second mortgage is greater than \$15,000, continued affordability will be achieved through the recapture of the NSP funds if the property is sold within 10 years of issuance of the loan. If the second mortgage is less than \$15,000, continued affordability will be achieved through the recapture of the NSP funds if the property is sold within 5 years of issuance of the loan. In both cases, a "presumed affordability" test will be applied to determine if the funds need to be repaid. Kendall-Whittier Neighborhood The Kendall Whittier neighborhood is targeted to receive 60 percent of the NSP funds. The Kendall-Whittier



Neighborhood is one of Tulsa's first suburban growth areas. In the 1920s, the growing neighborhood demarcated Tulsa's eastern edge. Anchored by the University of Tulsa and an early suburban shopping district known as Whittier Square, the neighborhood was growing and vibrant for 40 years. Starting in the 1960s, the Kendall Whittier Neighborhood entered a period of decline as newer suburban development supplanted the area as a neighborhood of choice. Construction of I-244 highway split the neighborhood at this time and is credited with contributing further to the decline. As property values fell relative to the rest of the housing market and aging housing stock deteriorated, small, "shoebox," apartments to house students and lower-income families replaced many of the original single-family detached homes. Residency became transient and relative income declined. Crime became widespread, further driving down property values and driving away more stable households. Currently, this neighborhood contains a mixture of housing types, including single family and multi-family, which serve a wide range of income brackets. The area median income for this neighborhood is \$24,400 (2000 Census). Because the neighborhood includes the University of Tulsa, it is experiencing some level of privately funded, grass roots revitalization, especially in the housing stock to the south of the university. The city has concentrated public funding along the Lewis corridor, bringing about the revitalization of the Whittier Square area that is currently home to the non-profit Circle Cinema, Tulsa Girls Art School, and several emerging small businesses. Several new homes were recently built as a part of a Tulsa Development Authority project. In addition, CAP developed Educare, an early childhood education center adjacent to a newly constructed elementary school, both of which were supported by the George Kaiser Family Foundation. Despite these efforts, the west side of the neighborhood still contains many blighted structures and has a high percentage of rental occupancy. Latest HMDA data show the rental occupancy at 83%. Hawthorne Neighborhood The Hawthorne neighborhood lies in north Tulsa. It is also the site of a new Educare early childhood education center, supported by the George Kaiser Family Foundation, that is currently under construction and will open in January 2010. North Tulsa, including the Hawthorne neighborhood, has a long history of disinvestment and population loss. Under a recent school consolidation, several elementary schools were combined into the Hawthorne elementary school, making it a revitalization focal point for this portion of north Tulsa. Still, the Hawthorne neighborhood suffers from a high presence of dilapidated and vacant structures, many of which have been foreclosed upon. Like Kendall-Whittier, the neighborhood is a mix of residential, retail and industrial and is bounded on the north by Apache (36th Street North), on the south by the Gilcrease Expressway, on the east by North Peoria and on the west by North Cincinnati. Originally, the neighborhood's southern edge was Mohawk Boulevard before the Gilcrease Expressway was constructed. In addition to the single-family residences, the neighborhood is home to a large public housing development, Bradford Apartments (formerly known as Vernon Manor) and adjacent to the neighborhood is THA's Comanche Park public housing development. In addition to Hawthorne Elementary, the area has a fire station and swimming pool. There are several underutilized retail and commercial structures. Within a few blocks you will find the Department of Human Services north Tulsa satellite office, a Tulsa Technology Center branch, Neighbor For Neighbor Headquarters, the Westview Clinic and Saint Simion's. OU-Tulsa has identified a site adjacent to the Hawthorne neighborhood for its North Tulsa clinic. According to the Neighborhood Stabilization Program submittal from the City of Tulsa (submitted to HUD on 2-27-09) both the Kendall Whittier and Hawthorne neighborhoods: • Are included in the highest areas of risk for foreclosure and abandonment. • Have residential property conditions below average, fair, poor and minimum/unsound. The majority of the homes were built between 1940 and 1960. In addition, a majority of the residents report incomes well below the 2007 poverty levels. The NSP plan will focus approximately 20 percent of the NSP resources on the Hawthorne neighborhood. Approximately 80 percent of the funds allocated for demolition will be used to remove blighted structures from the neighborhood. In addition, funds will be targeted under the Redevelopment category to acquire and redevelop vacant and demolished properties. This activity will be focused to the immediate south of the Educare site. Eugene Field Neighborhood The Eugene Field area is located in Tulsa on the west side of the Arkansas River in a largely industrial and underserved area. According to the 2000 Census, approximately 148,148 children, ages 0-17, reside in Tulsa County. Almost 20% of that population, or nearly 29,630 children, live in poverty. Many of these same children live in the surrounding neighborhoods against a backdrop of years of economic turmoil and intergenerational poverty, illiteracy, unemployment, social isolation (Community Service Council of Tulsa). Adjusted median family income for Eugene Field's school census tract indicates that families in the area have a typical household income of around \$16,166, with 81.5% of the families subsisting on less than 130% of the federal poverty level (Bureau of Labor Statistics). 41% of the households are headed by a single parent and 80% are non-white. The Eugene Field neighborhood contains a high percentage of public housing. Three subsidized housing projects serve this neighborhood, including Brightwaters, a Tulsa Housing Authority project, and a privately owned property called Western Pines. The neighborhood also includes two single family developments. In 2007, CAP, in partnership with the Tulsa School District and the George Kaiser Family Foundation, constructed a new early childhood education center adjacent to the newly built Eugene Field elementary school. This school serves a population of 370 children. Because of the large child population in the neighborhood, the Tulsa NSP program will focus approximately 20 percent of the NSP resources in Eugene Field, specifically to acquire and rehabilitated single family homes that have been foreclosed upon.

Grantee Activity Number: CANCELLED A-13 25% NAHSI
Activity Title: Finance Mechanisms

Activity Type:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

13667

Project Title:

Native American Housing Services, Inc.

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

of Households

Proposed Accomplishments

of Housing Units

Total

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Native American Housing Services, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Native American Housing Services, Inc

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

CANCELLED

Epperly Heights &ndash Census tract 1078.04 and block groups 1, 2, 3, 4. NAHSI will purchase and rehabilitate these abandon/foreclosed homes in Del City, Oklahoma. Del City has twenty-six (26) eligible block groups as listed in the NSP Balance of State Application. This city has a housing vacancy rate of 11.7% and 11.4% of the citizens in Del City are below the poverty level. After additional research, NAHSI has specifically targeted the Epperly Heights Addition of the City of Del City. Epperly Heights is located in census tract 1078.09, (Block Groups 3 and 4). This area has a HUD score 10 indicating high foreclosure rates and sub-prime lending. NAHSI's Housing Director has identified over fifteen (15) NSP eligible homes in this area. NAHSI has further identified an additional thirty (30) NSP eligible units within the Del City limits. NAHSI will focus on the Epperly Heights neighborhood with the first NSP funding and invest program income off the first seven (7) homes back into the Epperly Heights area or other areas of Del City as needed.

Activity Description:

CANCELLED

NAHSI will provide direct homeownership assistance with NSP funding under Financial Mechanisms in Del City. It is NAHSI's philosophy that small amounts of down payment and closing cost assistance may help to place a buyer in a home; however, it will take a greater amount to help them sustain affordability while allowing them to build personal wealth.



Families need to be able to purchase reliable transportation or save for their children's college while enjoying the benefits of homeownership. This is the reason that NAHSI is proposing to provide each income eligible buyer with a substantial assistance to cover down payment/closing costs and principal buy downs. This assistance will not exceed \$30,000 each per buyer. This assistance will be in the form of a soft second mortgage forgivable over a Period of Affordability which will range from five (5) years to ten (10) years. The Period of Affordability is based on the amount of assistance the homebuyer receives. NAHSI will place a recapture requirement on this soft second mortgage. It is anticipated that Program Income generated from the sale of the seven (7) homes and any possible recaptured funds will be approximately \$630,000. The program income will be reinvested into purchasing and rehabilitating additional foreclosed homes in the Epperly Heights neighborhood or other neighborhoods within the Del City limits; thus, setting up a type of revolving loan fund for the Del City area. Each buyer will be required to execute an Option to Purchase Real Estate, as well as NAHSI's Note and Subordinate Mortgage/Recapture Agreement. These documents will outline the requirements for the affordability period. This will be monitored on an on-going basis throughout the affordability period to ensure the homes remain the homebuyer's permanent residence.



Grantee Activity Number: Canceled A-13 CAPTC for Tulsa
Activity Title: Finance Mechanisms

Activity Type:
Homeownership Assistance to low- and moderate-income

Project Number:
Cancelled

Projected Start Date:
03/20/2009

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

Activity Status:
Cancelled

Project Title:
CAPTC for Tulsa

Projected End Date:
03/20/2013

Total Budget: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	10		10	100.00
# of Households	10		10	100.00

Proposed Accomplishments	Total
# of Housing Units	10

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
CAPTC for Tulsa

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
CAPTC for Tulsa	Unknown	\$ 0.00

Location Description:

Kendall-Whittier Neighborhood, Hawthorne Neighborhood, and Eugene Field Neighborhood. Neighborhood Census Tracts Kendall-Whittier 22.00, 20.00, 21.00, 19.00, 34.00, 35.00 Hawthorne 62.00 Eugene Field 46.00

Activity Description:

The Tulsa NSP Program will provide 26 soft second mortgages for homebuyers with incomes less than 120 percent area median income. Soft second financing will be available to homebuyers who purchase homes acquired and rehabilitated under the NSP program as well as other foreclosed upon homes purchased by income eligible homebuyers. Sixteen of the mortgages, or \$338,000, will be used to serve households earning less than 50 percent AMI. The NSP soft second mortgage program will require that homebuyers complete a HUD-approved homebuyer education course. The average second mortgage will be approximately \$14,000 for households earning less than 50 percent AMI and approximately \$9,000 for households earning more than 50 percent AMI. The program does not anticipate offering any second mortgages in excess of \$40,000. If the second mortgage is greater than \$15,000, continued affordability will be achieved through the recapture of the NSP funds if the property is sold within 10 years of issuance of the loan. If the second mortgage is less than \$15,000, continued affordability will be achieved through the recapture of the NSP funds if the property is sold within 5 years of issuance of the loan. In both cases, a presumed affordability test will be applied to determine if the funds need to be repaid. Kendall-Whittier Neighborhood The Kendall Whittier neighborhood is targeted to receive 60 percent of the NSP funds. The Kendall-Whittier Neighborhood is one of

Tulsa's first suburban growth areas. In the 1920s, the growing neighborhood demarcated Tulsa's eastern edge. Anchored by the University of Tulsa and an early suburban shopping district known as Whittier Square, the neighborhood was growing and vibrant for 40 years. Starting in the 1960s, the Kendall Whittier Neighborhood entered a period of decline as newer suburban development supplanted the area as a neighborhood of choice. Construction of I-244 highway split the neighborhood at this time and is credited with contributing further to the decline. As property values fell relative to the rest of the housing market and aging housing stock deteriorated, small, "shoebox," apartments to house students and lower-income families replaced many of the original single-family detached homes. Residency became transient and relative income declined. Crime became widespread, further driving down property values and driving away more stable households. Currently, this neighborhood contains a mixture of housing types, including single family and multi-family, which serve a wide range of income brackets. The area median income for this neighborhood is \$24,400 (2000 Census). Because the neighborhood includes the University of Tulsa, it is experiencing some level of privately funded, grass roots revitalization, especially in the housing stock to the south of the university. The city has concentrated public funding along the Lewis corridor, bringing about the revitalization of the Whittier Square area that is currently home to the non-profit Circle Cinema, Tulsa Girls Art School, and several emerging small businesses. Several new homes were recently built as a part of a Tulsa Development Authority project. In addition, CAP developed Educare, an early childhood education center adjacent to a newly constructed elementary school, both of which were supported by the George Kaiser Family Foundation. Despite these efforts, the west side of the neighborhood still contains many blighted structures and has a high percentage rental occupancy. Latest HMDA data show the rental occupancy at 83%. Hawthorne Neighborhood The Hawthorne neighborhood lies in north Tulsa. It is also the site of a new Educare early childhood education center, supported by the George Kaiser Family Foundation, that is currently under construction and will open in January 2010. North Tulsa, including the Hawthorne neighborhood, has a long history of disinvestment and population loss. Under a recent school consolidation, several elementary schools were combined into the Hawthorne elementary school, making it a revitalization focal point for this portion of north Tulsa. Still, the Hawthorne neighborhood suffers from a high presence of dilapidated and vacant structures, many of which have been foreclosed upon. Like Kendall-Whittier, the neighborhood is a mix of residential, retail and industrial and is bounded on the north by Apache (36th Street North), on the south by the Gilcrease Expressway, on the east by North Peoria and on the west by North Cincinnati. Originally, the neighborhood's southern edge was Mohawk Boulevard before the Gilcrease Expressway was constructed. In addition to the single-family residences, the neighborhood is home to a large public housing development, Bradford Apartments (formerly known as Vernon Manor) and adjacent to the neighborhood is THA's Comanche Park public housing development. In addition to Hawthorne Elementary, the area has a fire station and swimming pool. There are several underutilized retail and commercial structures. Within a few blocks you will find the Department of Human Services north Tulsa satellite office, a Tulsa Technology Center branch, Neighbor For Neighbor Headquarters, the Westview Clinic and Saint Simion's. OU-Tulsa has identified a site adjacent to the Hawthorne neighborhood for its North Tulsa clinic. According to the Neighborhood Stabilization Program submittal from the City of Tulsa (submitted to HUD on 2-27-09) both the Kendall Whittier and Hawthorne neighborhoods: ζ Are included in the highest areas of risk for foreclosure and abandonment. ζ Have residential property conditions below average, fair, poor and minimum/unsound. The majority of the homes were built between 1940 and 1960. In addition, a majority of the residents report incomes well below the 2007 poverty levels. The NSP plan will focus approximately 20 percent of the NSP resources on the Hawthorne neighborhood. Approximately 80 percent of the funds allocated for demolition will be used to remove blighted structures from the neighborhood. In addition, funds will be targeted under the Redevelopment category to acquire and redevelop vacant and demolished properties. This activity will be focused to the immediate south of the Educare site. Eugene Field Neighborhood The Eugene Field area is located in Tulsa on the west side of the Arkansas River in a largely industrial and underserved area. According to the 2000 Census, approximately 148,148 children, ages 0-17, reside in Tulsa County. Almost 20% of that population, or nearly 29,630 children, live in poverty. Many of these same children live in the surrounding neighborhoods against a backdrop of years of economic turmoil and intergenerational poverty, illiteracy, unemployment, social isolation (Community Service Council of Tulsa). Adjusted median family income for Eugene Field's school census tract indicates that families in the area have a typical household income of around \$16,166, with 81.5% of the families subsisting on less than 130% of the federal poverty level (Bureau of Labor Statistics). 41% of the households are headed by a single parent and 80% are non-white. The Eugene Field neighborhood contains a high percentage of public housing. Three subsidized housing projects serve this neighborhood, including Brightwaters, a Tulsa Housing Authority project, and a privately owned property called Western Pines. The neighborhood also includes two single family developments. In 2007, CAP, in partnership with the Tulsa School District and the George Kaiser Family Foundation, constructed a new early childhood education center adjacent to the newly built Eugene Field elementary school. This school serves a population of 370 children. Because of the large child population in the neighborhood, the Tulsa NSP program will focus approximately 20 percent of the NSP resources in Eugene Field, specifically to acquire and rehabilitated single family homes that have been foreclosed upon.

Grantee Activity Number: CANCELLED A-13 NAHSI
Activity Title: Finance Mechanisms

Activity Type:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

13667

Project Title:

Native American Housing Services, Inc.

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	6		6	100.00
# of Households	6		6	100.00

of Households

Proposed Accomplishments

of Housing Units

Total

6

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Native American Housing Services, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Native American Housing Services, Inc

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

CANCELLED

Epperly Heights &ndash Census tract 1078.04 and block groups 1, 2, 3, 4. NAHSI will purchase and rehabilitate these abandon/foreclosed homes in Del City, Oklahoma. Del City has twenty-six (26) eligible block groups as listed in the NSP Balance of State Application. This city has a housing vacancy rate of 11.7% and 11.4% of the citizens in Del City are below the poverty level. After additional research, NAHSI has specifically targeted the Epperly Heights Addition of the City of Del City. Epperly Heights is located in census tract 1078.09, (Block Groups 3 and 4). This area has a HUD score 10 indicating high foreclosure rates and sub-prime lending. NAHSI's Housing Director has identified over fifteen (15) NSP eligible homes in this area. NAHSI has further identified an additional thirty (30) NSP eligible units within the Del City limits. NAHSI will focus on the Epperly Heights neighborhood with the first NSP funding and invest program income off the first seven (7) homes back into the Epperly Heights area or other areas of Del City as needed.

Activity Description:

CANCELLED

NAHSI will provide direct homeownership assistance with NSP funding under Financial Mechanisms. It is NAHSI's philosophy that small amounts of down payment and closing cost assistance may help to place a buyer in a home; however, it will take a greater amount to help them sustain affordability while allowing them to build personal wealth. Families need to be



able to purchase reliable transportation or save for their children's college while enjoying the benefits of homeownership. This is the reason that NAHSI is proposing to provide each income eligible buyer with a substantial assistance to cover down payment/closing costs and principal buy downs. This assistance will not exceed \$30,000 each per buyer. This assistance will be in the form of a soft second mortgage forgivable over a Period of Affordability which will range from five (5) years to ten (10) years. The Period of Affordability is based on the amount of assistance the homebuyer receives. NAHSI will place a recapture requirement on this soft second mortgage.



Grantee Activity Number: CANCELLED B-01 25% NEOCAA
Activity Title: Purchase & Rehab - Acquisition

Activity Type:

Acquisition - general

Activity Status:

Planned

Project Number:

13651

Project Title:

CANCELLED-Northeast OK Comm Action Agency

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget:

\$ 0.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 0.00

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
5	5		100.00

Proposed Accomplishments

of Housing Units

Total

5

of Properties

5

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Northeast OK Comm Action Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Northeast OK Comm Action Agency

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

Miami, Oklahoma - Census tracts and blocks included in this project include: 1) Tract 974300, Blocks 1 and 3; 2) Tract 974400, Blocks 1, 2 and 3; 3) Tract 974500, Blocks 1, 2 and 3; 4) Tract 974600, Block 3.

Activity Description:

Under Acquisition, NEOCAA intends to purchase eight (8) total units. It is anticipated that five (5) units will be acquired to be used as rental housing which will serve those under 50% area median income and three (3) units will be acquired to be used as homeownership units for purchase by NSP eligible homebuyers.



Grantee Activity Number: CANCELLED B-01 Enid
Activity Title: CANCELLED Pur & Rehab - Acquisition

Activity Type:

Acquisition - general

Activity Status:

Planned

Project Number:

13556

Project Title:

CANCELLED-Enid, City of

Projected Start Date:

05/01/2009

Projected End Date:

06/01/2010

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Environmental Assessment:

Benefit Report Type:

NA

Proposed Accomplishments

Total

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Enid

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed

City of Enid

Unknown

\$ 0.00

Location Description:

Census Tract 7 and 15 will be the target areas for NSP activities. Census Tract 7 has the greatest need for assistance due to the high rate of foreclosure with 7.1% and high vacancy rate of 12.8%, both of which are the highest of all census tracts in the city limits of Enid. Census Tract 7 also has 85.5% of the population living below the 120% median income. Census Tract 15 also has a great need for assistance closely following Census Tract 7. Census Tract 15 has a foreclosure rate of 5.5% and a vacancy rate of 7.9% with a population of 75.2% living below 120% of the area median income.

Activity Description:

When a property is purchased through a foreclosure, the purchased home will be rehabilitated as necessary to ensure the structures meet minimum property standards. If the cost to rehabilitate the unit exceeds 75% of the acquisition cost, and/or the cost of acquisition and rehabilitation exceeds one hundred percent (100%) loan-to-value, the city will assess the feasibility of demolition. For the property eligible for rehabilitation, the City of Enid will partner with a local CHDO to ensure all rehabilitation is complete to HUD standards. The rehabilitation will include standards that surpass the minimum code requirements and incorporate energy-efficiency for long-term sustainability. The City of Enid will also use leveraged funds to assist potential purchasers attend required homebuyer education workshops through the Community Development Support Association. Upon completion, a certificate will be awarded. Two purchasers will be chosen to receive homebuyer assistance. If the property is utilized as rental housing, the City of Enid will secure a deed restriction to ensure that all units are rented to households earning less than 50 percent of median area income. The deed restriction will remain in effect for no less than 20 years. The maximum



Affordable Rents shall not exceed the Fair Market Rents (FMR) as published annually by the U.S. Department of Housing and Urban Development: efficiency One-Bdrm Two Brdm Three-Bdrm Four-Bdrm \$455.00 \$479.00 \$576.00 \$798.00 \$821.00 In the event the unit is transferred to an owner(s) deemed ineligible for assistance under NSP guidelines before the affordability period expires, the assistance provided by the City will be subject to recapture. Recapture will not be sought if ownership is transferred to a NSP eligible applicant. The City will monitor assisted units at initial occupancy and every three years during the affordability period. The City will use the minimum affordability period of the federal HOME Investment Partnership Program, 24 CFR 92.252(a), (c), (e) and (f), and 92.254. The minimum affordability periods are as follows: • Up to \$15,000 – 5 Years • \$15,001 to \$40,000 – 10 Years • Over \$40,000 – 15 years • New Construction – 20 years



Grantee Activity Number: CANCELLED B-01 NEOCAA
Activity Title: CANCELLED Purchase & Rehab. - Acquisition

Activity Type:

Acquisition - general

Activity Status:

Planned

Project Number:

13651

Project Title:

CANCELLED-Northeast OK Comm Action Agency

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 0.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 0.00

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
3		3	100.00

Proposed Accomplishments

of Housing Units

Total

3

of Properties

3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Northeast OK Comm Action Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Northeast OK Comm Action Agency

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

Miami, Oklahoma - Census tracts and blocks included in this project include: 1) Tract 974300, Blocks 1 and 3; 2) Tract 974400, Blocks 1, 2 and 3; 3) Tract 974500, Blocks 1, 2 and 3; 4) Tract 974600, Block 3.

Activity Description:

Under Acquisition, NEOCAA intends to purchase eight (8) total units. It is anticipated that five (5) units will be acquired to be used as rental housing which will serve those under 50% area median income and three (3) units will be acquired to be used as homeownership units for purchase by NSP eligible homebuyers.



Grantee Activity Number: Canceled B-14a 25% CAPTC for Tulsa
Activity Title: Purchase & Rehab - Homeownership

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Cancelled

Project Number:

Cancelled

Project Title:

CAPTC for Tulsa

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
7	7		100.00

of Households

7	7		100.00
---	---	--	--------

Proposed Accomplishments

of Housing Units

Total

7

ELI Households (0-30% AMI)

of Properties

7

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

CAPTC for Tulsa

Proposed budgets for organizations carrying out Activity:

Responsible Organization

CAPTC for Tulsa

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

ugene Field Neighborhood, Kendall Whittier Neighborhood, Hawthorne Neighborhood Neighborhood Census Tracts Kendall-Whittier 22.00, 20.00, 21.00, 19.00, 34.00, 35.00 Hawthorne 62.00 Eugene Field 46.00

Activity Description:

The Tulsa NSP Purchase/Rehab program will acquire and rehabilitate 25 foreclosed upon or abandoned homes. NSP funds will be used to support the full acquisition and rehab costs and upon the sale of the home, recaptured NSP funds will be used rehab additional foreclosed homes under the NSP program. Seven of the homes will be sold to households with incomes less than 50 percent AMIKendall-Whittier Neighborhood The Kendall Whittier neighborhood is targeted to receive 60 percent of the NSP funds. The Kendall-Whittier Neighborhood is one of Tulsa's first suburban growth areas. In the 1920s, the growing neighborhood demarcated Tulsa's eastern edge. Anchored by the University of Tulsa and an early suburban shopping district known as Whittier Square, the neighborhood was growing and vibrant for 40 years. Starting in the 1960s, the Kendall Whittier Neighborhood entered a period of decline as newer suburban development supplanted the area as a neighborhood of choice. Construction of I-244 highway split the neighborhood at this time and is credited with contributing further to the decline. As



property values fell relative to the rest of the housing market and aging housing stock deteriorated, small, "shoebox," apartments to house students and lower-income families replaced many of the original single-family detached homes. Residency became transient and relative income declined. Crime became widespread, further driving down property values and driving away more stable households. Currently, this neighborhood contains a mixture of housing types, including single family and multi-family, which serve a wide range of income brackets. The area median income for this neighborhood is \$24,400 (2000 Census). Because the neighborhood includes the University of Tulsa, it is experiencing some level of privately funded, grass roots revitalization, especially in the housing stock to the south of the university. The city has concentrated public funding along the Lewis corridor, bringing about the revitalization of the Whittier Square area that is currently home to the non-profit Circle Cinema, Tulsa Girls Art School, and several emerging small businesses. Several new homes were recently built as a part of a Tulsa Development Authority project. In addition, CAP developed Educare, an early childhood education center adjacent to a newly constructed elementary school, both of which were supported by the George Kaiser Family Foundation. Despite these efforts, the west side of the neighborhood still contains many blighted structures and has a high percentage of rental occupancy. Latest HMDA data show the rental occupancy at 83%.

Hawthorne Neighborhood The Hawthorne neighborhood lies in north Tulsa. It is also the site of a new Educare early childhood education center, supported by the George Kaiser Family Foundation, that is currently under construction and will open in January 2010. North Tulsa, including the Hawthorne neighborhood, has a long history of disinvestment and population loss. Under a recent school consolidation, several elementary schools were combined into the Hawthorne elementary school, making it a revitalization focal point for this portion of north Tulsa. Still, the Hawthorne neighborhood suffers from a high presence of dilapidated and vacant structures, many of which have been foreclosed upon. Like Kendall-Whittier, the neighborhood is a mix of residential, retail and industrial and is bounded on the north by Apache (36Street North), on the south by the Gilcrease Expressway, on the east by North Peoria and on the west by North Cincinnati. Originally, the neighborhood's southern edge was Mohawk Boulevard before the Gilcrease Expressway was constructed. In addition to the single-family residences, the neighborhood is home to a large public housing development, Bradford Apartments (formerly known as Vernon Manor) and adjacent to the neighborhood is THA's Comanche Park public housing development. In addition to Hawthorne Elementary, the area has a fire station and swimming pool. There are several underutilized retail and commercial structures. Within a few blocks you will find the Department of Human Services north Tulsa satellite office, a Tulsa Technology Center branch, Neighbor For Neighbor Headquarters, the Westview Clinic and Saint Simion's. OU-Tulsa has identified a site adjacent to the Hawthorne neighborhood for its North Tulsa clinic. According to the Neighborhood Stabilization Program submittal from the City of Tulsa (submitted to HUD on 2-27-09) both the Kendall Whittier and Hawthorne neighborhoods: 1. Are included in the highest areas of risk for foreclosure and abandonment. 2. Have residential property conditions below average, fair, poor and minimum/unsound. The majority of the homes were built between 1940 and 1960. In addition, a majority of the residents report incomes well below the 2007 poverty levels. The NSP plan will focus approximately 20 percent of the NSP resources on the Hawthorne neighborhood. Approximately 80 percent of the funds allocated for demolition will be used to remove blighted structures from the neighborhood. In addition, funds will be targeted under the Redevelopment category to acquire and redevelop vacant and demolished properties. This activity will be focused to the immediate south of the Educare site.

Eugene Field Neighborhood The Eugene Field area is located in Tulsa on the west side of the Arkansas River in a largely industrial and underserved area. According to the 2000 Census, approximately 148,148 children, ages 0-17, reside in Tulsa County. Almost 20% of that population, or nearly 29,630 children, live in poverty. Many of these same children live in the surrounding neighborhoods against a backdrop of years of economic turmoil and intergenerational poverty, illiteracy, unemployment, social isolation (Community Service Council of Tulsa). Adjusted median family income for Eugene Field's school census tract indicates that families in the area have a typical household income of around \$16,166, with 81.5% of the families subsisting on less than 130% of the federal poverty level (Bureau of Labor Statistics). 41% of the households are headed by a single parent and 80% are non-white. The Eugene Field neighborhood contains a high percentage of public housing. Three subsidized housing projects serve this neighborhood, including Brightwaters, a Tulsa Housing Authority project, and a privately owned property called Western Pines. The neighborhood also includes two single family developments. In 2007, CAP, in partnership with the Tulsa School District and the George Kaiser Family Foundation, constructed a new early childhood education center adjacent to the newly built Eugene Field elementary school. The Tulsa NSP Purchase/Rehab program will acquire and rehabilitate 25 foreclosed upon or abandoned homes. NSP funds will be used to support the full acquisition and rehab costs and upon the sale of the home, recaptured NSP funds will be used rehab additional foreclosed homes under the NSP program. Fourteen of the homes will be sold to households with incomes less than 50 percent AMI. This school serves a population of 370 children. Because of the large child population in the neighborhood, the Tulsa NSP program will focus approximately 20 percent of the NSP resources in Eugene Field, specifically to acquire and rehabilitated single family homes that have been foreclosed upon.

Grantee Activity Number: CANCELLED B-14a 25% Shawnee, City of
Activity Title: Rehab - Homeownership

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

13571

Project Title:

Shawnee, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget:

\$ 0.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 0.00

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	
# of Properties	1

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Shawnee

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Shawnee	Unknown	\$ 0.00

Location Description:

CANCELLED
 The City's intentions are to rehab 1 home located in CT 5002 BG .001,

Activity Description:

CANCELLED
 The City's intentions are to rehab 1 home located in CT 5002 BG .001,



Grantee Activity Number: Canceled B-14a CAPTC for Tulsa
Activity Title: Purchase & Rehab - Homeownership

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Canceled

Project Number:

Canceled

Project Title:

CAPTC for Tulsa

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
18		18	100.00

of Households

18		18	100.00
----	--	----	--------

Proposed Accomplishments

of Housing Units

Total

18

of Properties

18

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

CAPTC for Tulsa

Proposed budgets for organizations carrying out Activity:

Responsible Organization

CAPTC for Tulsa

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

Eugene Field Neighborhood, Kendall Whittier Neighborhood, Hawthorne Neighborhood Neighborhood Census Tracts Kendall-Whittier 22.00, 20.00, 21.00, 19.00, 34.00, 35.00 Hawthorne 62.00 Eugene Field 46.00

Activity Description:

The Tulsa NSP Purchase/Rehab program will acquire and rehabilitate 25 foreclosed upon or abandoned homes. NSP funds will be used to support the full acquisition and rehab costs and upon the sale of the home, recaptured NSP funds will be used rehab additional foreclosed homes under the NSP program. Seven of the homes will be sold to households with incomes less than 50 percent AMI. Kendall-Whittier Neighborhood The Kendall Whittier neighborhood is targeted to receive 60 percent of the NSP funds. The Kendall-Whittier Neighborhood is one of Tulsa's first suburban growth areas. In the 1920s, the growing neighborhood demarcated Tulsa's eastern edge. Anchored by the University of Tulsa and an early suburban shopping district known as Whittier Square, the neighborhood was growing and vibrant for 40 years. Starting in the 1960s, the Kendall Whittier Neighborhood entered a period of decline as newer suburban development supplanted the area as a neighborhood of choice. Construction of I-244 highway split the neighborhood at this time and is credited with contributing further to the decline. As property values fell relative to the rest of the housing market and aging housing stock deteriorated, small, "shoebox," apartments



to house students and lower-income families replaced many of the original single-family detached homes. Residency became transient and relative income declined. Crime became widespread, further driving down property values and driving away more stable households. Currently, this neighborhood contains a mixture of housing types, including single family and multi-family, which serve a wide range of income brackets. The area median income for this neighborhood is \$24,400 (2000 Census). Because the neighborhood includes the University of Tulsa, it is experiencing some level of privately funded, grass roots revitalization, especially in the housing stock to the south of the university. The city has concentrated public funding along the Lewis corridor, bringing about the revitalization of the Whittier Square area that is currently home to the non-profit Circle Cinema, Tulsa Girls Art School, and several emerging small businesses. Several new homes were recently built as a part of a Tulsa Development Authority project. In addition, CAP developed Educare, an early childhood education center adjacent to a newly constructed elementary school, both of which were supported by the George Kaiser Family Foundation. Despite these efforts, the west side of the neighborhood still contains many blighted structures and has a high percentage of rental occupancy. Latest HMDA data show the rental occupancy at 83%.

Hawthorne Neighborhood The Hawthorne neighborhood lies in north Tulsa. It is also the site of a new Educare early childhood education center, supported by the George Kaiser Family Foundation, that is currently under construction and will open in January 2010. North Tulsa, including the Hawthorne neighborhood, has a long history of disinvestment and population loss. Under a recent school consolidation, several elementary schools were combined into the Hawthorne elementary school, making it a revitalization focal point for this portion of north Tulsa. Still, the Hawthorne neighborhood suffers from a high presence of dilapidated and vacant structures, many of which have been foreclosed upon. Like Kendall-Whittier, the neighborhood is a mix of residential, retail and industrial and is bounded on the north by Apac(36th Street North), on the south by the Gilcrease Expressway, on the east by North Peoria and on the west by North Cincinnati. Originally, the neighborhood's southern edge was Mohawk Boulevard before the Gilcrease Expressway was constructed. In addition to the single-family residences, the neighborhood is home to a large public housing development, Bradford Apartments (formerly known as Vernon Manor) and adjacent to the neighborhood is THA's Comanche Park public housing development. In addition to Hawthorne Elementary, the area has a fire station and swimming pool. There are several underutilized retail and commercial structures. Within a few blocks you will find the Department of Human Services north Tulsa satellite office, a Tulsa Technology Center branch, Neighbor For Neighbor Headquarters, the Westview Clinic and Saint Simion's. OU-Tulsa has identified a site adjacent to the Hawthorne neighborhood for its North Tulsa clinic. According to the Neighborhood Stabilization Program submittal from the City of Tulsa (submitted to HUD on 2-27-09) both the Kendall Whittier and Hawthorne neighborhoods: ¿ Are included in the highest areas of risk for foreclosure and abandonment. ¿ Have residential property conditions below average, fair, poor and minimum/unsound. The majority of the homes were built between 1940 and 1960. In addition, a majority of the residents report incomes well below the 2007 poverty levels. The NSP plan will focus approximately 20 percent of the NSP resources on the Hawthorne neighborhood. Approximately 80 percent of the funds allocated for demolition will be used to remove blighted structures from the neighborhood. In addition, funds will be targeted under the Redevelopment category to acquire and redevelop vacant and demolished properties. This activity will be focused to the immediate south of the Educare site.

Eugene Field Neighborhood The Eugene Field area is located in Tulsa on the west side of the Arkansas River in a largely industrial and underserved area. According to the 2000 Census, approximately 148,148 children, ages 0-17, reside in Tulsa County. Almost 20% of that population, or nearly 29,630 children, live in poverty. Many of these same children live in the surrounding neighborhoods against a backdrop of years of economic turmoil and intergenerational poverty, illiteracy, unemployment, social isolation (Community Service Council of Tulsa). Adjusted median family income for Eugene Field¿s school census tract indicates that families in the area have a typical household income of around \$16,166, with 81.5% of the families subsisting on less than 130% of the federal poverty level (Bureau of Labor Statistics). 41% of the households are headed by a single parent and 80% are non-white. The Eugene Field neighborhood contains a high percentage of public housing. Three subsidized housing projects serve this neighborhood, including Brightwaters, a Tulsa Housing Authority project, and a privately owned property called Western Pines. The neighborhood also includes two single family developments. In 2007, CAP, in partnership with the Tulsa School District and the George Kaiser Family Foundation, constructed a new early childhood education center adjacent to the newly built Eugene Field elementary school. This school serves a population of 370 children. Because of the large child population in the neighborhood, the Tulsa NSP program will focus approximately 20 percent of the NSP resources in Eugene Field, specifically to acquire and rehabilitated single family homes that have been foreclosed upon.

Grantee Activity Number: CANCELLED B-14a Enid
Activity Title: CANCELLED Pur & Rehab - Homeownership

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 13556

Projected Start Date:
 05/01/2009

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

Activity Status:
 Planned

Project Title:
 CANCELLED-Enid, City of

Projected End Date:
 06/01/2010

Total Budget: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1			0.00
# of Households	1			0.00

Proposed Accomplishments	Total
# of Housing Units	1
# of Properties	1

Activity is being carried out by Grantee: No

Activity is being carried out through:

Organization carrying out Activity:
 City of Enid

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Enid	Unknown	\$ 0.00

Location Description:
 Census Tract 7 and 15 will be the target areas for NSP activities. Census Tract 7 has the greatest need for assistance due to the high rate of foreclosure with 7.1% and high vacancy rate of 12.8%, both of which are the highest of all census tracts in the city limits of Enid. Census Tract 7 also has 85.5% of the population living below the 120% median income. Census Tract 15 also has a great need for assistance closely following Census Tract 7. Census Tract 15 has a foreclosure rate of 5.5% and a vacancy rate of 7.9% with a population of 75.2% living below 120% of the area median income.

Activity Description:
 When a property is purchased through a foreclosure, the purchased home will be rehabilitated as necessary to ensure the structures meet minimum property standards. If the cost to rehabilitate the unit exceeds 75% of the acquisition cost, and/or the cost of acquisition and rehabilitation exceeds one hundred percent (100%) loan-to-value, the city will assess the feasibility of demolition. For the property eligible for rehabilitation, the City of Enid will partner with a local CHDO to ensure all rehabilitation is complete to HUD standards. The rehabilitation will include standards that surpass the minimum code requirements and incorporate energy-efficiency for long-term sustainability. The City of Enid will also use leveraged funds to assist potential

purchasers attend required homebuyer education workshops through the Community Development Support Association. Upon completion, a certificate will be awarded. Two purchasers will be chosen to receive homebuyer assistance. If the property is utilized as rental housing, the City of Enid will secure a deed restriction to ensure that all units are rented to households earning less than 50 percent of median area income. The deed restriction will remain in effect for no less than 20 years. The maximum Affordable Rents shall not exceed the Fair Market Rents (FMR) as published annually by the U.S. Department of Housing and Urban Development: Efficiency One-Bdrm Two-Brdm Three-Bdrm Four-Bdrm \$455.00 \$ 479.00 \$576.00 \$798.00 \$821.00 In the event the unit is transferred to an owner(s) deemed ineligible for assistance under NSP guidelines before the affordability period expires, the assistance provided by the City will be subject to recapture. Recapture will not be sought if ownership is transferred to a NSP eligible applicant. The City will monitor assisted units at initial occupancy and every three years during the affordability period. The City will use the minimum affordability period of the federal HOME Investment Partnership Program, 24 CFR 92.252(a), (c), (e) and (f), and 92.254. The minimum affordability periods are as follows: • Up to \$15,000 &ndash 5 Years • \$15,001 to \$40,000 &ndash 10 Years • Over \$40,000 &ndash 15 years • New Construction &ndash 20 years



Grantee Activity Number: CANCELLED B-14b 25% NEOCAA
Activity Title: CANCELLED Purchase & Rehab - Rental Housing

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Planned

Project Number:
 13651

Project Title:
 CANCELLED-Northeast OK Comm Action Agency

Projected Start Date:
 03/20/2009

Projected End Date:
 03/20/2013

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 0.00
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 0.00

Environmental Assessment:

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	5	5		100.00
# of Households	5	5		100.00

Proposed Accomplishments	Total
# of Housing Units	5
# ELI Households (0-30% AMI)	
# of Properties	5

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 Northeast OK Comm Action Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Northeast OK Comm Action Agency	Unknown	\$ 82,500.00

Location Description:

Miami, Oklahoma - Census tracts and blocks included in this project include: 1) Tract 974300, Blocks 1 and 3; 2) Tract 974400, Blocks 1, 2 and 3; 3) Tract 974500, Blocks 1, 2 and 3; 4) Tract 974600, Block 3.

Activity Description:

Rental Housing Rehabilitation: \$82,500 NSP funds (\$75,000 actual rehabilitation costs and 10% developer fee for rental housing rehabilitation (\$7,500 developer fee). Housing rehabilitation costs were estimated between \$10,000- \$20,000 per unit, so an average cost of \$15,000 per unit was used, resulting in the total of \$75,000 in NSP funds for the five (5) rental units to be rehabilitated. Uses of the developer fee are described below.



Grantee Activity Number: CANCELLED B-14b NEOCAA
Activity Title: CANCELLED Purchase & Rehab - Rental Housing

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 13651
Projected Start Date:
 03/20/2009
National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only
Environmental Assessment:

Activity Status:
 Planned
Project Title:
 CANCELLED-Northeast OK Comm Action Agency
Projected End Date:
 03/20/2013
Total Budget: \$ 0.00
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 0.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	3		3	100.00
# of Households	3		3	100.00

Proposed Accomplishments	Total
# of Housing Units	3
# of Properties	3

Activity is being carried out by Grantee: No
Activity is being carried out through:
Organization carrying out Activity:
 Northeast OK Comm Action Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Northeast OK Comm Action Agency	Unknown	\$ 49,500.00

Location Description:
 Census tracts and blocks included in this project include: 1) Tract 974300, Blocks 1 and 3; 2) Tract 974400, Blocks 1, 2 and 3; 3) Tract 974500, Blocks 1, 2 and 3; 4) Tract 974600, Block 3.

Activity Description:
 NEOCAA intends to acquire and rehabilitate three (3) of the properties as rental units for those under 120% Median Area Income.



Grantee Activity Number: CANCELLED C-01 Enid
Activity Title: CANCELLED Land Banking - Acquisition

Activity Type:

Land Banking - Acquisition (NSP Only)

Activity Status:

Planned

Project Number:

13556

Project Title:

CANCELLED-Enid, City of

Projected Start Date:

05/01/2009

Projected End Date:

12/01/2009

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 0.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 0.00

Environmental Assessment:

Benefit Report Type:

NA

Proposed Accomplishments

Total

of Housing Units

2

of Properties

2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Enid

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Enid

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

Census Tract 7 and 15 will be the target areas for NSP activities. Census Tract 7 has the greatest need for assistance due to the high rate of foreclosure with 7.1% and high vacancy rate of 12.8%, both of which are the highest of all census tracts in the city limits of Enid. Census Tract 7 also has 85.5% of the population living below the 120% median income. Census Tract 15 also has a great need for assistance closely following Census Tract 7. Census Tract 15 has a foreclosure rate of 5.5% and a vacancy rate of 7.9% with a population of 75.2% living below 120% of the area median income.

Activity Description:

Property owners who are contacted regarding demolition of blighted structures will be allowed to deed this property to the City of Enid and Community Development Support Association as part of their land bank activities. This activity may be combined with the NSP rehabilitation, demolition, and disposition activities, described in this request. When land banked property is ready to sell, the City will ensure the continued affordability of the housing by either selling the land to a developer and recording a regulatory agreement requiring the minimum affordability period or by selling the foreclosed home directly to an income-qualified homebuyer at a below market rate price. If expenditure of funds does not commence at a rate appropriate for deadline expenditure, funds will be considered for other expenditure by City of Enid staff.





Grantee Activity Number: Canceled D-04 CAPTC for Tulsa
Activity Title: Demolition

Activity Type:

Clearance and Demolition

Activity Status:

Cancelled

Project Number:

Cancelled

Project Title:

CAPTC for Tulsa

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 0.00

Other Funds Total:

\$ 0.00

Environmental Assessment:

Total Funds Amount:

\$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
25		25	100.00

Proposed Accomplishments

of Housing Units

Total

25

of Properties

25

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

CAPTC for Tulsa

Proposed budgets for organizations carrying out Activity:

Responsible Organization

CAPTC for Tulsa

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

Eugene Field Neighborhood, Kendall Whittier Neighborhood, Hawthorne Neighborhood Neighborhood Census Tracts Kendall-Whittier 22.00, 20.00, 21.00, 19.00, 34.00, 35.00 Hawthorne 62.00 Eugene Field 46.00

Activity Description:

The Tulsa NSP Demolition Program will demolish 25 blighted structures in the three target neighborhoods at an average cost of \$30,000 per unit. These properties will be purchased and land banked for future redevelopment. All structures acquired under this program will meet the State's definition of blighted structures.



Grantee Activity Number: CANCELLED D-04 Enid
Activity Title: CANCELLED Demolition

Activity Type:

Clearance and Demolition

Activity Status:

Planned

Project Number:

13556

Project Title:

CANCELLED-Enid, City of

Projected Start Date:

05/01/2009

Projected End Date:

05/03/2010

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 0.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 0.00

Environmental Assessment:

Benefit Report Type:

NA

Proposed Accomplishments

Total

of Properties

64

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Enid

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed

City of Enid

Unknown

\$ 0.00

Location Description:

Census Tract 7 and 15 will be the target areas for NSP activities. Census Tract 7 has the greatest need for assistance due to the high rate of foreclosure with 7.1% and high vacancy rate of 12.8%, both of which are the highest of all census tracts in the city limits of Enid. Census Tract 7 also has 85.5% of the population living below the 120% median income. Census Tract 15 also has a great need for assistance closely following Census Tract 7. Census Tract 15 has a foreclosure rate of 5.5% and a vacancy rate of 7.9% with a population of 75.2% living below 120% of the area median income.

Activity Description:

Data shows that abandoned properties are affecting Enid at a higher rate than foreclosures. To address this issue, Enid will use Neighborhood Stabilization Program funds to purchase blighted structures and vacant lots for redevelopment. Based on information provided by the United States Census Bureau and data used by the Department of Housing and Urban Development, Census Tracts 7 appears to be the most in need and will be the focus area for the expenditure of NSP funds. This area has been the recent focus of an extensive cleanup effort by the City of Enid in an attempt to encourage redevelopment and increase assessed property values. Currently there are two tax credit projects being developed in Census Tract 7; one project will include 48 multi-family apartment complex, while the second project will include 30 single family units. By increasing the property values in this area, it will assist with the housing sales and assessed market values for these census tracts. The City of Enid plans to demolish blighted residences within the target area, Census Tract 7, that are abandoned or vacant residences. By removing the blighted structures, the city will be enhancing the safety of the neighborhood and increasing the property values



within the neighborhood. Also, by covering the expense of demolition and disposal faced if the issues remains unaddressed, the city hopes to alleviate the financial restraint for the property owner. The cleared lots will encourage and be available for development purposes. The blighted residence will be identified by the City of Enid Code Department as hazards to the community. Once blighted structures have been identified, the property owner will be notified and informed of the city's intentions. The City of Enid will offer to purchase these lots and clear any structures. If the property owner wishes to retain ownership, the City of Enid will move forward with the demolition and place a lien on the property for the value of demolition. If the property changes ownership, any money realized from the sale of the property or payment of the lien received prior to July 30, 2013 will be returned to the City's NSP program income; after that date, the funds will be returned to ODOC. Currently, the City of Enid has a waiting list of 64 properties for demolition. From that list, 8 properties have been identified in the target area and will be pursued for demolition with NSP funding. The City of Enid will also pursue an additional 10 dilapidated structures for demolition.



Grantee Activity Number: Canceled E-01 CAPTC for Tulsa
Activity Title: Redevelop Demolished or Vacant Prop - Acquisition

Activity Type:

Acquisition - general

Activity Status:

Cancelled

Project Number:

Cancelled

Project Title:

CAPTC for Tulsa

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
10		10	100.00

Proposed Accomplishments

of Properties

Total
10

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

CAPTC for Tulsa

Proposed budgets for organizations carrying out Activity:

Responsible Organization

CAPTC for Tulsa

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

Hawthorne Neighborhood Hawthorne Neighborhood The Hawthorne neighborhood lies in north Tulsa.

Activity Description:

The Tulsa NSP Redevelopment Program will use \$250,000 in NSP funds to acquire 10 demolished or vacant properties in the Hawthorne neighborhood. All properties purchased under this activity will be redeveloped within 1 year of acquisition, pending financing and other regulatory approvals. The redevelopment will likely use the Low Income Housing Tax Credit Program. HUD guidance has indicated that the 25 percent set aside is only accomplished through the redevelopment of foreclosed upon or abandoned homes. As such, activities under the Redevelopment activity will only count towards the set aside if the properties acquired are foreclosed upon or abandoned. The Tulsa NSP program is not able to determine how many of the properties targeted for acquisition under this activity will be foreclosed or abandoned, and thus, none of these funds are expected to meet the set aside requirements. However, the redevelopment activities planned for Hawthorne include single family housing that will likely be financed with low income housing tax credits. If the properties acquired for this purpose are foreclosed or abandoned, in addition to being demolish and/or vacant, the Tulsa Program will notify the state so that the redevelopment activity will count towards the 25 percent set aside requirement.





Grantee Activity Number: CANCELLED E-12a 25% Enid
Activity Title: CANCELLED New Housing Construction

Activity Type:

Construction of new housing

Activity Status:

Planned

Project Number:

13556

Project Title:

CANCELLED-Enid, City of

Projected Start Date:

05/01/2009

Projected End Date:

06/01/2010

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
10			0.00

Proposed Accomplishments

of Housing Units

Total

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Enid

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Enid

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

Census Tract 7 will be the target area for NSP activities. Census Tract 7 has the greatest need for assistance due to the high rate of foreclosure with 7.1% and high vacancy rate of 12.8%, both of which are the highest of all census tracts in the city limits of Enid. Census Tract 7 also has 85.5% of the population living below the 120% median income. Census Tract 1 has an estimated foreclosure rate of 5.0%, and a vacancy rate of 11.7%.

Activity Description:

Once the City of Enid has purchased and cleared any structures, housing will then be purchased and erected in compliance with HUD standards. A percentage of these homes will be made available for purchase to income qualifying households. The other portion will be made available for housing opportunities to those living at or below 50% of the median income. To ensure these properties are available for 50% below the median income households, the City of Enid will pursue innovative and creative avenues to insure affordability. Vacant lots will be redeveloped to insure compliance with the 25% of funding for households living at/below 50% of the AMI. The City anticipates completing one multi-family rental property and one single family home ownership property with these funds. The homes will be sold to qualified homeowners as per NSP guidelines. Potential purchasers will be required to attend homebuyer education workshops through the Community Development Support Association. Upon completion, a certificate will be awarded which will qualify the purchaser for downpayment assistance. If a home acquired through this activity is not able to be sold to an eligible homebuyer within a reasonable time, the home may be considered for rental to an income qualified person. This will be determined by the City of Enid, CDBG Department, when



necessary. If the property is utilized as rental housing, the City of Enid will secure a deed restriction to ensure that all units are rented to households earning less than 50 percent of median area income. The deed restriction will remain in effect for no less than 20 years. The maximum Affordable Rents shall not exceed the Fair Market Rents (FMR) as published annually by the U.S. Department of Housing and Urban Development: Efficiency One-bdrm Two-Bdrm Three-Bdrm Four-Bdrm \$455.00 \$479.00 \$576.00 \$798.00 \$821.00 In the event the unit is transferred to an owner(s) eligible for assistance under NSP guidelines, the amount of assistance will remain in the subject property to provide continued affordability. In the event the unit is transferred to an owner(s) deemed ineligible for assistance under NSP guidelines before the affordability period expires, the assistance provided by the City will be subject to recapture. The City will monitor assisted units at initial occupancy and every three years during the affordability period. The City will use the minimum affordability period of the federal HOME Investment Partnership Program, 24 CFR 92.252(a), (c), (e) and (f), and 92.254. The minimum affordability periods are as follows: • Up to \$15,000 &ndash 5 Years • \$15,001 to \$40,000 &ndash 10 Years • Over \$40,000 &ndash 15 years • New Construction &ndash 20 years



Grantee Activity Number: CANCELLED E-12b 25% Enid
Activity Title: CANCELLED New Rental Housing Construction

Activity Type:

Construction of new housing

Activity Status:

Planned

Project Number:

13556

Project Title:

CANCELLED-Enid, City of

Projected Start Date:

05/01/2009

Projected End Date:

06/01/2010

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
20			0.00

of Households

20			0.00
----	--	--	------

Proposed Accomplishments

of Housing Units

Total

20

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Enid

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Enid

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

Census Tract 7 and 15 will be the target areas for NSP activities. Census Tract 7 has the greatest need for assistance due to the high rate of foreclosure with 7.1% and high vacancy rate of 12.8%, both of which are the highest of all census tracts in the city limits of Enid. Census Tract 7 also has 85.5% of the population living below the 120% median income. Census Tract 15 also has a great need for assistance closely following Census Tract 7. Census Tract 15 has a foreclosure rate of 5.5% and a vacancy rate of 7.9% with a population of 75.2% living below 120% of the area median income.

Activity Description:

Once the City of Enid has purchased and cleared any structures, housing will then be purchased and erected in compliance with HUD standards. A percentage of these homes will be made available for purchase to income qualifying households. The other portion will be made available for housing opportunities to those living at or below 50% of the median income. To ensure these properties are available for 50% below the median income households, the City of Enid will pursue innovative and creative avenues to insure affordability. Vacant lots will be redeveloped to insure compliance with the 25% of funding for households living at/below 50% of the AMI. The City anticipates completing one multi-family rental property and one single family home ownership property with these funds. The homes will be sold to qualified homeowners as per NSP guidelines. Potential purchasers will be required to attend homebuyer education workshops through the Community Development Support



Association. Upon completion, a certificate will be awarded which will qualify the purchaser for downpayment assistance. If a home acquired through this activity is not able to be sold to an eligible homebuyer within a reasonable time, the home may be considered for rental to an income qualified person. This will be determined by the City of Enid, CDBG Department, when necessary. If the property is utilized as rental housing, the City of Enid will secure a deed restriction to ensure that all units are rented to households earning less than 50 percent of median area income. The deed restriction will remain in effect for no less than 20 years. The maximum Affordable Rents shall not exceed the Fair Market Rents (FMR) as published annually by the U.S. Department of Housing and Urban Development: Efficiency One-bdrm Two-Bdrm Three-Bdrm Four-Bdrm \$455.00 \$479.00 \$576.00 \$798.00 \$821.00 In the event the unit is transferred to an owner(s) eligible for assistance under NSP guidelines, the amount of assistance will remain in the subject property to provide continued affordability. In the event the unit is transferred to an owner(s) deemed ineligible for assistance under NSP guidelines before the affordability period expires, the assistance provided by the City will be subject to recapture. The City will monitor assisted units at initial occupancy and every three years during the affordability period. The City will use the minimum affordability period of the federal HOME Investment Partnership Program, 24 CFR 92.252(a), (c), (e) and (f), and 92.254. The minimum affordability periods are as follows: • Up to \$15,000 – 5 Years • \$15,001 to \$40,000 – 10 Years • Over \$40,000 – 15 years • New Construction – 20 years



Grantee Activity Number: CANCELLED F-01 Enid
Activity Title: CANCELLED Administration

Activity Type:

Administration

Activity Status:

Planned

Project Number:

13556

Project Title:

CANCELLED-Enid, City of

Projected Start Date:

05/01/2009

Projected End Date:

05/01/2013

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Total Budget:

\$ 0.00

Other Funds Total:

\$ 0.00

Environmental Assessment:

Total Funds Amount:

\$ 0.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Enid

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Enid

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

City of Enid

Activity Description:

Administration



Grantee Activity Number: CANCELLED F-01 NEOCAA
Activity Title: CANCELLED Administration

Activity Type:

Administration

Activity Status:

Planned

Project Number:

13651

Project Title:

CANCELLED-Northeast OK Comm Action Agency

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Total Budget:

\$ 0.00

Other Funds Total:

\$ 0.00

Environmental Assessment:

Total Funds Amount:

\$ 0.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Northeast OK Comm Action Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Northeast OK Comm Action Agency

Organization Type

Unknown

Proposed

\$ 49,950.00

Location Description:

Miami, Oklahoma

Activity Description:

Administration



Grantee Activity Number: D-04 25% Edmond
Activity Title: Demolition

Activity Type:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

13610

Project Title:

Edmond, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 4,500.00

Other Funds Total: \$ 0.00

Environmental Assessment:

Total Funds Amount: \$ 4,500.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
1	1		100.00

Proposed Accomplishments

of Housing Units

Total

1

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Edmond

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Edmond

Organization Type

Unknown

Proposed

\$ 10,000.00

Location Description:

The NSP activity is located in a recognized high-risk area, just west of Broadway Avenue, facing Edwards Street. The property address is 30 W. Edwards Street. It has been abandoned since June 2007. The project site map is attached.

Activity Description:

The City of Edmond will utilize approximately \$10,000 of NSP funds to remove a blighted structure that is vacant and abandoned. According to Oklahoma County records, the structure was abandoned and returned to the bank in June 2007. In its place, will be infrastructure, as well as one of the 13-owner-occupied homes to be built in partnership with the Central Oklahoma Habitat for Humanity (COHH) and Turning Point Ministries (TPM). The property was purchased with donations to TPM, an Edmond non-profit whose focus is affordable and transitional housing for low-income individuals and families in Edmond. The City will isolate and itemize the cost of the demolition and infrastructure improvements for this individual piece of the project to reflect compliance with the HERA requirement which states that 25% of NSP funds must serve lower income persons (50% of median) and be abandoned or foreclosed upon.





Grantee Activity Number: D-04 25% Lawton
Activity Title: Demolition

Activity Type:

Clearance and Demolition

Activity Status:

Cancelled

Project Number:

13611

Project Title:

Lawton, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget:

\$ 0.00

Other Funds Total:

\$ 0.00

Environmental Assessment:

Total Funds Amount:

\$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total

2

Low

2

Mod

Low/Mod%

100.00

Proposed Accomplishments

of Housing Units

Total

2

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Lawton

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Lawton

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

NSP Eligible Census Tracts within Lawton

Activity Description:

There is current a duplex at 1912-1914 NW Williams available as a foreclosed property. Purchase of the property would be \$11,815. Demolition of the property would cost approximately \$10,000. Once cleared, a new duplex will be constructed.



Grantee Activity Number: D-04 INCOG
Activity Title: Demolition

Activity Type:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

13629

Project Title:

INCOG

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 205,101.50

Other Funds Total:

\$ 0.00

Environmental Assessment:

Total Funds Amount:

\$ 205,101.50

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
45		45	100.00

Proposed Accomplishments

of Singlefamily Units

Total

45

of Housing Units

45

of Properties

45

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Indian Nations Council of Governments

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Indian Nations Council of Governments

Organization Type

Unknown

Proposed

\$ 205,101.50

Location Description:

Community Census Tract Block Group Risk Score Coweta 306.02 1,2,3,4,5 7 Claremore 502.02 1,2 9 501.04 1,2 8 501.03 1 7 501-01 1,2, 8 Drumright 208.00 1,2,3 10 113.00 1 9 Bristow 210.00 1,2,3 10 209.00 1,2 10

Activity Description:

This activity will consist of the voluntary demolition of vacant, blighted property under private ownership, or the demolition of vacant, foreclosed upon properties acquired through Purchase and Rehabilitation, in order to alleviate health and safety concerns and stabilize neighborhoods. In addition to homes and residential structures, commercial, industrial or other types of structures will also be considered for demolition if intended reuse activities warrant their consideration. Structures acquired and/or demolished will be vacant and blighted prior to acquisition and/or demolition. No condemnation or eminent domain activities will occur. No relocation activities will be undertaken. Demolition activities will occur on properties that are located within the eligible Census Tract/Block Groups proposed for this application. The average demolition cost per property is \$8,944.44.





Grantee Activity Number: D-04 MHA
Activity Title: Demolition

Activity Type:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

13720

Project Title:

Muskogee Housing Authority

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 119,400.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 119,400.00

Environmental Assessment:

Program Income Account:

Muskogee PI

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
27		27	100.00

Proposed Accomplishments

of Singlefamily Units

Total

27

of Housing Units

27

of Properties

27

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Muskogee Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Muskogee Housing Authority

Organization Type

Unknown

Proposed

\$ 119,400.00

Location Description:

Census Tracts 1, 2, 3, 4, 6, 7, 8, 9 and 10 of the City of Muskogee. These census tracts are located in zip codes 74401, 74402 and 74403. Census tracts 1, 2, 3, 4, 6, 7, 8, 9 and 10 are all Qualified Areas of Greatest Need under NSP with HUD score of ranging from 7 to 10 indicating a high level of foreclosures and sub-prime lending. Census Tract 1 has five eligible block groups which are block groups 1 through 5; Census Tract 2 has two eligible block groups which are blocks 1 and 2; Census Tract 3 has five block groups which are blocks 1 through 5; Census Tract 4 has two eligible block groups which are blocks 1 and 2; Census Tract 6 has two eligible block groups which are blocks 1 and 2; Census Tract 7 has seven eligible blocks groups which are blocks 1 through 7; Census Tract 8 has one eligible block group which is block 5; Census Tract 9 has five eligible block group which are block groups 1 through 5 and Census Tract 10 has one eligible block group which is block group 1.

Activity Description:

MHA will partner with the City of Muskogee and the County of Muskogee to demolish approximately twenty-seven (27) abandoned and blighted structures. Based on past demolition projects, the city has determined the cost to demolish a blighted structure to be approximately \$5,000. Demolition cost will be utilized by MHA for the demolition portion of the budget. Once the demolition is completed, the city and county will donate all the lots they have ownership in to MHA's inventory of lots set



aside for their future tax credit development or HOME developments. MHA and the City of Muskogee and the County of Muskogee consider a piece of property to be blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety and public welfare. This is the same definition of "blighted structures" as outlined in NSP regulations.



Grantee Activity Number: D-04 OKC Rem20% 14003
Activity Title: Demolition

Activity Type:

Clearance and Demolition

Activity Status:

Cancelled

Project Number:

14003

Project Title:

Oklahoma City - Rem20%

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 0.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 0.00

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total

Low

Mod

Low/Mod%

2

2

100.00

Proposed Accomplishments

of Housing Units

Total

3

of Properties

3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Oklahoma City

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Oklahoma City

Organization Type

Unknown

Proposed

\$ 12,000.00

Location Description:

Neighborhoods within Oklahoma City that have the highest concentration of foreclosures and the greatest need for stabilization based on a needs assessment originally completed in October 2008, and updated in July, 2009. These neighborhoods are concentrated within the City's expressway loop bounded by I-44 to the north and west, I-35 to the east and I-240 to the south and within a one-square mile area bounded by Sunnyslane to the east, SE 44th Street to the north, Bryant Avenue to the west and SE 59th Street to the south. This target area represents the area of greatest need within the City and the area where funds under grant 14003 08 shall be utilized. NSP funds will be expended within the target area only in NSP eligible census tracts having a Foreclosure Area Risk score of six (6) or higher.

The address of the vacant warehouse proposed for redevelopment as a public facility is 1729 NW >3rd St, Oklahoma City, OK 73109.

Activity Description:

Eligible Use E: Redevelop demolished or vacant properties
 • 24 CFR 570.201

The City proposes two separate activities under redevelopment of demolished or vacant



properties:

1) Redevelop vacant single family property that is acquired and demolished with NSP funds. The acquired property will have been foreclosed; the demolished property will have been blighted. The City proposes to demolish two blighted foreclosed single family homes that were acquired with these NSP funds. The City will redevelop the properties as new construction two single family homes at a cost of \$100,000 per home for a total cost of \$200,000. Each of the newly constructed homes will be marketed to income qualifying families.

2) Redevelop a vacant building as a public facility under CDBG Eligible Activity: 24 CFR 570.201(a): Public facilities and improvements. The vacant building is located on the south end of the property at the northeast corner of NW 4th and Virginia. The north warehouse located on the same property is currently being redeveloped as a Housing Resource Center public facility under NSP ODOC Contract 13555 NSP 08.

This proposal seeks to develop the south warehouse as a Homeless Day Shelter/Service Center for individuals in need of a safe place to stay where they can begin accessing basic hygiene and triage services in preparation for accessing higher level benefits provided at the Resource Center. The day shelter has been recognized as a necessary element in the creation of the West Town homeless campus. The proposed redevelopment budget is \$2,000,000 of NSP funds.



Grantee Activity Number: D-04 Oklahoma City 13555
Activity Title: Demolition

Activity Type:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

13555

Project Title:

Oklahoma City, City of

Projected Start Date:

10/01/2009

Projected End Date:

09/30/2012

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 7,784.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 7,784.00

Environmental Assessment:

Program Income Account:

Oklahoma City 13555 Program Income Account

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
2		2	100.00

Proposed Accomplishments

of Singlefamily Units

Total

2

of Housing Units

2

of Properties

2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Oklahoma City

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Oklahoma City

Organization Type

Unknown

Proposed

\$ 7,784.00

Location Description:

Neighborhoods within Oklahoma City that have the highest concentration of foreclosures and the greatest need for stabilization are concentrated within the City's expressway loop bounded by I-44 to the north and west, I-35 to the east and I-240 to the south and within a one-square mile area bounded by Sunnyslane to the east, SE 44th Street to the north, Bryant Avenue to the west and SE 59th Street to the south. This target area represents the area of greatest need within the City and the area where funds under grant 13555 NSP 08 shall be utilized. State NSP funds will be expended within the target area only in NSP eligible census tracts having a Foreclosure Area Risk score of six (6) or higher.

Activity Description:

(1) Activity Name: Demolition

Demolition of Blighted Single Family Housing

(2) Activity Description: (This will include the applicable eligible use(s) to be undertaken by the applicant under the activity specified in #(1) above.



Eligible Use D: Sec. 2301(c)(3)(D): Demolish blighted structures; 24 CFR 570.201 (d): Clearance, for blighted structures only.

The City proposes to utilize demolition as a last resort. Currently, only two properties since NSP inception have been identified as requiring demolition. The estimated cost for the demolition of these two (2) properties is \$8,000. The demolition activity will result in new construction of single family housing that conforms to the style of the preexisting and neighboring homes. The activity will meet the National Objective of Low, Moderate, Middle Income Area.



Grantee Activity Number: D-04 Ponca City
Activity Title: Demolition

Activity Type:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

13674

Project Title:

Ponca City, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 250,000.00

Other Funds Total:

\$ 0.00

Environmental Assessment:

Total Funds Amount:

\$ 250,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total

80

Low

Mod

80

Low/Mod%

100.00

Proposed Accomplishments

of Housing Units

Total

80

of buildings (non-residential)

80

of Properties

80

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Ponca City, City of

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Ponca City, City of

Organization Type

Unknown

Proposed

\$ 250,000.00

Location Description:

Census Tract 00100, Block Groups 1-5; Census Tract 00201, Block Groups 3-5; Census Tract 00202, Block Group 2, Census Tract 00400, Block Groups 2,4,5; Census Tract 00500, Block Groups 2-4.

Activity Description:

The City of Ponca City is requesting the amount of \$250,000.00 to enhance its CDBG Property Demolition/Clearance Program. The City will be leveraging the amount of \$20,000.00 through its FY-08 CDBG Small Cities Set-Aside Demolition Allocation, \$20,000.00 Ponca City Community Development-General Fund Demolition match line item and the waiver of one-half (1/2) of landfill fills in the amount of \$75,000.00 for all properties that are cleared utilizing NSP funds. The City will comply with all State and Federal rules and regulations, including, but not limited to NEPA, Fair Housing and Equal Opportunity, Davis-Bacon (when applicable), Copeland (Anti-Kickback) Act, Contract Work Hours and Safety Standards Act, The City of Ponca City has successfully administered an ongoing abandoned demolition/clearance program that demolishes dilapidated properties under local and state law utilizing City General Funds and CDGB & Small Cities Set Aside Funds. The NSP demolition program will follow the successful demolition/clearance model. Residential housing units and commercial structures located in the Qualified Areas of Greatest Need that have been determined to qualify as blighted under the Housing and Economic Recovery Act of



2008 and Oklahoma State Law will be cleared. At this time, the Bill Bridges, Property Inspector for the City Code Enforcement Department has identified approximately 80 properties located in the above described Census Tracts, Block Groups that meet the "blight" definition. Mr. Bridges is a certified State of Oklahoma Property Inspector (See Attached Exhibit K). Utilizing Courthouse USA for Kay County, Oklahoma, we will be able to determine the property owners of the blighted structures and provide them with application packets for the clearance program. All property owners will complete a Demolition Application providing their income information, along with income verification that they are below the 120% of the area median income which will be examined by Rhonda Skrapke, Grant Administrator and Certified CDBG Administrator for adherence to all NSP income guidelines, and execute a Voluntary Authorization and Release Form. The City of Ponca City upon submission of this application, will begin the environmental review pursuant to 24 CFR Part 58 of each property which has been identified as a potential candidate for the NSP program. Once it is determined that an Applicant is income-qualified and all environmental clearances are received the City will contract with local demolition contractors, (a list of available demolition contractors is attached hereto as Exhibit J) following approved local and state bidding procedures and following the City of Ponca Demolition Specifications (Attached hereto as Exhibits J) to perform clearance activities. The income qualified property owners will retain ownership of the lot after clearance but will be required to maintain the vacant lot in a standard in compliance with all City ordinances. If it is determined that a property owner does not voluntarily participate in the NSP program, the City of Ponca City will initiate, pursuant to Ponca City Municipal Code 10-9-1 and 11 O.S. 22-112, a "Notice of Hearing to Determine the Necessity of Building Condemnation and Removal". Copies of these procedures are attached hereto as Exhibit J. The responsibility of following appropriate demolition procedures will be the Code Enforcement Department, namely, Gary Cohenour, Jeff Pameticky, Bill Bridges and Bob Miller. By removing the blighted structures, the City will enhance the safety of the neighborhoods and increase property values. Also, by subsidizing the expense of demolition with NSP funds and the City waiving landfill fees, we will be alleviating the financial restraint for the property owners. The City of Ponca Code Enforcement Department will monitor the sites after demolition and will ensure compliance with the City's Ordinances. Additionally, the City of Ponca City will encourage property owners to redevelop the vacant lots by either donation to Habitat for Humanity or facilitating partnerships with local building contractors, developers and others who might be interested in purchasing the lots.



Grantee Activity Number: D-04 Tulsa County
Activity Title: Demolition

Activity Type:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

13572

Project Title:

Tulsa County

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 96,400.00

Other Funds Total:

\$ 0.00

Environmental Assessment:

Total Funds Amount:

\$ 96,400.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total

Low

Mod

Low/Mod%

45

45

100.00

Proposed Accomplishments

of Singlefamily Units

Total

45

of Housing Units

45

of Properties

45

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Tulsa County

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Tulsa County

Organization Type

Unknown

Proposed

\$ 96,400.00

Location Description:

Priority for redevelopment activities will be areas within Tulsa County CDBG Urban County jurisdictions that show the greatest need as evidenced by the HUD allocation formula criteria of estimated foreclosure and abandonment risk scores, estimated foreclosure rates, and estimated high cost loan rates, overlaid with areas evidencing the greatest concentrations of blighted structures. Local units of government will evaluate and identify those neighborhoods in which stabilization is most needed and final funding decisions will be based upon that information. The number of areas identified is currently broad and specific areas of focus will be narrowed down to a neighborhood level in these communities. INCOG staff will work closely with the local units of government to determine those neighborhoods in which stabilization efforts will have the most positive effect. Generally, the areas which will be given highest priority include census tracts in Broken Arrow, Sand Springs, Sapulpa, and an unincorporated area in north Tulsa County. Community Census Tract Block Group Risk Score Broken Arrow 74.02 1,2,3,4 8 74.08 1 8 75.03 1,2,3 8 75.11 1,2 8 Sand Springs 29.00 1 9 93.00 1,2,3 8 Sapulpa 206.02 1,2,3 9 212.02 3 8 213.00 1,2, 10 Turley uninc 91.01 2 10 91.04 1,2 10

Activity Description:

This activity will consist of the voluntary demolition of (45) vacant, blighted properties under private ownership in order to



alleviate health and safety concerns and stabilize neighborhoods. In addition to homes and residential structures, commercial, industrial or other types of structures will be considered for demolition. Structures demolished will be vacant and blighted prior to demolition. No condemnation or eminent domain activities will occur. No relocation activities will be undertaken.



Grantee Activity Number: E-01 25% Lawton
Activity Title: Redevelop Demolished or Vacant Prop. - Acquisition

Activity Type:

Acquisition - general

Project Number:

13611

Projected Start Date:

03/20/2009

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Lawton, City of

Projected End Date:

03/20/2013

Total Budget:

\$ 400.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 400.00

Program Income Account:

Lawton Program Income Account

Proposed Beneficiaries

of Households

Total

3

Low

3

Mod

Low/Mod%

100.00

Proposed Accomplishments

of Properties

Total

3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Lawton

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Lawton

Organization Type

Unknown

Proposed

\$ 400.00

Location Description:

1313 NW Lincoln, 1302 NW Williams & 1912-1914 NW Williams

Activity Description:

There is current a duplex at 1912-1914 NW Williams available as a foreclosed property. Purchase of the property would be \$11,815. As shown above, demolition of the property would cost approximately \$10,000. Construction of a duplex would cost approximately \$190,000. In addition, there are two single family dwellings that can be purchased at 1313 NW Lincoln for \$9,350 and at 1302 NW Williams for 10,200. Rehabilitation of the structures will cost \$35,000 per structure totaling \$70,000. Once rehabilitation is complete, we will donate them to be used as housing for the 50% of the area median income or lower.



Grantee Activity Number: E-01 25% Midwest City
Activity Title: Redevelop Demolished or Vacant Prop. - Acquisition

Activity Type:

Acquisition, construction, reconstruction of public facilities

Activity Status:

Under Way

Project Number:

13593

Project Title:

Midwest City, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget:

\$ 190,428.80

Other Funds Total:

\$ 0.00

Environmental Assessment:

Total Funds Amount:

\$ 190,428.80

Benefit Report Type:

Area Benefit (Survey)

Proposed Beneficiaries

of Persons

Total

6

Low

6

Mod

Low/Mod%

100.00

Proposed Accomplishments

of Public Facilities

Total

1

of buildings (non-residential)

1

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Midwest City

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Midwest City

Organization Type

Unknown

Proposed

\$ 195,000.00

Location Description:

Location to be determined - redevelopment will be within Midwest City boundaries, as represented by the following census tracts: CT 1076.01 CT 1076.04 CT 1076.05 CT 1076.06 CT 1076.07 CT 1077.04 CT 1076.06 CT 1077.07 CT 1077.03 CT 1087.06 CT 1080.08 CT 1080.09 CT 1088.01 CT 1080.03 CT 1080.11 CT 1080.10 CT 1087.07 CT 1087.03 CT 1080.06 CT 1080.08

Activity Description:

MID-DEL PERMANENT HOUSING FACILITY CONSTRUCTION: Midwest City is home to (4) permanent housing facilities providing supportive, permanent housing for developmentally disabled adults. The activity will consist of acquiring an eligible NSP property and redeveloping it as a permanent housing facility. This activity will satisfy the low income housing requirement by providing permanent, rental and supportive housing to (6) developmentally disabled adults. Location to be determined - redevelopment will be within Midwest City boundaries, as represented by the following census tracts: CT 1076.01 CT 1076.04 CT 1076.05 CT 1076.06 CT 1076.07 CT 1077.04 CT 1076.06 CT 1077.07 CT 1077.03 CT 1087.06 CT 1080.08 CT 1080.09 CT 1088.01 CT 1080.03 CT 1080.11 CT 1080.10 CT 1087.07 CT 1087.03 CT 1080.06 CT 1080.08





Grantee Activity Number: E-01 INCOG
Activity Title: Redevelop Abandoned & Vacant Prop - Acquisition

Activity Type:

Acquisition - general

Project Number:

13629

Projected Start Date:

03/20/2009

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

Activity Status:

Under Way

Project Title:

INCOG

Projected End Date:

03/20/2013

Total Budget:

\$ 21,081.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 21,081.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	4		4	100.00
# of Households	4		4	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	4
# of Housing Units	4
# of Properties	4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Indian Nations Council of Governments

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Indian Nations Council of Governments

Organization Type

Unknown

Proposed

\$ 21,081.00

Location Description:

In Bristow - 822 S. Popular (Purchase Price is \$7,213)

In Claremore &ndash 519 N. Chickasaw (Purchase Price is \$13,868)

In Coweta &ndash 315 E. Magnolia (Purchase Price is \$13,868)
 - 420 E. Chestnut (Purchase Price is \$21,728)

Activity Description:

INCOG will be acquiring 4 properties that will be used for new home construction.





Grantee Activity Number: E-03 25% Edmond
Activity Title: Public Infrastructure

Activity Type:

Rehabilitation/reconstruction of a public improvement

Activity Status:

Planned

Project Number:

13610

Project Title:

Edmond, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 19,242.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 19,242.00

Environmental Assessment:

Benefit Report Type:

Area Benefit (Survey)

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
52	4	48	100.00

Proposed Accomplishments

of Linear feet of Public Improvement

Total
1200

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Edmond

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Edmond

Organization Type

Unknown

Proposed

\$ 19,242.00

Location Description:

The NSP activity is located in a recognized high-risk area, just west of Broadway Avenue, between Thatcher and Edwards Streets.

Activity Description:

The City of Edmond will utilize NSP funds to replace and extend water and sewer lines and install an interior drive to facilitate the construction of 13 owner-occupied homes in partnership with the Central Oklahoma Habitat for Humanity (COHH) and Turning Point Ministries (TPM). Approximately 500 feet of existing 2 inch water lines will be replaced with 8 inch water lines. Existing clay sewer lines will be replaced. Fire hydrants will be installed. Approximately 700 feet of paving surface will be installed in the interior of the property to provide access for residents and emergency vehicles. The vacant land has been purchased with donations to TPM, an Edmond non-profit whose focus is affordable and transitional housing for low-income individuals and families in Edmond. Additional CDBG funds, in the amount of \$58,032, will be allocated to help complete the redevelopment project. The homes will be built by COHH and TPM volunteers and the prospective buyers. Every home will be LEED certified to maximize energy efficiency and long-term affordability. Careful consideration is being given to the exterior and interior design to ensure neighborhood compatibility and homeowner accessibility. The NSP direct beneficiaries will be buyers who have completed the application and education requirements of the COHH and TPM. AMOUNT BENEFITING 50% MEDIAN INCOME: \$19,242 (16.5% of NSP budget) The City will isolate and itemize the cost of the demolition and infrastructure improvements for the south end of the project to reflect compliance with the HERA requirement which states that 25% of NSP



funds must serve lower income persons (50% of median) and be abandoned or foreclosed. The property at 30 W. Edwards Street has been abandoned since June 2007.



Grantee Activity Number: E-03 25% Midwest City
Activity Title: Public Facilities

Activity Type:

Acquisition, construction, reconstruction of public facilities

Activity Status:

Under Way

Project Number:

13593

Project Title:

Midwest City, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget:

\$ 184,571.20

Other Funds Total:

\$ 0.00

Environmental Assessment:

Total Funds Amount:

\$ 184,571.20

Benefit Report Type:

Area Benefit (Survey)

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
6	6		100.00

Proposed Accomplishments

of Public Facilities

Total

1

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Midwest City

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Midwest City

Organization Type

Unknown

Proposed

\$ 180,000.00

Location Description:

CT 1076.01 CT 1076.04 CT 1076.05 CT 1076.06 CT 1076.07 CT 1077.04 CT 1076.06 CT 1077.07 CT 1077.03 CT 1087.06 CT 1080.08 CT 1080.09 CT 1088.01 CT 1080.03 CT 1080.11 CT 1080.10 CT 1087.07 CT 1087.03 CT 1080.06 CT 1080.08

Activity Description:

MID-DEL PERMANENT HOUSING FACILITY CONSTRUCTION: Midwest City is home to (4) permanent housing facilities providing supportive, permanent housing for developmentally disabled adults. The activity will consist of acquiring an eligible NSP property and redeveloping it as a permanent housing facility. This activity will satisfy the low income housing requirement by providing permanent, rental and supportive housing to (6) developmentally disabled adults. Location to be determined - redevelopment will be within Midwest City boundaries, as represented by the following census tracts: CT 1076.01 CT 1076.04 CT 1076.05 CT 1076.06 CT 1076.07 CT 1077.04 CT 1076.06 CT 1077.07 CT 1077.03 CT 1087.06 CT 1080.08 CT 1080.09 CT 1088.01 CT 1080.03 CT 1080.11 CT 1080.10 CT 1087.07 CT 1087.03 CT 1080.06 CT 1080.08



Grantee Activity Number: E-03 Edmond
Activity Title: Public Infrastructure

Activity Type:

Rehabilitation/reconstruction of a public improvement

Activity Status:

Under Way

Project Number:

13610

Project Title:

Edmond, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 93,226.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 93,226.00

Environmental Assessment:

Benefit Report Type:

Area Benefit (Survey)

Proposed Beneficiaries

of Persons

Total

52

Low

4

Mod

48

Low/Mod%

100.00

Proposed Accomplishments

of Linear feet of Public Improvement

Total

1200

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Edmond

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Edmond

Organization Type

Unknown

Proposed

\$ 87,726.00

Location Description:

The NSP activity is located in a recognized high-risk area, just west of Broadway Avenue, between Thatcher and Edwards Streets.

Activity Description:

The City of Edmond will utilize NSP funds to replace and extend water and sewer lines and install an interior drive to facilitate the construction of 13 owner-occupied homes in partnership with the Central Oklahoma Habitat for Humanity (COHH) and Turning Point Ministries (TPM). Approximately 500 feet of existing 2 inch water lines will be replaced with 8 inch water lines. Existing clay sewer lines will be replaced. Fire hydrants will be installed. Approximately 700 feet of paving surface will be installed in the interior of the property to provide access for residents and emergency vehicles. The vacant land has been purchased with donations to TPM, an Edmond non-profit whose focus is affordable and transitional housing for low-income individuals and families in Edmond. Additional CDBG funds, in the amount of \$58,032, will be allocated to help complete the redevelopment project. The homes will be built by COHH and TPM volunteers and the prospective buyers. Every home will be LEED certified to maximize energy efficiency and long-term affordability. Careful consideration is being given to the exterior and interior design to ensure neighborhood compatibility and homeowner accessibility. The NSP direct beneficiaries will be buyers who have completed the application and education requirements of the COHH and TPM.





Grantee Activity Number: E-03 Midwest City
Activity Title: Redevelop Demo. or Vac Prop - Public Facility

Activity Type:

Acquisition, construction, reconstruction of public facilities

Activity Status:

Under Way

Project Number:

13593

Project Title:

Midwest City, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 207,645.58

Other Funds Total:

\$ 0.00

Environmental Assessment:

Total Funds Amount:

\$ 207,645.58

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total

Low

Mod

Low/Mod%

50

50

100.00

Proposed Accomplishments

of Public Facilities

Total

1

of buildings (non-residential)

1

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Midwest City

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Midwest City

Organization Type

Unknown

Proposed

\$ 207,645.58

Location Description:

A vacant city fire station, located at 1124 N. Douglas Blvd., located in CT 1080.10, BG3,

Activity Description:

NEIGHBORHOODS IN ACTION CENTER (\$175,000.00): A vacant city fire station, located at 1124 N. Douglas Blvd., located in CT 1080.10, BG3, RF10, will be redeveloped as a neighborhood facility supporting the Department of Justice Weed and Seed Program, serving a 5-square mile target area (CT1077.03 BG 2,3, RF5; CT1080.08, RF10; CT1080.03, RF10; CT1080.11, RF10; CT1080.10, RF10). The Weed and Seed Program identifies Neighborhood Revitalization as one of its primary objectives. Activities at the site will support neighborhood stabilization program efforts. Redevelopment activities will include interior/exterior renovation, bathroom modifications, signage, new roof, parking and new approach.



Grantee Activity Number: E-03 OKC REM 20% 14003
Activity Title: Redevelop Demolished Prop - Public Fac

Activity Type:
Acquisition, construction, reconstruction of public facilities

Project Number:
14003

Projected Start Date:
03/20/2009

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

Activity Status:
Under Way

Project Title:
Oklahoma City - Rem20%

Projected End Date:
03/20/2013

Total Budget: \$ 2,000,000.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 2,000,000.00

Benefit Report Type:
Area Benefit (Survey)

Program Income Account:
Oklahoma City 14003 Program Income Account

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	19		19	100.00

Proposed Accomplishments	Total
# of Public Facilities	1
# of Properties	1

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
City of Oklahoma City

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Oklahoma City	Unknown	\$ 2,000,000.00

Location Description:

The vacant building is located on the south end of the property at the northeast corner of NW 4th and Virginia. The north warehouse located on the same property is currently being redeveloped as a Housing Resource Center public facility under NSP ODOC Contract 13555 NSP 08.

Activity Description:

(1) Activity Name: Redevelop Demolished or Vacant Properties

(2) Activity Description: (This will include the applicable eligible use(s) to be undertaken by the applicant under the activity specified in #(1) above.

Eligible Use E: Redevelop demolished or vacant properties
&bull 24 CFR 570.201

NSP Eligible Use: Redevelop vacant properties
Redevelop a vacant building as a public facility under CDBG Eligible Activity: 24 CFR 570.201(a): Public facilities and improvements. The vacant building is located on the south end of the property at the northeast corner of NW 4th and

Virginia. The north warehouse located on the same property is currently being redeveloped as a Housing Resource Center public facility under NSP ODOC Contract 13555 NSP 08.

This proposal seeks to develop the south warehouse as a Homeless Day Shelter/Service Center for individuals in need of a safe place to stay where they can begin accessing basic hygiene and triage services in preparation for accessing higher level benefits provided at the Resource Center. The day shelter has been recognized as a necessary element in the creation of the West Town homeless campus. The proposed redevelopment budget is \$2,000,000 of NSP funds. A report on the regulatory eligibility of the day shelter is attached.



Grantee Activity Number: E-03 Oklahoma City 13555
Activity Title: Redevelop Demolished or Vacant Properties

Activity Type:

Rehabilitation/reconstruction of public facilities

Activity Status:

Planned

Project Number:

13555

Project Title:

Oklahoma City, City of

Projected Start Date:

10/01/2009

Projected End Date:

09/30/2012

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 2,300,000.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 2,300,000.00

Environmental Assessment:

Program Income Account:

Oklahoma City 13555 Program Income Account

Benefit Report Type:

Area Benefit (Survey)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# of Persons				0.0

Proposed Accomplishments

	Total
# of Public Facilities	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Oklahoma City

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Oklahoma City	Unknown	\$ 2,300,000.00

Location Description:

The vacant building(s) is located on a single site known as the West Town Campus located at NW 3rd and Virginia.

Activity Description:

(1) Activity Name: Redevelop Demolished or Vacant Properties

(2) Activity Description: (This will include the applicable eligible use(s) to be undertaken by the applicant under the activity specified in #(1) above.

Eligible Use E: Redevelop demolished or vacant properties
 • 24 CFR 570.201

Two distinct activities shall be under taken under eligible use E. These are: 1) single family housing redevelopment on sites where single family homes have previously been acquired and demolished using NSP funds; and 2) Vacant building redevelopment as a public facility.

Redevelop vacant buildings as a public facility under CDBG Eligible Activity: 24 CFR 570.201(a): Public facilities and improvements. The vacant building(s) is located on a single site known as the West Town Campus located at NW 3rd and



Virginia. The north warehouse on the site is being redeveloped with grant funds as a resource center to assist housing displaced persons. The south warehouse is being developed as a day shelter for the homeless.

The resource center will be open to the general public providing comprehensive support services for families or individuals, especially individuals/families displaced by foreclosure and those who are homeless or at risk of homelessness. A variety of agencies will locate and office at the center to provide services and coordinated case management in support of a Housing First methodology for a regional approach to solving homelessness. Services will include housing supports such as permanent housing referrals and rapid re-housing plans for families; government benefit program services or referrals; employment training and placement; medical/dental services or referrals; mental health and substance abuse services and treatment referrals; transportation assistance; legal assistance; financial counseling; and a host of other services to help individuals and families attain long-term sustainability.

The Day Shelter will be open to the public and will cater to individuals in need of a safe place to stay where they can access basic hygiene and triage services in preparation for accessing higher level benefits provided at the Resource Center. The day shelter has been recognized as a necessary element in the creation of the West Town Campus. The total project is budgeted at \$4.8 million. Of this, \$2.3 million is committed with funds from grant 13555 NSP 08.



Grantee Activity Number: E-12a 25% INCOG
Activity Title: Redevelop Demolished or Vacant Prop. - New Housing

Activity Type:

Construction of new housing

Activity Status:

Under Way

Project Number:

13629

Project Title:

INCOG

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget:

\$ 723,870.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 723,870.00

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	10	10		100.00
# of Households	10	10		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	10
# of Housing Units	10
# ELI Households (0-30% AMI)	

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Indian Nations Council of Governments

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Indian Nations Council of Governments

Organization Type

Unknown

Proposed

\$ 723,870.00

Location Description:

Community Census Tract Block Group Risk Score Coweta 306.02 1,2,3,4,5 7 Claremore 502.02 1,2 9 501.04 1,2 8 501.03 1 7 501-01 1,2, 8 Drumright 208.00 1,2,3 10 113.00 1 9 Bristow 210.00 1,2,3 10 209.00 1,2 10

Activity Description:

This activity will consist of the construction of affordable housing units for sale to households who have incomes at or below 50% of area median income. This new housing construction will occur only on demolished or vacant land that is either abandoned or foreclosed upon, and was purchased under Activity B. Under a subrecipient agreement, a housing non-profit organization (CARD) will build market and sell the units to income-eligible clients. Other resources and activities, including HOME funds, housing and credit counseling and other homeowner assistance programs will be utilized by CARD insure continued affordability. In addition, every attempt will be made to assure that new construction activities will meet national standards for Green Building, such as Leadership in Energy and Environmental Design (LEED). Direct LEED counseling and



assistance has been offered for this proposal by the current USGBC Oklahoma Chair. Construction activities will occur on properties that will be located within the eligible Census Tract/Block Groups proposed for this application. The average construction cost per property is \$100,000.



Grantee Activity Number:	E-12a 25% Oklahoma City 13555
Activity Title:	Redevelop Demo Prop - New Construction - Home Own

Activity Type:

Construction of new housing

Project Number:

13555

Projected Start Date:

08/01/2009

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

Activity Status:

Under Way

Project Title:

Oklahoma City, City of

Projected End Date:

07/30/2013

Total Budget:

\$ 173,280.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 173,280.00

Program Income Account:

Oklahoma City 13555 Program Income Account

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments

of Singlefamily Units

Total

2

of Housing Units

2

ELI Households (0-30% AMI)

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Oklahoma City

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Oklahoma City

Organization Type

Unknown

Proposed

\$ 173,280.00

Location Description:

Neighborhoods within Oklahoma City that have the highest concentration of foreclosures and the greatest need for stabilization are concentrated within the City's expressway loop bounded by I-44 to the north and west, I-35 to the east and I-240 to the south and within a one-square mile area bounded by Sunnyslane to the east, SE 44th Street to the north, Bryant Avenue to the west and SE 59th Street to the south. This target area represents the area of greatest need within the City and the area where funds under grant 13555 NSP 08 shall be utilized. State NSP funds will be expended within the target area only in NSP eligible census tracts having a Foreclosure Area Risk score of six (6) or higher.



Activity Description:

(1) Activity Name: Redevelop Demolished or Vacant Properties

(2) Activity Description: (This will include the applicable eligible use(s) to be undertaken by the applicant under the activity specified in #(1) above.

Eligible Use E: Redevelop demolished or vacant properties
&bull 24 CFR 570.201

Two distinct activities shall be under taken under eligible use E. These are: 1) single family housing redevelopment on sites where single family homes have previously been acquired and demolished using NSP funds; and 2) Vacant building redevelopment as a public facility. Descriptions of each activity follows:

1) Redevelop vacant single family property that is acquired and demolished with NSP funds: The acquired property will have been foreclosed; the demolished property will have been blighted. The City proposes to demolish two blighted foreclosed single family homes that were acquired with these NSP funds. The City will redevelop the properties as new construction of two single family homes at an estimated total cost of \$183,000. Each of the newly constructed homes will be marketed to income qualifying families.



Grantee Activity Number: E-12a 25% Shawnee
Activity Title: Redevelop Demo & Vac Prop - New Housing Constr

Activity Type:

Construction of new housing

Project Number:

13571

Projected Start Date:

03/20/2009

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Shawnee, City of

Projected End Date:

03/20/2013

Total Budget: \$ 358,973.05

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 358,973.05

Program Income Account:

Shawnee Program Income Account

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	4	4		100.00
# of Households	4	4		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	4
# of Housing Units	4
# ELI Households (0-30% AMI)	

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Shawnee

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Shawnee	Unknown	\$ 358,577.40

Location Description:

The City's intentions are to construct two (2) new construction units located in CT 5002 BG .001, one (1) new construction unit located in CT 5004 BG .004 and one (1) new construction unit located in CT 5004 BG .004.

Activity Description:

Shawnee's intent is to perform new single family construction and housing counseling utilizing the Shawnee Housing Authority. The homes will be sold to eligible homeowners. Each property will adhere to a 20 year period of affordability. The City of Shawnee will perform four (4) new construction units benefitting low-moderate or middle-income persons. Three (3) of the four (4) persons will be at or below 50% of the median income. The properties in which the new construction will be performed are vacant lots which have been abandoned or foreclosed upon. The NSP housing units will be located in areas which are greater than 120% of the area median income. The City's intentions are to construct two (2) new construction units located in CT 5002 BG .001, one (1) new construction unit located in CT 5004 BG .004 and one (1) new construction unit located in CT 5004 BG .



004. All of the funds appropriated or otherwise made available under this section shall be used with respect to individuals and families whose income does not exceed 120% of area median income. Not less than 25% of the funds appropriated or otherwise made available will be used for redevelopment of abandoned or foreclosed properties. The new homeowner will sign a mortgage agreement with the Shawnee Urban Renewal Authority, agent for the City of Shawnee. The mortgage is designed to meet the required affordability period and the new homeowner agrees to pay as follows: The 50% portion of the construction amount. Fifty percent (50%) of the construction amount shall bear interest from loan date at three percent (3%) per annum, payable in 240 equal monthly installments of principal and interest, the first payment is due and payable on or before the first day of the month, and succeeding payments of like amount on the first day of each succeeding month until all of said 240 payments have been paid. Any installment not paid within fifteen (15) days of due date shall incur a late penalty of five percent (5%) of payment amount. Any one monthly late penalty shall not exceed fifteen dollars (\$15.00). The remaining 50% portion of the construction amount shall bear interest from loan date at Zero Percent (0%) per annum. In the event the real property and dwelling are further encumbered, sold, leased, rented, sold under contract, or if title or possession is otherwise transferred by the Owner, the remaining Fifty Percent (50%) portion of the new construction amount shall become immediately due and payable to SURA. Marriage and divorce shall not constitute such an event of transfer. Owner shall also pay funds for escrow items to provide for payment of amounts due for taxes, assessments and other items which can attain priority over the Security instrument as a lien or encumbrance on the property and premiums for any and all insurance required by SURA. In the event the real property and dwelling are sold, leased, rented, sold under contract, or if title or possession is otherwise transferred by the Owner, any unpaid portion of the construction amount shall become immediately due and payable to SURA. Marriage and divorce shall not constitute such an event of transfer. The City of Shawnee will utilize tax defaulted properties donated by Pottawatomie County. In addition, Shawnee will use the City's Code Enforcement office to perform all inspections, issuance of occupancy permits and waive inspection permit fees. The City waives liens and County waives back taxes on foreclosed properties donated to SURA.



Grantee Activity Number: E-12a 25% Tulsa County
Activity Title: Redevelop Demo & Vac Prop - New Housing Constr

Activity Type:

Construction of new housing

Project Number:

13572

Projected Start Date:

03/20/2009

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

Activity Status:

Cancelled

Project Title:

Tulsa County

Projected End Date:

03/20/2013

Total Budget: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
2	2		100.00

of Households

2	2		100.00
---	---	--	--------

Proposed Accomplishments

of Singlefamily Units

Total

2

of Housing Units

2

ELI Households (0-30% AMI)

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Tulsa County

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Tulsa County

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

Priority for redevelopment activities will be areas within Tulsa County CDBG Urban County jurisdictions that show the greatest need as evidenced by the HUD allocation formula criteria of estimated foreclosure and abandonment risk scores, estimated foreclosure rates, and estimated high cost loan rates, overlaid with areas evidencing the greatest concentrations of blighted structures. Local units of government will evaluate and identify those neighborhoods in which stabilization is most needed and final funding decisions will be based upon that information. The number of areas identified is currently broad and specific areas of focus will be narrowed down to a neighborhood level in these communities. INCOG staff will work closely with the local units of government to determine those neighborhoods in which stabilization efforts will have the most positive effect. Generally, the areas which will be given highest priority include census tracts in Broken Arrow, Sand Springs, Sapulpa, and an unincorporated area in north Tulsa County. Community Census Tract Block Group Risk Score Broken Arrow 74.02 1,2,3,4 8 74.08 1 8 75.03 1,2,3 8 75.11 1,2 8 Sand Springs 29.00 1 9 93.00 1,2,3 8 Sapulpa 206.02 1,2,3 9 212.02 3 8 213.00 1,2, 10 Turley uninc 91.01 2 10 91.04 1,2 10



Activity Description:

Construction of two (2) affordable housing units.



Grantee Activity Number: E-12a OKC Rem20% 14003
Activity Title: Redevelop Demo Property - New Construction

Activity Type:
 Construction of new housing

Activity Status:
 Planned

Project Number:
 14003

Project Title:
 Oklahoma City - Rem20%

Projected Start Date:
 03/20/2009

Projected End Date:
 03/20/2013

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 0.00
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 0.00

Environmental Assessment:

Program Income Account:
 Oklahoma City 14003 Program Income Account

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households	2		2	100.00

Proposed Accomplishments	Total
# of Housing Units	2

Activity is being carried out by Grantee: No **Activity is being carried out through:**

Organization carrying out Activity:
 City of Oklahoma City

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Oklahoma City	Unknown	\$ 200,000.00

Location Description:

Neighborhoods within Oklahoma City that have the highest concentration of foreclosures and the greatest need for stabilization based on a needs assesment originally completed in October 2008, and updated in July, 2009. These neighborhoods are concentrated within the City's expressway loop bounded by I-44 to the north and west, I-35 to the east and I-240 to the south and within a one-square mile area bounded by Sunnyslane to the east, SE 44th Street to the north, Bryant Avenue to the west and SE 59th Street to the south. This target area represents the area of greatest need within the City and the area where funds under grant 14003 08 shall be utilized. NSP funds will be expended within the target area only in NSP eligible census tracts having a Foreclosure Area Risk score of six (6) or higher.

Activity Description:

- (1) Activity Name: Redevelop Demolished or Vacant Properties
- (2) Activity Description: (This will include the applicable eligible use(s) to be undertaken by the applicant under the activity specified in #(1) above.

Eligible Use E: Redevelop demolished or vacant properties
 • 24 CFR 570.201

1) Redevelop vacant single family property that is acquired and demolished with NSP funds. The acquired property will have been foreclosed; the demolished property will have been blighted. The City proposes to demolish two blighted foreclosed single family homes that were acquired with these NSP funds. The City will redevelop the properties as new construction two single family homes at a cost of \$100,000 per home for a total cost of \$200,000. Each of the newly constructed homes will be marketed to income qualifying families.



Grantee Activity Number: E-12b 25% CAPTC for Tulsa
Activity Title: Redevelop Vacant Prop - New Construction - Rental

Activity Type:

Construction of new housing

Project Number:

13814

Projected Start Date:

03/20/2009

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

Activity Status:

Cancelled

Project Title:

CAPTC for Tulsa

Projected End Date:

03/20/2013

Total Budget: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	22	22		100.00
# of Households	22	22		100.00

Proposed Accomplishments

	Total
# of Housing Units	22
# ELI Households (0-30% AMI)	

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

CAPTC for Tulsa

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
CAPTC for Tulsa	Unknown	\$ 0.00

Location Description:

Brady District Flats will be located at 110 North Boston Avenue Tulsa, Oklahoma 74103-2020 in NSP eligible Census Tract 25 Block Group 1. The area is in a current vacant lot located in a distressed census tract as defined by HUD. Based on current projections, the newly constructed five-story building will house four walk-up apartments, community space for residents, and about 4,500 square feet of office/retail on the first floor; 36 affordable rent apartments accessed by elevator on the upper four floors; and 40 spaces of underground parking.

Activity Description:

The apartments will be affordable in accordance with HOME and NSP requirements. Based on current projections, up to 22 units or 55% will be affordable to households at 50% or below of the area median income, including 6 one-bedroom units, 10 two-bedroom units, and 6 three-bedroom units. 8 units will be affordable to households at 60% of the area median income, including 2 one-bedroom units, 4 two-bedroom units, and 2 three-bedroom units. 6 units will be affordable to households at 80% of the area median income, including 2 one-bedroom units and 4 two-bedroom units. 4 units will be market rate, including 2 two-bedroom units and 2 three-bedroom units, although these residents cannot exceed 120% of the area median income. The



HOME unit mix may fluctuate based on whether we are awarded funds, and if we are, it is then contingent on the award amount. However, as previously mentioned, on all units, residents will not exceed 120% of area median income and at least 49% of NSP funds will be allocated to those residents who earn 50% or below of area median income.

The office/retail component could be a single user or multiple users. Given emerging development trends and patterns in the area of the site, likely tenants will be service oriented. Rents will be consistent with area market levels. Leases will be triple net, that is, tenants will be responsible for their own operating costs, independently from the rental housing.

The neighborhood of the proposed development is known as the Brady Arts District. This is an emerging mixed use district that has been adopted by the George Kaiser Family Foundation and is anticipated to receive funding for additional art spaces and community amenities. The new ONEOK Field links the Brady Arts District with nearby Greenwood District. The ONEOK Field has already spurred new development and improvements in the area, and the recent Housing Potential and Market Demand Study &ndash Downtown Tulsa Urban Neighborhoods by CDS Spillette, January 2010, indicates that this is an area that this district serves as a development node in the area.

Project Ownership

MetroPlains Partners, LLC and Community Action Project will be Co-General Partners of the project owner, Brady District Flats Limited Partnership, which will be an Oklahoma limited partnership. Each organization will have a 0.005% interest. MetroPlains, LLC will be the 99.99% Limited Partner of Brady District Flats Limited Partnership.



Grantee Activity Number: E-12b 25% Lawton
Activity Title: Rental Housing

Activity Type:
 Construction of new housing

Activity Status:
 Under Way

Project Number:
 13611

Project Title:
 Lawton, City of

Projected Start Date:
 03/20/2009

Projected End Date:
 03/20/2013

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 189,400.00

Other Funds Total: \$ 0.00

Environmental Assessment:

Total Funds Amount: \$ 189,400.00

Benefit Report Type:
 Direct (Households)

Program Income Account:
 Lawton Program Income Account

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments	Total
# of Housing Units	2
# ELI Households (0-30% AMI)	

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 City of Lawton

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Lawton	Unknown	\$ 189,400.00

Location Description:
 Duplex at 1912-1914 NW Willi

Activity Description:

There is current a duplex at 1912-1914 NW Williams available as a foreclosed property. Purchase of the property would be \$11,815. As shown above, demolition of the property would cost approximately \$10,000. Construction of a duplex would cost approximately \$190,000.



Grantee Activity Number: E-12b 25% MHA
Activity Title: Redevelop - New Constr - Rental Housing

Activity Type:

Construction of new housing

Project Number:

13720

Projected Start Date:

03/20/2009

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Muskogee Housing Authority

Projected End Date:

03/20/2013

Total Budget:

\$ 2,274,151.89

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 2,274,151.89

Program Income Account:

Muskogee PI

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
18	18		100.00

of Households

18	18		100.00
----	----	--	--------

Proposed Accomplishments

of Singlefamily Units

Total

18

of Housing Units

18

ELI Households (0-30% AMI)

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Muskogee Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Muskogee Housing Authority

Organization Type

Unknown

Proposed

\$ 2,274,151.89

Location Description:

Census Tracts 1, 2, 3, 4, 6, 7, 8, 9 and 10 of the City of Muskogee.

Activity Description:

MHA will construct (18) new single-family rental homes in the target areas of Census Tracts 1, 2, 3, 4, 6, 7, 8, 9 and 10. These census tracts are located in zip codes 74401, 74402 and 74403. The homes will be utilized as rental units. The homes will be located on in-fill lots that MHA purchased from the City of Muskogee. MHA now has total ownership of these lots. The homes will have approximately 1200 square feet of living space. The homes will have three (3) bedrooms, two (2) baths, kitchen, living and dining rooms and garages. The homes will be on slab foundations and will be half stone veneer in the front with hardiboard or similar type of material on the rest of the exterior.





Grantee Activity Number: E-12b CAPTC for Tulsa
Activity Title: Redevelop Vacant Prop - New Construction - Rental

Activity Type:

Construction of new housing

Project Number:

13814

Projected Start Date:

03/20/2009

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

Activity Status:

Cancelled

Project Title:

CAPTC for Tulsa

Projected End Date:

03/20/2013

Total Budget: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	14		14	100.00
# of Households	14		14	100.00

Proposed Accomplishments

	Total
# of Housing Units	14

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

CAPTC for Tulsa

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
CAPTC for Tulsa	Unknown	\$ 0.00

Location Description:

Brady District Flats will be located at 110 North Boston Avenue Tulsa, Oklahoma 74103-2020 in NSP eligible Census Tract 25 Block Group 1. The area is in a current vacant lot located in a distressed census tract as defined by HUD. Based on current projections, the newly constructed five-story building will house four walk-up apartments, community space for residents, and about 4,500 square feet of office/retail on the first floor; 36 affordable rent apartments accessed by elevator on the upper four floors; and 40 spaces of underground parking.

Activity Description:

The apartments will be affordable in accordance with HOME and NSP requirements. Based on current projections, up to 22 units or 55% will be affordable to households at 50% or below of the area median income, including 6 one-bedroom units, 10 two-bedroom units, and 6 three-bedroom units. 8 units will be affordable to households at 60% of the area median income, including 2 one-bedroom units, 4 two-bedroom units, and 2 three-bedroom units. 6 units will be affordable to households at 80% of the area median income, including 2 one-bedroom units and 4 two-bedroom units. 4 units will be market rate, including 2 two-bedroom units and 2 three-bedroom units, although these residents cannot exceed 120% of the area median income. The HOME unit mix may fluctuate based on whether we are awarded funds, and if we are, it is then contingent on the award amount.



However, as previously mentioned, on all units, residents will not exceed 120% of area median income and at least 49% of NSP funds will be allocated to those residents who earn 50% or below of area median income.

The office/retail component could be a single user or multiple users. Given emerging development trends and patterns in the area of the site, likely tenants will be service oriented. Rents will be consistent with area market levels. Leases will be triple net, that is, tenants will be responsible for their own operating costs, independently from the rental housing.

The neighborhood of the proposed development is known as the Brady Arts District. This is an emerging mixed use district that has been adopted by the George Kaiser Family Foundation and is anticipated to receive funding for additional art spaces and community amenities. The new ONEOK Field links the Brady Arts District with nearby Greenwood District. The ONEOK Field has already spurred new development and improvements in the area, and the recent Housing Potential and Market Demand Study – Downtown Tulsa Urban Neighborhoods by CDS Spillette, January 2010, indicates that this is an area that this district serves as a development node in the area.

Project Ownership

MetroPlains Partners, LLC and Community Action Project will be Co-General Partners of the project owner, Brady District Flats Limited Partnership, which will be an Oklahoma limited partnership. Each organization will have a 0.005% interest. MetroPlains, LLC will be the 99.99% Limited Partner of Brady District Flats Limited Partnership.



Grantee Activity Number: E-12b MHA
Activity Title: Redevelop - New Constr - Rental Housing

Activity Type:
 Construction of new housing

Activity Status:
 Planned

Project Number:
 13720

Project Title:
 Muskogee Housing Authority

Projected Start Date:
 03/20/2009

Projected End Date:
 03/20/2013

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 0.00

Other Funds Total: \$ 0.00

Environmental Assessment:

Total Funds Amount: \$ 0.00

Program Income Account:
 Muskogee PI

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	7		7	100.00
# of Households	7		7	100.00

Proposed Accomplishments	Total
# of Housing Units	7

Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

Muskogee Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Muskogee Housing Authority	Unknown	\$ 0.00

Location Description:

Census Tracts 1, 2, 3, 4, 6, 7, 8, 9 and 10.

Activity Description:

MHA will construct Seven (7) new single-family rental homes in the target areas of Census Tracts 1, 2, 3, 4, 6, 7, 8, 9 and 10. These census tracts are located in zip codes 74401, 74402 and 74403. The homes will be utilized as rental units. The homes will be located on in-fill lots that MHA purchased from the City of Muskogee. MHA now has total ownership of these lots. The homes will have approximately 1200 square feet of living space. The homes will have three (3) bedrooms, two (2) baths, kitchen, living and dining rooms and garages. The homes will be on slab foundations and will be half stone veneer in the front with hardiboard or similar type of material on the rest of the exterior.



Grantee Activity Number: F-01 CAPTC for Tulsa
Activity Title: Administration

Activity Type:

Administration

Activity Status:

Cancelled

Project Number:

13814

Project Title:

CAPTC for Tulsa

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Total Budget:

\$ 0.00

Other Funds Total:

\$ 0.00

Environmental Assessment:

Total Funds Amount:

\$ 0.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

CAPTC for Tulsa

Proposed budgets for organizations carrying out Activity:

Responsible Organization

CAPTC for Tulsa

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

City of Tulsa

Activity Description:

Administration



Grantee Activity Number: F-01 Delta CAF
Activity Title: Administration

Activity Type:

Administration

Project Number:

14002

Projected Start Date:

03/20/2009

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Delta CAF Rem20%

Projected End Date:

03/20/2013

Total Budget:

\$ 24,357.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 24,357.00

Program Income Account:

Delta PI

Activity is being carried out by Grantee:

No

Organization carrying out Activity:

Delta CAF

Activity is being carried out through:

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Delta CAF

Organization Type

Unknown

Proposed

\$ 24,357.00

Location Description:

City of Duncan

Activity Description:

Administration



Grantee Activity Number: F-01 Freedom West
Activity Title: Administration

Activity Type:

Administration

Project Number:

13669

Projected Start Date:

03/20/2009

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Freedom West

Projected End Date:

03/20/2013

Total Budget:

\$ 71,138.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 71,138.00

Program Income Account:

Freedom West 13669

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Freedom West

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Freedom West

Organization Type

Unknown

Proposed

\$ 71,138.00

Location Description:

Waynoka, Cherokee, Alva

Activity Description:

Administration



Grantee Activity Number: F-01 INCOG
Activity Title: Administration

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

13629

Project Title:

INCOG

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Total Budget:

\$ 93,073.00

Other Funds Total:

\$ 0.00

Environmental Assessment:

EXEMPT

Total Funds Amount:

\$ 93,073.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Indian Nations Council of Governments

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Indian Nations Council of Governments

Organization Type

Unknown

Proposed

\$ 93,073.00

Location Description:

Claremore, Drumright, Coweta, Bristow

Activity Description:

Administration



Grantee Activity Number: F-01 Lawton
Activity Title: Administration

Activity Type:

Administration

Project Number:

13611

Projected Start Date:

03/20/2009

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Lawton, City of

Projected End Date:

03/20/2013

Total Budget:

\$ 68,295.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 68,295.00

Program Income Account:

Lawton Program Income Account

Activity is being carried out by Grantee:

No

Organization carrying out Activity:

City of Lawton

Activity is being carried out through:

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Lawton

Organization Type

Unknown

Proposed

\$ 68,295.00

Location Description:

City of Lawton

Activity Description:

Administration



Grantee Activity Number: F-01 MHA
Activity Title: Administration

Activity Type:

Administration

Project Number:

13720

Projected Start Date:

03/20/2009

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Muskogee Housing Authority

Projected End Date:

03/20/2013

Total Budget:

\$ 67,704.04

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 67,704.04

Program Income Account:

Muskogee PI

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Muskogee Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Muskogee Housing Authority

Organization Type

Unknown

Proposed

\$ 67,704.04

Location Description:

Muskogee

Activity Description:

Administration



Grantee Activity Number: F-01 Midwest City
Activity Title: Admin

Activity Type:

Administration

Activity Status:

Planned

Project Number:

13593

Project Title:

Midwest City, City of

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Total Budget:

\$ 0.00

Other Funds Total:

\$ 0.00

Environmental Assessment:

Total Funds Amount:

\$ 0.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Midwest City

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Midwest City

Organization Type

Unknown

Proposed

\$ 35,000.00

Location Description:

Midwest City

Activity Description:

Administration



Grantee Activity Number: F-01 NAHSI
Activity Title: Administration

Activity Type:

Administration

Project Number:

13667

Projected Start Date:

03/20/2009

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Native American Housing Services, Inc.

Projected End Date:

06/20/2013

Total Budget:

\$ 112,580.38

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 112,580.38

Program Income Account:

NAHSI Program Income Account

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Native American Housing Services, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Native American Housing Services, Inc

Organization Type

Unknown

Proposed

\$ 112,580.38

Location Description:

NAHSI, Activity for Del City

Activity Description:

Administration



Grantee Activity Number: F-01 Norman
Activity Title: Administration

Activity Type:

Administration

Project Number:

13570

Projected Start Date:

03/20/2009

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

Activity Status:

Under Way

Project Title:

Norman, City of

Projected End Date:

03/20/2013

Total Budget:

\$ 9,540.29

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 9,540.29

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Norman

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Norman

Organization Type

Unknown

Proposed

\$ 9,540.29

Location Description:

City of Norman

Activity Description:

Administration



Grantee Activity Number: F-01 OKC Rem20% 14003
Activity Title: Administration

Activity Type:

Administration

Activity Status:

Planned

Project Number:

14003

Project Title:

Oklahoma City - Rem20%

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Total Budget:

\$ 294,315.00

Other Funds Total:

\$ 0.00

Environmental Assessment:

Total Funds Amount:

\$ 294,315.00

Program Income Account:

Oklahoma City 14003 Program Income Account

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Oklahoma City

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Oklahoma City

Organization Type

Unknown

Proposed

\$ 294,315.00

Location Description:

City of Oklahoma City

Activity Description:

Administration



Grantee Activity Number: F-01 Oklahoma City 13555
Activity Title: Administration

Activity Type:

Administration

Project Number:

13555

Projected Start Date:

04/01/2009

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Oklahoma City, City of

Projected End Date:

07/07/2009

Total Budget:

\$ 484,263.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 484,263.00

Program Income Account:

Oklahoma City 13555 Program Income Account

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Oklahoma City

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Oklahoma City

Organization Type

Unknown

Proposed

\$ 484,263.00

Location Description:

City of Oklahoma City

Activity Description:

General Administration



Grantee Activity Number: F-01 Ponca City
Activity Title: Administration

Activity Type:

Administration

Project Number:

13674

Projected Start Date:

03/20/2009

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

Activity Status:

Under Way

Project Title:

Ponca City, City of

Projected End Date:

03/20/2013

Total Budget:

\$ 75,000.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 75,000.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Ponca City, City of

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Ponca City, City of

Organization Type

Unknown

Proposed

\$ 75,000.00

Location Description:

Ponca City

Activity Description:

Administration



Grantee Activity Number: F-01 Shawnee
Activity Title: Administration

Activity Type:

Administration

Project Number:

13571

Projected Start Date:

03/20/2009

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Shawnee, City of

Projected End Date:

03/20/2013

Total Budget:

\$ 26,307.88

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 26,307.88

Program Income Account:

Shawnee Program Income Account

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Shawnee

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Shawnee

Organization Type

Unknown

Proposed

\$ 26,307.88

Location Description:

City of Shawnee

Activity Description:

Administration



Grantee Activity Number: F-01 State of Oklahoma
Activity Title: Administration

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

ADMIN OK State

Project Title:

State of OK Admin

Projected Start Date:

03/19/2009

Projected End Date:

03/19/2013

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Total Budget:

\$ 519,643.00

Other Funds Total:

\$ 0.00

Environmental Assessment:

EXEMPT

Total Funds Amount:

\$ 519,643.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

State of Oklahoma

Proposed budgets for organizations carrying out Activity:

Responsible Organization

State of Oklahoma

Organization Type

Unknown

Proposed

\$ 519,643.00

Location Description:

State of Oklahoma (ODOC)

Activity Description:

General Administration



Grantee Activity Number: F-01 Tulsa County
Activity Title: Administration

Activity Type:

Administration

Project Number:

13572

Projected Start Date:

03/20/2009

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

Activity Status:

Under Way

Project Title:

Tulsa County

Projected End Date:

03/20/2013

Total Budget:

\$ 11,379.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 11,379.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Tulsa County

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Tulsa County

Organization Type

Unknown

Proposed

\$ 11,379.00

Location Description:

County of Tulsa

Activity Description:

Administration



Grantee Activity Number: G-01 HUD
Activity Title: unobligated balance

Activity Type:

Planning

Activity Status:

Planned

Project Number:

G-01 HUD

Project Title:

Unobligated Balance

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Total Budget:

\$ 8,664,099.26

Other Funds Total:

\$ 0.00

Environmental Assessment:

EXEMPT

Total Funds Amount:

\$ 8,664,099.26

Benefit Report Type:

Area Benefit (Census)

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Oklahoma Department of Commerce

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Oklahoma Department of Commerce

Organization Type

State Agency

Proposed

\$ 8,664,099.26

Location Description:

Activity Description:



Action Plan Comments:

Action Plan History

Version	Date
B-08-DN-40-0001 AP#1	05/22/2012
B-08-DN-40-0001 AP#2	08/17/2011
B-08-DN-40-0001 AP#3	06/22/2010
B-08-DN-40-0001 AP#4	06/25/2012

