

Homelessness, Housing, Mental Health Task Force

—
April 12, 2023



Meeting Purpose

Learn about a variety of housing programs offered by local housing organizations for individuals coming out of homelessness.

VA



U.S. Department
of Veterans Affairs

Melanie Stewart, VA Homeless Program Manager



CITY OF
Tulsa
A New Kind of Energy.

About Us

- **The mission of the Eastern Oklahoma VA Healthcare System Homeless Program is to eradicate Veteran homelessness by providing individualized, comprehensive, and culturally competent care to optimize Veteran's community functioning, quality of life and goal attainment.**
- **VA Homeless Program provides transitional and temporary housing through grants and contracts with community partners (i.e. MHAO, GRAND). In partnership with 3 PHA's and 4 Tribal Nations, offers HUD-VASH vouchers in Eastern Oklahoma.**
- **VA offers 36 transitional living beds, 21 temporary housing beds and 467 HUD VASH vouchers.**

VA Housing Program Success through the years

- Since 2010, there has been a 55% national reduction in Veteran homelessness
- EOVAHCS has expanded HUD VASH program each year since 2008 (i.e. in 2008= 35 vouchers, 2023=467 vouchers)
- Point-in-Time data through the years
 - 2007- 20% of Tulsa homeless population consisted of Veterans
 - 2014- 13% of Tulsa homeless population consisted of Veterans
 - 2022- 7% of Tulsa homeless population consisted of Veterans
 - 2023- 11% of Tulsa homeless population consisted of Veterans

VA Housing Program Success through the years

- Homeless Veteran Stand Down 2019 served 263 Veterans
- Homeless Veteran Stand Down 2023 served 119 Veterans
- VA Homeless Program tracked the number of landlords no longer accepting VASH vouchers between 2020 and 2023= 53
- In 2018- 96% of Veteran voucher holders were housed
- In 2023- 61% of Veteran voucher holders are housed

WHY??? You already know....lack of access to affordable housing!



VHA NATIONAL RIDESHARE DASHBOARD

VISN

Station

Pickup Date

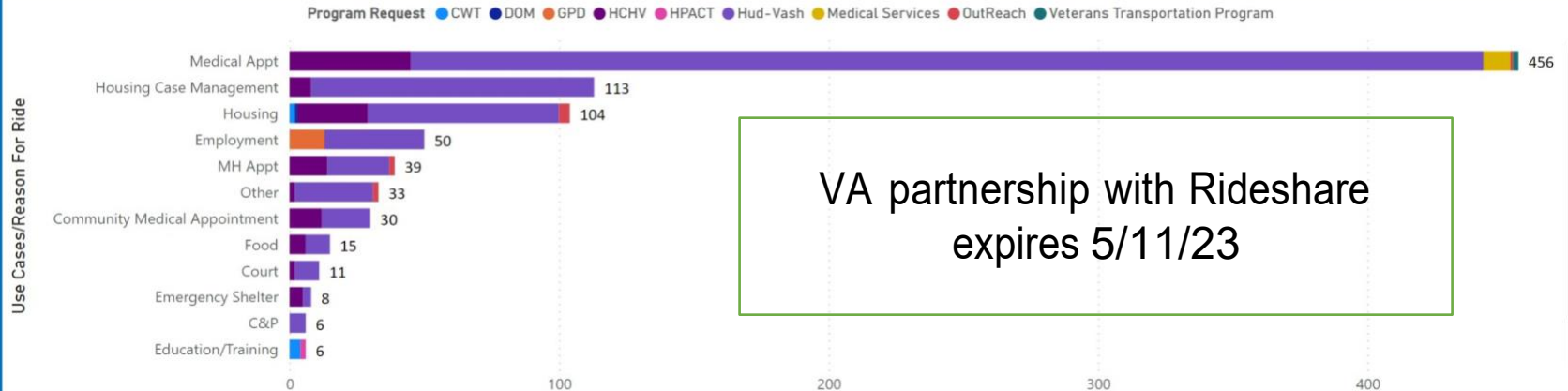
19

623

1/25/2020

12/13/2023

| Service Request | C&P | Community Medical Appointment | Court | Education/ Training | Emergency Shelter | Employment | Food | Housing | Housing Case Management | Inpatient Discharge | Medical Appt | MH Appt | Other | Pharmacy /Lab/MAT | Total |
|---------------------------------|----------|-------------------------------|-----------|---------------------|-------------------|------------|-----------|------------|-------------------------|---------------------|--------------|-----------|-----------|-------------------|------------|
| Hud-Vash | 6 | 18 | 9 | | 3 | 37 | 9 | 71 | 105 | 4 | 398 | 23 | 29 | | 712 |
| HCHV | | 12 | 2 | | 5 | | 6 | 26 | 8 | | 45 | 14 | 2 | 4 | 124 |
| GPD | | | | | | 13 | | | | | | | | | 13 |
| Medical Services | | | | | | | | | | | 10 | | | | 10 |
| OutReach | | | | | | | | 4 | | | 1 | 2 | 2 | | 9 |
| CWT | | | | 4 | | | | 2 | | | | | | | 6 |
| HPACT | | | | 2 | | | | | | | | | | | 2 |
| Veterans Transportation Program | | | | | | | | | | | 2 | | | | 2 |
| DOM | | | | | | | | 1 | | | | | | | 1 |
| Total | 6 | 30 | 11 | 6 | 8 | 50 | 15 | 104 | 113 | 4 | 456 | 39 | 33 | 4 | 879 |



Recommendations

- Support policy change to ensure tenant rights
- Support and develop affordable housing
- Support landlords willing to accept housing vouchers
- Duplicate VA's efforts to support the most vulnerable through Permanent Supported Housing
- Support and develop transportation support



Aaron Darden, President and Chief Executive Officer
Erik Solivan, Chief of Staff





Who We Are

Creating a better Tulsa by transforming lives and communities





Who We Serve

Housing Authority of the City of Tulsa



Tulsa Housing Authority Achievements: 2019 – 2022



- **Sandy Park (Preservation)**
 - Low-Income | Multifamily
 - Financial Investment: \$25M
 - 160 Units
- **Apache Manor (Preservation)**
 - Low-Income | Multifamily
 - Financial Investment: \$23M
 - 158 Units
- **Choice Neighborhoods – River West Phases I – V (New Construction)**
 - Workforce | Multifamily
 - Financial Investment: \$145M
 - 375 Units
- **Country Club Gardens (Preservation)**
 - Workforce | Multifamily
 - Financial Investment: \$60M
 - 363 Units
- **Murdock Villa (Preservation)**
 - Homelessness Prevention | Senior & Disabled
 - Financial Investment: \$6M
 - 140 Units



- **Total Units: 1,196**
 - Preserved: 821 {+572 Dispo/Preserved}
 - New Construction: 375
- **Total Financial Investment: \$259M**
 - Equity: \$76M
 - Debt: \$143M
 - Grants: \$40M



*Homelessness Prevention – 30% AMI or below

*Low Income – 50% AMI or below

*Workforce – 60% AMI or below market (unrestricted)



Current Collaborations & Financial Impact

- **Choice Neighborhoods – River West**

Total Financial Impact: **\$170M**

- HUD Investment – \$35M
- City Investment – \$39M
- THA Leveraging – \$96M {LIHTC Equity/FHA Debt/Foundation Grants}



- **Choice Neighborhoods – Comanche Park/36N**

Total Financial Impact: **\$200M**

- HUD Investment – \$50M
- City Investment – \$14M
- THA Leveraging – \$136M {LIHTC Equity/FHA Debt/Foundation Grants}



Total City Investment - \$78M
Total Financial Impact - \$370M

2023 & 2024 - Housing Development Pipeline

| Housing Development | Total Units | Debt | LIHTC Equity | GC | OTHER Sources | THA Funds | Projected Closing | Financial Investment |
|---|-------------------------------------|-------------------------|-------------------------|----------|----------------------------------|---------------|-------------------|----------------------|
| Pioneer Plaza Homeless Prevent Snr. / Disab. Preservation | 201 [Downtown] | FHA [\$6.2M] | RBC [\$27.4M] | FlintCo | Seller Note: [\$7.6M] | \$2M | April 2023 | \$43M |
| Choice Neigh. - River West VI Workforce Multifam New Construction | 80 [West Tulsa] | FHA [\$6.5M] | RBC [\$9.2M] | Key | Grants: [\$5.9M] | \$3.4M | June 2023 | \$25M |
| Seminole Hills Low Income Multifam Preservation | 141 [North Tulsa] | Citi Bank [\$10.5M] | RBC [\$14.1M] | CMS | Seller Note: [\$11.4M] | \$2M | August 2023 | \$38M |
| Mohawk Manor Low Income Multifam Preservation | 106 North Tulsa | Citi Bank [\$7.1M] | RBC [\$11M] | CMS | Seller Note: [\$8.9M] | \$3M | August 2023 | \$30M |
| East Gate Apartments Workforce Multifam New Construction | 192 [East Tulsa] | BOK [\$17.1M] | Raymond J. [\$27.6M] | ZD | Deferred Develop Fee [\$4.3M] | \$1M | October 2023 | \$50M |
| Hewgley Terrace Homeless Prevent Snr. / Disab. Preservation | 150 {Downtown} | Fannie Mae [\$4.2M] | Bidding [\$12.8M] | Key | Seller Note: [\$6M] | \$2M | Q1 – 2024 | \$25M |
| South Haven Manor Low Income Multifam Preservation | 100 [West Tulsa] | Freddie Mac [\$5.7M] | Bidding [\$8.7M] | Thompson | Seller Note: [\$4.4M] | \$3.2M | Q1 – 2023 | \$22M |
| Choice Neigh. – Comanche Phase I Workforce Multifam New Construction | 100 [North Tulsa] | Fannie Mae [\$4.7M] | RBC [\$8.6M] | FlintCo | Grants: [\$10.3M] | \$1.4M | April 2024 | \$25M |
| Early Stage Project 1 Workforce Multifam New Construction | 120 [Downtown] | -- | -- | - | - | -- | 2024 | \$35M* |
| Early Stage Project 2 Permanent Supportive Housing New Construction | 50 - 80 [Downtown] | -- | -- | - | - | -- | 2024 | \$52.4M* |
| Early Stage Project 3 Workforce Multifam New Construction | 250 [Downtown] | -- | -- | -- | -- | -- | 2025 | \$75M* |

New Const: 822 Units | Preserve: 698 Units | **Mayor's Housing Challenge: 1,520 Units | \$420M Financial Investment**



An aerial photograph of a modern residential development in Tulsa, Oklahoma. The foreground shows several multi-story apartment buildings and townhomes with light-colored facades and dark roofs. A paved road and parking areas are visible. In the background, a dense line of trees separates the development from the city skyline, which includes several tall skyscrapers under a cloudy sky. The entire image has a dark blue overlay.

Housing Programs in Tulsa

Creating a better Tulsa by transforming lives and communities

How We Serve



Public Housing

Project-Based Vouchers

Project-Based Rental Assistance

14 properties

4,400+ individuals & families housed



4,800+ current HCV participants

1,500+ current landlords accepting HCVs



Mixed-income communities

River West

Envision Comanche



Supportive Services

Family Self-Sufficiency Program

Building Our Tomorrow Microgrant Program



Public Housing To RAD Conversions

- **Title 24 Section 900 – Public Housing Program**
 - Limits the ability of Housing Authorities to improve and expand affordable housing
 - Unstable funding
- **Title 24 Section 800 – Housing Choice Voucher Program**
 - Rental Assistance Demonstration (RAD) provides opportunities for Housing Authorities to get local control over its assets and mortgage their assessed values to recapitalize the units for preservation or to transfer that assistance to new construction units
 - Stable funding

Tulsa Housing Authority

- **1,328** RAD units converted from Public Housing (2019 – 2022)
- **758** Public Housing units converting to RAD (2023 – 2024)
- **424** Choice Neighborhoods units at River West
- **143** PBRA units
- **620** units in development



Pre-RAD



Post-RAD



Pre-RAD



Post-RAD



Housing Choice Voucher Program

• Total Vouchers:

- Veterans Assistance – **110**
- Emergency Housing – **53**
- Project-Based – **367**

[+ 293 in production]

• Housing Quality Standard Inspections:

- Total # of Inspectors: **6 FTEs**
- Total # of Inspections in 2022: **7,637**
- Average # of Inspections Per Inspector: **1,273**
- Average Time Between RFTA & Inspection: **12 days**

Voucher Values:

- Landlord Payment Standard
 - 1BR: \$724
 - 2BR: \$925
 - 3BR: \$1,219
 - 4BR: \$1,428

Rental Assistance Department:

Housing Staff: **12**

- Average Families Per Staff Member: **523**

Landlord
Payment
Standard



Decrease Total
Families Housed

An aerial photograph of a modern residential development in Tulsa, Oklahoma. The image shows several multi-story apartment buildings with light-colored facades and dark roofs. The buildings are arranged in a grid-like pattern with paved walkways and parking areas. In the background, a dense line of trees separates the development from the city skyline, which includes several tall skyscrapers. The sky is overcast with grey clouds. The overall tone of the image is muted, with a blue-grey color cast.

Recommendations

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Need for Affordable Housing in Tulsa

Tulsa Citywide Housing Assessment:

- Tulsa will need to invest **\$245 million a year** for the next **ten years** to meet the city's need for housing (across the income spectrum)
- **More than half** of the housing demand is from households at or below Tulsa's AMI
- Tulsa needs **6,250 additional housing units** to meet the need for low-income individuals and families:
 - Extremely low-income (<30% AMI, <\$20k) – 2,160 units
 - Very low-income (30 – 50% AMI, \$20k - \$30k) – 1,790 units
 - Low-income (50 – 80% AMI, \$33k - \$54k) – 2,300 units

2023 Point-in-Time Count:

- #1 cause of homelessness reported – **Lack of Affordable Housing**
- #1 need reported – **Housing Placement**



Source: Tulsa Citywide Housing Assessment

Recommendations



- Policy changes in local ordinances and/or state laws
 - Inclusionary Zoning (incentivizing affordable housing units in market rate developments) through set aside affordable units
 - Bar categorical exclusion of Housing Choice Vouchers by Property Managers
 - Expand homelessness response network to connect more people to housing options
- Convening among community partners and broader public engagement through the COC
 - Focus the work of the COC on fund leveraging to invest expanding delivery of services
- Financial resources for programs, services, staff, etc.
 - Direct funding from the City for affordable housing development, not a loan program
 - Consider targeted bond issuance to provide gap funding for affordable units in mixed-income development
 - Consider dedicated millage to fund affordable unit development including Permanent Supportive Housing



Panel Discussion

Aaron Darden, President and Chief Executive Officer – Tulsa Housing Authority

Erik Solivan, Chief of Staff – Tulsa Housing Authority

Melanie Stewart, Homeless Program Manager – U.S. Department of Veterans Affairs

Casey Robinson, Chief Operating Officer – Robinson Properties LLC

Maggie Robinson, Chief Financial Officer – Robinson Properties LLC

Cameron Walker, President and Chief Executive Officer – Habitat for Humanity



Housing Programs in Tulsa

- What is the single most important idea you want to share with the task force?
- Explain how an individual experiencing homelessness is connected to housing within your available programs.
- What are some of the common challenges that make it difficult for an individual experiencing homelessness to be placed in your housing programs?
- What community partners does your organization engage with for administering your housing programs?

How can the City help to more effectively support your programs to house individuals experiencing homelessness?

- Policy changes in local ordinances and/or state laws.
- Convening among community partners and broader public.
- Financial resources for programs, services, staff, etc.