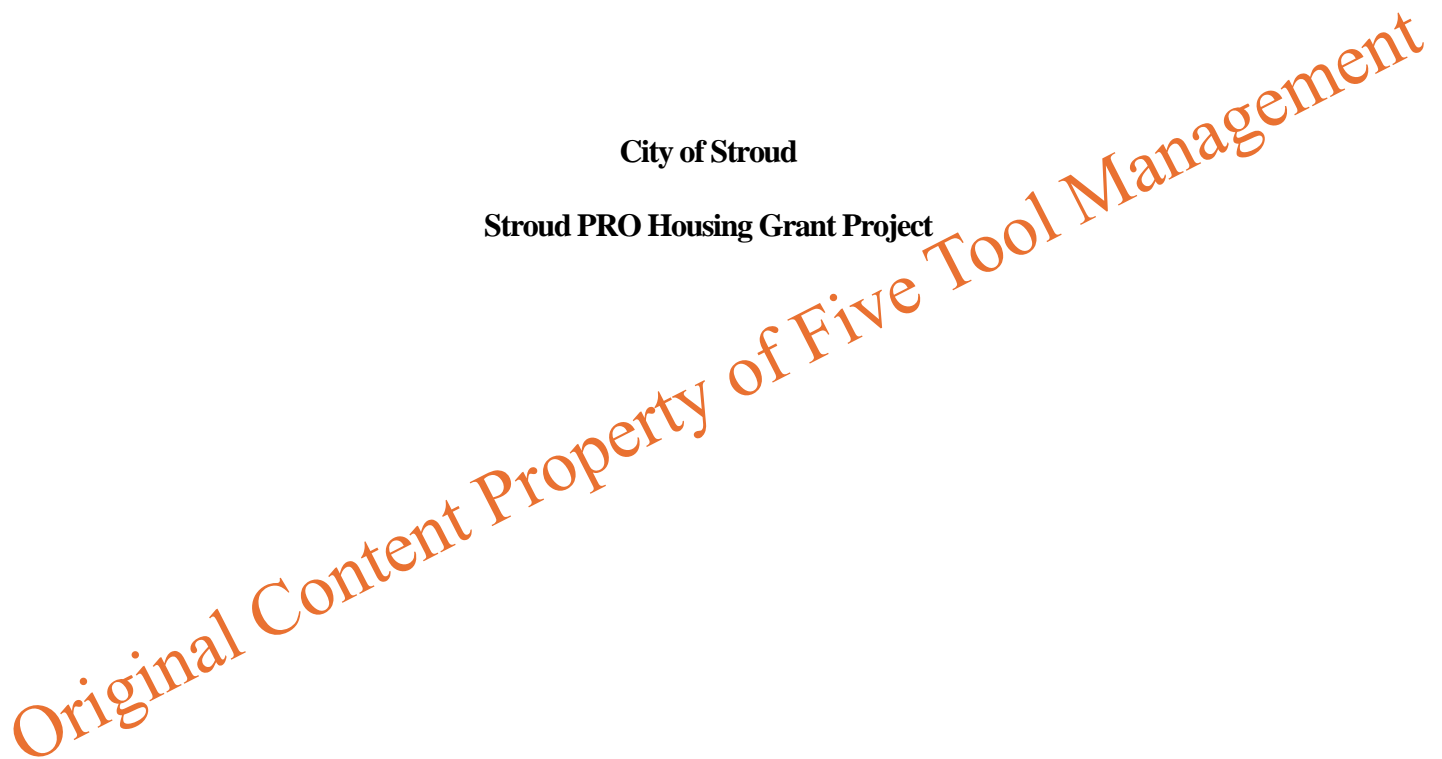




Exhibit G Long-Term Effect

City of Stroud

Stroud PRO Housing Grant Project



Factor (e): Long Term Effect

Question 1: What permanent, long-term effects will your proposal have?

Answer 1: The City of Stroud has not developed a new neighborhood since 1984 due to lacking funding and infrastructure. The Stroud PRO Housing Project will provide the necessary funding to replace the Spring Cove Mobile Home and RV Park that has been associated with a real estate scam victimizing investors and causing DEQ violations and potential harm to the residents. The long-term effect will remove this vulnerability and replace it with a community neighborhood for low to moderate-income families.

Question 2: What outcomes do you expect?

Answer 2: The Stroud PRO Housing Committee and the Stroud Industrial Authority are committed to the CDBG PRO Housing Grant's mission and purpose. We are dedicated to selling all of the available Salt Creeks Manufactured Homes to low to moderate-income households. If at any time, a resident of the community becomes financially distressed with the ownership of their new home, the Stroud PRO Housing Committee is a support system. If the household determines that the new home is more than they can financially maintain, the Stroud Industrial Authority will purchase back the manufactured home to prevent the household from the foreclosure process. The Stroud Industrial Authority will renovate the home and place the manufactured home back on the market through the Stroud PRO Housing Committee.

Phase 1 of the Stroud PRO Housing Grant Application is committed to relocating all of the current homesite renters of the Spring Cove Mobile Home Park. The Stroud PRO Housing Relocation and Displacement Plan allows for the current homesite renters to be relocated into one of the new Stroud PRO Housing manufactured homes. However, all displaced relocated renters are encouraged to apply to purchase their new manufactured home if they feel a long-term financial commitment is in their best interest. Due to the age demographics of most of the residents, it is anticipated that most of the displaced renters will select Option 1 to rent the new manufactured home since it includes rent, utilities, and mortgages for a period of 15 years.

The Stroud Industrial Authority will be renting the new Salt Creek Manufactured homes to only the individuals who are current homesite renters at Spring Cove Mobile Home Park under the Stroud PRO Housing Displacement and Relocation Plan. Their fixed rent includes the rent of the new manufactured home, utilities, and mowing. This allows for the individuals and families to budget one monthly rate and make one monthly payment to the Stroud Industrial Authority. Families will be encouraged to follow a renter's policy to protect their personal property. However, the Stroud Industrial Authority will be responsible for the property taxes and property insurance.

According to the current state requirements, the Stroud Industrial Authority will complete the state of Oklahoma manufactured homes title surrender conversion to real estate process. DPS will issue a permit for homes with current year registration and decal. If a factory-built dwelling unit is designated as a manufactured home on the MSO, it is always a manufactured home for

taxation unless the title is surrendered. Manufactured home dealers may move a trade-in home to a secure location with a trade-in affidavit. However, all taxes and fees must be paid within 30 days of the size and weight permit issuance before any title work.

Stroud Industrial Authority and the Stroud PRO Housing Committee will be collaborating with Gordon Cooper Technology Center (GCTC) to provide the current homesite renters of the Spring Cove Mobile Home Park with a relocation plan for the displaced residents. The Stroud PRO Housing Relocation and Displacement Plan will include attending a financial literacy class. While the Stroud PRO Housing Relocation Plan is officially a 15-year plan, the Stroud Industrial Authority is expected to extend the rental agreements year-by-year to support the Stroud PRO Housing Grant Application.

Phase 1 of the Stroud PRO Housing Project is dedicated to relocating the displaced homesite renters of the current Spring Cove Mobile Home Park, representing our community's most vulnerable and underserved. Phase 2 of the Stroud PRO Housing Project allows low to moderate income families to purchase one of the new Salt Creek Manufactured Homes. The Stroud PRO Housing Committee is dedicated to working with each applicant to create a successful financial plan.

The Stroud PRO Housing Committee ensures that low to moderate-income families and individuals, particularly racial minorities, feel welcome to apply for one of the Salt Creek Manufactured homes. We have selected an experienced advisor who joined with a team from the community to welcome everyone who applies. The Stroud PRO Housing Committee is eager to meet new families that would like to make Stroud, Oklahoma, their home, reviewing and evaluating with them to determine the most appropriate financial plan to ensure their success. They will also be provided with educational opportunities for financial literacy through the partnership with Gordon Cooper Technology Center to help them establish long-term financial management skills.

The Stroud PRO Housing Grant Project includes a comprehensive neighborhood development and lot plan that embraces all of the current enhancements to complement the advancements made to manufactured homes. They include lot designs, permanent installation of the manufactured home, brick skirting, detached garage with matching brick skirting, pergolas for additional car protection, walk-in storm safe room, wide driveways, sidewalks, brick porch, back decks, individual property mailboxes, and fenced backyards. The new Salt Creek Manufactured Housing Community infrastructure will include neighborhood solar street lighting, tornado sirens, and new fire hydrants. The Stroud Industrial Authority believes that including a home builder and a home designer in our project site plan provides the necessary guidance and professionalism to ensure the new neighborhood is properly designed to be a livable, sustainable, and resilient community that demonstrates pride and joy.

SubFactor (e)(i): Permanent, Long-Term Effects

The following strategic goals have been identified as positive effects of the Stroud PRO Housing Grant Project.

✓ **Strategic Goal 1:**

Support Underserved Communities Fortify support for underserved communities and support equitable community development for all people.

Invest in the Success of Communities Promote equitable community development that generates wealth-building for underserved communities, particularly for communities of color.

✓ **Strategic Goal 2:**

Ensure Access to and Increase the Production of Affordable Housing Ensure housing demand is matched by adequate production of new homes and equitable access to housing opportunities for all people.

Increase the Supply of Housing Enhance HUD's programs that increase the production and supply of housing across the country.

✓ **Strategic Goal 3:**

Promote homeownership opportunities, equitable access to credit for purchase and improvements, and wealth-building in underserved communities.

Advance Sustainable Homeownership through the advancement of the deployment of tools and capital that put sustainable homeownership within reach.

✓ **Strategic Goal 4:**

Advance Sustainable Communities by providing sustainable communities by strengthening climate resilience and energy efficiency, promoting environmental justice, and recognizing housing's role as essential to health.

Guide Investment in Climate Resilience through investment in climate resilience, energy efficiency, and renewable energy across HUD programs.

Strengthen Environmental Justice reducing exposure to health risks, environmental hazards, and substandard housing, especially for low-income households and communities of color.