

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



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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

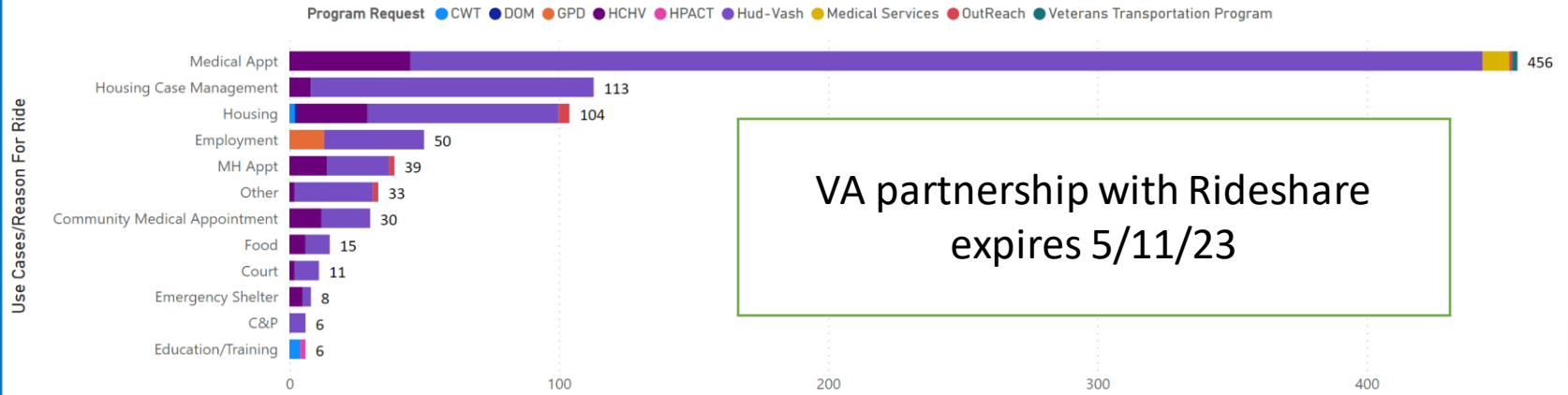
19

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



VA partnership with Rideshare expires 5/11/23

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



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Who We Are

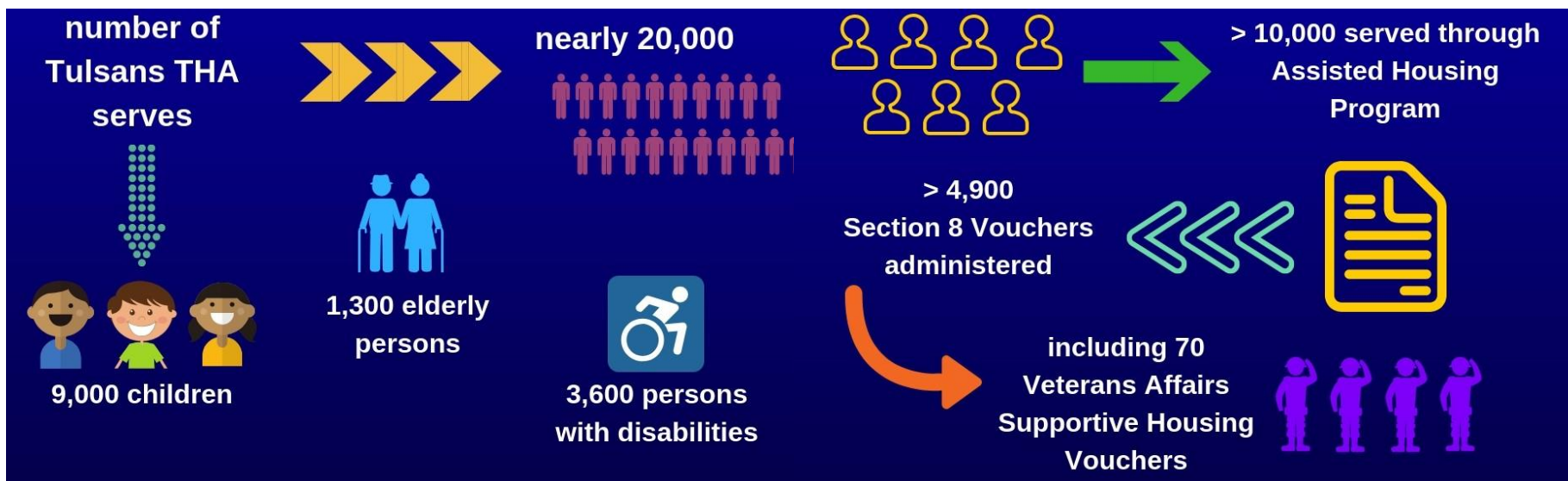
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Who We Serve

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 image shows several multi-story apartment buildings and townhomes arranged around a central courtyard area. In the background, the Tulsa city skyline is visible, including several tall skyscrapers. The sky is blue with scattered white clouds. The overall scene is presented in a monochromatic blue color scheme.

Housing Programs in Tulsa

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How We Serve



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 and townhomes arranged around a central courtyard area. In the background, a dense line of trees separates the development from the city skyline, which includes several prominent skyscrapers. The sky is filled with scattered clouds. The entire image has a blue 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.