

# 2026 Proposed Annual Action Plan

Public Hearing Session – November 5, 2025

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# Public Input Session Agenda

➤ Introduction	<b>Marshall Vogts</b> , Director of Community Development (ODOC)
➤ Community Development Block Grant (CDBG)	<b>Karen Adair</b>
➤ Emergency Solutions Grant (ESG)	<b>Jessica Izquierdo</b>
➤ HOME, HOPWA, & HTF Programs	<b>Emily Myers</b>
➤ State Citizen Participation Plan	<b>Karen Adair</b>
➤ Final Comments and Closing Remarks	<b>Marshall Vogts</b>

# Community Development Block Grant

## PY 2026 “Proposed” State CDBG Program

*SPECIAL NOTE: All of the 2026 Program Year changes featured in this presentation are PRELIMINARY and may be subject to further discussion, revision, and modification.*



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# Contact Information

## CDBG Program Planning Contacts:

\*Located in CDBG Application Guidelines!

## CDBG REAP, CDBG Community Revitalization, CDBG WW Construction

- Karen Adair: 405-764-5164, [karen.adair@okcommerce.gov](mailto:karen.adair@okcommerce.gov)

## CDBG Small Cities, CDBG EDIF

- Karen Adair: 405-764-5164, [karen.adair@okcommerce.gov](mailto:karen.adair@okcommerce.gov)

## CDBG WW Engineering

- Charlotte Conant: 405-215-1834, [charlotte.conant@okcommerce.gov](mailto:charlotte.conant@okcommerce.gov)

## CDBG CIP (Capital Improvement Planning)

- Mike Sexton: 405-815-5189, [mike.sexton@okcommerce.gov](mailto:mike.sexton@okcommerce.gov)

# Estimated 2026 CDBG Allocation

**Estimated Total HUD Allocation:** **\$14,024,709.00**

<b>Public Facilities</b>	<b>\$12,063,967.73</b>
W/S Engineering	\$3,200,000.00
W/S Construction	\$4,493,967.73
CDBG REAP	\$1,500,000.00
Community Revitalization	\$1,500,000.00
Small Cities	\$1,370,000.00
<b>Economic Development (EDIF)</b>	<b>\$1,000,000.00</b>
<b>Planning (CIP)</b>	<b>\$440,000.00</b>

***NOTE: All CDBG \$ amounts pending per federal budget!***

# Future Program Outlook

## Future Outlook

- The state's CDBG Program is subject to both state and federal directives. These directives may have an influence on the future CDBG Program and therefore have some measured impact on the set-asides within.
- The Oklahoma Department Commerce / Community Development may be subject to increased grant management requirements and a realignment of certain staff duties. These changes may directly result in changes to the current state's CDBG Program structure.

# General Change to All Guides

## Proposed Changes:

- Changing Income Surveys that are good for five (5) years to two (2) years

# CDBG REAP

## Description:

The CDBG REAP Program was developed in partnership with the Sub-State Planning Districts (SSPD) to make a greater impact on each district by matching CDBG funds with State REAP funds dollar for dollar on each project in their respective area. Your local SSPD will receive and rank each application in its area. All completed CDBG/REAP applications should be sent to your local SSPD by the required deadline. Applicants should contact their local SSPD to verify application deadlines.

## Proposed Changes:

1. New Threshold Requirement: If submitting an application for water or wastewater improvements, applicants must provide documentation of a Permit to Construct issued by the Oklahoma Department of Environmental Quality (ODEQ) or documentation of Final Plans and Specifications delivered to the ODEQ.



# CDBG Community Revitalization

## Description:

The Community Revitalization Program addresses quality of life needs in rural Oklahoma communities which aids both neighborhood and community revitalization. An Applicant may submit a project proposal for eligible activities listed under Section 105(a) of the Federal Housing and Community Development Act of 1974, as amended, other than water or wastewater projects.

## Proposed Changes:

1. None

# CDBG Water/Wastewater Engineering

## Description:

The Water and Wastewater Engineering Program funds water and wastewater projects that require BOTH engineering and construction funding. Applicants who receive an award under the competitive CDBG W/W Engineering Program will receive a three (3) year structured contract timeline. Year One – The subgrantee will be required to successfully complete project engineering and achieve Release of Funds within one (1) year. Years' Two & Three – Project construction will be allowed for a period of two (2) years plus any time left available should the engineering and Release of Funds be accomplished before the one (1) year engineering limit is reached.

## Proposed Changes:

1. None

# CDBG Water/Wastewater Construction

## Description:

Oklahoma's Community Development Block Grant Water and Wastewater Construction Program is for applicants that are ready to begin construction on a water or wastewater project. Eligible units of local government that provide documentation of final plans and specifications or a construction permit secured through the Oklahoma Department of Environmental Quality (ODEQ) may apply under this category. CDBG funds may only be utilized for construction, inspection, and administration costs. Engineering costs are prohibited.

## Proposed Changes:

1. None

# CDBG Small Cities

## Description:

Oklahoma's Small Cities program helps fund infrastructure and economic improvement projects for Oklahoma communities with a population between 15,000 and 50,000 and that are currently not HUD designated entitlement communities or a participant in the CDBG Urban County Designation for Tulsa County. Current eligible communities are Ada, Altus, Ardmore, Bartlesville, Bethany, Chickasha, Claremore, Del City, Duncan, Durant, El Reno, McAlester, Muskogee, Mustang, Ponca City, Stillwater, Tahlequah, and Yukon. Participating communities are allocated a percentage of the total amount of available funding depending on population and income levels.

## Proposed Changes:

1. Close the program allowing subrecipients to apply to one of the other CDBG Competitive Set-Asides choosing from Community Revitalizing, Water-Wastewater Engineering, or Water-Wastewater Construction.

### Break out of HUD Allocation Without Small Cities Allocation

<b>Estimated Total HUD Allocation:</b>	<b>\$14,024,709.00</b>		
	<u>WITH SMALL CITIES</u>	<u>WITHOUT SMALL CITIES</u>	<u>CHANGE</u>
<b>Public Facilities</b>	<b>\$12,063,967.73</b>	<b>\$12,063,967.73</b>	
W/S Engineering	\$3,200,000.00	\$3,663,967.73	\$ 463,967.73
W/S Construction	\$4,493,967.73	\$5,400,000.00	\$ 906,032.27
CDBG REAP	\$1,500,000.00	\$1,500,000.00	
Community Revitalization	\$1,500,000.00	\$1,500,000.00	
Small Cities	\$1,370,000.00	\$ 0.00	\$(1,370,000.00)
 <b>Economic Development (EDIF)</b>	 <b>\$1,000,000.00</b>	 <b>\$1,000,000.00</b>	
 <b>Planning (CIP)</b>	 <b>\$440,000.00</b>	 <b>\$440,000.00</b>	

***NOTE: All CDBG \$ amounts pending per federal budget!***

# CDBG EDIF

## Description:

The Economic Development Infrastructure Financing (EDIF) program is designed to provide infrastructure financing to eligible units of local government for the benefit of new or expanding industries. Eligible units of local government sponsor applications for public infrastructure financing on behalf of private businesses that will create new jobs resulting from the improvements. The CDBG award is in the form of a grant.

## Proposed Changes:

1. None

# CDBG CIP

## Description:

The Capital Improvement Planning (CIP) grant opportunity provides funding for units of general local government (cities, towns & counties) to undertake comprehensive inventory & mapping of all governmentally owned assets. Based on this inventory, a five-year strategic capital improvement plan is developed & all assets placed in a GIS database.

## Proposed Changes:

1. None

# CDBG Citizen Participation-Language Access Plan

- ✓ The Language Access Plan (LAP) determines what type of language assistance is needed around the state so that potential beneficiaries have the necessary access to programs identified in the State Plan. This includes individuals considered to have Limited English Proficiency (LEP) such as those who may have difficulty speaking, reading, or writing in the English language.
- ✓ The State's Language Access Plan (LAP) has been updated and is included within the Citizen Participation Plan (CPP). Interested parties may obtain the LAP from our website for public review and comment.



# CDBG Citizen Participation

For transcription services, please contact Kellon Dixon for more information at:

*405-215-5626 or [kellon.dixon@okcommerce.gov](mailto:kellon.dixon@okcommerce.gov)*

For translation services, please contact Language Associates at:

*405-946-1624 or [la@languageassociates.net](mailto:la@languageassociates.net)*

Websites:

[www.okcommerce.gov](http://www.okcommerce.gov)

[www.languageassociates.net](http://www.languageassociates.net)

# PUBLIC INPUT/COMMENTS



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# 2026 ESG Con Plan Public Hearing Session

Wednesday, November 5, 2025 @ 2:00 PM



# ESG Program Priorities

- Emphasize Rapid Re-Housing
- Help people **Quickly** regain stability in permanent housing after experiencing a housing crisis and/or homelessness
- Enhance involvement and alignment of ESG regulations with other HUD programs; in particular CoC, but also including CDBG, HOME and Housing Choice Voucher (HCV)
- Support more coordinated and effective data collection, performance measurement and program evaluation.



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# General Program Requirements

- About 1.6 million in ESG Funds distributed in a competitive process through each Non-entitlement Continuum of Care (CoC)
- 12-month contracts
- Funds must be used to provide services to clients who meet HUD's definition of homelessness
- 100% Match of grant funds
- Must be an active participant of local Continuum of Care
- Must use the Homeless Management Information System (HMIS) to track client services. Domestic Violence shelters are allowed to use a comparable database to track secure and confidential client data.
- Must participate in annual Point in Time (PIT) Survey Count
- Must participate in CoC's Coordinated Intake/Assessment system

# Components of ESG Program

Component	Serving...	
	Those who are Homeless	Those who are at risk of Homelessness
1. Street Outreach	✓	
2. Emergency Shelter	✓	
3. Homelessness Prevention		✓
4. Rapid Re-housing	✓	
	Collecting Data On...	
5. Homeless Management Information System (HMIS)	✓	✓
Administration		

# ESG 2026 Timetable

Date	Description
March 26, 2026, 10:00 am	Mandatory Application Workshop
April 1, 2026	CoC Documentation of any changes that have been made regarding ESG (such as additional requirements, changes to ESG awarding criteria, etc.)
April 1 – May 29, 2026	Applications entered into OKGrants
April 30, 2026	CoC Lead Agency Submits copy of PIT Count Data HDX Report to ODOC
May 16, 2026	CoC Lead Agency and Potential ESG Applicants Submits Reviewer Volunteers
May 29, 2026, 5:00 pm CST	Final application must be submitted into OKGrants
June 4, 2026, 10:00 am	Application Reviewer Training Webinar
June – July, 2026	Continua score, rank, and recommend
July 31, 2026	CoC Lead Agency Submits updated CoC Governance Charter and Policies
August – September, 2026	ODOC verifies eligibility of potential subrecipients
Second Week of September, 2026	Approximate Date for Award Notification to ESG subrecipients
September 26, 2026	CoC Lead Agency Submits copy of most current Consolidated Application showing name of Lead Agency or member agency who submitted application
October 1, 2026	ESG 2026 Contract Start Date
March 31, 2027	At least 50% of ESG26 funds must be expended
June 30, 2027	At least 75% of ESG26 funds must be expended
September 30, 2027	ESG 2026 Contract End Date - all funds must be expended by this date
November 30, 2027	ESG 2026 Closeout Documentation and Annual Report Due to ODOC

# 2026 ESG Proposed Changes

There are no proposed changes to the 2026 ESG program.



# ESG 2025 HUD-Required Updates

1. **Waste, Fraud & Abuse:** Must be reported to HUD/OIG; whistleblower rights protected; applies to all subawards/contracts
2. **Executive Orders:** ESG funds cannot support gender ideology (E.O. 14168) or elective abortions (E.O. 14182); revoked E.O.s no longer apply
3. **Civil Rights:** Must comply with federal anti-discrimination laws (Title VI, Section 504, etc.)
4. **Immigration Compliance:** No ESG funds may support illegal immigration; SAVE system required to verify eligibility
5. **Youth Services:** Ages 24 & under cannot be denied for lack of documentation; unsafe housing = considered homeless

# Questions?

For more information on Oklahoma's Homeless Assistance Programs contact:

Jessica Izquierdo

Office: 405-584-6814

E-mail: [Jessica.Izquierdo@OKCommerce.gov](mailto:Jessica.Izquierdo@OKCommerce.gov)

# 2026 HOME, HOPWA and HTF changes

**OKLAHOMA HOUSING  
FINANCE AGENCY  
HUD CPD Programs**



# HOME PROGRAM OVERVIEW

- HUD administers the Home Investment Partnerships (HOME) Program.
- OHFA is the Participating Jurisdiction (PJ) for the HOME Program for the State of Oklahoma.
- Other PJ's are the cities of Tulsa, Oklahoma City, Norman and Lawton. OHFA does not use its HOME funds within the city limits of these cities. Likewise, Osage, Tulsa, Washington, Rogers, Creek and Wagoner County are all part of the Tulsa HOME Consortium which receives a direct annual allocation of HOME Program funds. OHFA does not accept Applications for developments within these counties.

# HOME FUNDS DISTRIBUTION

- OHFA anticipates receiving approximately \$8.3 million in HOME funds for Program Year 2026. This would represent level funding from Program Year 2025. However, the amount could be changed based on possible Congressional action.

# HOME FUNDS DISTRIBUTION

- 10% will go to OHFA for administration
- 25% will be the CHDO Set-Aside
- 45% will be used for Rental/Homeownership Development
- 15% will be used for Homebuyer Assistance
- 5% will be used for CHDO Operating Assistance

# HOME 2026 Proposed Changes

- OHFA proposes to separate the Homebuyer Assistance activity into its own application.
- OHFA proposes decoupling the HOME program from the Low-Income Housing Tax Credit Program in 2026.
- OHFA proposes removing Tenant Based Rental Assistance, Homeowner Rehabilitation, and CHDO-predevelopment loans from the eligible activities list due to dis-use

# HOME 2026 Proposed Changes

- OHFA proposes increasing the Homebuyer Assistance maximum award amount from \$250,000 to \$300,000.
- OHFA proposes increasing the Homebuyer assistance maximum award to a homebuyer from \$18,999 to \$20,000.
- OHFA proposes limiting CHDO Operating Assistance to CHDOs who do not have open operating agreements older than 24 months.



# HOME 2026 Proposed Changes

- ~~• \*OHFA proposes requiring that any properties to be acquired under rehabilitation activities be a minimum of eight years old unless the proposed property has become distressed through a fire, major electrical failure, major water damage, or a natural disaster.~~
- OHFA proposes providing rental development funding as a 0% interest loan.
- OHFA proposes requiring all proposed rental developments to maintain an operating reserves account.
- OHFA proposes removing the sliding scale developer fee.

*\*The following language was included in error and is struck from these proposed changes.*

# HOME 2026 Proposed Changes

- Added details regarding the application review process.
- Included updates to implement the new 2025 HOME Final Rule.
- Clarifying language was added to all construction activities that OHFA's Minimum Rehabilitation or New Construction Standards must be met.
- Clarification has been added that the New Construction and Rehabilitation Standards applicable to a development are those in place at the time which a written agreement is executed.
- The application has been updated to include the minimum standards which the OHFA Finance team uses to determine the financial capacity of an applicant.

# HOME 2026 Proposed Changes - Application and Topical Guidance

- Removed the 8-year minimum age for acquired properties.
- Added clarifying language: "Per 24 CFR 92.300 (a)(3), all properties to be acquired and rehabilitated by a CHDO must be substandard at the time of acquisition for rehabilitation regardless of if the property is being rehabilitated for homebuyer or rental purposes."
- Added clarifying language: "The Applicant may not use a guarantor to establish, supplement, or replace the Applicant's financial capacity."
- Added a Debt Ratio calculation when determining an Applicant's financial capacity. This ratio must have a value below 1 but may not be negative.
- Added a developer fee payment schedule.

# 2026 HOME Program

Comments/Suggestions?

# National Housing Trust Fund Overview

- The Oklahoma Housing Finance Agency (OHFA) has been designated by the Governor of the State of Oklahoma as the administering agency for the National Housing Trust Fund (HTF) for the State of Oklahoma.
- Title 24 Code of Federal Regulations (CFR), Part 93.100 (HTF Interim Rule), governs this program. The primary goal of the HTF is to preserve and increase the supply of decent, safe, and sanitary affordable housing for individuals and families whose incomes do not exceed thirty percent (30%) of Area Median Income, or the Poverty Level, whichever is greater.

# National Housing Trust Fund Distribution

- OHFA administers the HTF for the entire State of Oklahoma. No entitlement cities receive any of the funding. Therefore, HTF monies will be made available anywhere in the State of Oklahoma.
- The total allocation of HTF funds for the State of Oklahoma for Program Year 2026 is projected to be approximately \$3,100,000. This would represent level funding from Program Year 2025.
- However, the amount could be changed based on possible Congressional action.

# National Housing Trust Fund

- OHFA will use 10% of the funds for Administration.
- Projects may only be Rental projects. They may be either new construction or acquisition with rehabilitation.
- HTF funds may not be used for rental assistance.
- OHFA requires the use of HTF with other federal, State or local funding sources.
- Priority will be given to projects serving special populations and providing services.

# 2026 NHTF Proposed Changes

- OHFA proposes amending the tiebreakers language so that, in the event there is insufficient funding for all passing applications, if the remaining HTF funds available is equivalent to fifty percent (50%) of the next applications funding request, this applicant will be offered the remaining HTF balance as long as the applicant is able to fill the resulting development financing gap with another development source.



# 2026 National Housing Trust Fund

Comments/  
Suggestions?

# HOPWA Program Overview

- The Housing Opportunities for Persons With AIDS (HOPWA) Program is the only federal program dedicated to the housing needs of people living with HIV/AIDS. Under the HOPWA Program, HUD makes grants to local communities, States, and nonprofit organizations for projects that benefit low-income persons living with HIV/AIDS and their families.
- The State of Oklahoma will receive approximately for the HOPWA Program for 2026. This would represent level funding from Program Year 2025.

# HOPWA Program Overview

- OHFA does not propose making any changes for this program in the 2026 program year.
- We anticipate the 2026 program year to be the last year in which OHFA will receive a non-competitive formula grant for this program based upon the decreasing number of AIDS cases across the state. OHFA will provide more information regarding this as it becomes available.
- OHFA will continue to monitor this program for previously allocated funds even if no additional funding is received.

# 2026 HOPWA Program Goals

- Program goals have been updated for 2026. They are as follows:
- Western Oklahoma
  1. Short-term rent thirty-five (35) households
  2. Tenant - Based Rental assistance fifteen (15) households
  3. Supportive Services fifteen (15) households
  4. Permanency Planning five (5) households

Western Oklahoma is served by RAIN

# 2026 HOPWA Program Goals

- Eastern Oklahoma

1. Short-term rent eleven (11) households
2. Tenant - Based Rental assistance five (5) households
3. Supportive Services sixty-five (65) households
4. Permanency Planning five (5) household

Eastern Oklahoma is served by Tulsa Cares

# 2026 HOPWA Proposed Changes

- 60% of the project dollars will be awarded to Tulsa Cares
- 40% of the project dollars will be awarded to RAIN, OK

# 2026 HOPWA Program

Comments/  
Suggestions?

# 2026 HOME, HOPWA and HTF

Thank you for taking the time to participate in this public input session. Public comment is very important to us and helps us make all of these programs work better and more efficiently.

- **Input can be submitted in writing via email to Emily Myers ([Emily.Myers@ohfa.org](mailto:Emily.Myers@ohfa.org)) or Corey Bornemann ([Corey.Bornemann@ohfa.org](mailto:Corey.Bornemann@ohfa.org)).**
- Input can also be delivered via phone (Emily Myers 405-419-8135 and Corey Bornemann 405-419-8134) or through a one-on-one meeting with OHFA staff which can be scheduled upon request.



# Citizen Participation

## State Action Plan Public Hearing: (CDBG, ESG, HOME, HTF, HOPWA)

- November 5, 2025 @ 2:00 PM
- Gallery 1-1 Oklahoma Department of Commerce/Web-Based Zoom Meeting

## Formal Public Comment Period:

- November 5, 2025 – December 9, 2025
- Address Written Comments: Email – [linda.goode@okcommerce.gov](mailto:linda.goode@okcommerce.gov) **or:**

Mail to:

Oklahoma Department of Commerce

Attention: Linda Goode

900 N. Stiles Ave

Oklahoma City, OK 73104

All comments regarding OHFA Programs (HOME, HOPWA, & HTF) should be addressed to Emily Myers at [emily.myers@ohfa.org](mailto:emily.myers@ohfa.org) or Corey Bornemann [Corey.Bornemann@ohfa.org](mailto:Corey.Bornemann@ohfa.org).