



RIVER WEST

GROWING FROM ROUTE TO RIVER

IMPLEMENTATION TEAM MEETING

November 19, 2020
3rd Quarter Updates

AGENDA

- Welcome/Opening Remarks
- People Plan Update
- Housing Plan Update
- Resident Relocation Update
- Neighborhood Projects Update
- Q&A



SUPPORTIVE SERVICES UPDATES



CNI PEOPLE TEAM

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

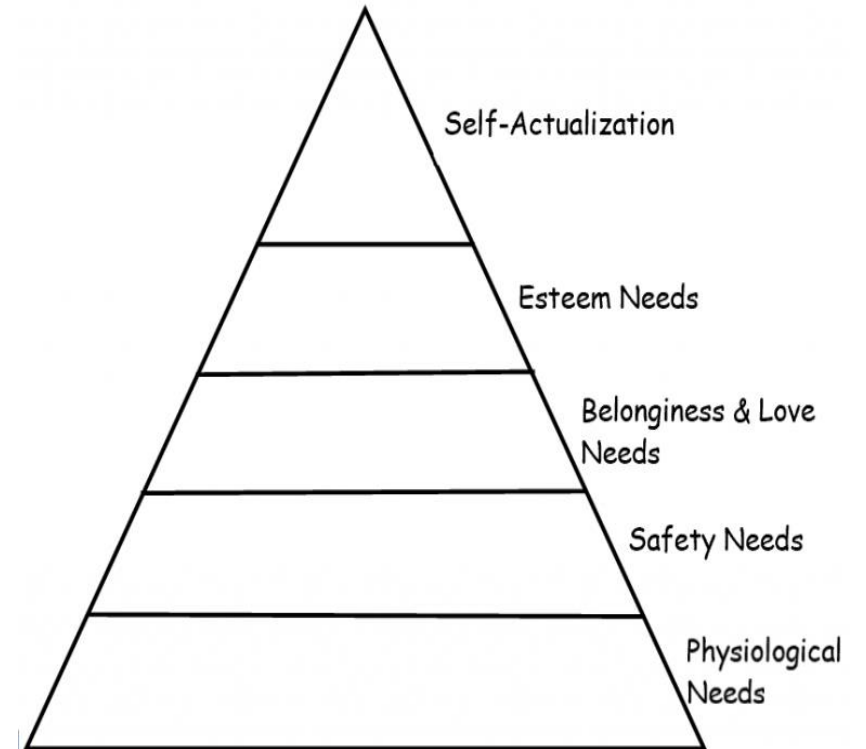
COVID-19: RESOURCE DEPLOYMENT

Immediate and consistent **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
 - **Social support**, Census Registration, More self-reliant



USI | URBAN STRATEGIES. INC.



Maslow's Hierarchy of
Needs

RIVERWEST

CONTINUED COVID-19 RESPONSE

- Mask mandate in Tulsa in July: notices to all families and masks provided
- Food and basic necessities
 - To date, over 22,500 pounds of food donated and delivered to Choice families
 - 650 rolls of toilet paper
 - More than 150 hand soaps
 - Nearly 325 household cleaning items
 - Over 250 other needed necessities (toothpaste, laundry detergent, shampoo, hand sanitizer, dish soap, etc.)
 - Thank you Community Food Bank, Westside Harvest Church, THA, Simmons Bank, West Tulsa Methodist Church, Gathering Place
- Housing Stability
 - \$8,349.60 so far to help residents with rent and utility assistance (TAUW grant)
- Internet and device support



JUNE & JULY 2020

- Support Riverview Relocation for Phase 2 families (which ended mid-August)
- Many summer camp programs were canceled or limited:
 - June: Discovery Lab created the Celebrating the Journey kits for Riverview kiddos to do with families at home
 - July: 5 kiddos participated in a week-long Discovery Lab Ozobot camp
 - July: 288 catapult kits from Discovery Lab to 3-11 year olds
 - Tulsa Library donated over 200 books that are being used for reading at home
- JobsFirst was back on site in mid July and providing one-on-one and small group appointments
- Preparation for upcoming school year



AUGUST – OCTOBER 2020

- Pre-K Enrollment: 15 pre-k students enrolled prior to school year
- Distance Learning
 - Ensure there was device per child and consistent internet
 - Tutoring support and homework assistance
 - Weekly meetings with schools to get updated info on attendance & engagement
- Bridge the Gap Digital Divide grant: 20 families received \$1,500 each
- August: virtual resident meeting with TPD focusing on safety and crime concerns
- Interest in Return to River West
 - Started reaching out in August to phase 1 families - 58% interested, 22% maybe
- By end of quarter, total of 74 JobsFirst participants in various stages of the program
- Civic engagement education and support: voting and census



TSET FOOD SYSTEMS IMPACT GRANT

- Awarded in September 2020; total project funding is \$102,000
- The River West Healthy & Sustainable Food System Project will achieve the following objectives:
 - 1) **Provide health education** to adults and children to increase knowledge about healthy nutrition through educational materials, one-on-one education and support, group classes for chronic health condition management, and health-focused community events;
 - 2) Ensure residents have **access to nutritious food options** through a promotion of and transportation to utilize Double Up Food Bucks, the Fresh EBT app, rebates for using SNAP benefits, and a partnership with Tulsa Public Schools;
 - and 3) create a **community defined Sustainable Food System Blueprint** and community garden action plan.

PEOPLE STRATEGY PRIORITIES

CASE MANAGEMENT

- 323 households actively engaged in case management
- Continued COVID support to ensure stability and safety for households
- 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 in preparation for relocation starting in 2021; 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

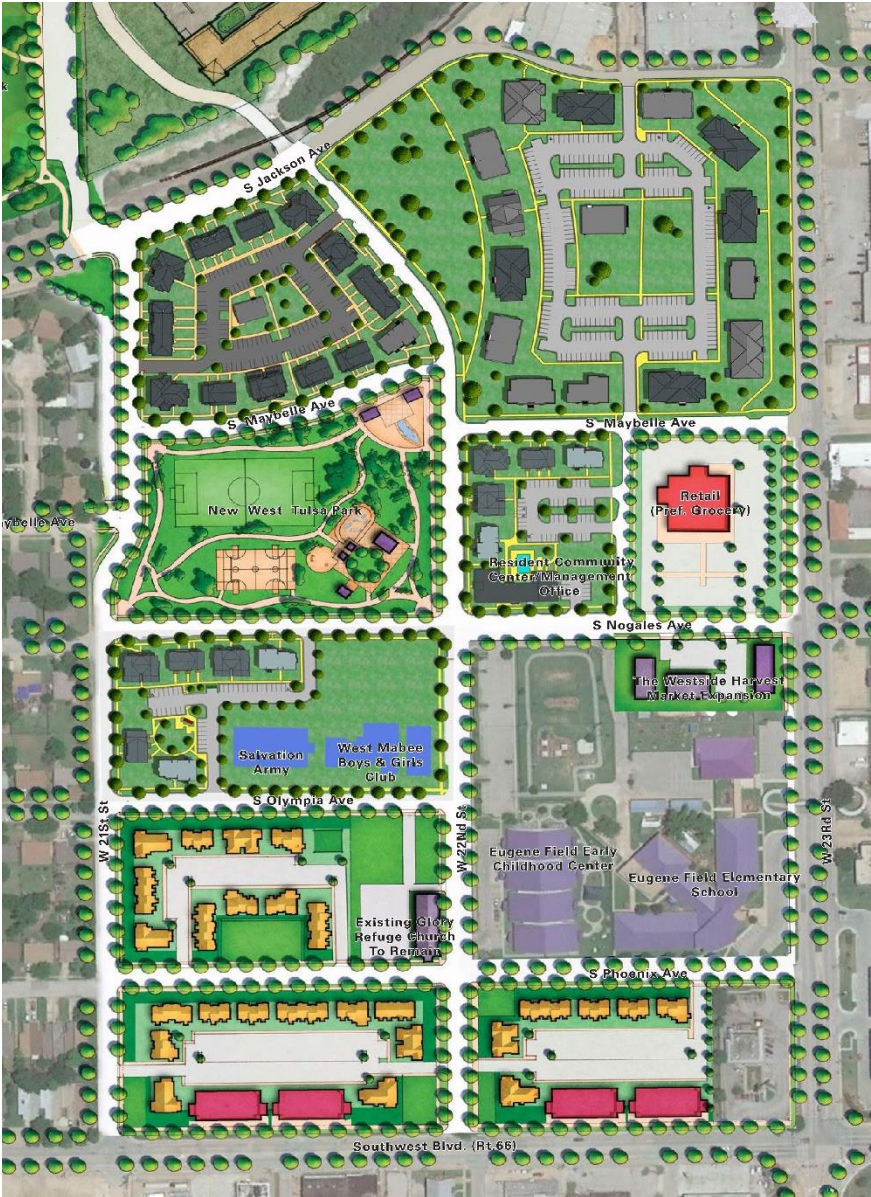
- Finalize remaining partner MOUs, continue meeting and adding additional partners
- Work with Economic Mobility, Education, Health Action, Housing Stability/Community Teams on priority areas and strategies
 - TSET grant work with residents and partners
- Work to further develop workforce training and section 3 opportunities; grow JobsFirst program to additional residents
- Helping with education (both in-person, distance learning and Virtual Academy); looking at education inequity and learning growth post-COVID; partnership for developmental screenings for 0-5 year olds



HOUSING PLAN UPDATES



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
- All buildings framed
- Eight of the thirteen buildings under roof
- Dry wall started/completed in first four buildings



PHASE I OVERVIEW AND UPDATES



PHASE I – COMING SOON

WELCOME TO EUGENE FIELD'S NEWEST COMMUNITY... RIVER WEST!

River West is a stunning, brand new apartment community in Tulsa, Oklahoma; professionally managed by The Michaels Organization. Be a part of the revitalization of the Eugene Field neighborhood, and enjoy the stunning view of the Tulsa skyline to the north.

Some of the amenities include a fitness facility, a sparkling pool to be featured with Phase 2 completion, and so much more. So come and be apart of a thriving community that is waiting for you to call it home!

We have something for everyone! Live the life you deserve at a price you can afford. Our exceptional leasing team members are waiting to make you our newest River West resident!



FLOOR PLANS TOWNHOUSES



1, 2, & 3
BEDROOMS AVAILABLE!

Affordable & Market Rate Apartments Are Available

RENTS & INCOME LIMITS

	Affordable LIHTC	Market Rate
1-Bedrooms	\$732/mo	\$775/mo
2 Bedrooms	\$837/mo	\$825-930/mo
3 Bedrooms	\$941/mo	\$1,250/mo
Min. Annual Income	\$24k-\$30k	\$25k-\$39k

ANNUAL GROSS INCOME MAXIMUM (60%AMI FOR AFFORDABLE LIHTC APARTMENTS)

1 Person	\$28,860
2 Persons	\$32,940
3 Persons	\$37,080
4 Persons	\$41,160
5 Persons	\$44,460
6 Persons	\$47,760

No Income Restrictions On Market-Rate Apartments



CONTACT US FOR MORE INFORMATION

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Email: Riverwest@tmo.com

Michaels

michaelscomingsooncommunities.com or
www.riverwesttula.com



2232 SOUTH NOGALES TULSA, OK 74107

RIVER WEST

EARLY SPRING 2021

PROFESSIONALLY MANAGED BY
THE Michaels ORGANIZATION

RIVER WEST

PHASE II OVERVIEW

- 72 units
 - 36 Replacement Affordable Units
 - 14 Tax Credit Units
 - 22 Market Rate Units
- Financial closing slated for early December 2020, with construction to start immediately after
- 1st set of buildings to be delivered by August 2021, including the new Management Building



PHASES III & IV OVERVIEW

- **Phase III**

- 76 units
 - 38 Replacement Affordable Units
 - 13 Tax Credit Units
 - 25 Market Rate Units
- 9% Low Income Housing Tax Credit awarded on November 18, 2020
- Construction Start Slatted for May/June 2021

- **Phase IV**

- 65 units
 - 39 Replacement Units
 - 15 Tax Credit Units
 - 11 Market Rate Units
- 9% Low Income Housing Tax Credit Application due January 7, 2021
- Construction start slatted for fall 2021





PHASE III & IV CONCEPTUAL DESIGNS

RIVER*SWEST*



PHASE III & IV CONCEPTUAL DESIGNS

RIVER*SWEST*



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.

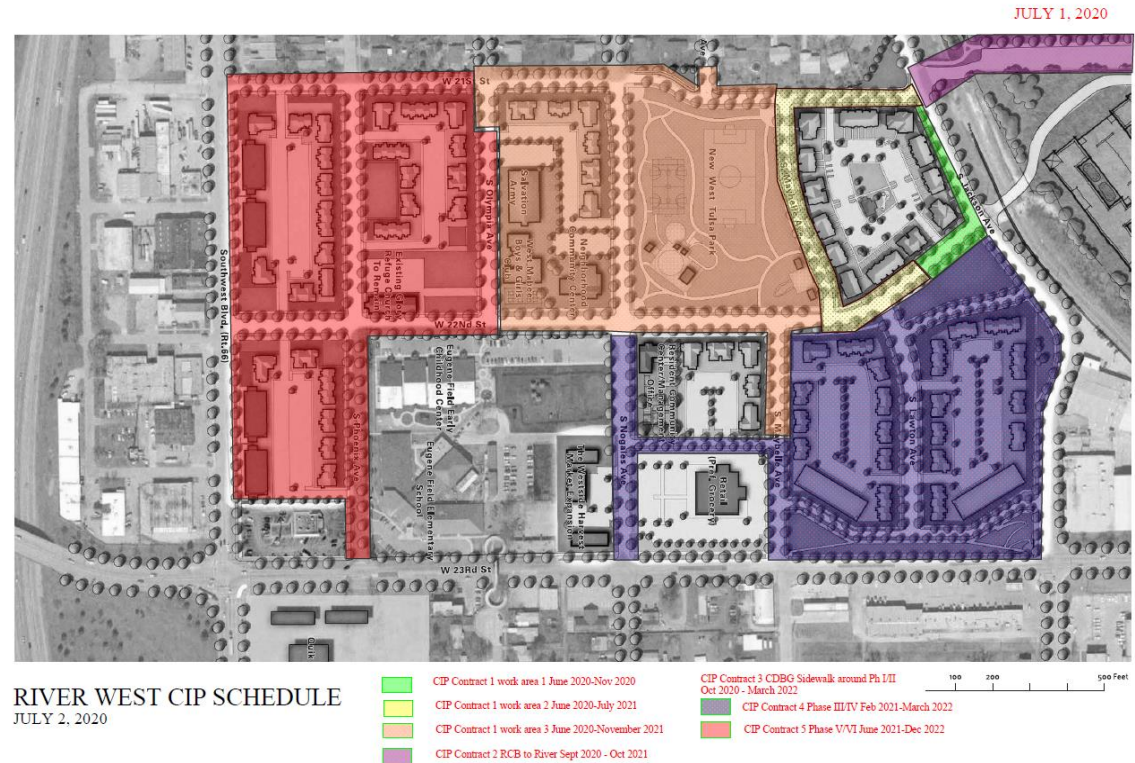


SECTION 3 UPDATES

- Key Construction utilizes Stand-By Personnel for all hiring, driving all contractors and subs to Stand-by Personnel for hiring.
- 560 Section 3 hours logged to date for Phase I.

PUBLIC IMPROVEMENTS AND STORMWATER UPDATES

- Phases I and II of CIP is underway.
 - 22nd Street from Jackson Ave to Maybelle will be completed by end of December 2020
 - Construction of Maybelle extension and 21st Street extensions remain on track for 2021
- Completion of storm outfall to River will be in early 2022
- Phase III and IV CIP design in final review





PUBLIC IMPROVEMENTS AND STORMWATER UPDATES

- **Street Closures**
 - Jackson Ave at 21st Street
 - Closed until March 2021
 - 22nd Street Nogalas to Olympia
 - Closed until approximately December 15th
 - 22nd Place at Maybelle
 - Closed until approximately December 15th
 - 21st Street at Maybelle
 - Reopened through Holidays and then closed until early Jan 2021

CHOICE NEIGHBORHOODS PHASING AND RELOCATION

- Riverview Park resident relocation completed in August 2020
- Brightwaters Apartments resident relocation monthly meetings initiated in October 2020
- Brightwaters resident relocation schedule:
 - Sections A and B
 - Vouchers issued in February 2021
 - 90-day Notice issued March 1, 2021
 - Sections C and D
 - Vouchers issued in April 2021
 - 90-day Notice issued May 1, 2021
- Resident re-occupancy initiated





NEIGHBORHOOD AND COMMUNITY IMPROVEMENTS





RIVER WEST NEIGHBORHOOD PARK

- LandPlan contracted for Park Design
- Bidding to start in March 2021
- Construction to begin in late summer/early fall 2021
- Park scheduled to be placed in service by January 2022



COMMUNITY BASED CRIME REDUCTION GRANT

- City of Tulsa, via Tulsa Police Department, applied for and was awarded a \$900,000 Department of Justice Community Based Crime Reduction Grant with focus on Eugene Field
- Project kick-off with community partners forthcoming
- Grant will provide funding for the following priorities
 - Reduce Part 1 Crime
 - Build Community Trust
 - Increase Capacity of Resident-Driven Crime Reduction Measures
 - Enhance Neighborhood Safety

QUESTIONS?

Jeff Hall

Vice President – Development Services
Choice Neighborhoods Program Manager

Jeff.Hall@tulsahousing.org

RiverwestTulsa.com

