

CITY OF NORMAN, OK COMMUNITY DEVELOPMENT BLOCK GRANT POLICY COMMITTEE

Development Center, Room A, 225 N. Webster Ave., Norman, OK 73069
Wednesday, December 04, 2024 at 6:00 PM

MINUTES

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please call 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

INTRODUCTIONS

Attendees

Heidi Smith
Karen Canavan
Mary Katherine Long
Jorie Welch
Michelle L. Jackson
Cindy Gordon

Staff

Lisa Krieg, CDBG Grants Manager
Tara Reynolds, Financial Management Analyst
James Heath, Rehabilitation Specialist

The meeting was called to order at 6:04pm.

REPORTS

1. OVERVIEW OF CDBG & HOME PROGRAMS
Please see attached slides for presentation.
2. COMMUNITY DATA
Please see attached slides for presentation.
3. TIMELINE OF CONSOLIDATED PLAN PROCESS AND NEXT STEPS
January 22, 2025 Orientation Meeting
March 12, 2025 Programs Meeting

DISCUSSION ITEMS

4. DISCUSSION OF NEIGHBORHOOD NEEDS & PRIORITIES

The discussion revolved around the housing needs of the community. The attendees would like to see the Housing Navigator position at the Housing Authority continue, as well as the Housing Start Up assistance. The Housing Rehabilitation Program continues to be an invaluable part of the CDBG program. The attendees approved of the Down Payment Assistance program.

A bus stop was requested at Crimson Flats, the affordable housing apartments breaking ground in 2025. They also inquired about the number of individuals who benefitted from the Housing Start Up and if they are still housed.

No other needs or priorities were mentioned.

MISCELLANEOUS COMMENTS

None

ADJOURNMENT

This meeting was adjourned at 7:00pm.

**PUBLIC HEARING
CITY OF NORMAN
COMMUNITY DEVELOPMENT BLOCK GRANT
HOME INVESTMENT PARTNERSHIP PROGRAM**

**CITY OF NORMAN
COMMUNITY DEVELOPMENT BLOCK GRANT
HOME INVESTMENT PARTNERSHIP PROGRAM**

Staff:

Lisa Krieg; CDBG Grants Manager

Tara Reynolds; CDBG Financial Analyst

James Heath; Rehabilitation Specialist

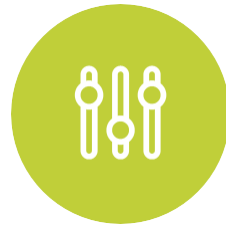
Jan Jansing; Rehabilitation Technician

CONSOLIDATED PLAN

Effective Dates 7/1/2020 thru 6/30/2025
Currently Developing the Plan for 2025-2029



EXECUTIVE SUMMARY



MARKET ANALYSIS

Housing, Affordable Housing, Homeless Facilities, Community Development



FIRST – FOURTH YEAR ACTION PLANS (completed)



THE PROCESS

Citizen Participation and Consultations



STRATEGIC PLAN

Geographic Priorities, Anticipated Resources, Goals



FIFTH YEAR ACTION PLAN (currently underway)



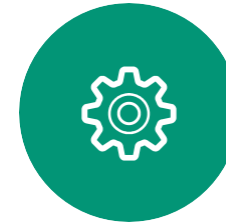
NEEDS ASSESSMENTS

Housing, Homeless, Special Needs Populations, and Community Development.



STRATEGIES

Affordable Housing, Homelessness, Lead Based Paint, and Anti-Poverty

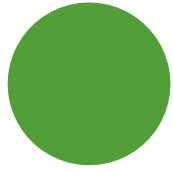


CONSOLIDATED PLAN 2025-2029 (planning process)

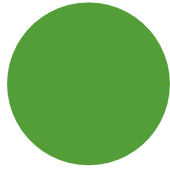
The 2020-2024 Consolidated Plan and Fifth Year Action Plan are available for review at:

<https://www.normanok.gov/your-government/departments/planning-and-community-development/grant-programs>

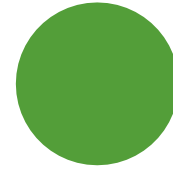
CONSOLIDATED PLAN GOALS



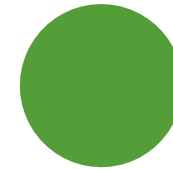
Continue to collaborate with homeless providers to supply a continuum of services.



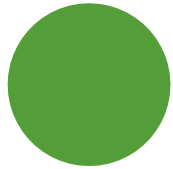
Support services aimed at the prevention and elimination of homelessness and Rapid Rehousing.



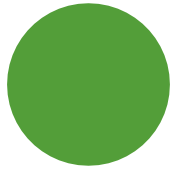
Improve the condition of housing for low-income homeowners.



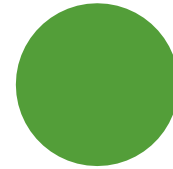
Increase the viability of potential homeownership opportunities.



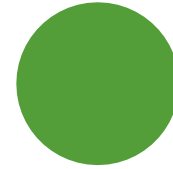
Improve the condition of housing for low-income renters and homeowners through regulatory programs.



Support improvement of infrastructure and public facilities in CDBG targeted areas in Norman.



Expand business opportunity by supporting economic development projects.



Address community needs through community-based public service programs.

CDBG Entitlement

Consolidated Annual Performance Evaluation Report (CAPER)

An evaluation of the CDBG Program Year from July 1, 2023 thru June 30, 2024



\$1,223,085.29 Total Expenditures of CDBG Funds

16% Administration

9% Public Service

12 households received housing start-up assistance

53% Housing Rehab

42 Projects Completed

28% Community Development

Acquisition, Strong Neighborhoods, Tree Project, Senior Kitchen

The 2023-2024 Program Year provided expenditures that were of 100% benefit to low and moderate income households.

The 2023-2024 CAPER is available for review at:

<https://www.normanok.gov/your-government/departments/planning-and-community-development/grant-programs>

CDBG-CV

Consolidated Annual Performance Evaluation Report (CAPER)

An evaluation of the CDBG Program Year from July 1, 2023 thru June 30, 2024



\$1,273,256 Total Award of CDBG CV (1;3) Funds
\$1,209,534 Total Expenditures of CDBG CV Funds

Drawn as expended from Treasury

Activities included:

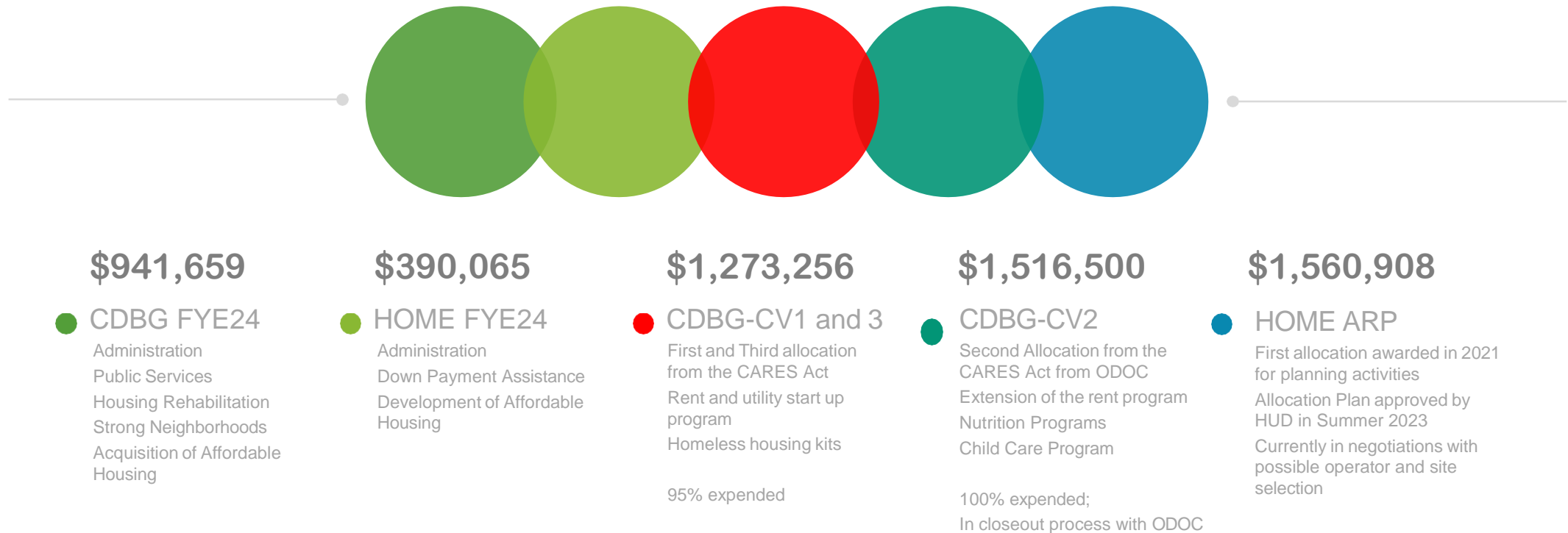
- Rent Assistance
- Housing Navigator
- Housing Start-up
- Encampment Cleanup
- Remaining Balance includes funds for Admin and Housing Navigator

The 2023-2024 Program Year provided expenditures that were of 100% benefit to low and moderate income households.

The 2023-2024 CDBG CV CAPER is available for review at:

<https://www.normanok.gov/your-government/departments/planning-and-community-development/grant-programs>

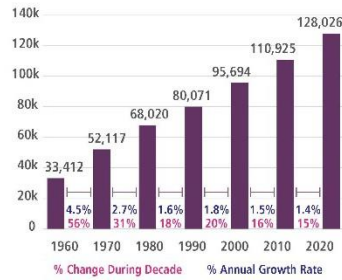
FUNDING UPDATE



The CARES Act Funding is required to be programmed to “prevent, prepare for, and respond to” the coronavirus.

POPULATION HISTORY & CHARACTER

HISTORICAL POPULATION CHANGE, 1960-2020

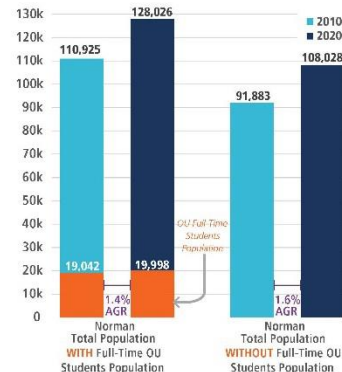


Source: US Census Bureau

Between 1960 and 2020, Norman has undergone significant demographic shifts, marked by a **consistent and noteworthy** population growth.

A pivotal milestone occurred in the year 2000 when Norman attained the status of being the **third most populous city** in Oklahoma.

OU STUDENT POPULATION & NORMAN POPULATION

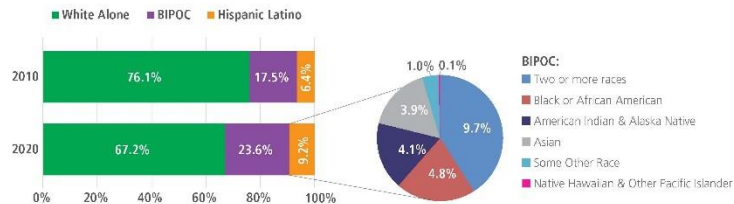


Source: The University of Oklahoma US Census Bureau

OU's student population plays a crucial role in Norman's demographics, renewing annually and remaining steady at **19,000 to 20,000 full-time students** despite fluctuations. In 2020, students accounted for **15.6% of the city's population**, slightly down from 17.1% in 2010.

Over the past decades, Norman's **non-student population has grown faster than the student population**, resulting in students being a much smaller percentage of the city's total population. Norman's **population is expected to continue to grow faster than the non-student student population.**

RACE



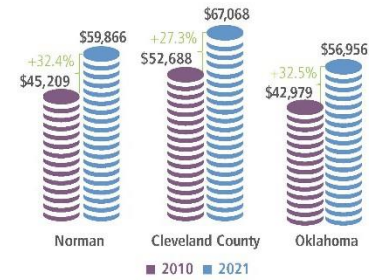
Source: American Community Survey (5 Year Estimates)

Norman is becoming more diverse. The demographic changes observed between 2010 and 2020 include a nearly **9% increase in the non-white population.**

An increase in the **Hispanic population** from 6.4% to 9.2%, and a substantial **6.1% growth in the BIPOC population**, now making up almost a quarter of the city's total residents.

ECONOMIC CONDITIONS

MEDIAN HOUSEHOLD INCOME, 2010 & 2021



Source: 2021 American Community Survey (5 Year Estimates)

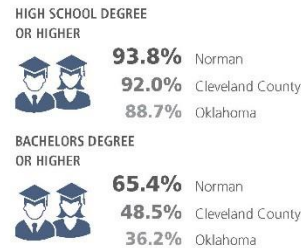
Norman is becoming more diverse. The demographic changes observed between 2010 and 2020 include a nearly **9% decrease in the white population.**

PEOPLE LIVING BELOW POVERTY LEVEL, 2021



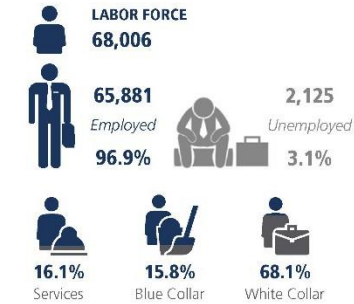
Source: American Community Survey (5 Year Estimates)

EDUCATION ATTAINMENT, 2021



Source: American Community Survey (5 Year Estimates)

EMPLOYMENT, 2023



Source: US Bureau of Labor Statistics, August 2023 "60 Community Analyst, 2023"

WORKFORCE INFLOW & OUTFLOW, 2021



Source: Census DataMap, 2021

WORK COMMUTE, 2021



Source: Census Community Analyst, 2021

Nearly 67% of Norman's workforce community commutes from surrounding communities.

Most of the residents working outside the city are dependent on a car to get to their jobs.



HOUSING

Norman Today

INTRODUCTION

Housing and neighborhoods are vital for a thriving community. Ensuring quality, affordable housing is crucial for a good quality of life. The City acknowledges the significance of affordable housing for Norman's long-term success. Creating policies, tools, and partnerships to support healthy housing and neighborhoods will make Norman a welcoming home. The AIM Norman Housing Master Plan will develop a comprehensive strategy that addresses the affordable housing needs of the community.

BUILDING ACTIVITY

Norman's population has steadily grown over the past decade, resulting in increased demand for housing. The city's resilience after the 2007-2009 recession has led to strong building activity in the last ten years.

GROWTH IN RESIDENTIAL CONSTRUCTION SINCE 2010



7,750
HOUSING UNITS
792 PER YEAR

Between 2010 and 2021, Norman had 7,750 housing units constructed in the city, an average rate of 792 units per year.

Growth in the issuance of multi-family housing permits reflects the growing number of renters in Norman. 993 permits for multi-family units were issued in 2016, the highest number of permits issued in a single year within the last decade.

AFTER 2010 OVER 45.0% OF ALL UNITS BUILT WERE MULTI-FAMILY



2.2%
DUPLEX UNITS
2010-2021

Between 2010 and 2021, Norman added an average of 17 duplex units per year, accounting for only 2.2% of total units built during that timeframe.

Norman's market has been dominated by single-family and large multi-family structures, highlighting the need for diverse housing options across different life stages and price points.

NEED MORE HOUSING VARIETY



HOUSING OCCUPANCY

OWNER-OCCUPIED

	2010	2020
	54.7%	51.4% Norman
	66.5%	62.7% Cleveland County
	67.2%	64.7% Oklahoma

Source: US Census Bureau

RENTER-OCCUPIED

	2010	2020
	45.3%	48.6% Norman
	33.5%	37.3% Cleveland County
	32.8%	35.3% Oklahoma

Source: US Census Bureau

HOUSING VALUES

FOR SALE

	2010	2021
	\$143K	\$193K Norman
	\$132K	\$176K Cleveland County
	\$104K	\$193K Oklahoma

Source: American Community Survey (5-Year Estimates)

FOR RENT

	2010	2021
	\$568	\$781 Norman
	\$581	\$823 Cleveland County
	\$473	\$679 Oklahoma

Source: American Community Survey (5-Year Estimates)

VACANCY

% VACANT UNITS

	2010	2020
	6.9%	9.1% Norman
	6.2%	7.3% Cleveland County
	12.3%	12.1% Oklahoma

Source: US Census Bureau

HOUSING AFFORDABILITY

% COST BURDENED HOUSEHOLDS, 2021

	RENTERS	OWNERS
	48.4%	16.4% Norman
	45.0%	17.0% Cleveland County
	44.2%	16.6% Oklahoma

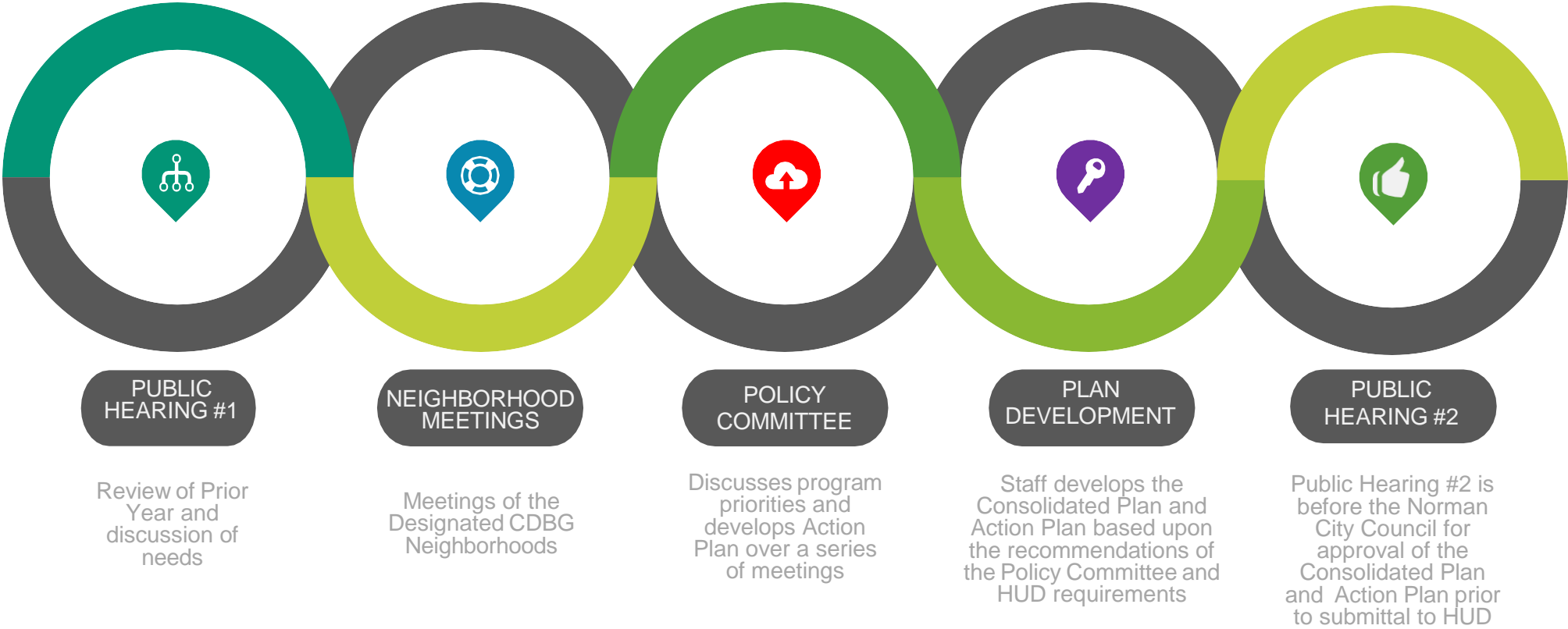
Source: American Community Survey (5-Year Estimates)

COMMUNITY DATA

HOUSING



CITIZEN PARTICIPATION PLAN



The Citizen Participation Plan was modified in the Spring of 2020 to allow for virtual meetings and is available for review at:

<https://www.normanok.gov/your-government/departments/planning-and-community-development/grant-programs>

Current Program Year Meetings will be in-person unless directed to virtual due to health concerns.

- 1/22/25 ORIENTATION OF CDBG AND HOME PROGRAMS, REVIEW OF CAPER
- 3/12/25 HOUSING REHABILITATION PROGRAM; NEIGHBORHOOD PROGRAMS
- 4/2/25 CONSOLIDATED PLAN AND ACTION PLAN FUNDING AND PROGRAMS DISCUSSION
- 4/22/25 PUBLIC HEARING #2 AT CITY COUNCIL

POLICY COMMITTEE MEETING DATES |

- What are the most pressing needs of your family or those you are close to?
- What are the most pressing needs of your neighborhood?
- What should the city prioritize with limited resources?

DISCUSSION OF COMMUNITY NEEDS

QUESTIONS? |