

MEMORANDUM OF UNDERSTANDING  
BETWEEN THE OKLAHOMA CITY HOUSING AUTHORITY AND  
THE CITY OF OKLAHOMA CITY, OKLAHOMA  
REGARDING A JOINT APPLICATION FOR A  
CHOICE NEIGHBORHOODS PLANNING GRANT

This Memorandum of Understanding (MOU) is made and entered into this 23RD day of May, 2023 by and between the Oklahoma City Housing Authority, a public housing authority hereinafter referred to as “OCHA” and the City of Oklahoma City, OK hereinafter referred to as “City” is intended to show a strong commitment of both parties to the development of a Transformation Plan for the Stockyard/Rotary Park neighborhood as described in the grant application for a Choice Neighborhoods Planning Grant.

WHEREAS, on April 4, 2023 the U. S. Department of Housing and Urban Development (HUD) issued the Choice Neighborhoods Planning Grants Notice of Funding Opportunity (NOFO) for Fiscal Year 2023. Choice Neighborhoods Planning Grants are two-year grants that assist communities with severely distressed public or HUD-assisted housing in developing a successful neighborhood transformation plan and building the support necessary for that plan to be successfully implemented. Choice Neighborhoods Planning Grants are two-year planning grant that demonstrate a commitment to “doing while planning.” Experience shows that tangible, early actions help communities build momentum for further planning and the eventual transition from planning to implementation of that plan. These actions improve neighborhood confidence, which in turn sustains the community’s energy, attracts more engagement and resources, and helps convince skeptical stakeholders that positive change is possible; and

WHEREAS, OCHA’s HUD-approved 5-year Public Housing Authority Plan, Annual Public Housing Plan and Strategic Plan affirm OCHA’s commitment to evaluate all OCHA-owned properties for modernization, development, demolition and/or disposition and prioritize as to highest and best use. OCHA commits to ongoing public input into any redevelopment plans by soliciting input from residents, advocates, neighborhood groups and other stakeholders. OCHA also commits to ensuring that a one-for-one replacement of all affected public housing units is met and there will be no loss of public housing inventory; and

WHEREAS, if awarded, the Choice Neighborhoods Planning Grant will provide up to \$500,000 toward the development of a comprehensive neighborhood revitalization strategy and a Transformation Plan to guide the redevelopment of the Will Rogers Courts public housing site while simultaneously directing the transformation of the surrounding neighborhood, positive outcomes for families, and investments in well-functioning services, high quality public schools and education programs, early learning programs, public assets, public transportation and employment opportunities and access to jobs; and

WHEREAS, Whereas, OCHA is an innovative public housing authority, managing approximately 9,100 household (4,700 housing choice vouchers, 3,700 public housing, and 700 affordable housing units

WHEREAS, the City has significant experience in neighborhood planning and plan implementation with a long history of working with HUD programs such as the Community Development Block Grant Program to improve low-income neighborhoods in the City, the Neighborhood Stabilization Program, and the HOME Program that have helped improve the quality of life for the community.

NOW, THEREFORE IT IS MUTUALLY AGREED AS FOLLOWS:

1. PURPOSE

OCHA and the City will cooperate for the purposes of applying for FY2023 Choice Neighborhoods Planning Grant funds and undertaking or assisting in undertaking eligible activities identified in the application for Planning Grant funds, including the development of a comprehensive Neighborhood Transformation Plan and Action Activities for the Will Rogers Courts public housing property and the larger Stockyards/Rotary Park neighborhood planning area. Eligible Planning activities will include: completion of comprehensive needs assessments related to housing, people and neighborhood; technical planning studies; involvement of stakeholders including public housing residents, neighborhood residents, public and private organizations, businesses, neighborhood associations and other relevant stakeholders; planning for the collection and strategic use of relevant data; and strengthening the management and decision-making capacity of participating organizations. Eligible Action Activities are physical improvement, community development, and economic development projects that enhance and accelerate the transformation of the neighborhood and include: reclaiming and recycling vacant property; beautification, place making, and community arts projects; homeowner and business façade improvement programs; neighborhood broadband/Wi-Fi; and gap financing for economic development projects.

2. SCOPE OF WORK

OCHA and the City of Oklahoma City have made a commitment to work collaboratively throughout the entirety of the grant, for up to three years, to develop a Transformation Plan and lead Action Activities. OCHA shall serve as the Lead Applicant for the purposes of the Choice Neighborhoods Planning Grant application and the City of Oklahoma City shall serve as Co-Applicant for the purposes of Planning Grant application.

3. OKLAHOMA CITY HOUSING AUTHORITY ADMINISTRATION RESPONSIBILITY

In its role of Lead Applicant, OCHA shall have overall responsibility to administer and implement the Choice Neighborhoods Planning Grant if awarded by HUD. OCHA will: a) ensure that the planning project is carried out in compliance with all HUD requirements (grant agreement) in substantial compliance with the information provided in the grant application; b) determine the adequacy of performance under project agreements and procurement contracts; c) be responsible for the environmental review and any decision-making and action required for the Will Rogers Courts property; d) submit all pertinent documents and reports to HUD as required

by the grant agreement; and e) access funding through HUD's Line of Credit Control System (LOCCS).

#### 4. CITY OF OKLAHOMA CITY RESPONSIBILITY

In its role as Co-Applicant, the City shall provide capacity and expertise in neighborhood planning and implementation. The City will also assist OCHA with analysis of and coordination with other City of Oklahoma City planning documents, including the Comprehensive Plan, and other relevant planning documents. The City will assist OCHA, as needed, in coordination of expertise from relevant City departments, e.g., Planning, Development Services, Public Works, Police, Parks and Recreation, and other applicable departments for consultation and information sharing. The City will inform OCHA of plans and projects undertaken by the City of Oklahoma City departments that will impact and influence the Choice Neighborhoods Initiative. Finally, the City will review analysis of data gathered during the plan as a necessary component of the neighborhood Transformation Plan.

#### 5. MODIFICATION

No waiver, alteration, modification or termination of this MOU shall be valid unless made in writing and signed by the authorized parties hereof.

#### 6. TERMINATION

This Agreement shall terminate upon completion of all obligations of the parties, or after the thirty-six (36) month grant period of the Choice Neighborhoods Planning Grant, or in the event that the grant is not awarded to OCHA and the City, whichever comes first. This Agreement may be amended at any time in writing and by mutual consent of the parties. This Agreement may be cancelled by either party upon sixty (60) days written notice except where the cancellation is for cause, i.e., a material and significant breach of the provisions of this Agreement, it may be cancelled upon delivery of written notice to the other party.

SIGNATORIES:

By: Mark W. Gillett  
Mark Gillett, Executive Director  
Oklahoma City Housing Authority

Date: 5/11/2023

By: Todd Stone  
Todd Stone, Vice-Mayor  
City of Oklahoma City

Date: 5/23/2023