

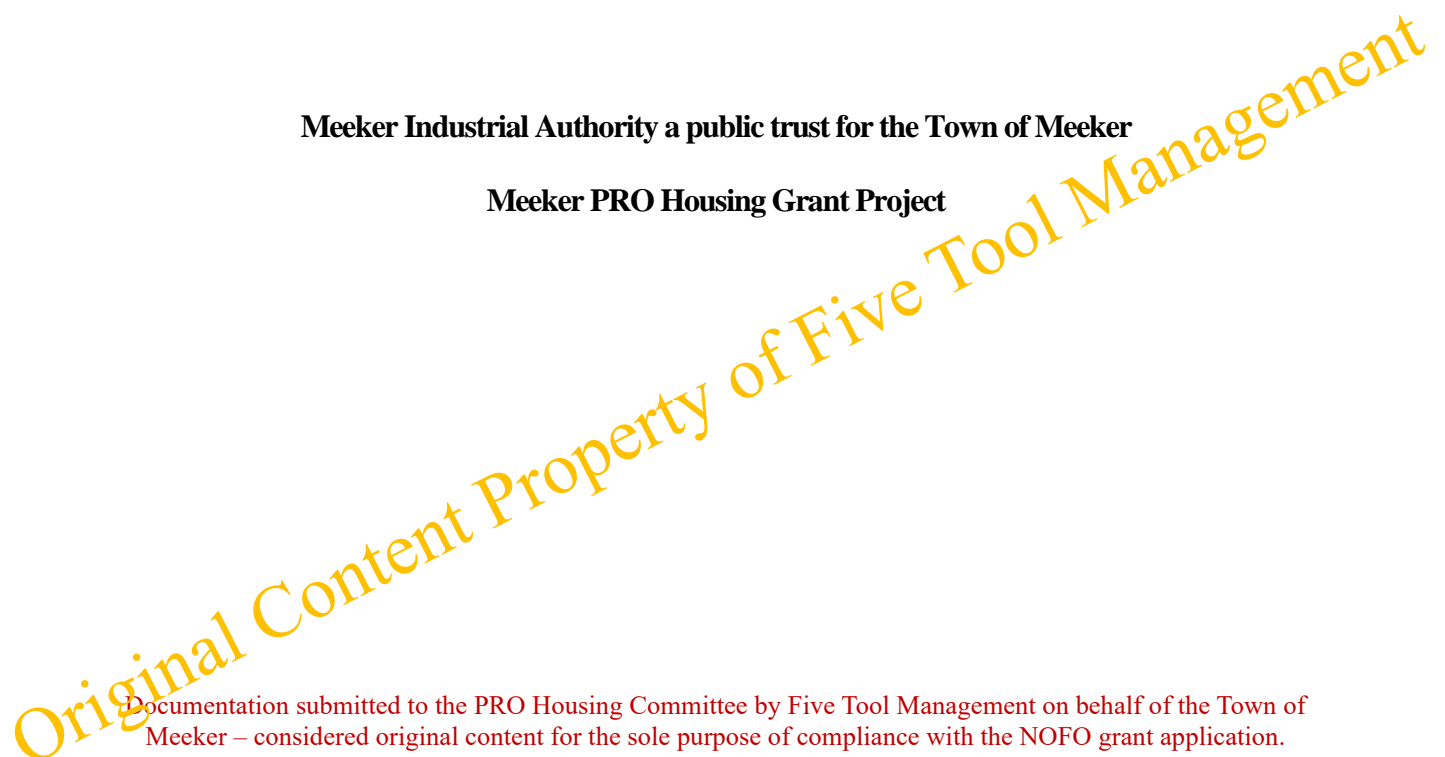
Documentation submitted to the PRO Housing Committee by Five Tool Management on behalf of the Town of Meeker – considered original content for the sole purpose of compliance with the NOFO grant application.



Exhibit D Soundness of Approach

Meeker Industrial Authority a public trust for the Town of Meeker

Meeker PRO Housing Grant Project



Documentation submitted to the PRO Housing Committee by Five Tool Management on behalf of the Town of Meeker – considered original content for the sole purpose of compliance with the NOFO grant application.

Factor (b): Soundness of Approach

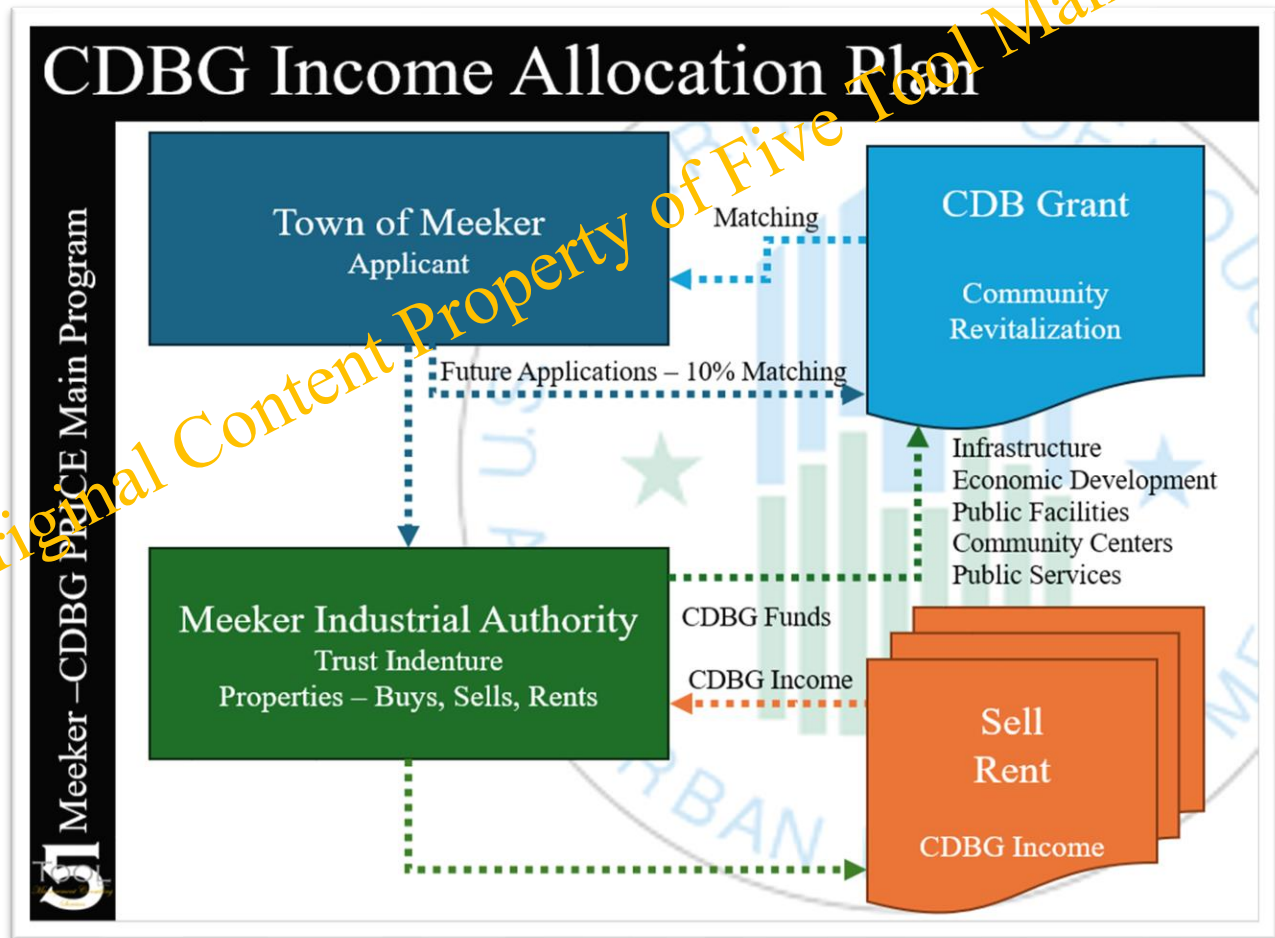
The impacts on the Meeker community are significant! The majority of the homes built in Meeker were constructed over 60 years ago. This is the financial support needed to remove an existing barrier to homeownership.

The Town of Meeker is the beneficiary for the Meeker PRO Housing Project. The Meeker Grant Administrator will be responsible for managing the project and the grant funds during the project. This will be done by providing monthly updates to the Town of Meeker Board Members during their regularly scheduled Board Meetings. The Meeker Industrial Authority will buy and sell the properties associated with the Meeker PRO Housing Project. The Meeker Industrial Authority will be the official title holder of the properties.

The Town of Meeker is the beneficiary of the Meeker Industrial Authority based on the Meeker Trust Indenture. When a new home is sold, the property income will be identified as CDBG Income. The Meeker PRO Housing Project CDBG income will be maintained in a separate Meeker Industrial Authority – CDBG account. As the Meeker Grant Administrator identifies future CDBG Grants available for the Town of Meeker, the Meeker Industrial Authority – CDBG account funds will be utilized as matching funds for the CDBG grant. Due to the size of Meeker’s population, a 10% match is required. In order for the Town of Meeker to be more competitive in the future, the Meeker Industrial Authority can elect to increase the matching funds percentage based on the available funds from the Meeker PRO Housing Project CDBG Income. This will include CDBG Revitalization Grants.

Exhibit D Figure 2 – Meeker CDBG Income Allocation Plan is an overview of how the CDBG Funds will be managed and maintained. Maintenance of the CDBG Income allows for the Meeker PRO Housing Project to continue for years to come. This allows for the Meeker Industrial Authority to continue to identify properties that have been abandoned, distressed, and ready for a new home, creating new homeownership opportunities.

Exhibit D – Figure 1 – Meeker CDBG Income Allocation Plan



Subfactor (b)(i): Vision

The vision of the Meeker PRO Housing Project is to continue the process for years utilizing the CDBG PRO Housing Income to develop a long-term Financial Plan. Exhibit D—Figure 3—Meeker PRO Housing Financial Plan provides the details. The PRO Housing Grant funds are necessary to start the process. However, the Meeker Industrial Authority’s implementation of the Meeker PRO Housing Financial Plan allows the profits to continue to fund future phases.

It is important to note that the budget section of Exhibit D—Soundness of Approach provides the potential possibilities. In contrast, the uploaded Form 424-CBW Budget Spreadsheet defines the initial scope and phase.

Exhibit D – Figure 2 – Meeker PRO Housing Financial Plan

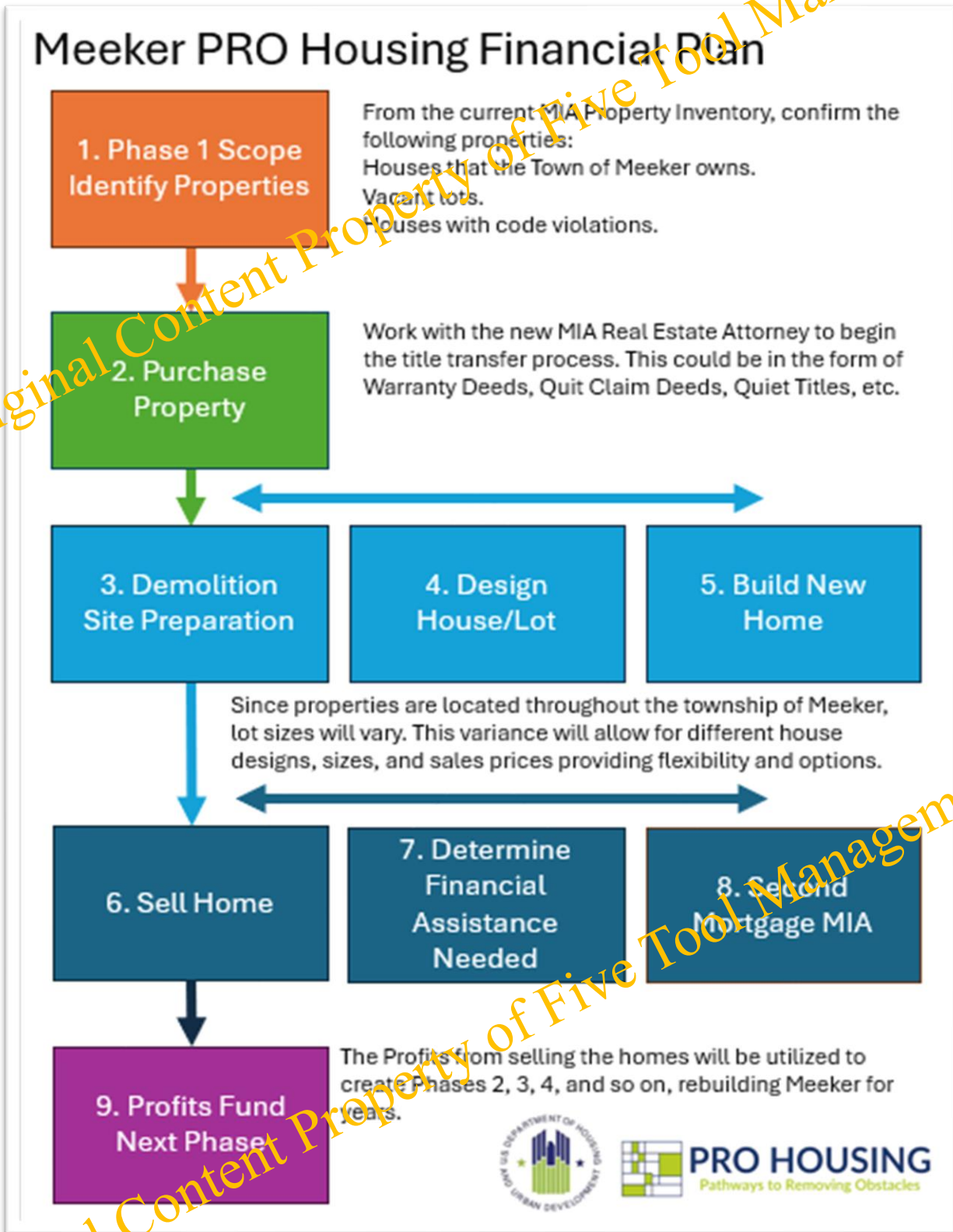
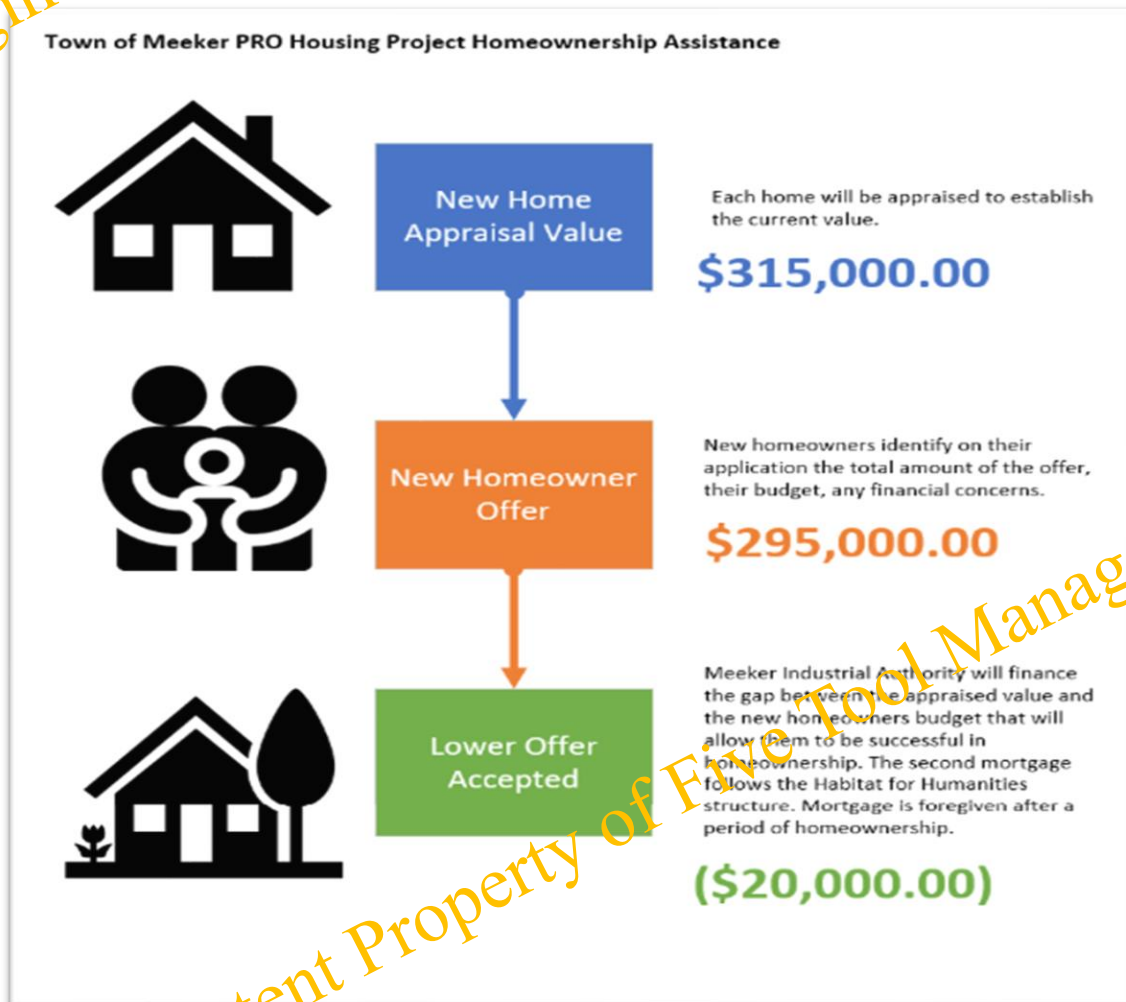


Exhibit D – Figure 3 – Meeker PRO Housing Financial Plan identifies the vision of how each house will be sold. A property will be listed for the appraised market value. All applicants for the Meeker PRO Housing Project property will identified families that are interested in purchasing the house. This will allow the Meeker Industrial Authority to eliminate applicants who are investors looking for properties to rent and other non-homeownership scenarios. The Meeker Industrial Authority is committed to ensuring the property is sold to an individual or family interested in homeownership.

In the event that an individual or family is in need of support and assistance, the Meeker Industrial Authority will review and make determinations as to second mortgages that follow the same process as Habitat for Humanity. The following is an example of this opportunity:

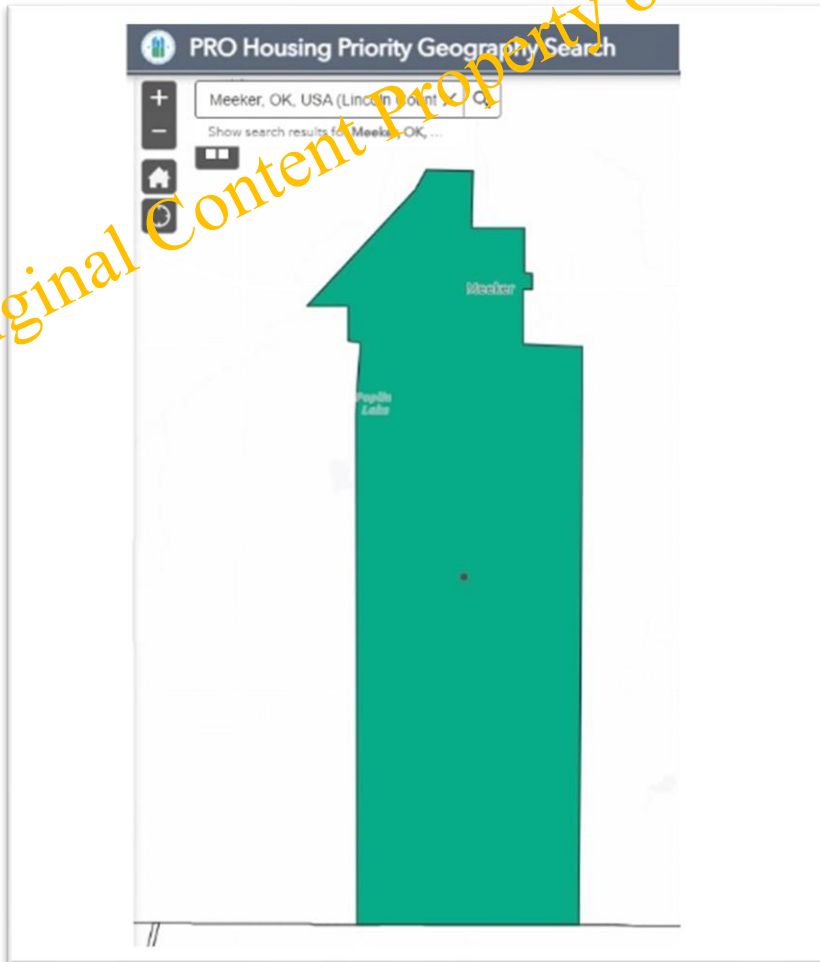
Exhibit D – Figure 3 – Meeker PRO Housing Secondary Support Plan



Subfactor (b)(ii): Geographic Scope

Meeker, Oklahoma, is identified on the PRO Housing Priority Geographic interactive map and download spreadsheet as a priority place.

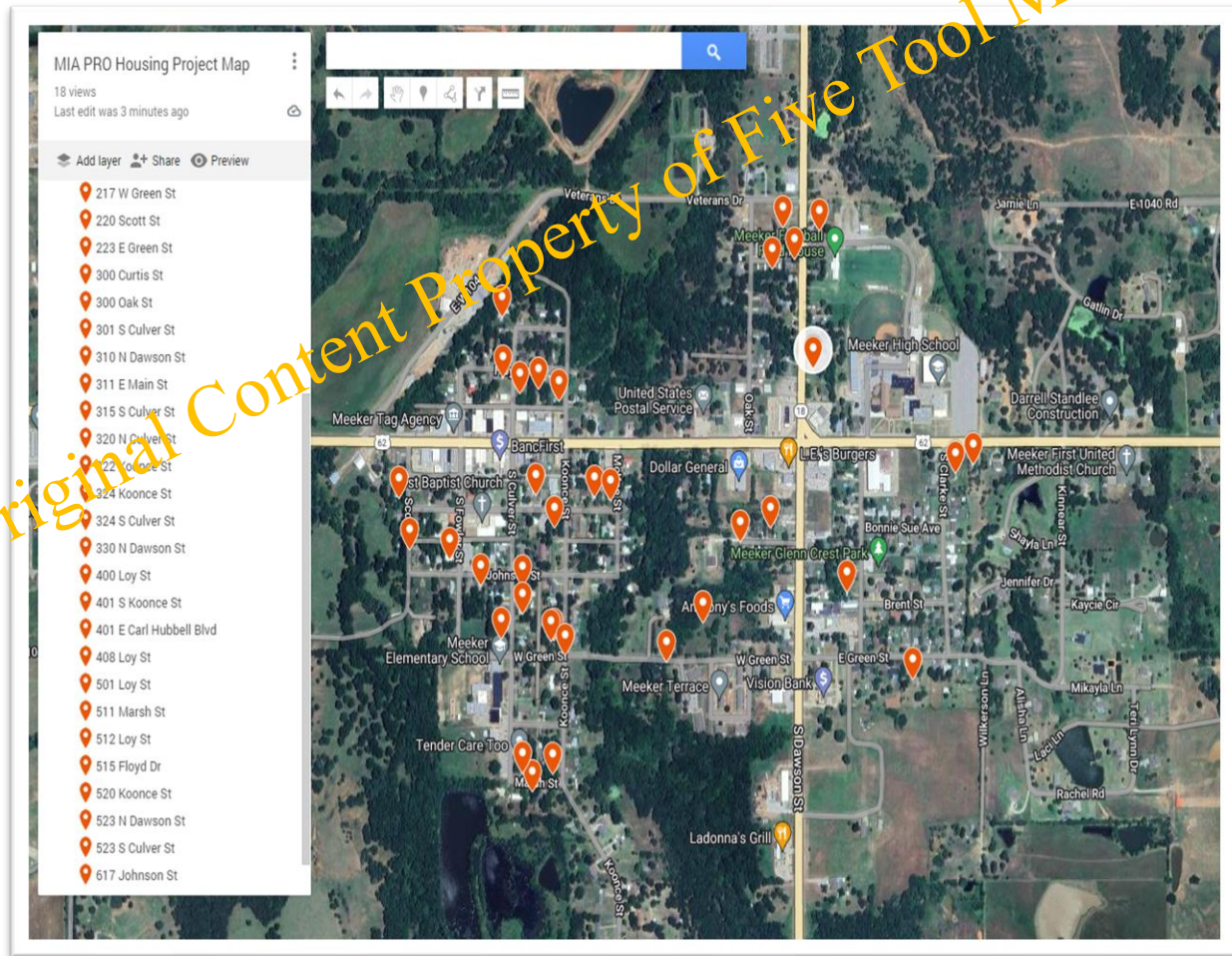
Exhibit C – Map 1 – PRO Housing Priority Geographic Scope



The PRO Housing Priority Geography Search Map provides the boundaries for the township of Meeker, Oklahoma. Exhibit C – Map 2 – Meeker, Oklahoma, Project Area provides an example of where each property initially researched and identified as “In Scope” is located in Meeker. A criterion for a property to be included “In Scope” must be within the Township of Meeker, Oklahoma. Properties outside the city limits but in the school district, zip code, etc., do not qualify for the PRO Housing Grant funds. The Meeker Grant Administrator will confirm that all PRO Housing Grant funds are utilized for only properties located within the “priority geography area.”

Exhibit D – Soundness of Approach

Exhibit C – Map 2 – Meeker, Oklahoma Project Area



Tornadoes

Tornadoes are the major natural disaster affecting Meeker or Lincoln County. To address this issue, two plans have been put into place to promote weather resistance and awareness. The state of Oklahoma has national recognition for the advancement in tornado warnings through local news outlets. However, when individuals and/or families are outside, they become at risk for not being weather-aware. To address this awareness, the Meeker Grant Administrator has included the installation of tornado sirens in the Meeker PRO Housing Project Site.

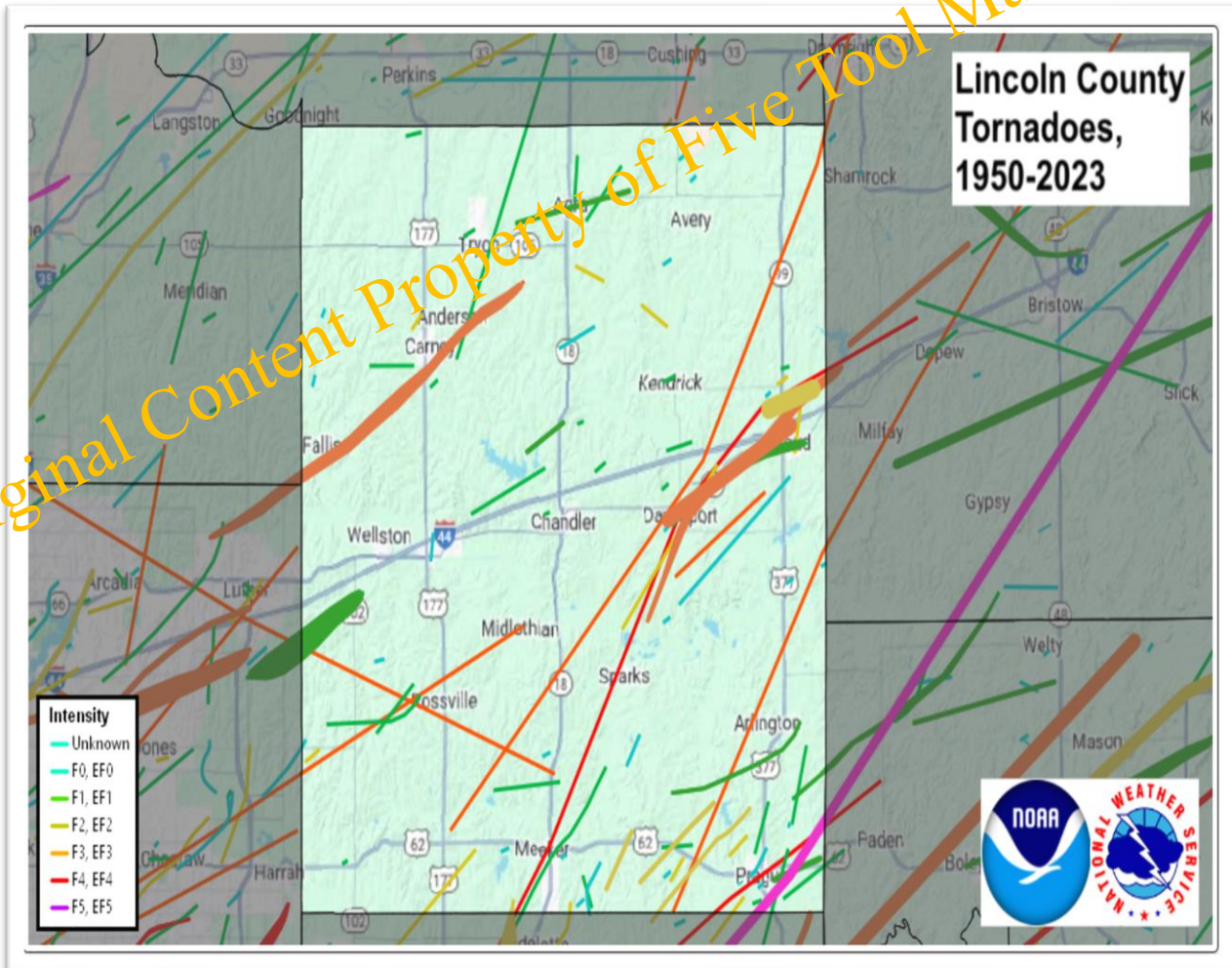
According to the National Weather Service and the National Oceanic and Atmospheric Administration, in 1998, a major severe weather outbreak occurred across western and central Oklahoma from the afternoon of October 4 through the early morning of October 5, resulting in 19 tornadoes, straight-line wind damage, hail as large as baseballs, and significant flooding across portions of Lincoln and Noble Counties, where numerous costly bridges were destroyed.

This tornado developed about 15 miles west of Meeker. This tornado touched down near NS 348 Road, about 0.5 miles north of EW 106 Road, where a mobile home received light damage. The tornado moved northeast, crossing near the intersection of EW 105 Road and NS 349 Road, and then grew in size and intensity before crossing U.S. Highway 62. A mobile home along U.S. Highway 62 just west of NS 350 Road was destroyed. The metal frame that supported the home and most of the contents was deposited northwest of the original location up to 150 yards. Other debris was thrown north-northeast across U.S. Highway 62. The tornado then continued northeast, and damage was noted to 0.75 miles along NS 350 Road, which is centered on U.S. Highway 62. Slight damage to trees and outbuildings was observed along NS 352 Road, approximately 2 miles north of U.S. Highway 62. The tornado probably dissipated northeast of this point, although roads became inaccessible due to flooding, making it difficult to determine the exact location. In addition, a 6-mile-long swath of damaging straight-line winds accompanied this tornado from 10 miles west of Meeker to 9 miles northwest of Meeker, resulting in massive tree damage.

Oklahoma Weather Alert Systems

Many Americans feel the effects of severe weather every year. To obtain critical weather information, NOAA's National Weather Service (NWS), part of the U.S. Department of Commerce, established Skywarn® with partner organizations. Skywarn® is a volunteer program with nearly 290,000 trained severe weather spotters. These volunteers help keep their local communities safe by providing timely and accurate reports of severe weather to the National Weather Service. Although Skywarn® spotters provide essential information for all types of weather hazards, the main responsibility of a Skywarn® spotter is to identify and describe severe local storms. In the average year, 10,000 severe thunderstorms, 5,000 floods, and more than 1,000 tornadoes occur across the United States. These events threatened lives and property. Since the program started in the 1970s, the information provided by Skywarn® spotters, coupled with Doppler radar technology, improved satellite, and other data, has enabled NWS to issue more timely and accurate warnings for tornadoes, severe thunderstorms, and flash floods.

Exhibit D – Figure 4 – Lincoln County Tornadoes 1950 - 2023



Skywarn® storm spotters are part of the ranks of citizens who form the Nation's first line of defense against severe weather. There can be no finer reward than to know that their efforts have given communities the precious gift of time--seconds and minutes that can help save lives. While the main role of a storm spotter is to be their community's first line of defense against dangerous storms, they also provide important information to NWS warning forecasters who make critical warning decisions. Storm spotters play a critical role because they can see things that radar and other technological tools cannot, and this ground truth is critical in helping the NWS perform our primary mission, to save lives and property.

Tornado Sirens

Multiple tornado sirens in the Meeker area are damaged or need repair. New tornado sirens have been included in the Meeker PRO Housing Project Site Plan to ensure that the new manufactured home communities are weather-aware when they enjoy their new homes outdoors. If you hear a tornado siren, take shelter immediately and get more information about the storm.

Oklahoma's outdoor warning sirens sound in and near areas where the National Weather Service has issued a tornado warning, or there has been a credible report of a tornado. In addition, the state of Oklahoma has received national recognition for its severe weather warning systems. OK-WARN is the Oklahoma Weather Alert Remote Notification program for emergency weather/situation notification service via alphanumeric pagers and/or E-mail addresses. The hazardous weather pager program gives deaf and hard-of-hearing Oklahomans better access to important severe weather information. In addition to being notified that a tornado warning has been issued, is the ability for individuals and families to have a storm shelter.

Storm Shelters

The Meeker PRO Housing Project Site Plan includes the installation of a storm shelter in each of the new lots for the new houses. The storm shelter will be located in the garage built into the concrete foundation structure. These small, typically above-ground structures are proven to withstand extreme winds, even EF-4 or EF-5 tornadoes. FEMA-safe rooms for one—and two-family residences can be designed and constructed using the drawings and criteria in FEMA P-320. Certified storm shelters are fabricated or built using tested and approved methods to meet the ICC 500 standard. Doors and door systems are critical components, and rigorous testing ensures that doors provide resistance to wind pressure and deadly windborne debris. A tornado-safe room can not only save your life, but it may make your home more valuable, too. According to FEMA, a safe room can increase your home's selling price by approximately 3.5%. Site-built and prefabricated safe rooms have been added to the Meeker PRO Housing Project Site Plan.

Subfactor (b)(iii): Key Stakeholders

Meeker Industrial Authority

On Monday, June 10, 2024, during a Special Town of Meeker Board Meeting, the board unanimously approved the Meeker Trust Indenture document that had been created by Meeker's Town Attorney in order for the Meeker Industrial Authority (MIA) to buy, sell, and rent real estate property for the public purposes set forth under the provision of Title 60, Oklahoma Statutes, 2011, Section 176 to 180.4, inclusive, the Oklahoma Trust Act and other applicable statutes of the State of Oklahoma. The Meeker Industrial Authority consists of one Trustor and five Trustees and will be responsible for the buying, selling, and renting the manufactured homes associated with the Meeker PRO Housing Project.

The Meeker Industrial Authority is responsible for buying, selling, and renting all of the properties associated with the Meeker PRO Housing Project. The Meeker Industrial Authority Trustees will also be responsible for managing the Community Development Block Grant (CDBG) income based on the sale of the new manufactured homes. The Meeker Grant Administrator will guide and assist the Meeker Industrial Authority with fulfilling all of the obligations of the Meeker PRO Housing Project.

Exhibit D – Soundness of Approach

The Grant Administrator for the Town of Meeker has presented the application activities to the Meeker Industrial Authority Trustees. The approvals can be found in the agendas and minutes of the meeting documentation. This includes and is not limited to all project plan updates, site plans, budget reviews, timelines, resource management, and any issues or concerns regarding the Town of Meeker successfully fulfilling the Meeker PRO Housing Project. The Meeker Grant Administrator has proposed and secured an official project office location where all of the documentation associated with the Meeker PRO Housing Project will be located. This will be the primary project location where all construction meetings and documents will be held and maintained.

Town of Meeker – Beneficiary

As described above the Town of Meeker is the beneficiary of the Meeker PRO Housing Project. As the beneficiary, the profits from the Meeker PRO Housing Project under the CDBG Program, funds received back to the Town of Meeker as a result of a CDBG-funded activity will be identified and maintained as CDBG program income. Program income funds will retain their federal identity in perpetuity and will be subject to all federal requirements. This includes but is not limited to the following:

CDBG Program Income (24 CFR 570.503(a), (b)(3) and (7), and 570.504)

- a. The term “program income” means any gross income received by the subrecipient that was directly generated from the use of CDBG funds (24 CFR 570.500(a)).
- b. Proceeds from the sale of real property purchased or improved with CDBG funds.
Example: the new manufactured homes that are being sold to low to moderate income qualifying families or individuals under the Meeker PRO Housing Project Project.
- c. Gross income from the use or rental of property acquired by the grantee or subrecipient with CDBG funds, less the costs incidental to the generation of such income. Example: the new manufactured homes that are being rented under the Meeker PRO Housing Project Relocation/Displacement Plan. This rental income is considered CDBG Program Income.
- d. Gross income from the use or rental of property owned by the grantee or subrecipient that was constructed or improved with CDBG funds, less any costs incidental to the generation of such income. Example: CDBG income from item (b.) that were utilized to purchase the Three Oaks Mobile Home Park in order to renovate the property into construction ready lots. The sale of these lots is considered CDBG income.
- e. Payments of principal and interest on loans made using CDBG funds. Example: if the Meeker Industrial Authority elects to support a low to moderate income family through the First Mortgage Financial Plan, the principal and interest paid to the Meeker Industrial Authority for the loan payments is considered CDBG income.

- f. Interest earned on program income, pending the disposition of such program income.
 Example: Meeker Industrial Authority will create a new Meeker PRO Housing Project bank account to ensure that all CDBG funds are separate from any other income made by the Meeker Industrial Authority. Any interest made on this Meeker PRO Housing Project bank account is considered to be CDBG income.

Exhibit D – Figure 5 – Meeker PRO Housing Organizational Chart

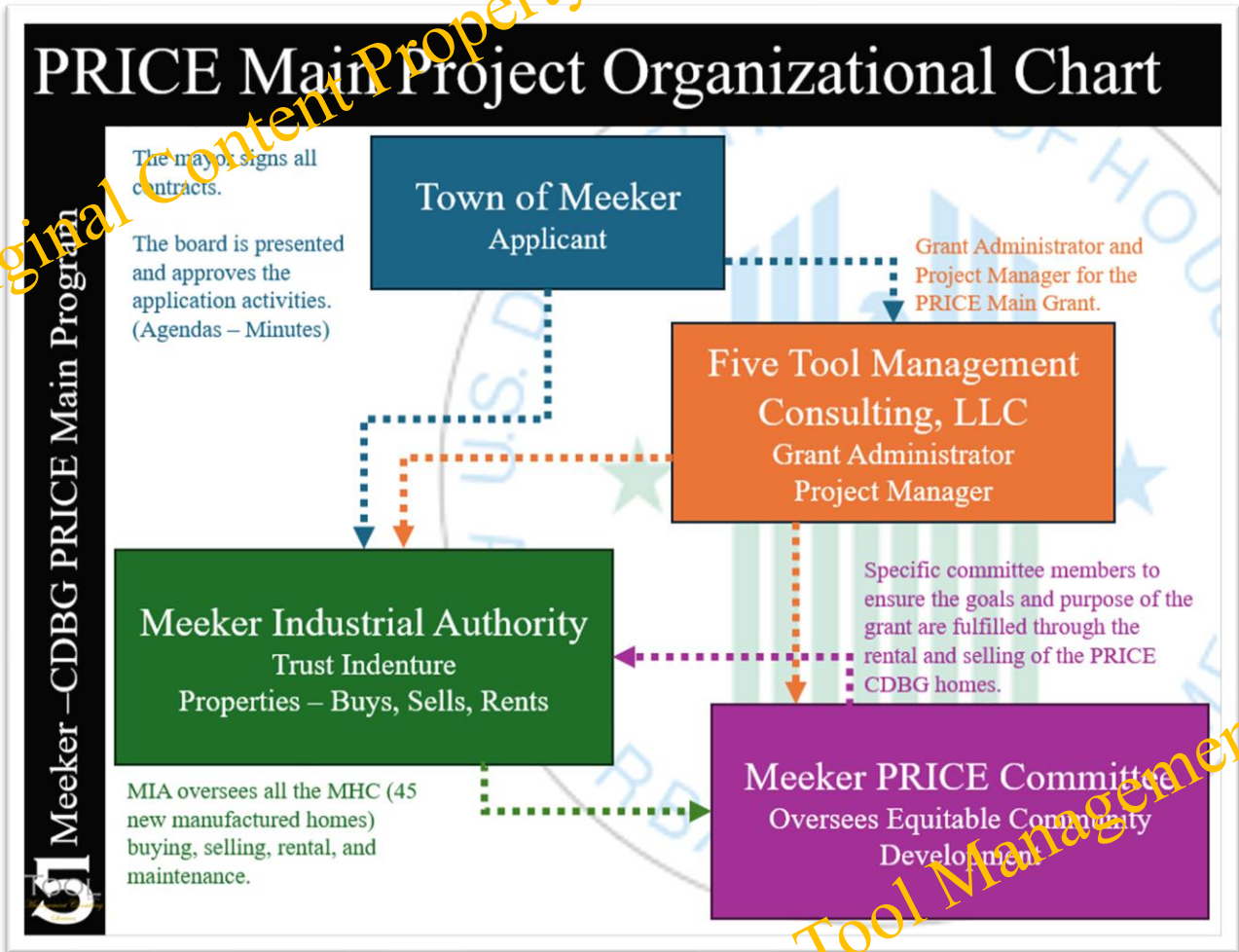
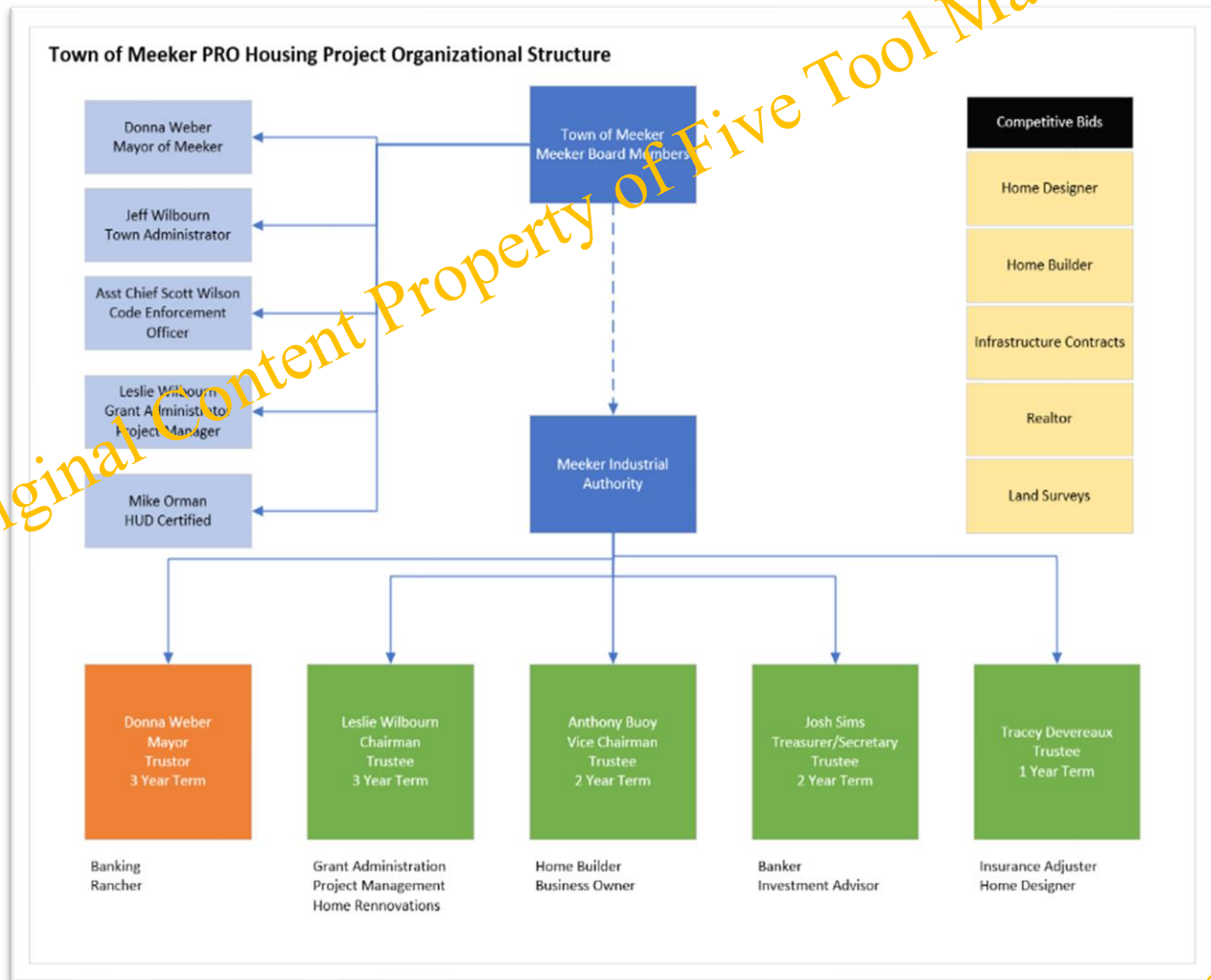


Exhibit C – Diagram 1 – Organizational Chart



The Meeker Town Board is the governing body that oversees the Meeker Industrial Authority. There are key individuals who report to the Meeker Town Board either through appointment, employment, or contracts through competitive bid that has occurred in preparation for the Meeker PRO Housing Project. This includes the Mayor, Donna Weber; the Town Administrator, Jeff Wilbourn; the Grant Administrator/Project Manager, Leslie Wilbourn; the Code Enforcement Officer; Assistant Chief of Police, Scott Wilson; and Board Member and HUD Certified Mike Orman.

Subfactor (b)(iv): Proposal Alignment

Balancing Affordability with Financial Security and Wealth for Homeowners

The Meeker PRO Housing removes a critical barrier to homeownership through the location of abandoned properties and building new homes. However, another barrier that this proposal aligns with is the willingness of the Meeker Industrial Authority to accept an offer that is less than appraised value. There is an additional proposal alignment, which is the partnership with Gordon Cooper Technology Center's educational opportunities.

Start Your Success Story Here:

Meeker, Oklahoma, is conveniently located 10 miles north of Gordon Cooper Technology Center (GCTC). The commute to GCTC is easy drive down Oklahoma Highway 18 to the main campus. Gordon Cooper Technology Center's mission is to help people succeed. We offer various Short-Term Classes, including Adult Education and Enrichment and Business and Industry Training.

Adult Career Development Classes

GCTC Adult Career Development Classes aim to help the community invest in themselves and their future. This is accomplished by investing and creating opportunities for future success. Career enhancement courses provide short-term, affordable classes allowing individuals to upgrade their careers, obtain certifications, change careers, or complete continuing education requirements. Personal enrichment courses help you continue to grow in the subjects that are most interesting to you. Classes are held primarily in the evenings to meet the demanding schedules of adult learners. Flex Track options and online learning opportunities allow individuals to tailor their schedules to fit their learning style and their lifestyle. Reach your goals by contacting us for information or guidance on our latest course offerings.

The programs chosen to be included in Gordon Cooper's catalog are selected because of their unique interest in the surrounding community and their enticing perspective on an interesting subject. All Gordon Cooper instructors are interviewed and selected for their knowledge and confidence in their subject, as well as their willingness to share their expertise. Gordon Cooper Technology Center guarantees the quality of its programs. The programs include Career Tech Student Organizations, Skills USA, HOSA organization, Business Professionals of America is the leading CTSO (Career and Technical Student Organization), Family, Career, and Community Leaders of America's, Business Development, Career Development, Personal Enrichment, Workforce & Economic Development Classes, Adult Career Development, Agriculture Business Management, Flex Track Health Programs, Business and Entrepreneurial Services, Emergency Medical Services, Government Contracting Assistance Program, Management Development, Human Services, Criminal Justice & Emergency Services, Early

Care & Education, Health Sciences, Engineering Manufacturing, Aviation Maintenance, Precision Machining, Applied Welding Technology, Transportation, Automotive Services, Professional Diesel Technician, Construction, Electrical Careers, Heating AC Refrigeration, Art & Business, Business Education Technology, Computer Networking, and Digital Careers and Graphic Design.

Short Term Classes

Gordon Cooper Technology Center's mission is to help people succeed. Offers a wide variety of Short-Term Classes including Adult Education and Enrichment and Business and Industry Training that will be available to the new residents of the Banker's Hill Manufactured Housing Community.

Subfactor (b)(v): Budget and Timeline

Meeker PRO Housing Project Budget (All Phases)

The total budget for all of the properties that have been identified in the initial review is \$15,788,427.68. The following is a high-level breakdown that is supported by a detailed project plan that has been created to support the overall vision for the Meeker PRO Housing Project.

Purchase of Dilapidated Homes	\$ 1,556,100.00
Administration and Legal Fees	1,688,000.00
Infrastructure and Site Readiness	1,156,327.68
Build New Homes	10,848,000.00
Real Estates and Closing Cost (Sale)	540,000.00
Total Budget	\$ 15,788,427.68

Meeker PRO Housing Phase I Budget

Purchase of Dilapidated Homes	\$ 635,000.00
Administration and Legal Fees	550,000.00
Infrastructure and Site Readiness	776,077.68
Build New Homes	4,740,000.00
Real Estates and Closing Cost (Sale)	250,000.00
Total Budget	\$ 6,951,077.68
Total Grant Requested	\$ 6,951,077.68

Meeker PRO Housing Project Timeline

Once awarded the HUD CDBG PRO Housing a detailed project plan, timeline, and budget will be developed and maintained in the project office. The following is intended to be a high-level timeline for the purpose of this grant application.

Project Start	02/10/2025		
Administration Activities	02/10/2025	-	07/31/2025
CDBG Grant Contracts			
Competitive Bids			
Phase I Property Confirmations			
Property Purchases and Infrastructure	07/31/2025	-	07/31/2029
Legal Research			
Purchase Property			
Closing			
Phase 1 – Construction	07/31/2025	-	07/31/2029
Lot Designs			
Home Designs			
Infrastructures			
Home Building			
Phase 1 – Sales Cycle	07/31/2025	-	07/31/2029
List Home			
Accept Applications			
Review Funding Options			
Under Contract			
Closing			
Close Out CDBG PRO Housing Grant			09/30/2030

Conclusion

The Meeker PRO Housing Project will focus on Phase I in order to close out the CDBG PRO Housing Grant process. However, the Meeker Industrial Authority will continue its efforts to remove barriers through Phase 2 and Phase 3 extending the official project for future success.