



Meeting Minutes

1. Leadership Council Meeting Introduction

- Welcome & Call to Order, Ginny Hensley
- Roll Call, Erin Velez
 - Review & Discuss Vacancies
 - Ginny Hensley discussed the need to fill the At-Large seat with a representative from the Hospital/Healthcare sector. Erin Velez will send out a call for nominations to AWH4T Partner Agencies.
 - We are still waiting for the Muscogee (Creek) Nation to appoint someone to that designated seat.

2. Discussion & Approval of:

- Approval of February 2024 Minutes*
 - Ginny Hensley called for a motion to approve the February minutes. Jesse Guardiola moved to approve. James Rea seconded the motion. Motion carried.
- ~~Review & Approve Charter Changes*~~ - Erin Velez

3. Lead Agency Updates

- Task Group Updates
 - Strategic Planning, Erin Velez
 - The Strategic Planning group is working to evaluate the progress of the past plan and develop strategies to move forward.
 - Communications, Ginny Hensley
 - The Communications group is working on a plan for all AWH4T Partner agencies to use from the Housing Narrative Lab messaging.
- Data Report, Olivia Denton Koopman
 - PIT report is included after minutes.

4. Meeting Topics

- City's new Chief Mental Health Officer, Rebecca Hubbard
 - Dr. Rebecca Hubbard is the Chief Mental Health Officer for the City of Tulsa.
 - This position is part of the Mayor's Office of Resilience and Equity. She will work to apply a mental health lens to the city's work and increasing collaboration among mental health programs, crisis response systems, and related services.



Leadership Council Meeting
March 12, 2024 | 1:30 p.m.
Boston Avenue Church/ Zoom

- The new role was the result of a recommendation from the Housing, Homelessness and Mental Health Task Force and was funded in the FY 23-24 budget.
- THA Preference Process, THA Representative
 - Tulsa Housing Authority has changed its preference process and now requires documentation for its various preferences upon application.
 - THA has also added a referral-based chronically homeless preference.
 - Handout included after minutes.
- Housing Strategy Updates, Kian Kamas
 - Presentation is included after minutes.
 - The [Housing Strategy](#) provides housing partners and city leaders with a clear roadmap to address Tulsa's demand for 13,000 housing units over the next decade, and is a critical tool in narrowing our collective focus to actions which are proven to show results.
 - Please use this [social media toolkit](#) to support sharing information on the Tulsa Housing Strategy with your networks. Feel free to customize the sample text to best fit your audience.
 - Please contact Partner Tulsa if you would like to schedule a presentation to your Board or Staff on the Strategy.
- 3H Task Force Updates, Travis Hulse
 - City Lights Foundation has been selected to operate the low-barrier shelter.
 - The City of Tulsa has released a request for information (RFI) to help identify a facility to house Tulsa's new low barrier shelter and case management program.
 - The RFI's purpose is to solicit interested parties willing to lease a facility to City Lights Foundation of Oklahoma, the operator selected to operate the program in February 2024.
 - There will be a press conference next week for the 3H Task Force recommendations.
 - Learn more at [Path to Home](#)

5. Meeting Wrap-Up

- Public Comments
 - Updates to VOA, Pam Richardson
 - The VA TIP grant termination will be effective 9/30/2024.
 - Reasons for ending the grant: staffing challenges, lack of affordable housing, and difficulties in finding landlords willing to participate in the program.
 - VOA plans to collaborate with the VA to properly place veterans currently in the program.



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- No new referrals would be accepted due to the upcoming conclusion of the grant, complicating program graduation.
- Jeff Jaynes gave a legislative update:
 - [SB1755](#) – Creates a task force to study the current and future policy needs of the state to address affordable housing.
 - [SB1575](#) – Forcible entry and detainer; extending time period for certain appearance; increasing time period for service of summons; providing exceptions.
- Next Meeting (All Member and PIT Release) – April 2, 2024, 9 – 11:45 a.m.
- Adjourn

**Items to be voted on by Leadership Council*



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LC Attendance

	Name	Representing	Category	Term
<input checked="" type="checkbox"/>	Ginny Hensley, Chair	Tulsa Housing Authority	Fixed Position, Appointed	03/2024 - 02/2026
<input type="checkbox"/>	Mayor Bynum	City of Tulsa	Fixed Position, Appointed	09/2022 - 08/2024
<input checked="" type="checkbox"/>	James Rea	Tulsa County	Fixed Position, Appointed	09/2022 - 11/2024
<input checked="" type="checkbox"/>	Noe Rodriguez	Tulsa Day Center	Provider Representative, Elected	02/2024-01/2026
<input type="checkbox"/>	Claudia Brierre	INCOG	Fixed Position, Appointed	03/2024 - 02/2026
<input checked="" type="checkbox"/>	Rhonda Clemons	Cherokee Nation	Tribal Representative, Appointed	05/2023 - 04/2025
<input type="checkbox"/>		Muscogee Creek Nation	Tribal Representative, Appointed	
<input checked="" type="checkbox"/>	Sarah Grounds	City Lights Foundation	Provider Representative, Elected	010/2023 - 09/2025
<input checked="" type="checkbox"/>	Beth Svetlic	Youth Services of Tulsa	Provider Representative, Elected	04/2023 – 3/2025
<input checked="" type="checkbox"/>	Lacreshia Jackson	Participant Advisory Group	Consumer Representative, Elected	1/2024-12/2024
<input checked="" type="checkbox"/>	Cari Monday or Demeter Rande'y	Youth Advisory Board	Consumer Representative, Elected	1/2024-12/2024
<input checked="" type="checkbox"/>	Lauren Sherry	QuikTrip Corporation	Business/Commerce Representative, Invited	04/2023 - 03/2025
<input checked="" type="checkbox"/>	Elizabeth Hall	Burnstein Family Foundation	Funder Representative, Invited	04/2023 - 03/2025
<input type="checkbox"/>	Jesse Guardiola	Tulsa Area United Way	At-Large Representative, Invited	10/2023 - 09/2025
<input type="checkbox"/>			At-Large Representative, Invited	
<input type="checkbox"/>	Stephanie Horten	JusticeLink	At-Large Representative, Invited	10/2023 - 09/2025
<input checked="" type="checkbox"/>	Richard Alexander	Tulsa Police Department	At-Large Representative, Invited	05/2022 - 04/2024

Tulsa Housing Authority Waitlist Preferences and Accepted Documentation



Chronically Homeless Preference

Applicant household is chronically homeless as verified via CoC or partner agency. This preference is the highest ranking preference, sharing the same weight as the Involuntary Displaced Preference. *Subject to THA Board of Directors approval at March 2024 board meeting.*

Involuntary Displaced Preference

This is the highest ranking preference. To qualify for this preference, applicants must have been displaced due to a Public Housing Authority action or federally recognized natural disaster within 12 months from date of application and are still displaced at the time of the application.

- **Acceptable Documentation:**

- The applicant will need to have recent documentation (ex. Letter) from the PHA agency indicating they were displaced due to the PHA agency (ex. building demolished) or FEMA letter indicating they have recently been displaced. The letter must indicate the displacement happened within the 12-months from date of application and are still displaced at the time of the application.

Involuntary Displaced or 62 and Older Preference

(this preference is only for THA's RAD high rises which are Lafortune Tower, Latimer and Pioneer Plaza)

This shares the same weight as Involuntary Displaced, so it is the highest preference. To qualify for this preference the head of household or spouse must be 62 or older in age at time of application.

- **Acceptable Documentation:**

- The applicant will need to have recent documentation (ex. Letter) from the PHA agency indicating they were displaced due to the PHA agency (ex. building demolished) or FEMA letter indicating they have recently been displaced. The letter must indicate the displacement happened within the 12-months from date of application and are still displaced at the time of the application.
- Copy of the head of household or spouse's state issued ID or birth certificate indicating one is 62 or older in age

Disabled, Veteran or Domestic Violence Preference

To qualify for these preferences, one of the household members must be disabled, a Veteran or in a domestic violence situation at the time of application.

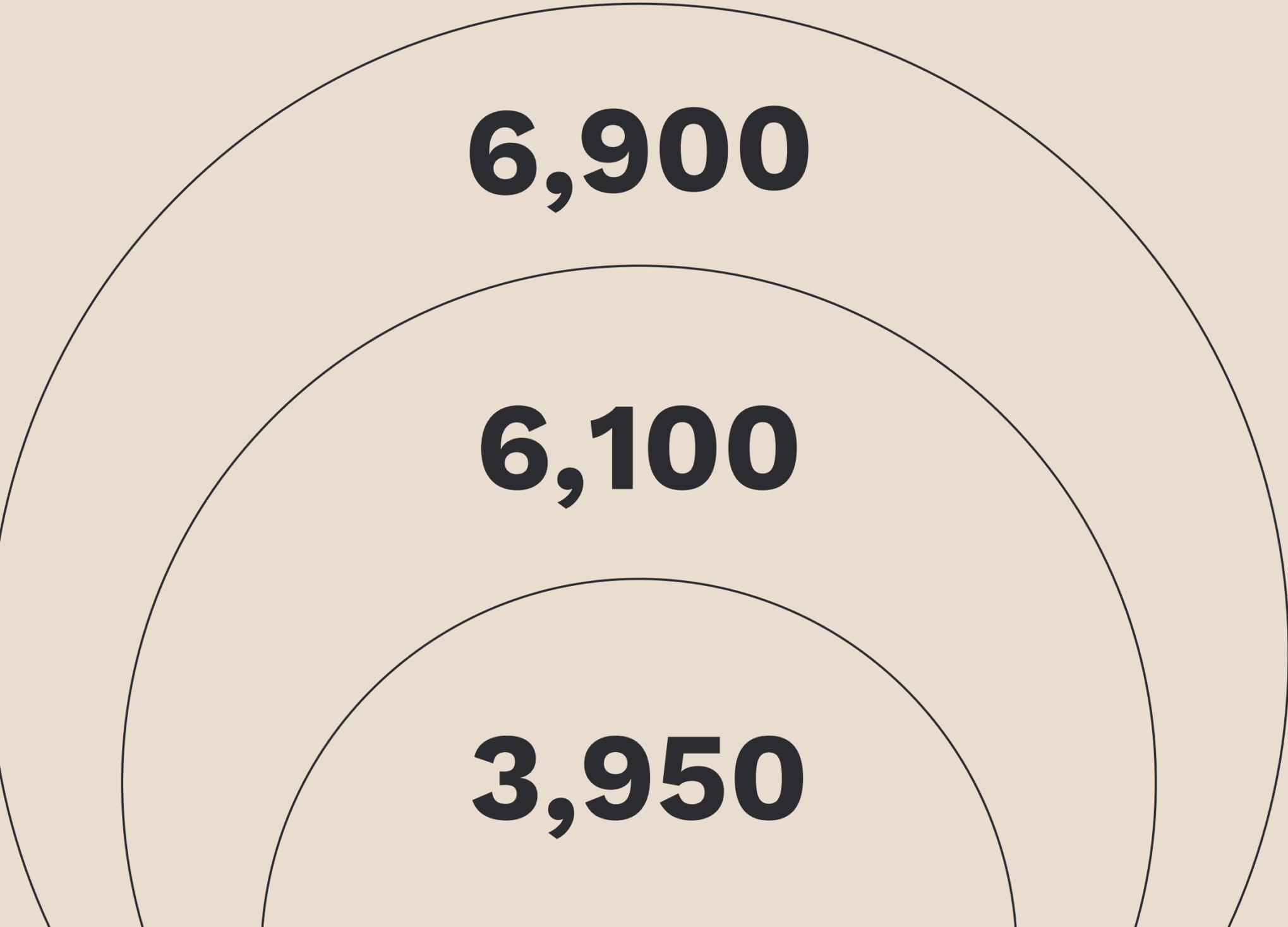
- **Acceptable Documentation** (*documentation submitted must be dated within 60 days from date of application*)
 - **Disabled Preference**
 - Currently receiving SSI - in the top right corner of the Social Security award letter it must have a code next to applicant's Social Security number indicating they are disabled, or in the body of the letter it must state the applicant is receiving benefits as a disabled individual
 - Have a licensed medical professional complete THA's disability verification. This will be sent with the email.
 - **Veteran Preference**
 - Applicant must be a Veteran or the widow/widower of a Veteran (if the DD214 indicates dishonorable discharge, we cannot use this as a preference)
 - Provide a copy of the Veteran's DD214
 - If they are the widow/widower of a Veteran, they will also need to provide proof they are the widow/widower of the Veteran
 - **Domestic Violence Preference**
 - The actual or threatened violence must have occurred within the past six months from the date of application or be of a continuing nature
 - Letter stating applicant is currently residing in a shelter due to domestic violence or a letter stating they were residing in the domestic violence shelter within the last six months from the date of application
 - Police reports indicating domestic violence dated within the last six months from date of application
 - Protective order indicating domestic violence dated within the last six months from date of application
 - Hospital records indicating domestic violence dated within the last six months from date of application

Contact Matt Miller, THA Rental Assistance Manager, at **918-581-5780** or Matt.Miller@tulsahousing.org with questions

WHY A STRATEGY?

A projected 12,900 units of all types and price points are needed over the next 10 years to meet demand and support equitable growth. Current, pent-up demand accounts for approximately 4,000 of these units.

UNDERSTANDING DEMAND



6,900

6,100

3,950

6,900 Rental Units

The majority of Tulsa’s demand is for rental units, with the most rental demand concentrated at incomes below 80% AMI.

6,100 For-Sale Units

Strong demand exists for for-sale homes, with a good portion in moderate and high-income categories that will require fewer supports for feasibility.

3,950 Below 50% AMI

While Tulsa’s demand is balanced nearly 50% between moderate and low-income residents, demand below 50% AMI requires substantial investments and activity by new actors.

BUILDING THE STRATEGY

Ecosystem Interviews

Conducted interviews with key stakeholders across the housing development, service provider, financing, and support ecosystem to understand strengths and weaknesses. The Strategy has been crafted to be responsive to the information collected.

Council Outreach

Met with members of the City Council in one-on-one and small group meetings to understand unique issues across various areas of the city, and to assess what opportunities and barriers must be addressed through a strategy.

PSH Deep Dive

Partnered with Home Base to research national best practices and case studies to better understand the cost to build and operate PSH projects. This analysis will inform how Tulsa plans for the necessary funding needed for successful PSH projects.

Stakeholder Work Sessions

Presented the draft Strategy for review, discussion and feedback to key stakeholder groups, including service providers, housing developers, and community leaders. Leveraged feedback to further refine Strategy recommendations.

Final Strategy

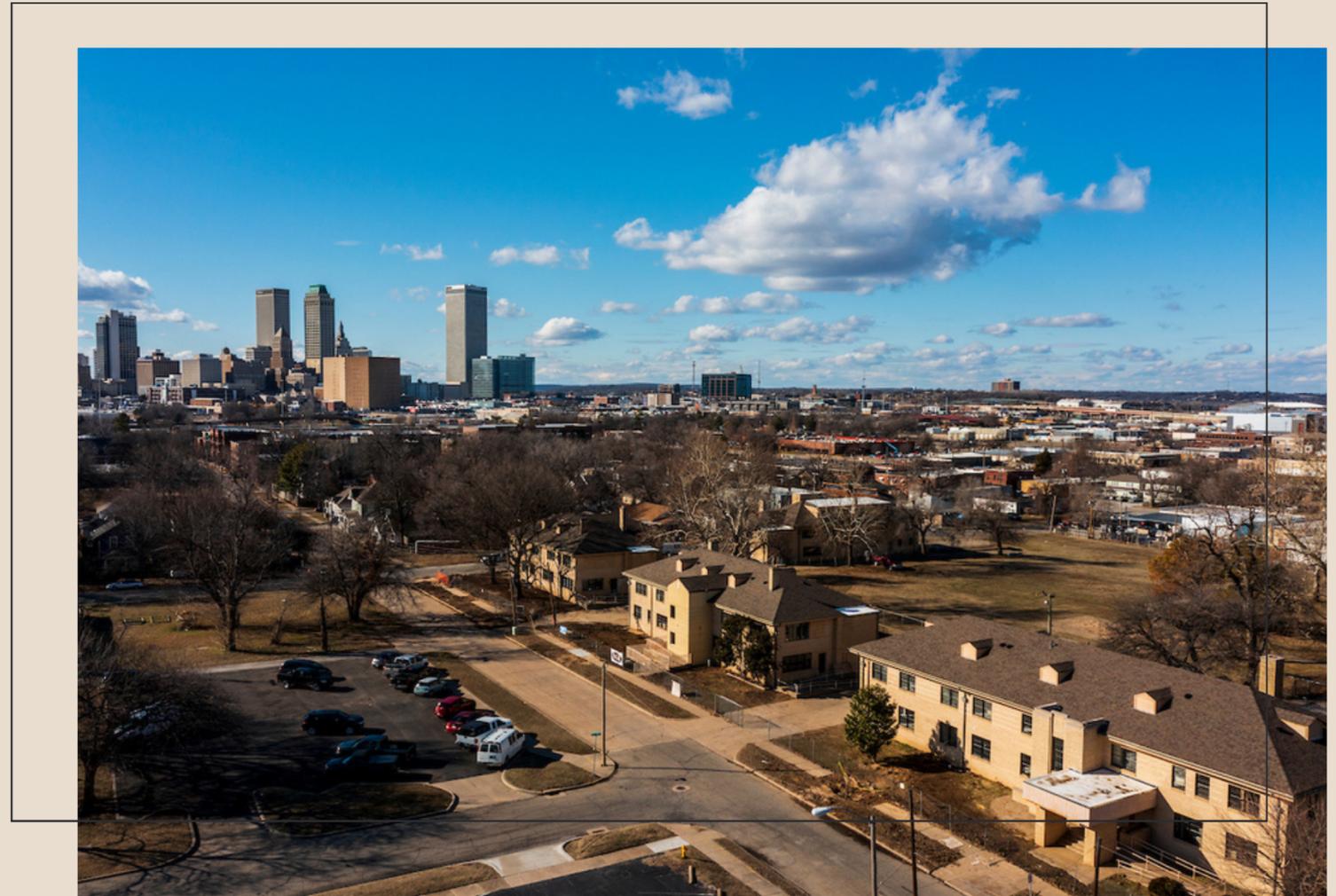
Identified recommended funding levels for successful implementation of Strategy, set out critical next steps to ensure key partners begin implementing the Strategy.

WHAT THIS IS & IS NOT

This Strategy **is** intended to provide a clear framework to guide the investments and actions of key housing partners.

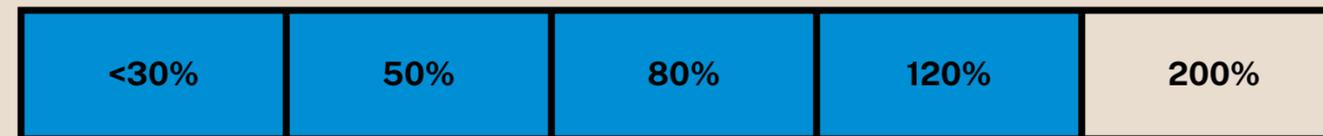
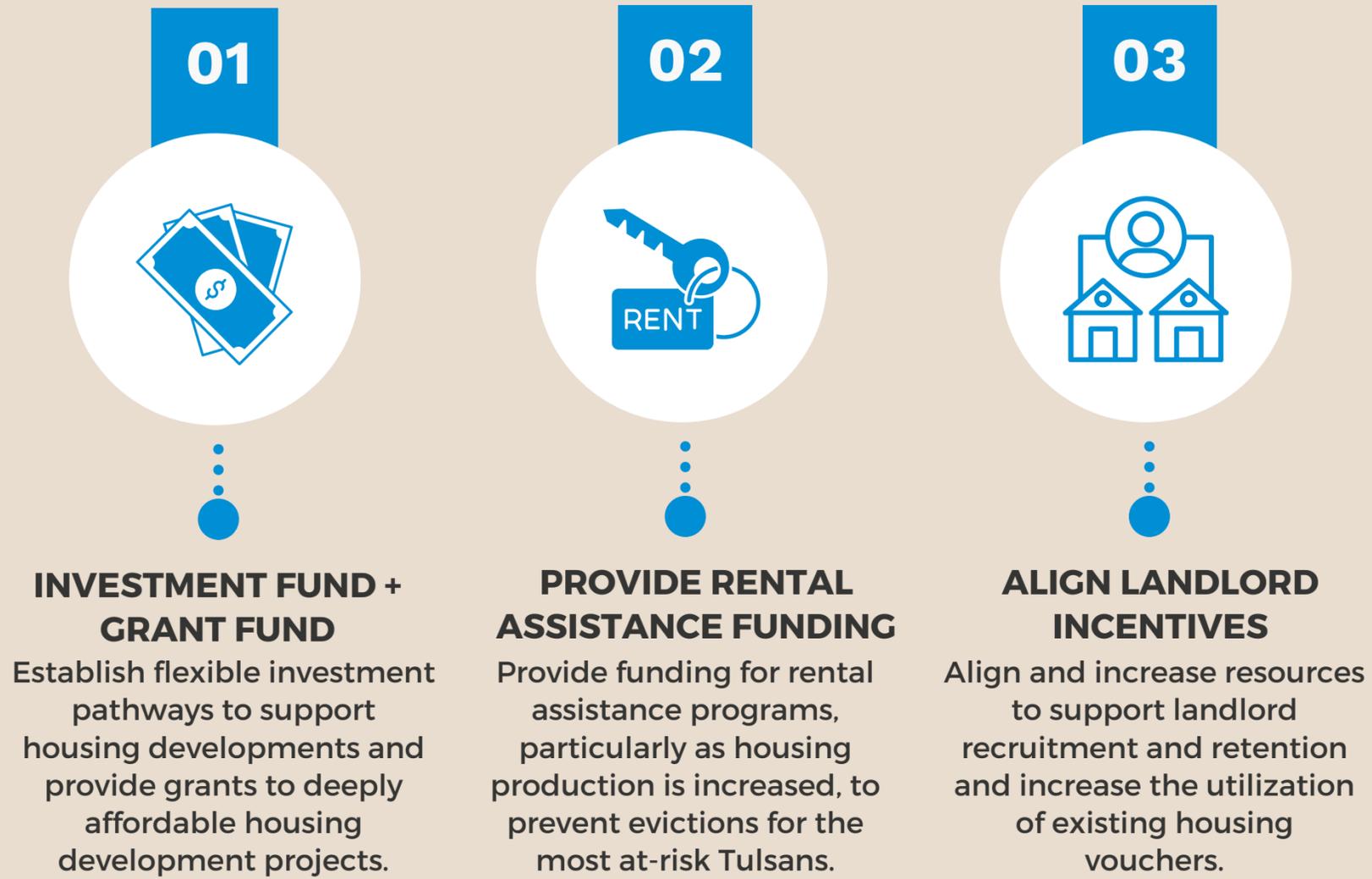
It **is** intended to take the “universe” of viable actions in response to identified demand down to a set of proven strategies and tactics which are known to be effective based upon national best practices.

The Strategy does not provide the full extent of implementation planning needed for success, and **must be followed by deliberate planning and action by key partners.**



INCREASE FUNDING

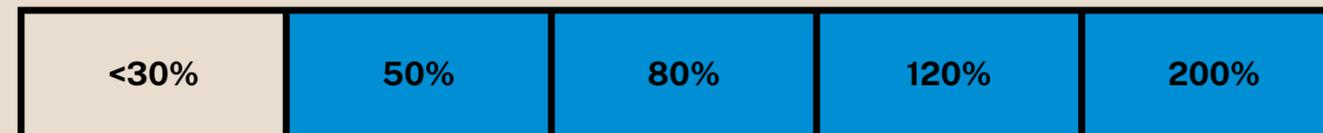
Increasing housing development and providing interim supports as production increases will require substantial additional resources beyond the City's IOT investment of \$75 million.



Target Income Range (AMI)

FACILITATE DEVELOPMENT

Addressing Tulsa's housing demand will take a more aggressive, proactive approach to facilitating development, leveraging proven economic development strategies.



Target Income Range (AMI)

PRIORITIZE DOWNTOWN + COMMERCIAL

Downtown Tulsa presents an opportunity to support more dense development by-right, whereas legacy commercial corridors are an opportunity to reimagine underutilized resources.



PILOT SITE ACQUISITION

Identify and acquire a legacy commercial site that can be transitioned to housing as a part of a pilot effort to test broader transitioning of underutilized commercial corridors.



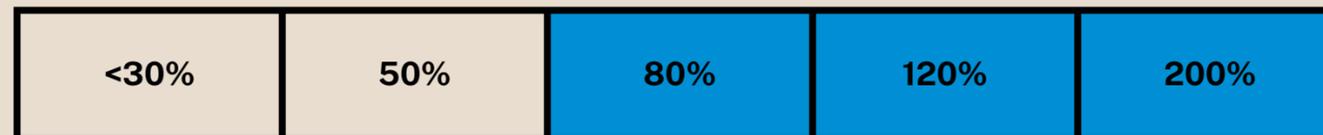
CONVERT OFFICE BLDGS

Expand efforts to transition vacant office buildings downtown to housing, leveraging recent analyses identifying the most viable buildings and providing targeted incentives.



PLAN & ENGAGE

Develop targeted redevelopment plans for acquired sites, building an understanding of local context and growing support through resident engagement.



Target Income Range (AMI)

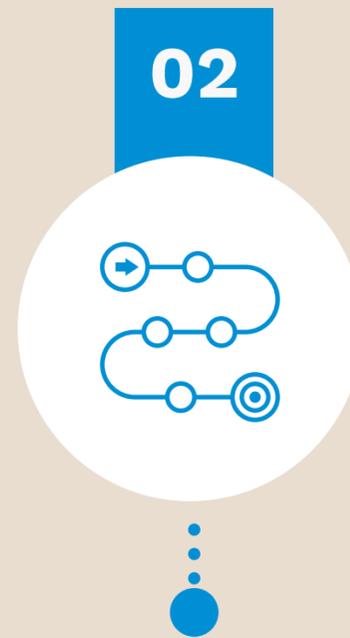
IMPROVE PROCESSES & POLICY

Formalize advocacy efforts to develop a consistent narrative supporting housing development, and continuously evaluate and improve housing development processes and public policy.



HOUSING COALITION

Establish a formal coalition including diverse stakeholders to communicate about, advocate for, and support housing at the local and state levels.



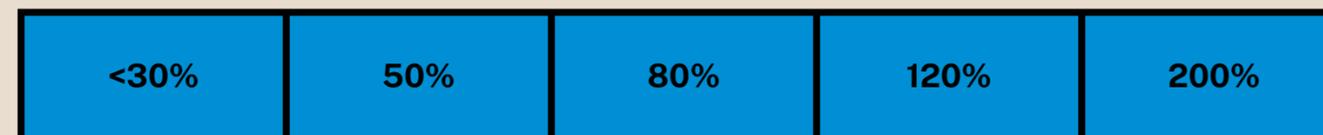
CITY PROCESSES

Consistently evaluate and improve development permitting and review processes, and pursue amendments to Zoning policies, to accelerate housing development.



PRIORITY PROGRAM

Create formal policies and a program structure that prioritizes Housing development to incentivize and accelerate development, particularly affordable housing projects.



Target Income Range (AMI)

ACTIONS UNDERWAY



Housing Coordinators

The Department of City Experience has submitted a budget request for FY25 (7/1/24-6/30/25) for two permanent Housing Coordinator positions.

Pre-Approved Plans

The Department of City Experience has submitted a budget request for FY25 (7/1/24-6/30/25) for \$500,000 to support establishing an initial set of pre-approved plans.

Leveraging Public Assets

PartnerTulsa is advancing planning efforts for housing development at the Moton site, and is partnering with the Department of City Experience to plan a pilot program focused on acquiring properties in the City's nuisance pipeline.

Office Conversions

The Downtown Tulsa Partnership and PartnerTulsa are finalizing an analysis of downtown office buildings best suited for residential conversion and intend to leverage findings to inform targeted incentive offerings.

IMMEDIATE NEXT STEPS

Publicize Strategy

Finalize the full Strategy document and prepare for an official public release. Rollout of the Strategy will include presentations to key partners and distribution of a social media toolkit and other supportive materials.

Implementation Working Group

Establish a working group comprised of key lead implementation partners. Leverage the group to define and align roles and set timelines for implementing key actions in the Strategy.

Housing Finance Org Structure

Leverage the Implementation Working Group to further research and define Tulsa's planned approach to implementing recommendations to establish the proposed Housing Investment and Grant Funds.

Prepare for IOT3 Funds

Leverage the framework provided through the Strategy to develop and present funding recommendations to the City of Tulsa's 3H Task Force and the full City Council.

Seek Financial Support

Upon determination of plans for implementing Housing Finance actions, develop a clear plan for seeking contributions from private and philanthropic partners, leveraging the City's IOT funds to secure commitments.

TULSA CITY/COUNTY

2024 Point-in-Time Count Results



The Point in Time (PIT) Count is required by the U.S. Department of Housing and Urban Development (HUD). It is a count of people experiencing sheltered and unsheltered homelessness on a single night in Tulsa County.

1,427

INDIVIDUALS EXPERIENCING HOMELESSNESS IN TULSA

on the night of January 25, 2024

37%
Unsheltered



63%
Sheltered

81% of respondents first became homeless in Oklahoma. 73% first became homeless in Tulsa.

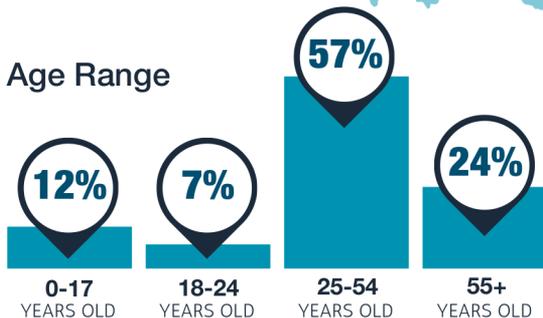
Foster Care

17% of respondents have been in the foster care system.

Disabling Conditions

46% of respondents have a disabling condition.

Age Range



Domestic Violence

39% of respondents have a history of domestic violence.

23% were employed at the time of the survey.

Justice Involvement

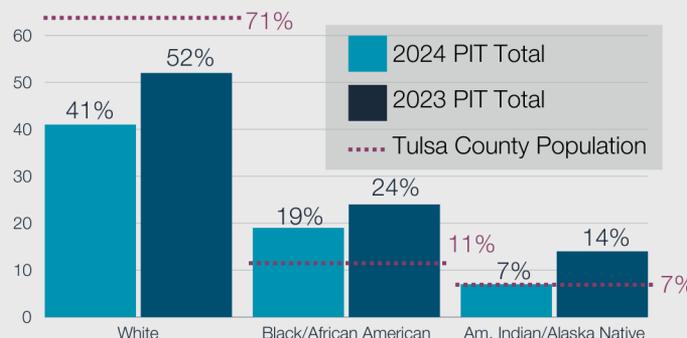
56% of respondents mentioned a personal history of incarceration.

Veterans

8% of respondents were veterans.

Race / Ethnicity

Homelessness continues to have a disproportionate impact on communities of color. Based on the PIT analyses, 19% of people experiencing homelessness in Tulsa County identify as Black/African American, but according to the U.S. Census, only 11% of Tulsa County's population identifies as Black/African-American.



11%
Tribal Citizens

3%
Latina/e/o

Improving the quality of life for all people living in Tulsa by creating a community where homelessness - if it occurs - is rare, brief, and non-recurring.

5,441 Total number of people served in 2023.

Newly Homeless

In 2023, 2,816 of the 5,441 people within Emergency Shelters, Safe Havens, Transitional Housing, and Street Outreach were experiencing homelessness for the first time.

52%

Lack of Affordable Housing

Loss of Income/Benefits

Mental Health

Job Loss

Relationship Breakdown

Domestic Violence

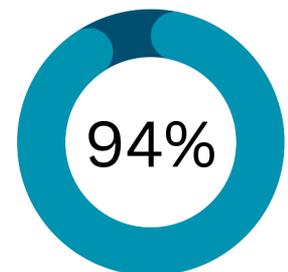
Causes of Homelessness

These are the top reasons respondents said contributed to their homelessness.

Affordable Housing

Finding and securing stable, suitable living arrangements for individuals or families experiencing homelessness or at risk of becoming homeless is more challenging when affordable housing and rental assistance isn't available in a community.

Tulsa's Housing Retention Rate is 94%, showing that prioritizing housing with supportive services is a highly successful strategy for ensuring long-term stability and preventing homelessness in our community.

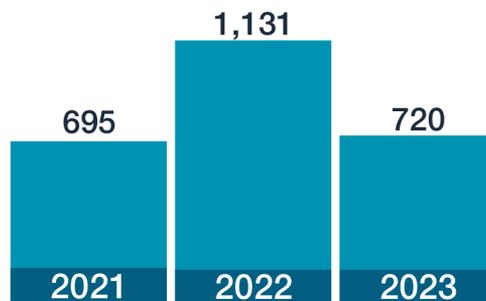


\$1128
per month

to rent a 2-bedroom apartment in Tulsa County



Source: HUD FMR



Source: HUD FMR

OK

\$18/Hour

to afford a 2-bedroom rental home

99/week

hours needed to work at minimum wage to afford 2-bedroom rental home

Source: Out of Reach, NLIHC

A Way Home for Tulsa's 2020-2024 Strategic Plan Goals

- 1 Stop Homelessness Before It Begins by reducing unnecessary evictions and improving discharge policies and supports for individuals that exit systems and end up in homelessness.
- 2 Transform the Homeless System of Care to be More Effective, Equitable, and Person-Centered by understanding the need, allocating resources, supporting implementation, and providing services to reduce barriers to housing.
- 3 Increase Access to Housing by revising policies to prioritize affordable housing and connecting tenants to units.
- 4 Partner Across Tulsa to Build Solutions and Access Resources by increasing community, state, and federal support.