



RIVER WEST

GROWING FROM ROUTE TO RIVER

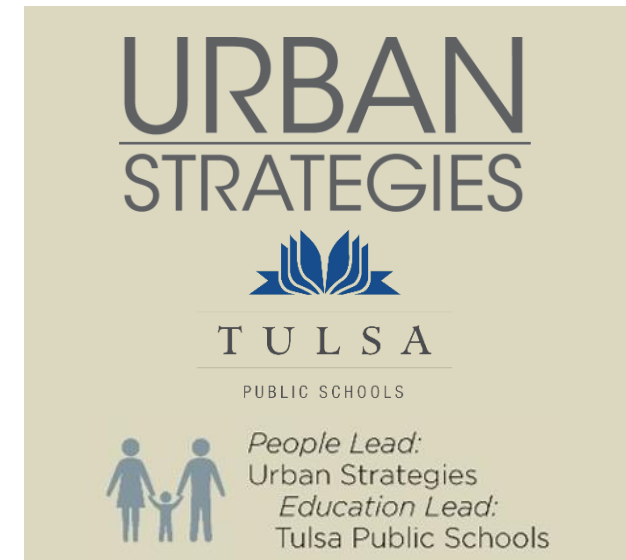
COMMUNITY UPDATE MEETING

February 25, 2019

AGENDA

- Welcome and Introductions
- CEO Remarks
- Overall Program Update
- Housing Update
- Relocation Update
- People Plan Update
- Neighborhood Projects Update
- Q&A

IMPLEMENTATION TEAM

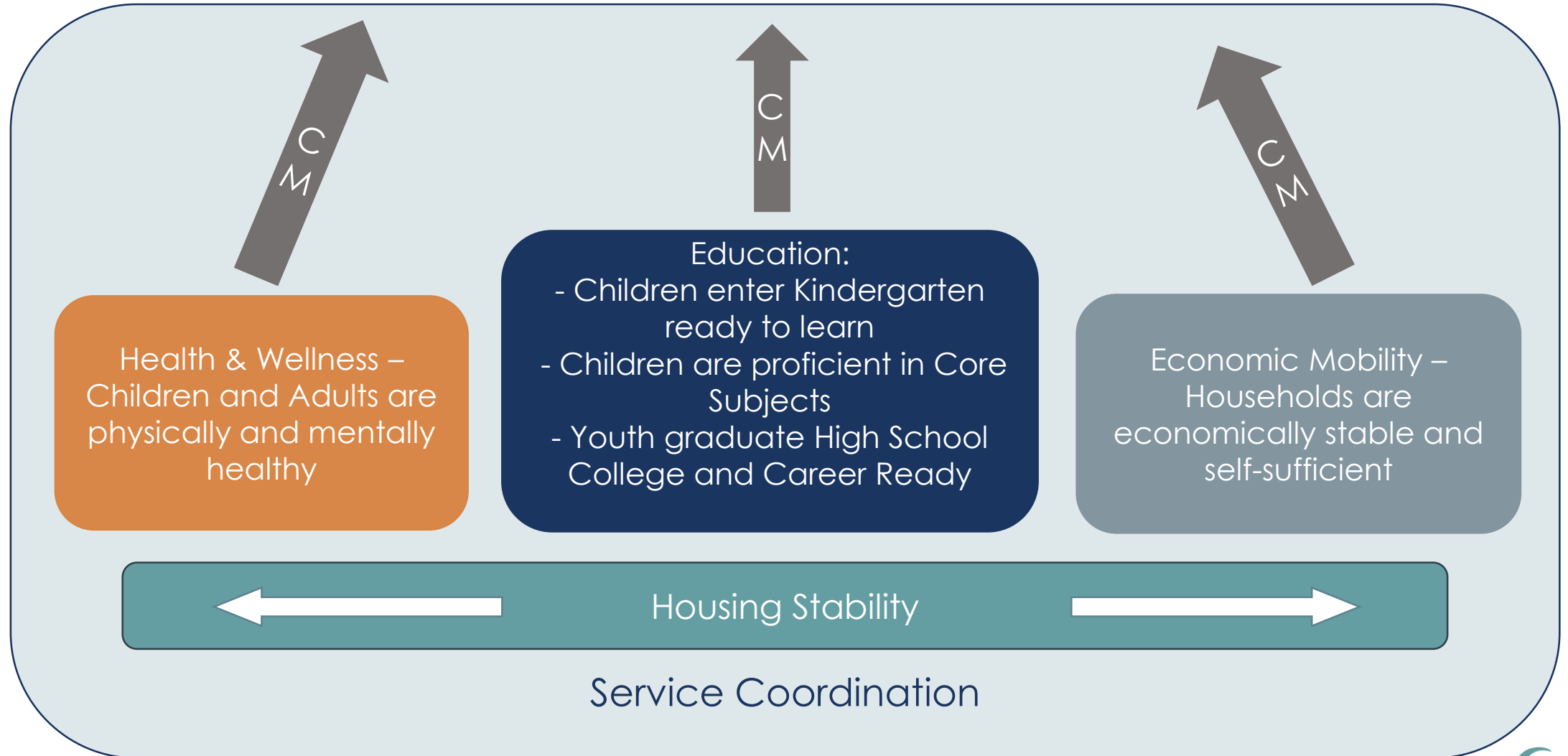


PROGRAM UPDATE AND MILESTONES

- Grant awarded July 6, 2018
- Program Scheduled and Initial Budget approved December 20, 2018
- Updated People Plan submitted (pending approval) January 3, 2019
- Housing Plan approved February 12, 2019
- Tenant Protection Vouchers for 2019 approved February 12, 2019
- 2019 Funding approved February 13, 2019

PEOPLE STRATEGY OVERVIEW

OVERALL RESULT: All families are stable and thriving

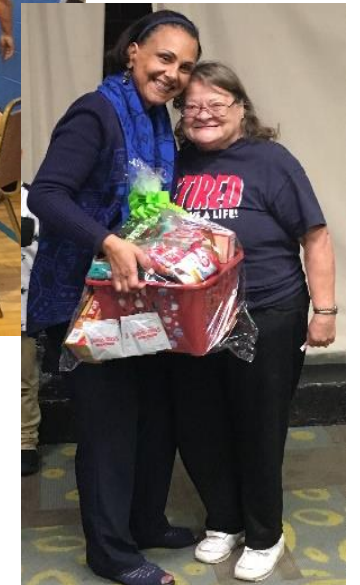


PEOPLE STRATEGY TIMELINE

Task	Update
Hire Local Staff	1 Sr. Project Manager & 4 Case Managers onboard; 1 Case Manager still to be added by end of Q1 2019; Education Specialist will be added to team through partnership with Communities in Schools; Targeted employment support through Tulsa WorkAdvance in development process
Monthly resident meetings	Initial resident meetings in August 2018; monthly meetings commenced September 2018
Enroll residents in Case Management & Collect baseline household assessments	To date, 300 households are enrolled – includes 355 adults and 427 dependent minors; completed baseline assessments for 296 households
Establish Development Plans with households enrolled in Case Management	To date, 50% of residents have development plans in place; All but 2 households in the first phase of relocation have an active development plan
Service Provider Network	Meetings in August 2018, October 2018 and February 2019; Dates for remaining quarterly 2019 meetings have been provided
Establish Agreement with TPS	Data Sharing Agreement established; Sub-agreement with TPS for funding in review process
Establish MOUs with partners	Agreements in development process with several key partners.

RESIDENT ENGAGEMENT UPDATE

- Monthly CNI Resident Meetings began in September 2018
 - Residents from RV and BW are attending
- Fall Festival Event
 - 23 community partners involved in the event
 - Over 200 residents in attendance
- Holiday Parties at RV and BW
 - Holiday gifts provided to 175 children
- Holiday Food Baskets provided



RESIDENT ENGAGEMENT UPDATE

- Maintained existing support programs at Riverview Park
 - Includes weekly food distribution from Food Bank of Eastern OK; monthly “Empowering Parents” program through Parent Child Center; Mobile Eatery at Riverview Park through mid-March; Brightwaters rotation will begin in April
- Outreach for Case Management has also included door-knocking, informational flyers, phone calls, resident events and social opportunities



MOBILITY SUPPORT & RELOCATION PREPARATION

- Regular coordination between Relocation Coordinators and Case Managers
- Specific relocation information meetings held for Riverview Park residents in Phase I of relocation
- Close coordination with Riverview Park Property Management regarding lease compliance
- Financial Literacy Training provided by Housing Partners of Tulsa
- “Your Money, Your Goals” training and toolkit for Case Managers through the Bureau of Consumer Financial Protection
- “Celebrating the Journey” social-emotional learning experience for school-age youth who will be experiencing relocation
 - When: March 28th
 - In partnership with TPS, Tulsa Children’s Museum, Communities in Schools, and CityYear

POPULATION BREAKDOWN

- **Riverview Park - 184** Original Households as of 11/22/2017
 - **44** households moved out between 11/22/2017 and 9/1/2018
 - 13 of these move outs were due to eviction or the household moved to avoid eviction
 - **45** households moved into Riverview Park between 11/22/2017 and when lease-up stopped.
- **Brightwaters - 186** Original Households as of 11/22/2017
 - We are in the process of confirming the move-out reasons for the **67** households who have moved out of Brightwaters between 11/22/2017 and 1/31/2019.
 - **67** households moved into Brightwaters Apartments between 11/22/2017 and 1/31/2019.

KEY LEARNINGS FROM HOUSEHOLD ASSESSMENTS

To date – 300 households are enrolled in Case Management, 296 households have been assessed

- 30% of working age adults (19-64) are employed
 - Of those who are currently unemployed – 45% self report not being able to work due to a disability or health restriction; 14% are currently not seeking work due to caregiving responsibilities
 - Remaining 41% are either currently seeking employment, education, or a training program
 - 27% of adults do not have a HS Diploma or GED
- 63% of adults do not have health insurance
 - 51% of adults report having at least 1 chronic health concern with depression and high blood pressure the most common concerns reported
- 45% of children 0-5 are enrolled in a formal early learning program such as Pre-K or Early HeadStart
- Only 48% of School-age youth are reported to be involved in any out-of-school time programming

PEOPLE STRATEGY PRIORITIES

CASE MANAGEMENT

- Ensure barriers for households to move in first phase of relocation are addressed and eliminated
- Supporting all families relocating in this first phase to successfully move by end of June 2019
- Establishing Development Plans with all households in Case Management by May 31st

SERVICE COORDINATION

- Finalize partner MOUs that are in process by March 31st
- Finalize program model for targeted CNI workforce development support with Tulsa WorkAdvance by April 30th
- Coordinate community engagement opportunity with residents and partners for Spring 2019

HOUSING STRATEGY



- Combat concentration of subsidized housing
- Create high quality, well-managed mixed-income housing
- Strengthen and diversify market demand
- Place housing at the heart of the community



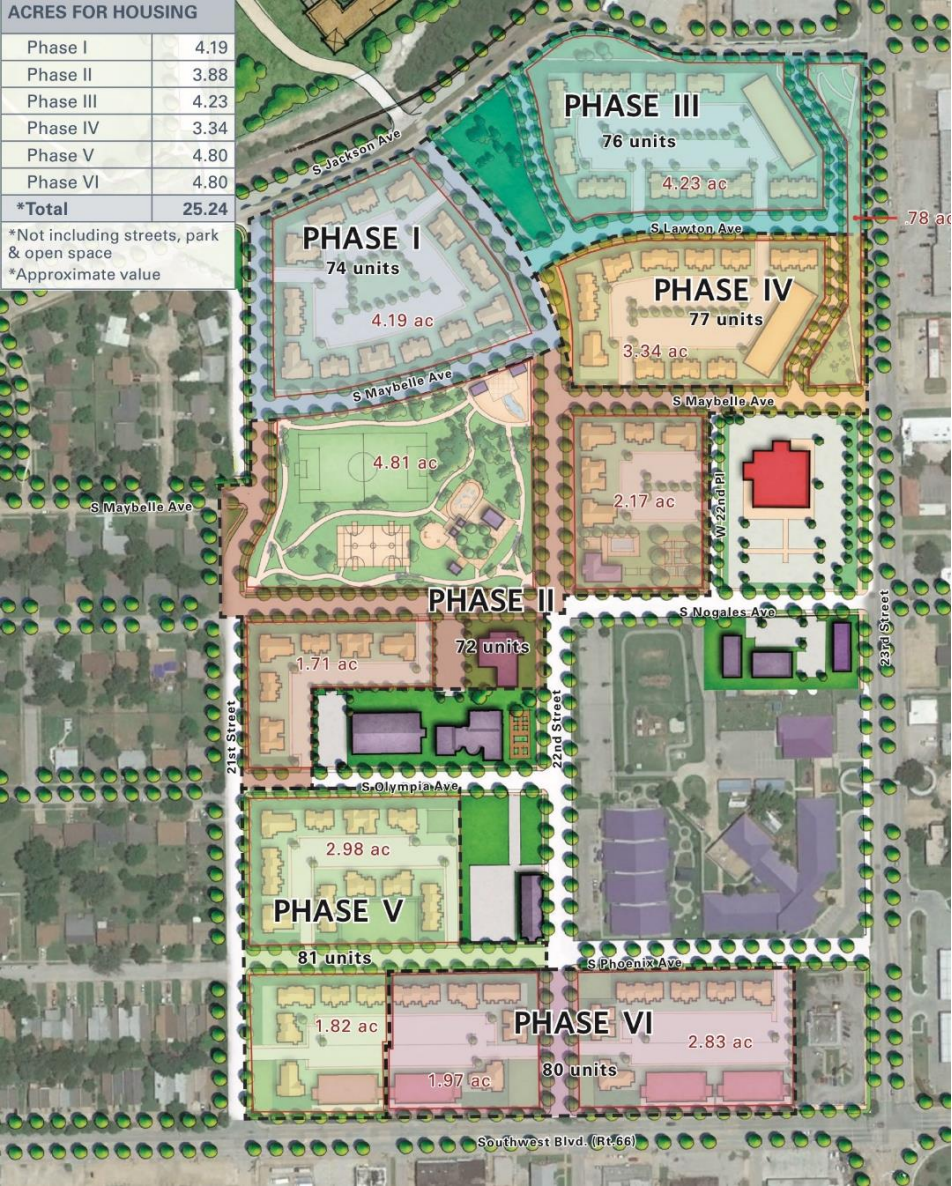
HOUSING STRATEGY PRINCIPLES



- One for One Replacement (including HCVs)
- Compact, Pedestrian-Friendly, Mixed-Use
- Community Space/Recreation
- Defensible Space
- Enterprise Green Communities
- Micro-Climate Appropriate Landscaping
- Sustainable Stormwater Management Practices



PHASING PLAN



HOUSING PLAN ACCOMPLISHMENTS TO DATE

- Master Development Agreement - McCormack Baron Salazar
- Additional Services Agreement – McCormack Baron Salazar Development, Inc.
- Submitted LIHTC Application to OHFA January 2019 – Phase I
- THA Secured Option to Lease West Tulsa Park
- Received HUD Approval for Unit Mix
- Architect/Engineer Selection In Process
- Environmental Assessments in Process
- Surveys and Title Commitments In Process

PHASE I OVERVIEW

- 74 units
 - 37 Replacement Affordable Units
 - 16 Tax Credit Units
 - 21 Market Rate Units
- 9% Low Income Housing Tax Credit (award expected June 2019)
- Targeted Closing Date of March 2020
- 18 Month Construction Schedule
- Targeted Stabilization Date of March 2022



BUILDING TYPES



BUILDING TYPES

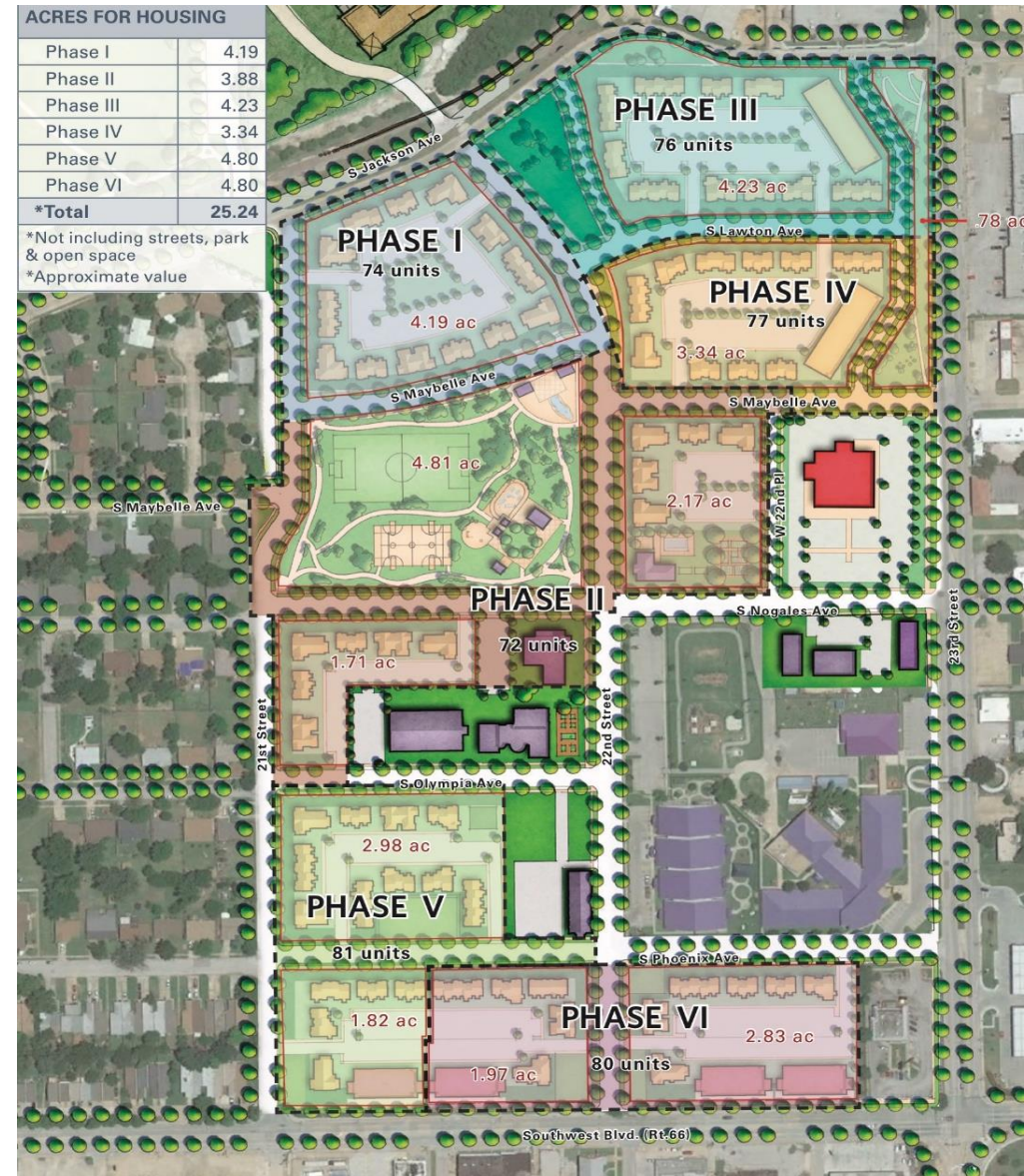


HOUSING PLAN NEXT STEPS

- Design for Housing, Demolition, Remediation, Site Preparation and Public Infrastructure
- Resident/Community Involvement in Design Process
- LIHTC Application to OHFA June 2019 – Phase II
- General Contractor Selection
- Obtain HAP Transfer Plan Approval

CHOICE NEIGHBORHOODS PHASING AND RELOCATION

- 460 new apartments over six phases
 - 229 replacement units
 - 231 tax credit and market rate units
- Relocation will coincide with phasing
 - Riverview – Phases one – four between summer 2019 and summer 2020
 - Brightwaters relocating before phase five in early 2021
- All residents will receive Tenant Protection Vouchers, relocation assistance, mobility counseling and case management assistance
- All residents will maintain a first right to return, pending they remain in good standing





CRITICAL COMMUNITY IMPROVEMENTS

- FRESH, AFFORDABLE GROCERY STORE
- EXPANDED COMMUNITY & RECREATIONAL CENTER
- RENOVATION & REPROGRAMMING OF WEST TULSA PARK

PUBLIC SAFETY



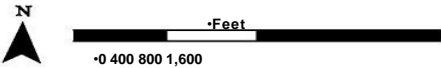
STRATEGIES

- 1) Deploy directed patrols/“hot spot” policing
- 2) Develop a crime prevention awareness campaign and resident education
- 3) Support reentry initiatives
- 4) Use CPTED for new developments

PARTNERS

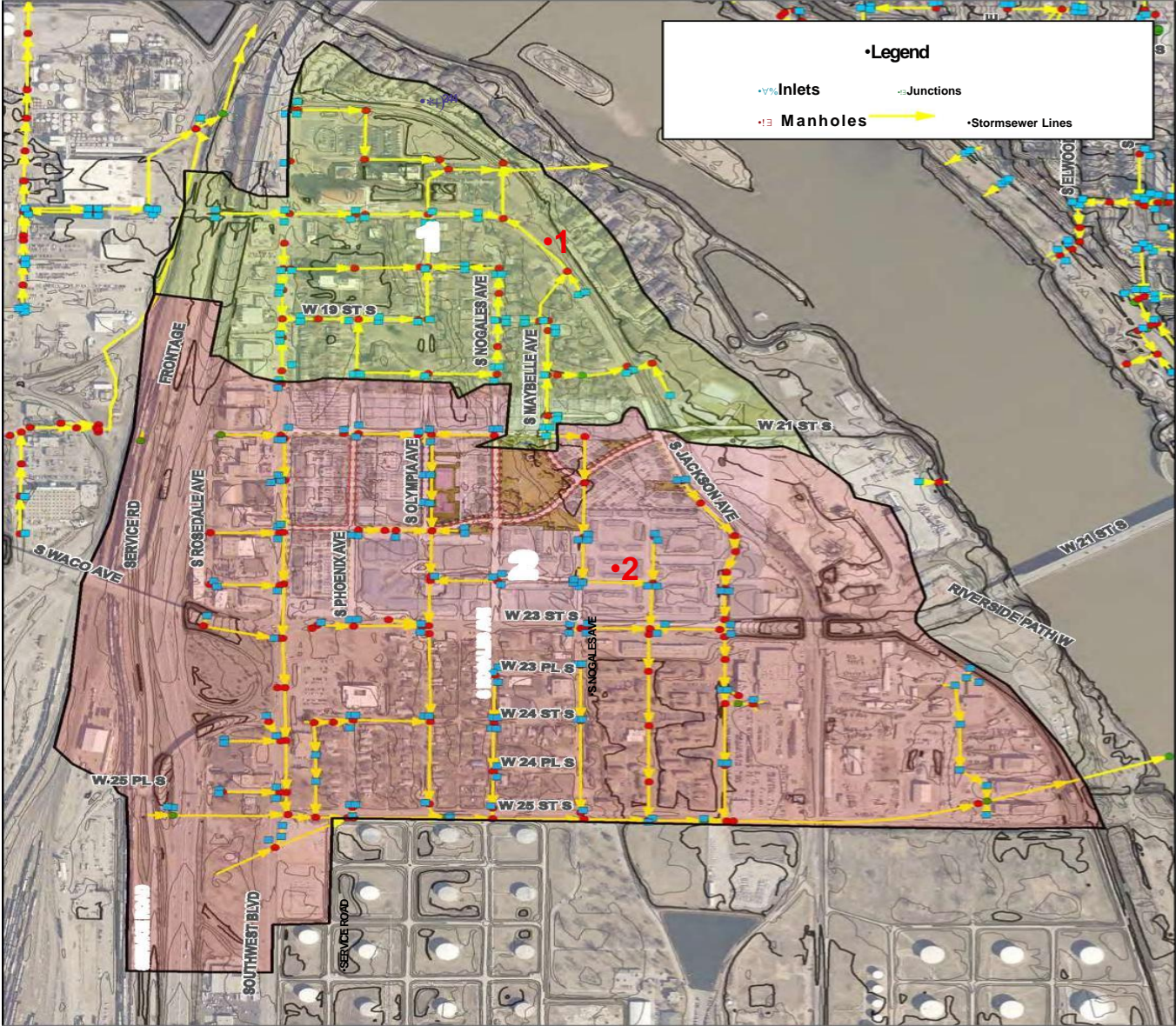
City of Tulsa
Tulsa Police Department
CEO Works
Urban Strategies, Inc.
McCormack Baron Salazar
Urban Design Associates

•Eugene Fields



•Legend

Inlets	Junctions
Manholes	Stormsewer Lines



•Grant Project Eugene Fields Existing Drainage Basins (Figure 1-1)



NEIGHBORHOOD PROJECTS/CCI NEXT STEPS

- Refine and finalize CCI Projects (that will utilize Choice Funds) by initial deadline of July 6, 2019
- Identify additional Neighborhood Investments (non-Choice funds)
- Seek to finalize appropriate stormwater solution for Eugene Fields
- Continue to identify potential funding sources for public improvements and infrastructure (underground and visible)

OUR COMMITMENT



A place to live, work and visit...

RIVERWEST

QUESTIONS?

Jeff Hall

Vice President – Strategic Planning

Choice Neighborhoods Program Manager

Jeff.Hall@tulsahousing.org

www.TulsaHousing.org





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