Meeting Purpose

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

**VA partnership with Rideshare expires 5/11/23**

<table>
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<th>Service Request</th>
<th>C&amp;P</th>
<th>Community Medical Appointment</th>
<th>Court</th>
<th>Education/Training</th>
<th>Emergency Shelter</th>
<th>Employment</th>
<th>Food</th>
<th>Housing</th>
<th>Housing Case Management</th>
<th>Inpatient Discharge</th>
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**Use Cases/Reason For Ride**

**Program Request**

- Medical Appt
- Housing Case Management
- Housing
- Employment
- MH Appt
- Other
- Community Medical Appointment
- Food
- Court
- Emergency Shelter
- G&P
- Education/Training

Total 456
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
Who We Are

Creating a better Tulsa by transforming lives and communities
Who We Serve

Housing Authority of the City of Tulsa

- Number of Tulsans THA serves:
  - 9,000 children
  - 1,300 elderly persons
  - 3,600 persons with disabilities

- Nearly 20,000

- 4,900 Section 8 Vouchers administered, including 70 Veterans Affairs Supportive Housing Vouchers

- More than 10,000 served through Assisted Housing Program
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

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

- **Housing Choice Vouchers**
  - 4,800+ current HCV participants
  - 1,500+ current landlords accepting HCVs

- **Development**
  - 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

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**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

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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

[chart showing Landlord Payment Standard increase and decrease in families housed]
Recommendations

Creating a better Tulsa by transforming lives and communities
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.