



RIVER WEST

GROWING FROM ROUTE TO RIVER

IMPLEMENTATION TEAM MEETING

May 7, 2020

1st Quarter Updates

AGENDA

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

CNI PEOPLE TEAM

- Senior Project Manager – Tahira Taqi
- Senior Case Manager – Angela Fent
- Case Managers – Sam Lian, Tyrone Mason, Wandymar Torres, Courtney Chandler, Steph Reisdorph
- Education Specialist – Mykey Arthrell-Knezek
- JobsFirst staff members through Tulsa Community WorkAdvance – Roschell Lankster, Avea Howard
- **Relocation Coordinators: Steph Reisdorph, Leslie Gross

JANUARY & FEBRUARY (PRE-COVID)

- January 16: All People Partner Meeting
 - discuss highlights from 2019, do a data walk and develop priorities for 2020
- Mobile Eatery in January: 757 meals
 - Dinner pilot in February: additional 231 meals distributed
- Relocation and Resident Meeting in February



JANUARY & FEBRUARY (PRE-COVID)

- Education – quarterly education meeting with partners on Feb. 13
 - Priorities for 2020
 - Working with Discovery Lab to plan activities and programs for Brightwaters.
 - Plans for summer opportunities, Celebrating the Journey 2.0, end of year activities
- Health & wellness – quarterly meeting with partners on Feb. 11
 - Priorities for 2020
 - Working to find opportunities to address mental health and preventative care issues for residents
 - Teen Screen Meeting at Webster
- Housing Stability/Community – quarterly partner meeting with on Feb. 18.
 - Priorities for 2020
 - How to get organizations, companies, churches in area to pull together to help residents in transition.
 - Continue finding opportunities to support residents with basic needs for housing stability.



ECONOMIC MOBILITY

- Hiring event with Lowe's onsite in February which resulted in 5 offers for employment
- Job fair on March 4
- Partnership with Madison Strategies Group to continue JobsFirst program onsite
 - Focus on work readiness skills and preparation for success in employment
 - Highly relational approach to reengaging individuals in the workforce – featuring onsite workshops and trainings (on site and at Harvest Market Church), dedicated staff to get to know individuals and their unique needs/priorities
 - **59 target residents enrolled** in JobsFirst program



COVID-19 RESPONSE

- Notices in early to mid-March about COVID and social distancing.
- Mid-March started working remotely as THA closed community centers and offices.
- The Urban Strategies system created a COVID assessment touchpoint to check in with families to ensure they have the basic needs and resources at this time to stay stable.
 - Case management team calls 20% of their caseload daily, which will be a weekly check-in with each household



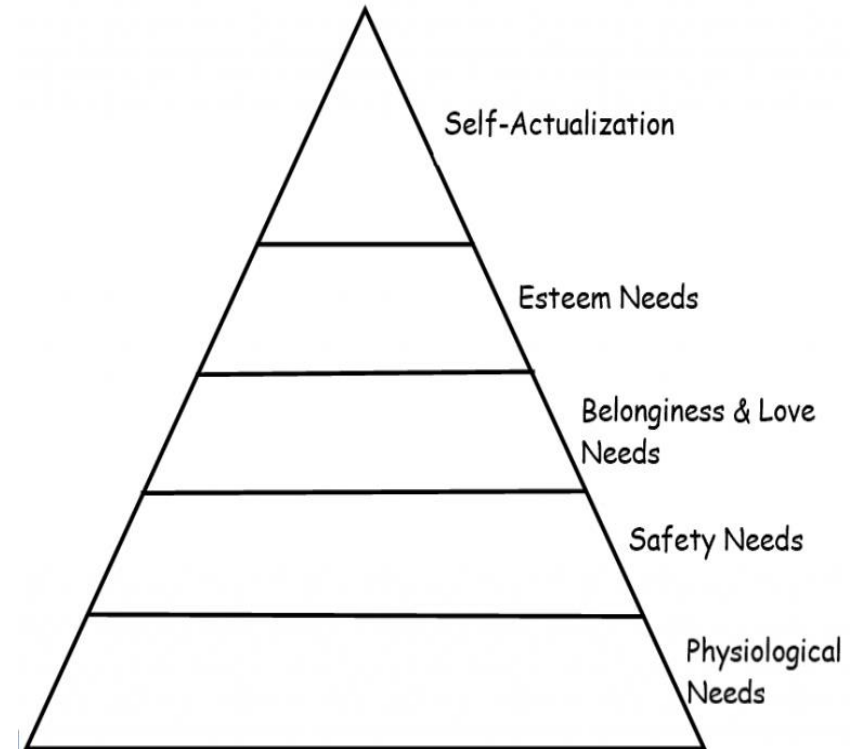
COVID-19: RESOURCE DEPLOYMENT

Immediate and consistent weekly **family contacts** with households

- ✓ Basic Needs Compromised
 - Food** supplies, **Rental and utility** payment), **toiletries**, Financial Donations, **Prescription** Drug Assistance
- ✓ Routines disrupted, Need to feel Safe
 - Coping strategies , **Stress Management** Referrals, **Unemployment** and employment support, **Disinfectants**/Face Masks
- ✓ Boredom, Loneliness
 - Ways to connect with others (e.g., **Computer** and **Internet** Access, Staff Videos, **Domestic** Violence Referrals,
- ✓ Parent Esteem
 - Homework Help, **Family Literacy**
- ✓ Actualization - Stability
 - **Covid-19 Tax Checks**, Census Registration, More self-reliant



USI | URBAN STRATEGIES. INC.



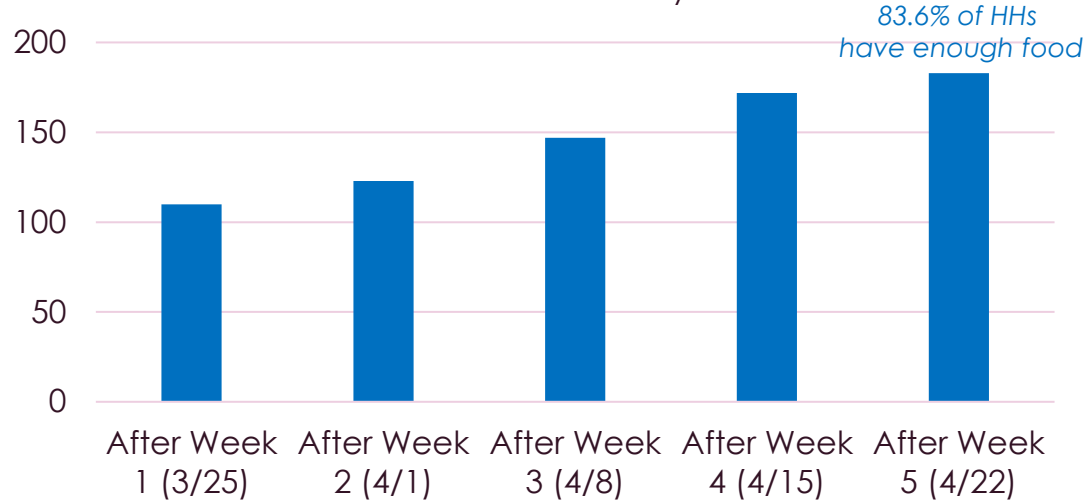
Maslow's Hierarchy of
Needs

RIVERWEST

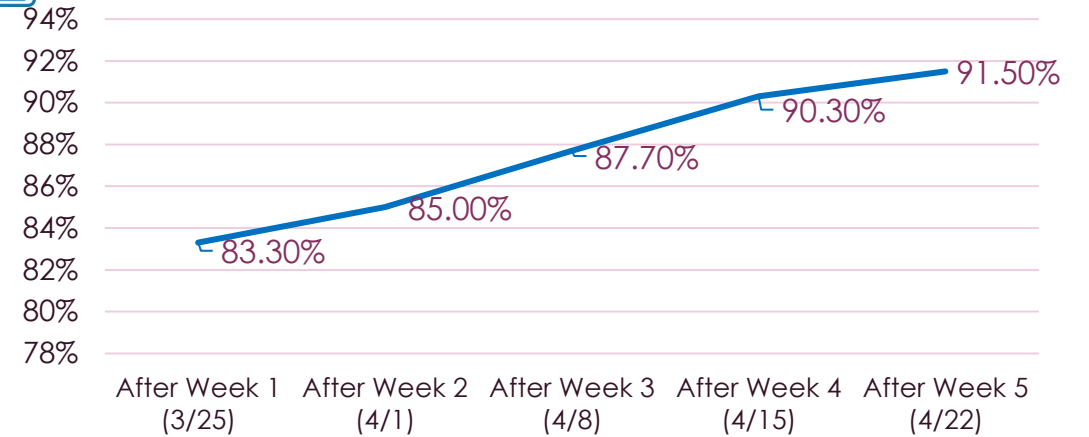
COVID-19 RESPONSE – TULSA RESIDENT DATA



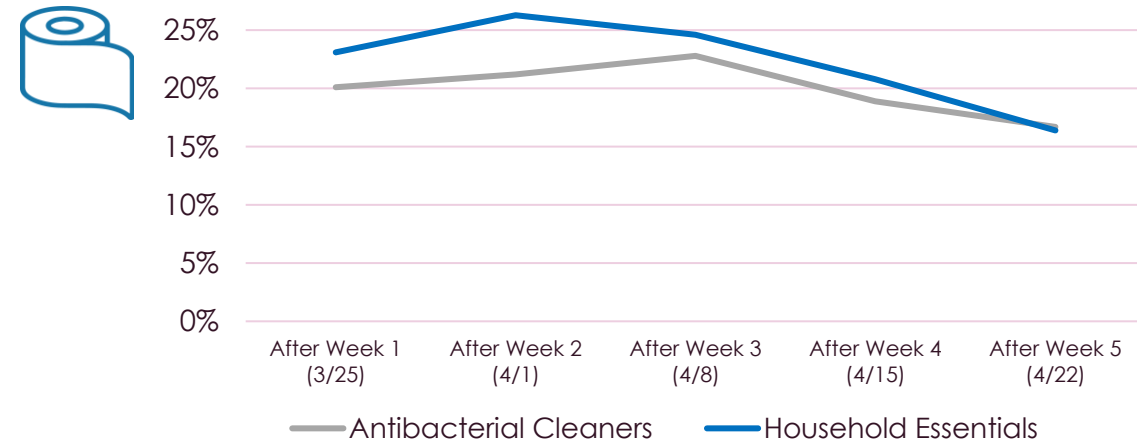
In the case of quarantine, our household has enough **food** to last for 7 days.



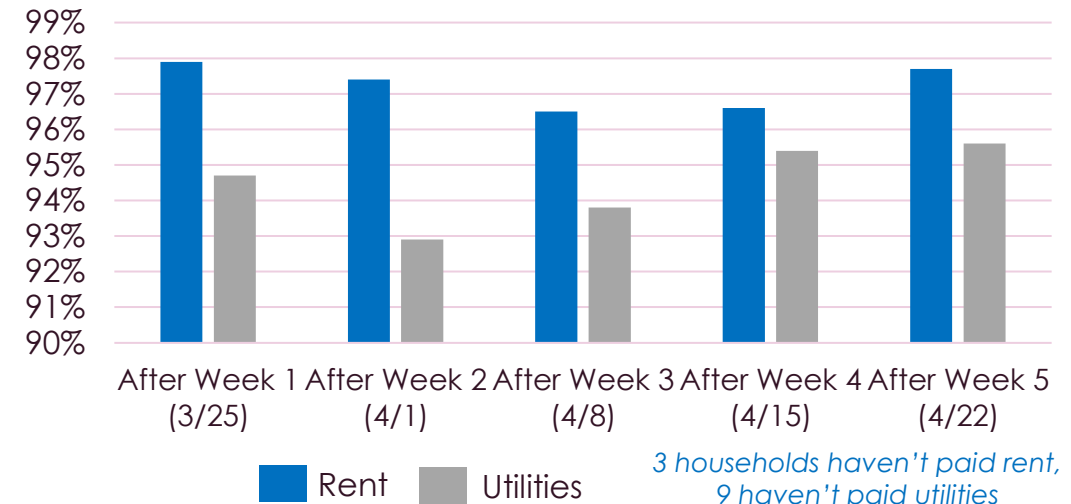
Households with young children that **have a 7-day supply of baby essentials**.



Households that **need antibacterial cleaners or household essentials**.



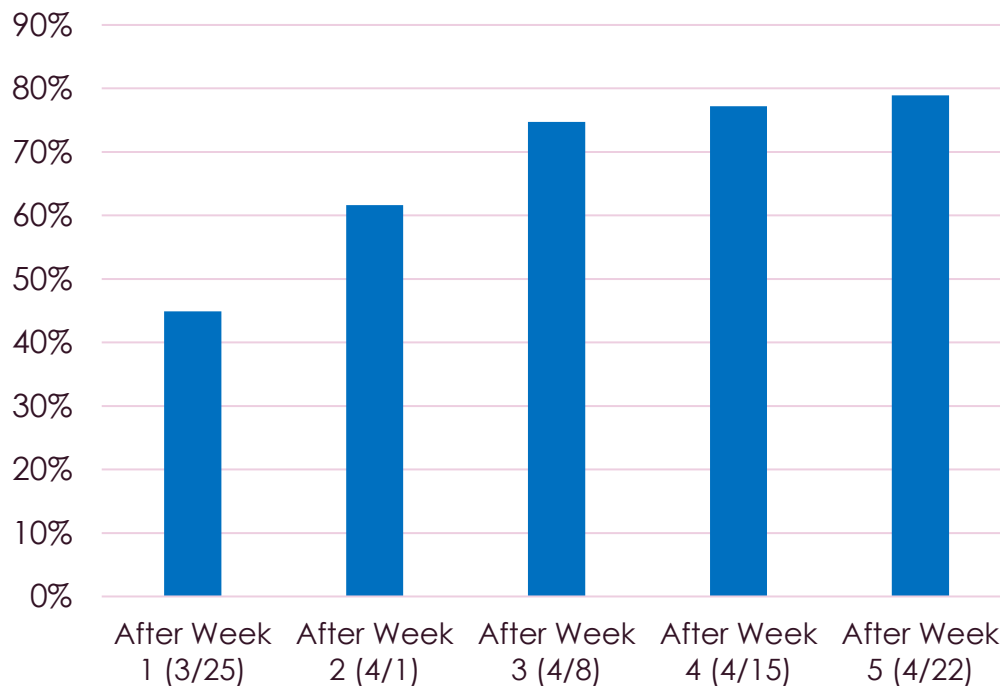
Households who **have paid rent and utilities** for the month.



COVID-19 RESPONSE – TULSA RESIDENT DATA



Households who are **required to do remote learning.**

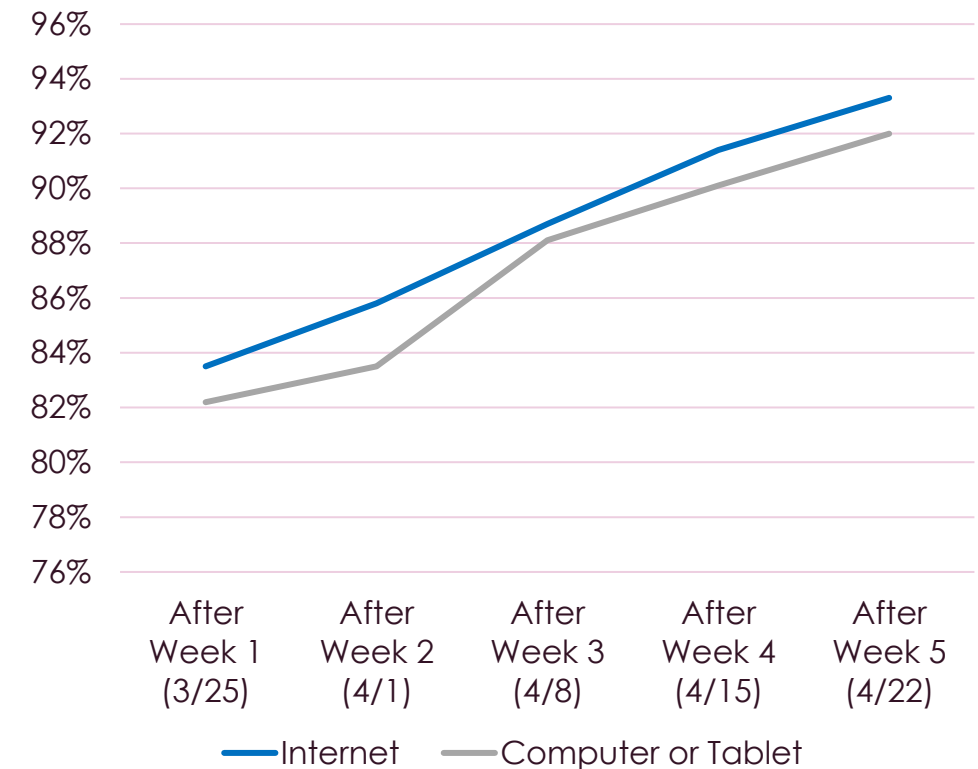


➤ **100% children say they do not need tutoring or homework assistance (have support from parents, teachers, counselors, education specialist)**

➤ But we know that 6.5% and 7.5% of target resident students are at or above grade level according to state math and reading assessments, respectively



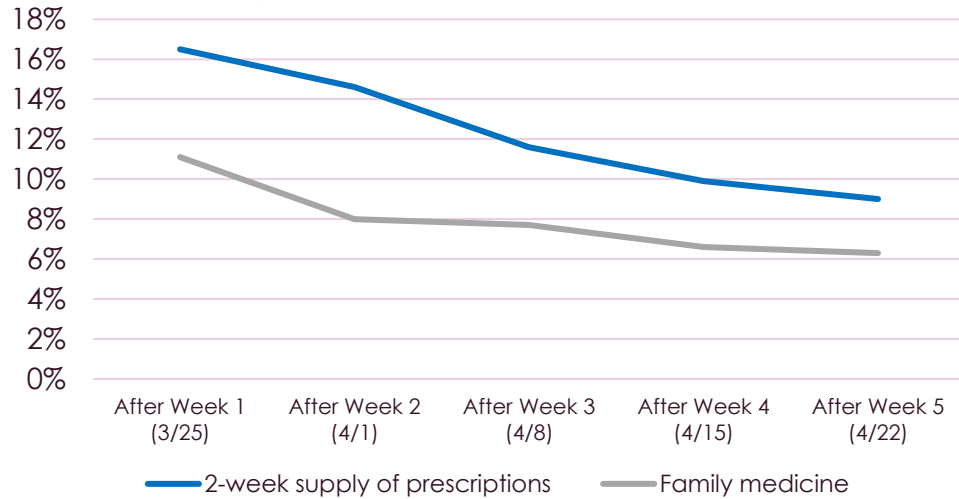
Households that have **access to broadband internet and a computer/tablet** at home



COVID-19 RESPONSE – TULSA RESIDENT DATA



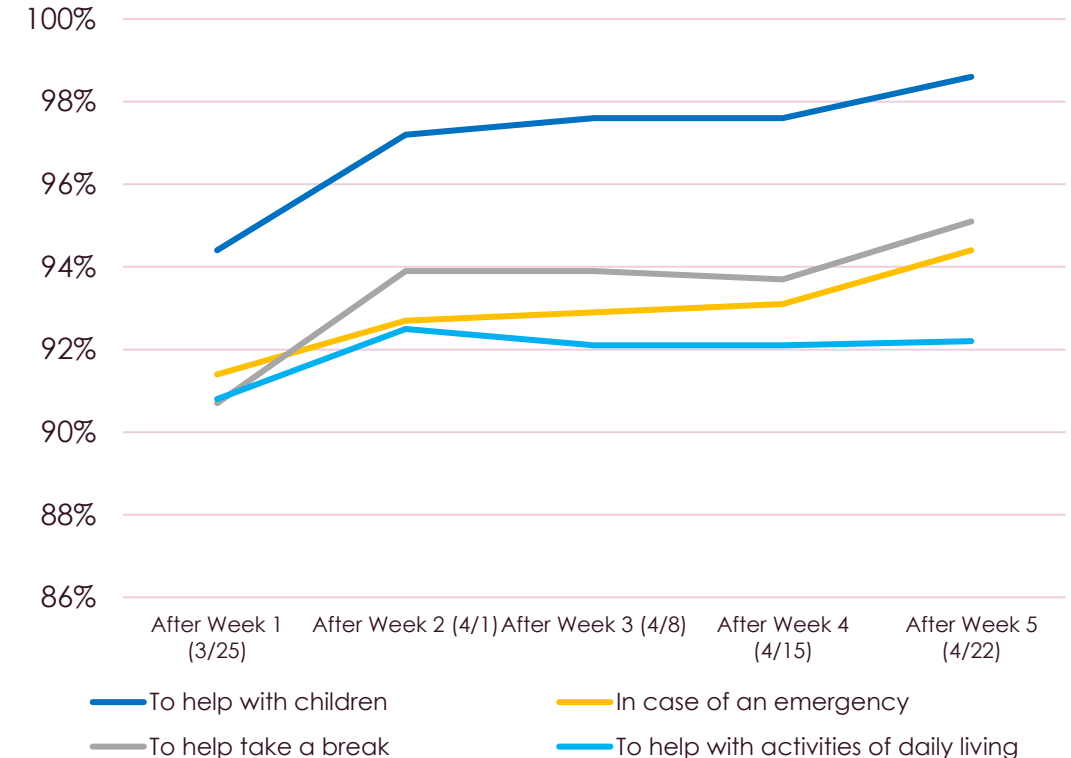
Households that do not have a **2-week supply of prescriptions and family medicine** at home.



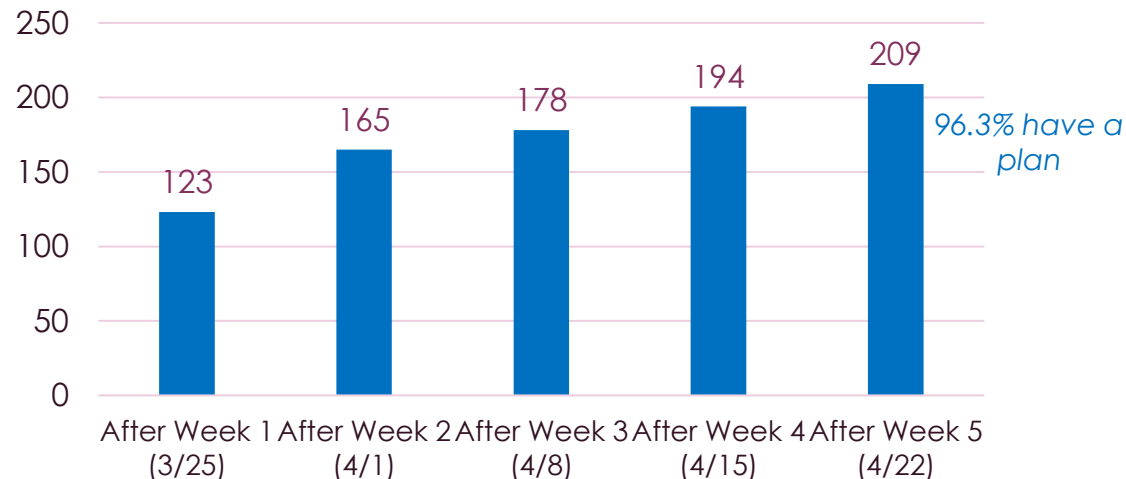
29 resident households have lost a job as a result of the COVID-19 crisis and are still unemployed (34% of previously employed residents)



Resident households that have a **support system to help with...?**



Households that **have a plan for where they need to get in case of an emergency**



COVID-19 RESPONSE – RESOURCE DEPLOYMENT

- **DAILY MEETINGS** to address the needs of our families and children.
- Connect families and children to and distribute **FOOD, as well as HOUSEHOLD ESSENTIALS, CLEANERS and PRESCRIPTIONS**, to them (over 10,000 pounds of food delivered)
- Provide children with **SOCIAL EMOTIONAL LEARNING KITS** that can be used at home
- Over-the-Phone **safety planning and stress management** with families feeling overwhelmed by social distancing and staying at home.
- Help provide student access to **INTERNET AND COMPUTER TECHNOLOGY** to support their distance learning requirements for school
- Create **ENTERTAINING & INSTRUCTIONAL VIDEOS** self-made by USI Education staff to keep children engaged in productive screen time activities. **INTENTIONAL**
- Help families access reliable school district information to help **TRANSITIONING STUDENTS**, students that are moving into K from Pre-K, from 3rd to 4th, 5th to middle school, 8th to high school, and those graduating(In Progress)
- **Intentional Education supports** for students, recognizing how many are not proficient in core subjects
- Economic Mobility & **JobsFirst** program shifted to virtual support

PEOPLE STRATEGY PRIORITIES

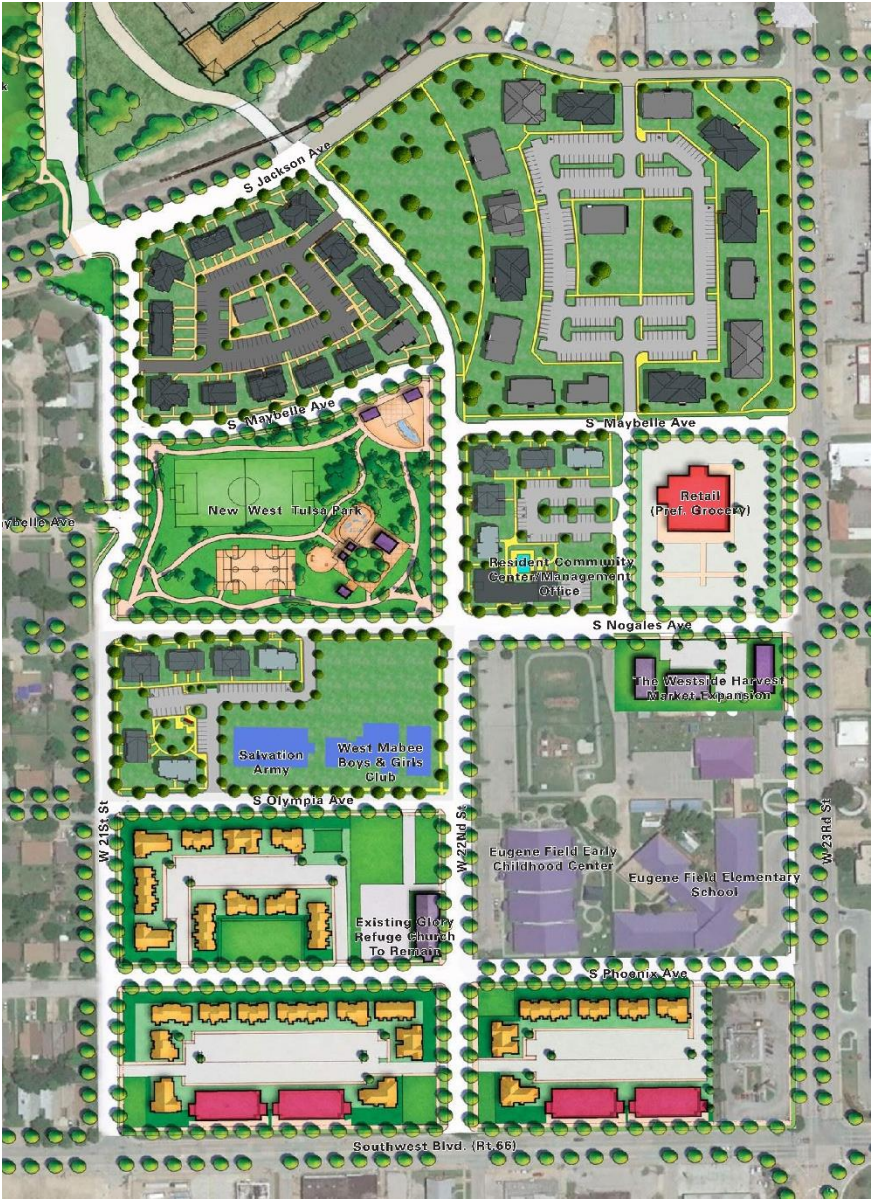
CASE MANAGEMENT

- 316 households actively engaged in case management
- Help residents in phase 2 with relocation from Riverview
- Continue with Zone Case Management for relocated households and keep relocated residents engaged with Choice process
- Outreach to new families & increase engagement with residents at Brightwaters; help current families stay in good standing at current residence
- Establishing new development plans and working on current plans with households on site and those already relocated, while maintaining strong engagement with those households

SERVICE COORDINATION

- Finalize remaining partner MOUs, continue meeting and adding additional partners
- Work with Economic Mobility, Education, Health Action, Housing Stability/Community Teams;
- Work to further develop workforce training and section 3 opportunities; grow JobsFirst program to additional residents
- Education enrollment; prepping for next year's school and early childhood learning enrollment; looking at education inequity and learning growth post-COVID; finalize details on partnership for developmental screenings for 0-5 year olds

PHASING PLAN



PHASE I OVERVIEW AND UPDATES

- 74 units
 - 37 Replacement Affordable Units
 - 16 Tax Credit Units
 - 21 Market Rate Units
- Construction initiated ~\$19M project - April 13, 2020
- 18-month construction schedule with final place in service date of September 2021
- Site preparations, underground utilities and foundation prep outlines first several weeks of work



PHASE II OVERVIEW

- 72 units
 - 36 Replacement Affordable Units
 - 14 Tax Credit Units
 - 22 Market Rate Units
- 9% Low Income Housing Tax Credit application submitted in January 2020
- Project Bid Process initiated
- Construction slated for September/October 2020 start



PHASE III OVERVIEW

- 76 units
 - 38 Replacement Affordable Units
 - 13 Tax Credit Units
 - 25 Market Rate Units
- 9% Low Income Housing Tax Credit application to be submitted in June 2020
- Construction slated to start in February/March 2021



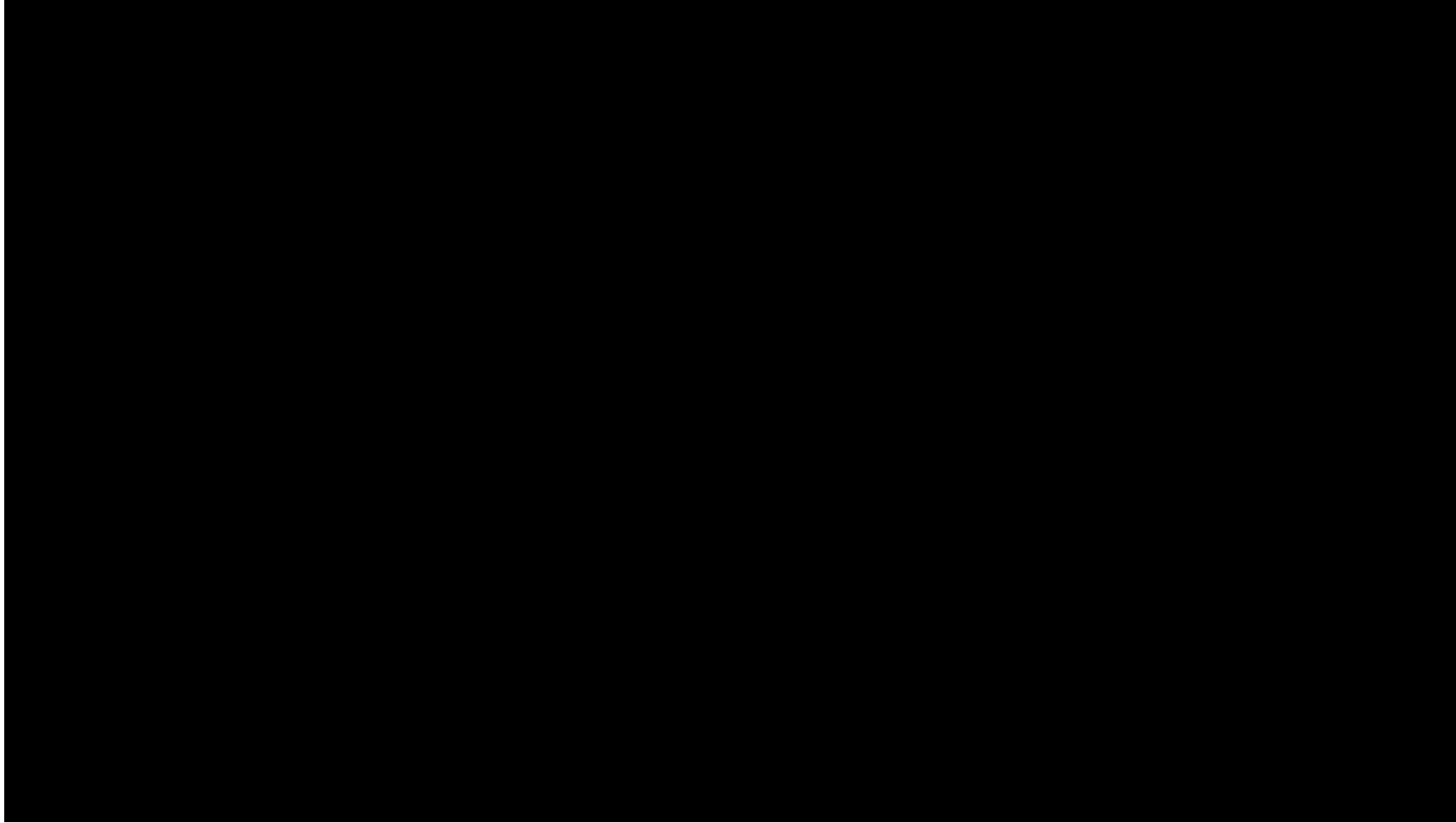
PHASE III CONCEPTUAL DESIGNS



PHASE III CONCEPTUAL DESIGNS



THE VISION OF RIVER WEST COMING TO LIFE





Key Construction is partnered with Stand-By Personnel to provide employment opportunities to community members interested in participating in the construction of the River West Apartments.

Interested parties should contact Paul Hagler with Stand-By Personnel:

Paul Hagler, Labor Division Manager
1530 E. 1st St, Tulsa, OK 74120
paulh@standbypersonnel.com
(918) 583-5206

Additionally, a pre-application is attached for your convenience.



SECTION 3 UPDATES

- Flyers and applications for Section 3 (resident) employment were handed out starting at the October 17th All-Resident meeting.
- Key Construction utilizes Stand-By Personnel for all hiring, driving all contractors and subs to Stand-by Personnel for hiring.
- Two Residents employed through construction to date, with several applications submitted in preparation for increase in available jobs in summer/fall 2020

PUBLIC IMPROVEMENTS AND STORMWATER UPDATES

- Substantial Stormwater improvements, new streets, water and sewer improvements and replacements are planned in conjunction with the Choice program. The City of Tulsa Engineering Office is leading this work.
- Becco awarded contract for work surrounding Phases I and II. Pre-construction is planned for May, with work to begin in late-May/early June

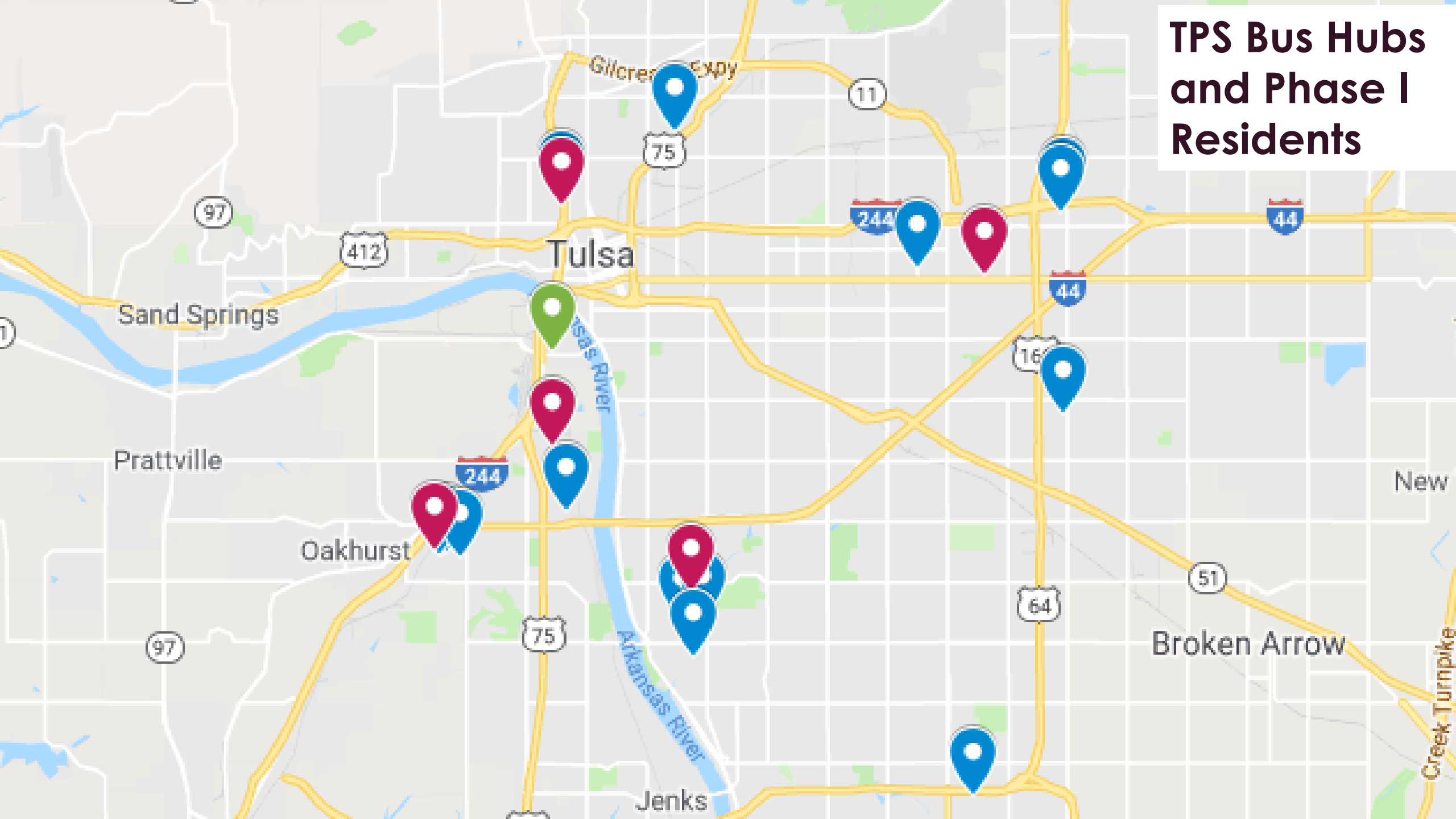


CHOICE NEIGHBORHOODS PHASING AND RELOCATION

- Phase II Relocation started May 1, 2020
- 56 total families remain at Riverview Park
- Completed Relocation Survey for Phase III and IV residents in October 2019
 - 50% plan to keep their students enrolled at Eugene Field Elementary
- So far, 40 families are in the process of receiving or have received a voucher. At this time, 9 families will be pursuing housing options within the THA portfolio; and 5 families already awaiting final inspections or in the process of moving.
- While the Uniform Relocation Act requires no less than 90-days to move, families will have from May 1 through at least August 30, 2020, to fully relocate from Riverview.



TPS Bus Hubs and Phase I Residents





CRITICAL COMMUNITY IMPROVEMENTS

- FRESH, AFFORDABLE GROCERY STORE
- RENOVATION & REPROGRAMMING OF WEST TULSA PARK

MAIN STREET OF AMERICA FOOD AND GROW CENTER

Conceptual designs only – provided by KSQ Design

Grocery Updates

- Construction financing in final stages of underwriting
- Building design to occur over next few months
- Construction slated to begin in fall 2020
- Grocery projected to open by Spring 2021



RIVER WEST NEIGHBORHOOD PARK

LandPlan contracted for Park Design

Conceptual Design underway, with design options to be presented for community feedback by early summer before design is finalized.

Bidding to start in March 2021

Construction to begin in June 2021

Park scheduled to be placed in service by January 2022



RIVER WEST CNI - MASTER PLAN
May 08, 2019



McCORMACK
BARON
SALAZAR

ksqdesign

RIVER WEST

NEIGHBORHOOD PROJECTS/CCI NEXT STEPS

- Wrapping up final items needed for HUD Conceptual Approval for Park and Grocery
- Grocery will require a Part 58 Environmental Review once conceptual approval is achieved.
- Will seek final approval, and allocation of HUD funds, once projects reach required milestones (final construction plans with permits in hand)

QUESTIONS?

Jeff Hall

Vice President – Strategic Planning

Choice Neighborhoods Program Manager

Jeff.Hall@tulsahousing.org

RiverwestTulsa.com

