



RIVER WEST

GROWING FROM ROUTE TO RIVER

July 1, 2019

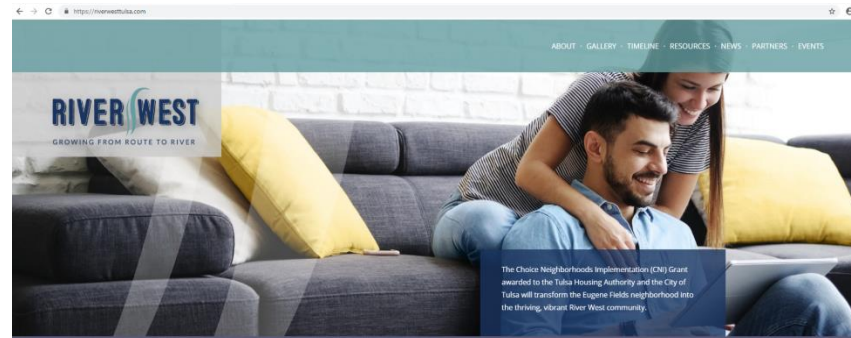
2nd Quarter Updates

AGENDA

- Welcome and introductions
- Overall program update
- People Plan update
- Resident relocation update
- Housing Plan update
- Property re-zoning overview
- Resident relocation update
- Neighborhood projects update
- Q&A

PROGRAM UPDATE AND MILESTONES

- Webpage launched – **RiverWestTulsa.com**
- Phase I tax credits awarded May 15
 - \$1M in credits represents the largest award ever in the state of Oklahoma
- Phase II tax credit application submitted June 27
- Updated Critical Community Improvements (CCI) Plan submitted July 3
- First phase of resident relocation



CNI PEOPLE TEAM

- Senior Project Manager – Tahira Taqi
- Senior Case Manager – Karriem Harris
- Case Managers – Sam Lian, Tyrone Mason, Angela Fent, Wandymar Torres
- Education Specialist – Mykey Arthrell-Knezek
- JobsFirst staff member provided through Tulsa Community WorkAdvance



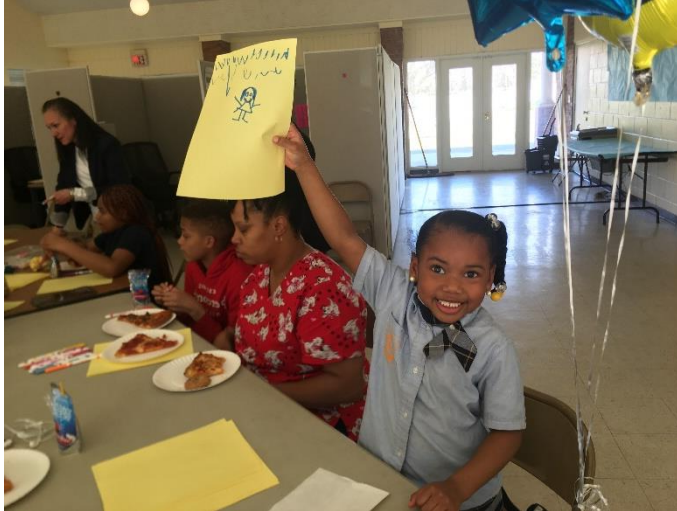
HIGHLIGHT – CELEBRATING THE JOURNEY

- Activities at
 - Eugene Field Elementary
 - Webster Middle and High Schools
 - Riverview Park Apartments
- All school-age students living at Riverview Park Apartments participated in focused group sessions to gauge how youth are feeling about the changes underway in their neighborhood
- All students of Eugene Field Elementary participated in a social and emotional learning workshop led by Tulsa Children's Museum's Discovery Lab



HIGHLIGHT - CELEBRATING THE JOURNEY

‘Preparing youth for neighborhood transformation’



Implementation Partners:

- Urban Strategies, Inc. – Convener, focus group facilitation
- Tulsa Public School District – Parent notification, space, facilitation, photography
- Discovery Lab – School day session(s) facilitators at Eugene Field Elementary
- Tulsa Housing Authority – Funder via Choice Neighborhood Initiative
- Communities in Schools – Extra people power, familiar faces
- City Year – Extra people power, familiar faces
- Community Food Bank of Eastern Oklahoma – Refreshments

RESIDENT ENGAGEMENT UPDATE

- Monthly CNI resident meetings
 - Changed format to include more family-oriented activities like BINGO
 - Featured partners at last three meetings including:
 - Tulsa Police Department
 - Domestic Violence Intervention Services
 - CAP Tulsa
 - Tulsa Community WorkAdvance
- Mobile Eatery through Community Food Bank of Eastern Oklahoma
- Goodwill Industries tour



RESIDENT ENGAGEMENT UPDATE

- Tulsa Children's Museum Discovery Lab outreach events
 - Little Learners and activities for school-age youth
- Tulsa City-County Library Bookmobile – Summer Reading Program
- TPS/ImpactTulsa pre-k enrollment events



EDUCATION SPECIALIST THROUGH COMMUNITIES IN SCHOOLS

- Partnership with CIS for education specialist who addresses education needs within any target households with children
- Initial focus:
 - Connecting 0 - 5 year olds with early learning and pre-k opportunities
 - Connecting school-age youth with summer learning opportunities through TPS, Boys & Girls Club, Tulsa Children's Museum, etc.
 - Building relationships with families and addressing individual education needs



JOBSFIRST LAUNCH

- Partnership with Madison Strategies Group to create JobsFirst program
- Focus on work readiness skills and preparation for success in employment
- Highly relational approach to reengaging individuals in the workforce
 - Featuring on-site workshops and trainings, dedicated staff to get to know individuals and their unique circumstances



PEOPLE STRATEGY PRIORITIES

CASE MANAGEMENT

- Outreach to new families and increased engagement with residents at Brightwaters
- Establishing new development plans with households already relocated and maintaining strong engagement with those households

SERVICE COORDINATION

- Finalize remaining partner MOUs
- Launch Economic Mobility and Education Action teams; continue working with Health Action Team on the community health fair
- Education enrollment – Targeting 0 - 5 year olds for early learning and pre-k opportunities; confirm school enrollment and transportation for all relocated households with school age kids



HOUSING STRATEGY PRINCIPLES



- One-for-one replacement (including Housing Choice Vouchers)
- Compact, pedestrian-friendly, mixed-use
- Community space/recreation
- Defensible space
- Enterprise Green Communities
- Micro-climate appropriate landscaping
- Sustainable stormwater management practices



PLAN EVOLUTION



CHARRETTE PLAN



EUGENE FIELD SMALL AREA PLAN



PLAN EXTENDED TO INCLUDE RIVERVIEW

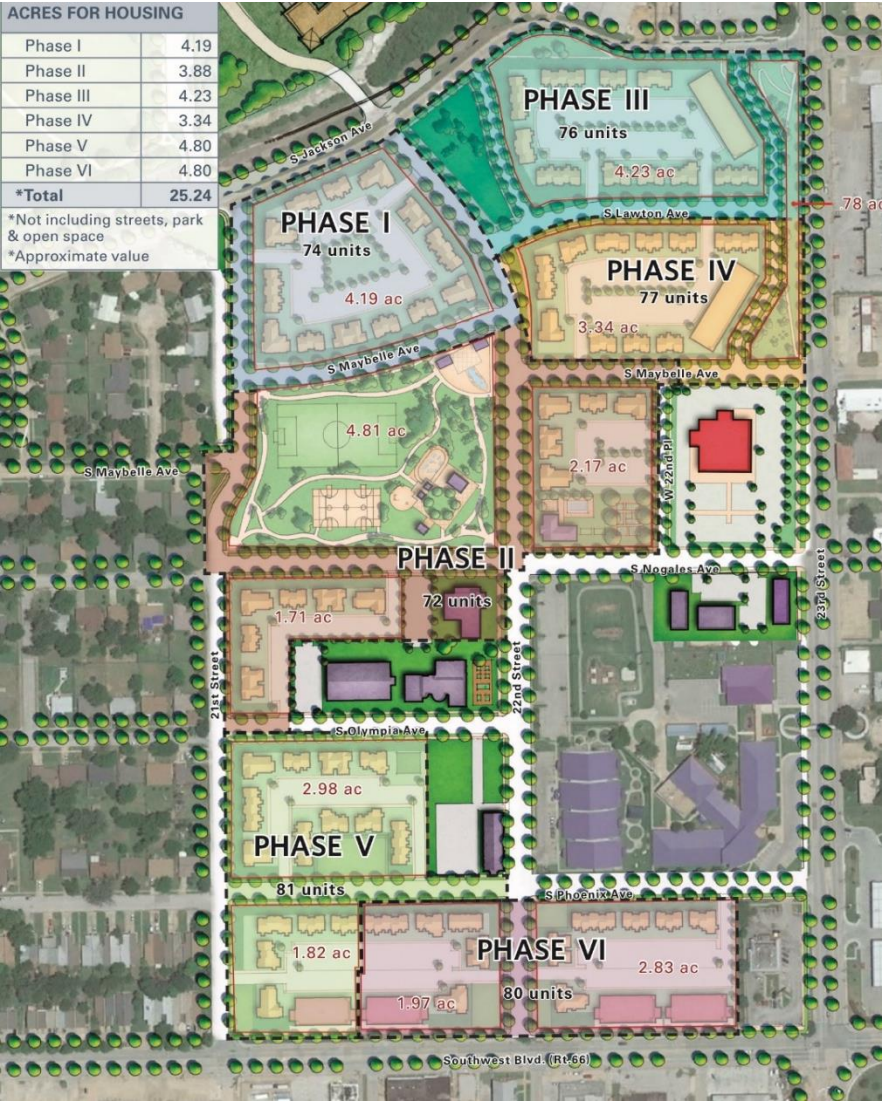


2016 CNI GRANT PLAN



CURRENT SITE PLAN

PHASING PLAN



HOUSING PLAN ACCOMPLISHMENTS TO DATE

- Phase I LIHTC funding awarded
- Phase II LIHTC application submitted
- Architect/engineer selection completed (KSQ, Wallace, Howell Vancuren)
- General contractor selection completed (Key)
- Environmental assessments on-going, Phase II initiated
- Surveys and title commitments nearing completion
- Phase I and II housing design at 50% design development
- Public improvements and stormwater management under design (via the City of Tulsa)
- Rezoning and entitlements 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 received May 2019)
- Targeted closing date of March 2020
- 18-month construction schedule
- Targeted stabilization date of March 2022



PHASE II OVERVIEW

- 72 units
 - 36 replacement affordable units
 - 14 tax credit units
 - 22 market rate units
- 9% Low Income Housing Tax Credit (award expected November 2019)
- Will be developed and constructed alongside Phase I



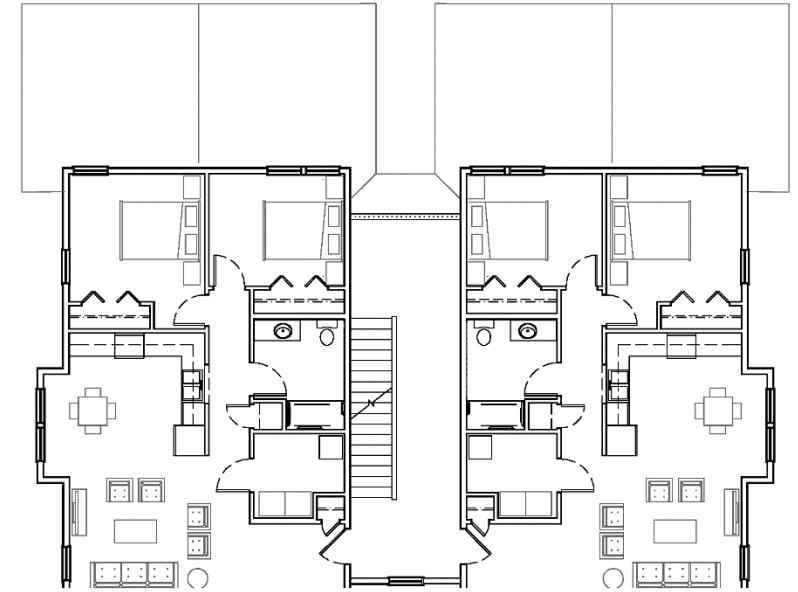
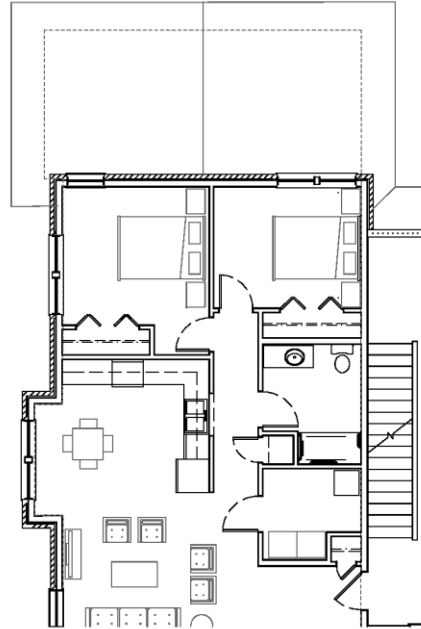
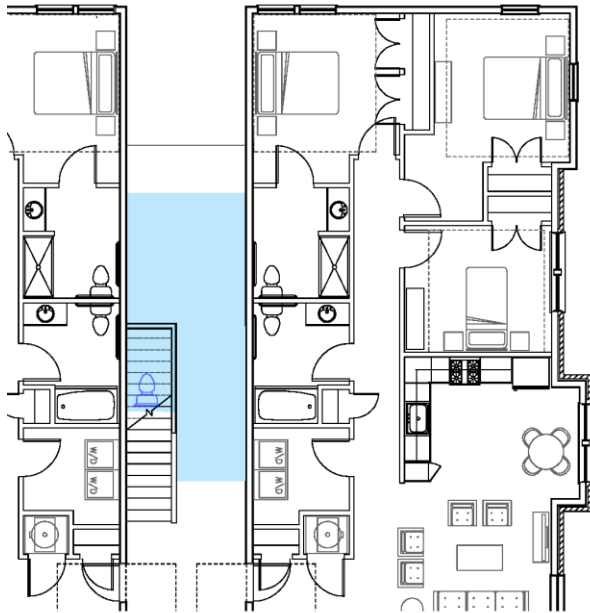
PHASE II OVERVIEW



BUILDING TYPES – GARDEN UNITS



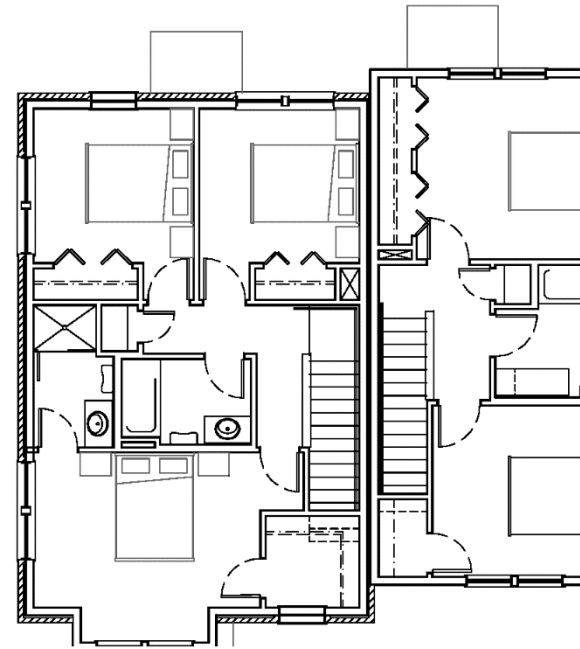
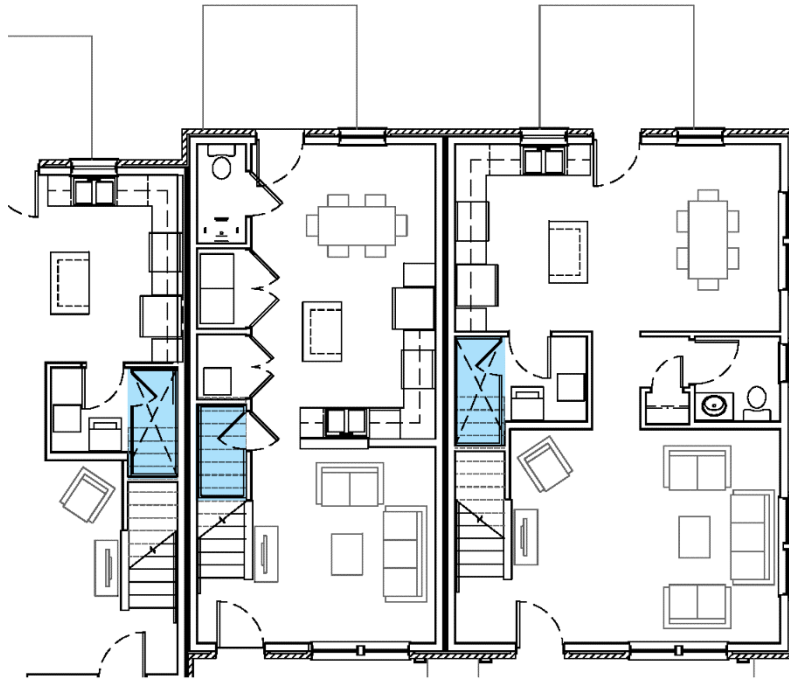
FLOOR PLANS – GARDEN UNITS



BUILDING TYPES – TOWNHOMES



FLOOR PLANS – TOWNHOME UNITS



MANAGEMENT BUILDING AND COMMON SPACE

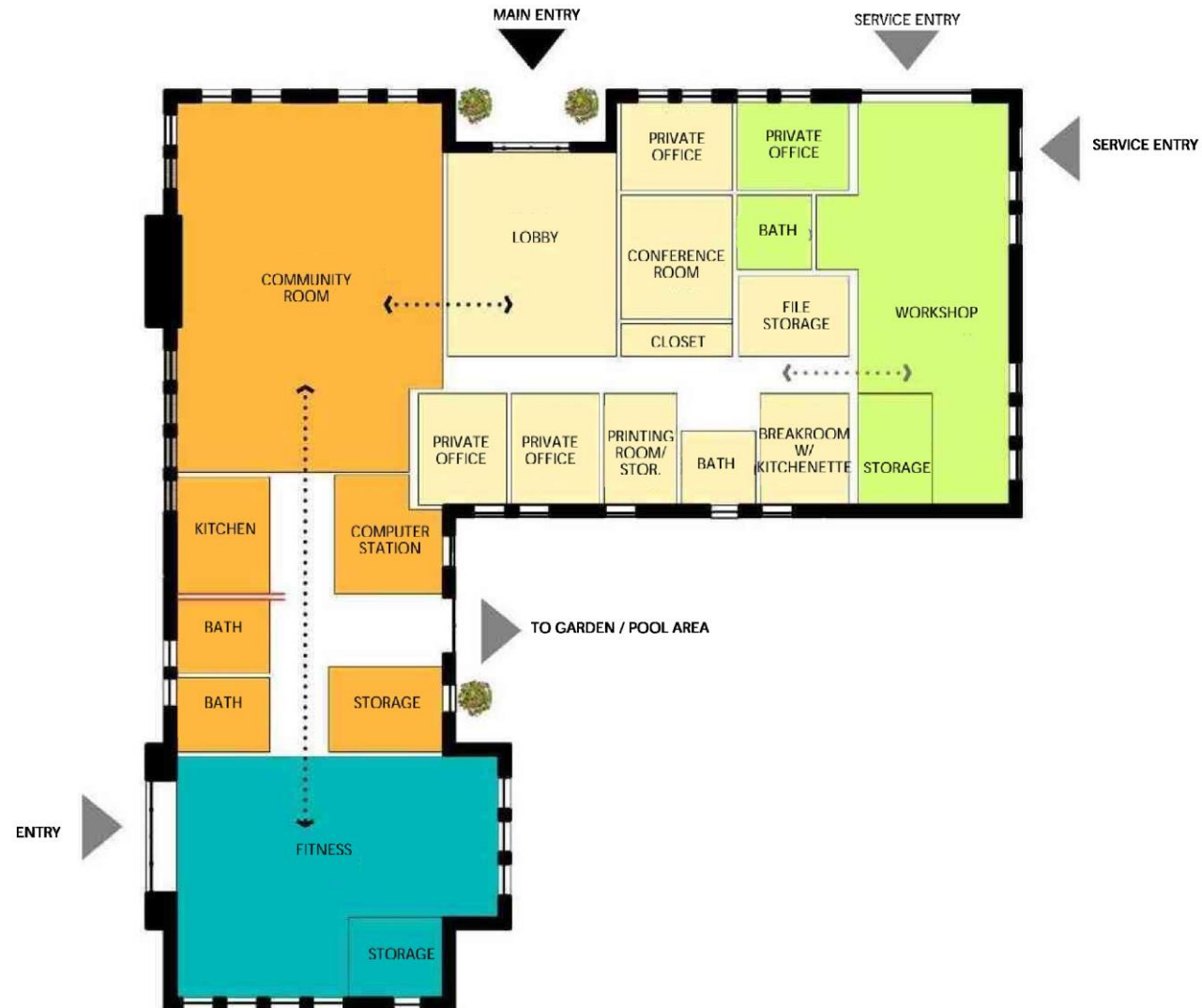


North Elevation



South Elevation

MANAGEMENT BUILDING AND COMMON SPACE





ksq

RIVER WEST CNI PH1 & PH2 | SITE VIEWS
JUNE 28, 2019



ksq

RIVER WEST CNI PH1 & PH2 | SITE VIEWS

JUNE 28, 2019

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RIVER WEST



ksq

RIVER WEST CNI PH1 & PH2 | SITE VIEWS



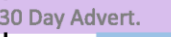

JUNE 28, 2019

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RIVER  **WEST**

REZONING AND ENTITLEMENT PROCESS

- Property will be rezoned to Mixed-Use Designation (Mixed-Use Urban 55)
- Zoning will allow for:
 - Less street set-back
 - Reduced parking requirements
- Seek Board of Adjustment Relief on:
 - Reduction of parking (made up via street parking)
 - Resident required transparency (windows)
- Submitted relocation application June 27 with two public meetings to occur before final approval

| River West Zoning/Planning Schedule 5/23/2019 | | | | | | | |
|---|-----|----------------------------|---|--------|--|---|---|
| | May | June | July | August | September | October | November |
| MX Zoning (PUD Abdmnt) BOA | | |  | | |  |  |
| | | | | | |  | |
| | | Submit Zoning App. 6.27.19 | | | TMAPC Meeting 9.4.19 - City Council Meeting - | Submit BOA App. 10.15.17 | BOA Hearing 11.19.19 - |

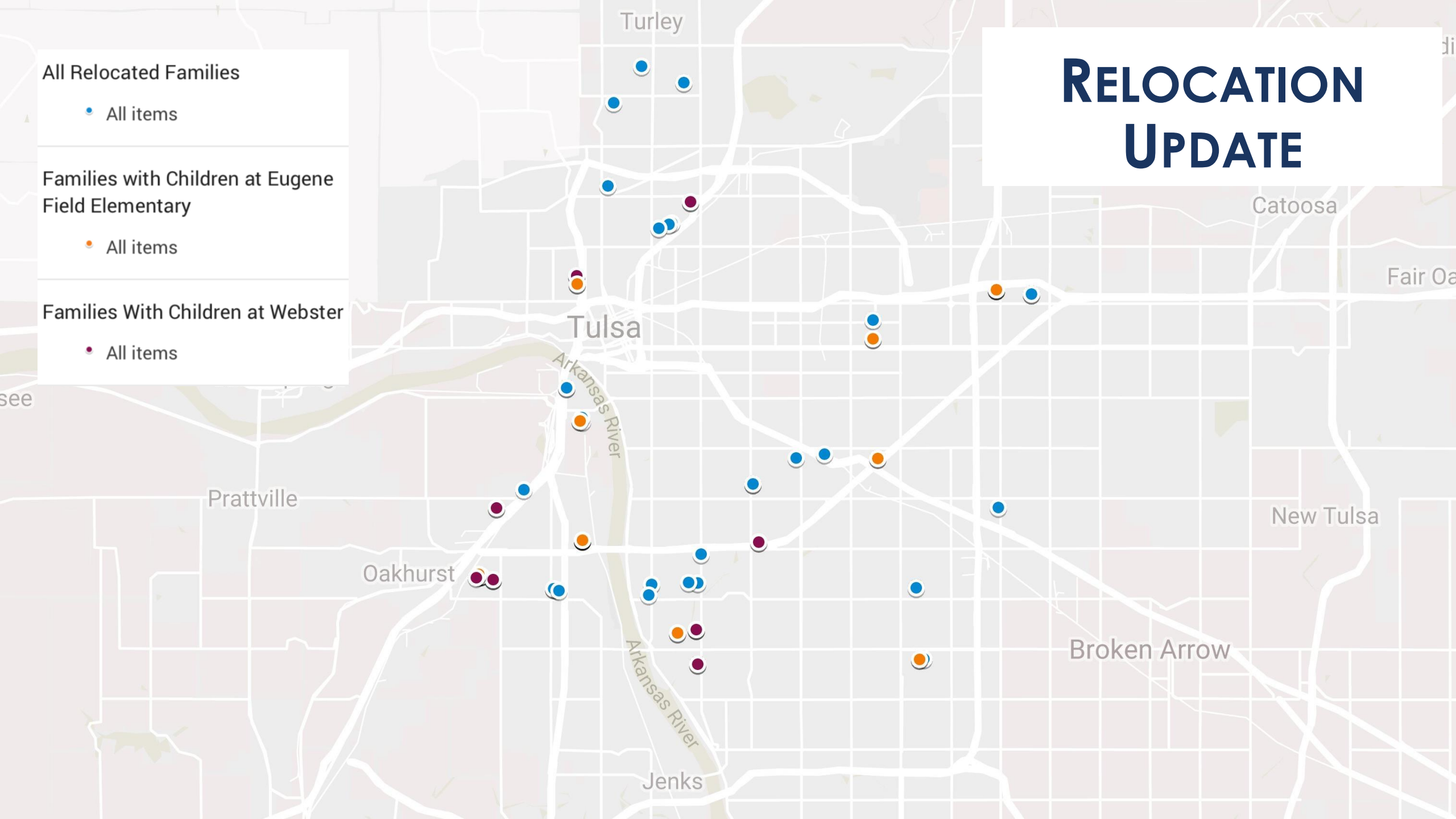
CHOICE NEIGHBORHOODS PHASING AND RELOCATION

- Phase I relocation began April 1
- 69 total families
- Breakdown of relocation methods to date:
 - 42 utilized Tenant Protection Voucher
 - 8 moved to another THA property
 - 5 moved into other arrangements (other family, out of city, out of state, market rate units)
- Communities in Schools Education Specialist working alongside families and TPS to provide support for families wishing to stay in current school, improved access and facilitation for families wishing to enroll in new school
- TPS evaluating residents' new addresses to determine and provide transportation options
- All residents will maintain a first right to return, pending they remain in good standing



RELOCATION UPDATE

- All Relocated Families
 - All items
- Families with Children at Eugene Field Elementary
 - All items
- Families With Children at Webster
 - All items



CRITICAL COMMUNITY IMPROVEMENTS

- Fresh, affordable grocery store
- Renovation and reprogramming of West Tulsa Park



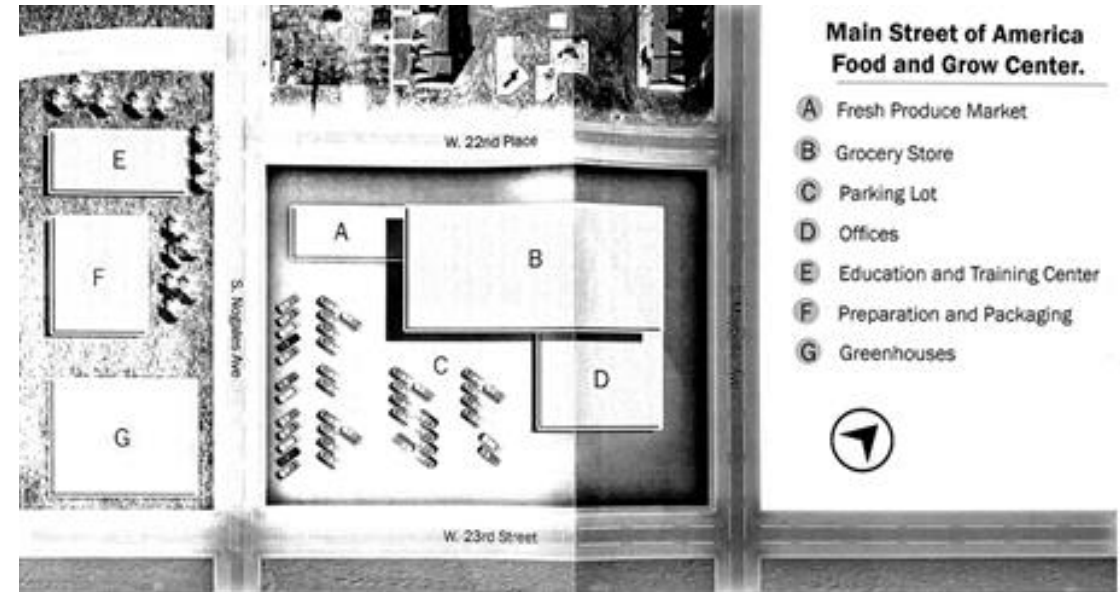
MAIN STREET OF AMERICA FOOD AND GROW CENTER

"(MSA) will focus on being a driver in both the profitability of food delivery to the citizens it serves and as a driver in community health initiatives."

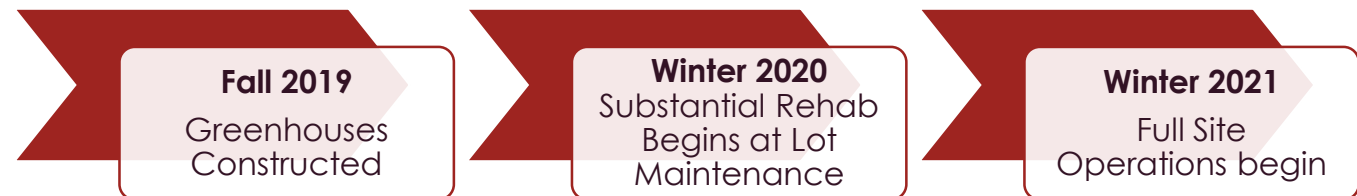
~ Jim Bloom, ECO Emergent Technologies Group

Planned Amenities:

- High quality, full service fresh food market
- Full scale year-round indoor grow site
- Processing and preparation center
- Education and training center



Project Timeline



RIVER WEST NEIGHBORHOOD PARK

Planned Amenities:

- Playground
- Picnic pavilions and tables
- Walking/biking trails and restroom facilities
- Water playground
- Multi-use sports court and field
- Nighttime lighting



RIVER WEST CNI - MASTER PLAN
May 08, 2019



MCCORMACK
BARON
SALAZAR



ksqdesign

NEIGHBORHOOD PROJECTS/CCI NEXT STEPS

- Await HUD project approval (conceptual) – anticipated by August 2019
- Finalize Environmental Reviews (Part 58)
- Initiate design on West Tulsa Park
- Seek feedback on renderings of grocery space
- Construct and place in service greenhouses – anticipated by fall 2019



QUESTIONS?

Jeff Hall

Vice President – Strategic Planning

Choice Neighborhoods Program Manager

Jeff.Hall@tulsahousing.org

RiverwestTulsa.com





RIVER WEST

GROWING FROM ROUTE TO RIVER

Thank you for your attendance
and support of the Choice
Neighborhoods project