



**A WAY HOME  
for Tulsa**

COORDINATED BY HOUSING SOLUTIONS

# **LEADERSHIP COUNCIL**

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**March 11th, 2025 | 1:30-3:00 PM | Boston Ave. Church**

# Agenda

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- **Meeting Introduction**
  - Welcome & Call to Order, Beth Edwards-Svetlic
  - Roll Call, Amy Olsen
- **Discussion/Approval of:**
  - February Minutes
  - 2025 Vice Chair Welcome
  - Representative Nomination

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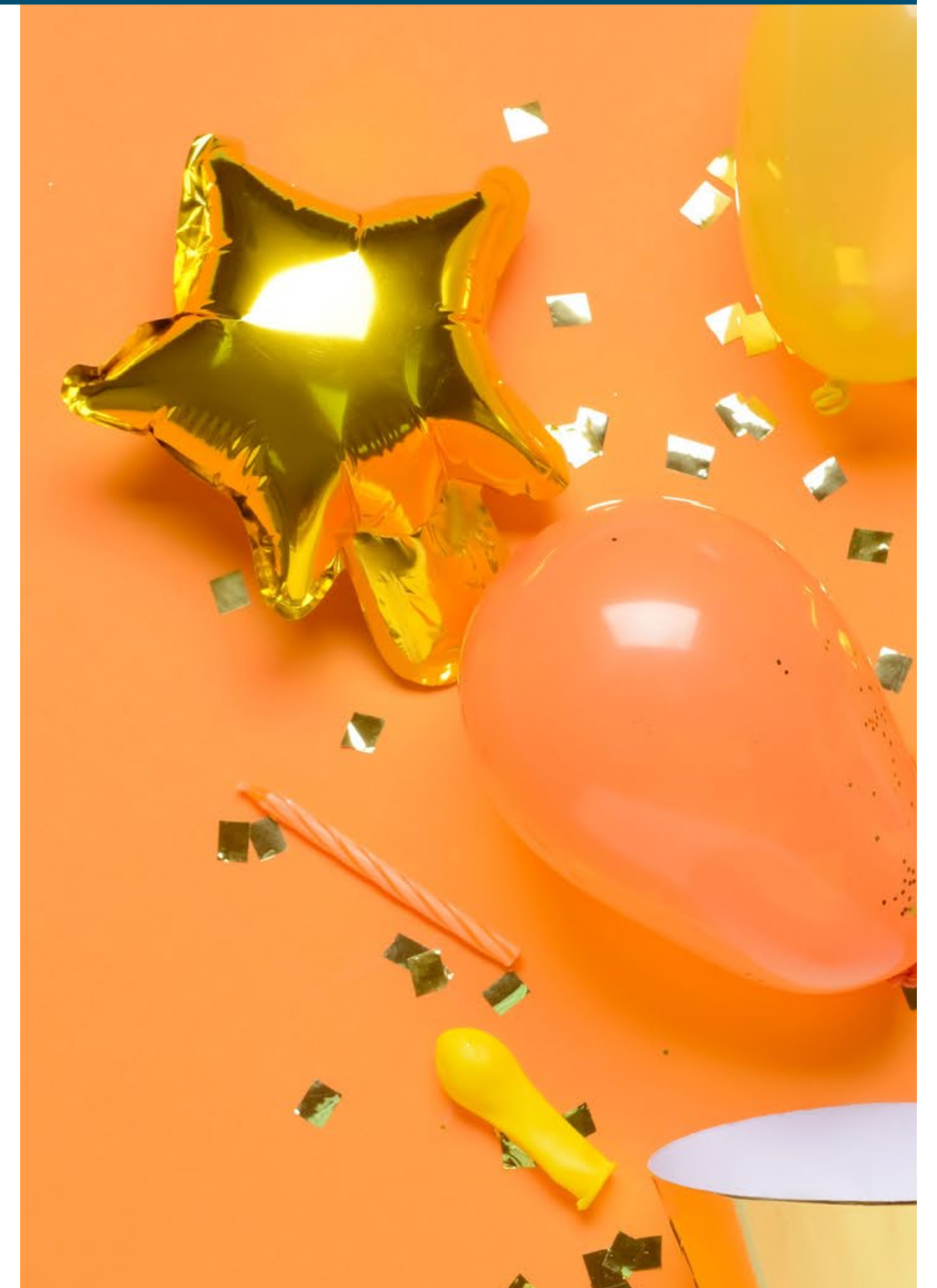


# 2025 Vice Chair

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## Congratulations to Noe Rodriguez!

- Provider Representative (Tulsa Day Center)
- To serve 1-year term as Vice Chair
- To become Chair in 2026



# Representative Nomination

## Business/Commerce Representative

- Lauren Sherry, QuikTrip (2nd Term)

## Selection Process

### Step 1



- Representatives nominated

### Step 2



- Nominees opt in or decline nomination
- Council receives list of Nominees

### Step 3

- Nominees provide brief description of role, goals, and alignment with strategic vision
- Representatives elected by digital vote

# Lead Agency Updates

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- **Data & Analytics Report**, Olivia Denton Koopman
- **Policy Report**, Mark Smith
- **Winter Weather Response**, Mark Smith





# Data Dashboards & Reports

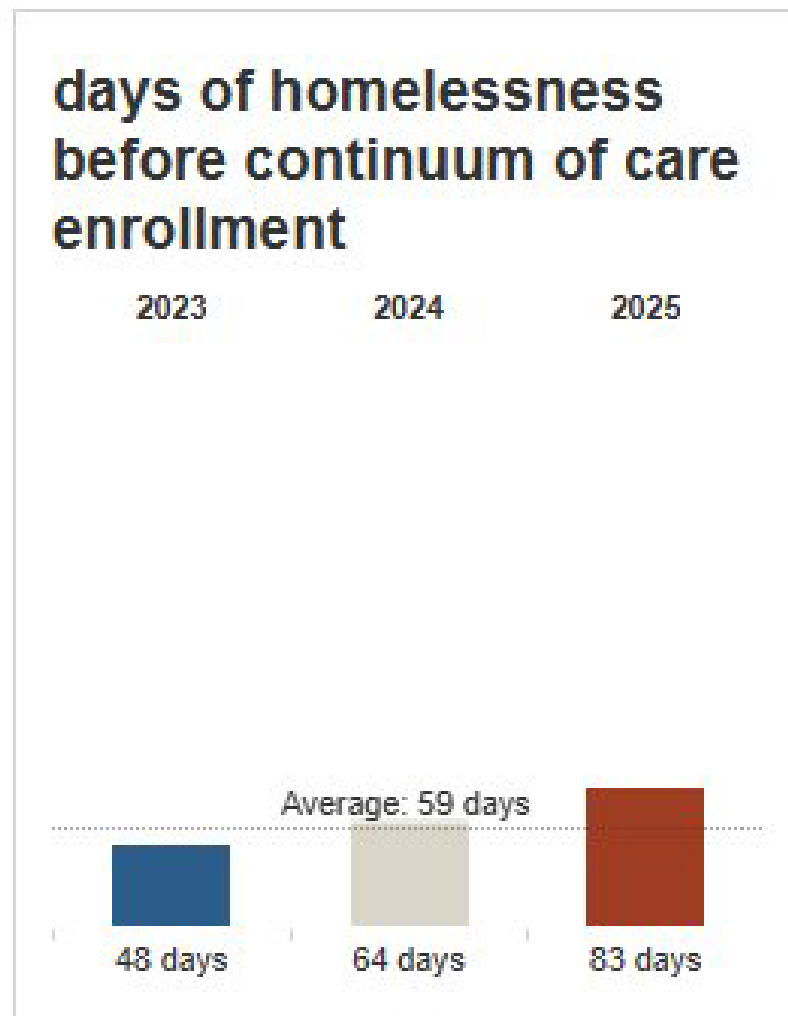
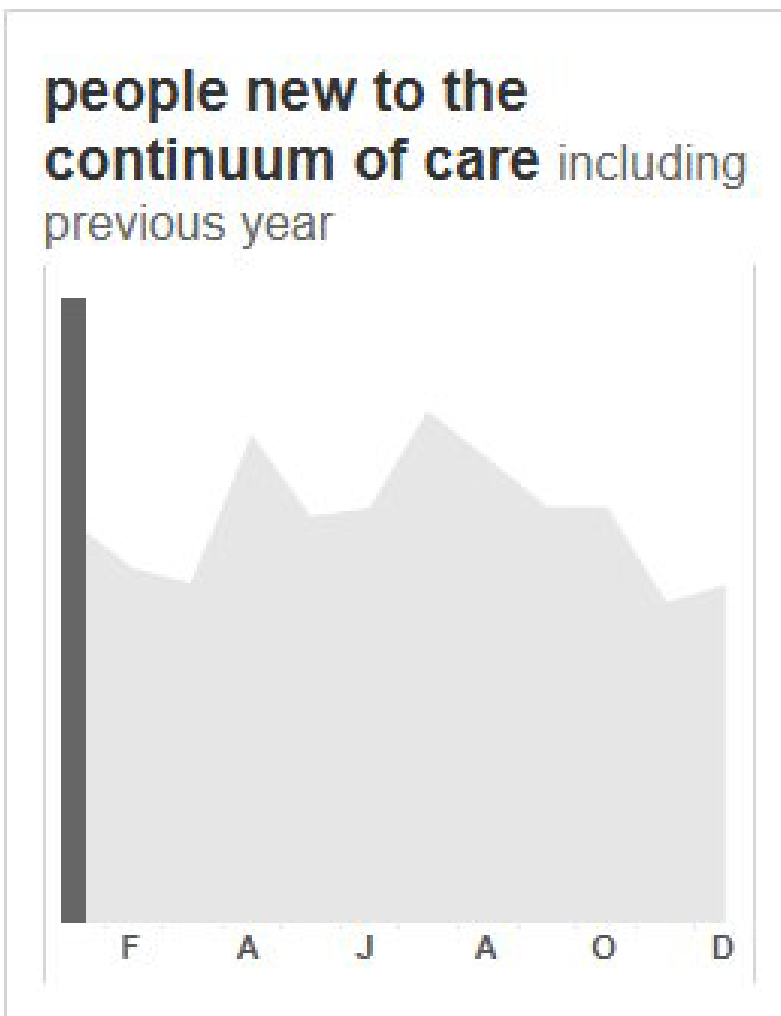
**Presented by:**

Olivia Denton Koopman, [odentonkoopman@housingstulsa.org](mailto:odentonkoopman@housingstulsa.org)

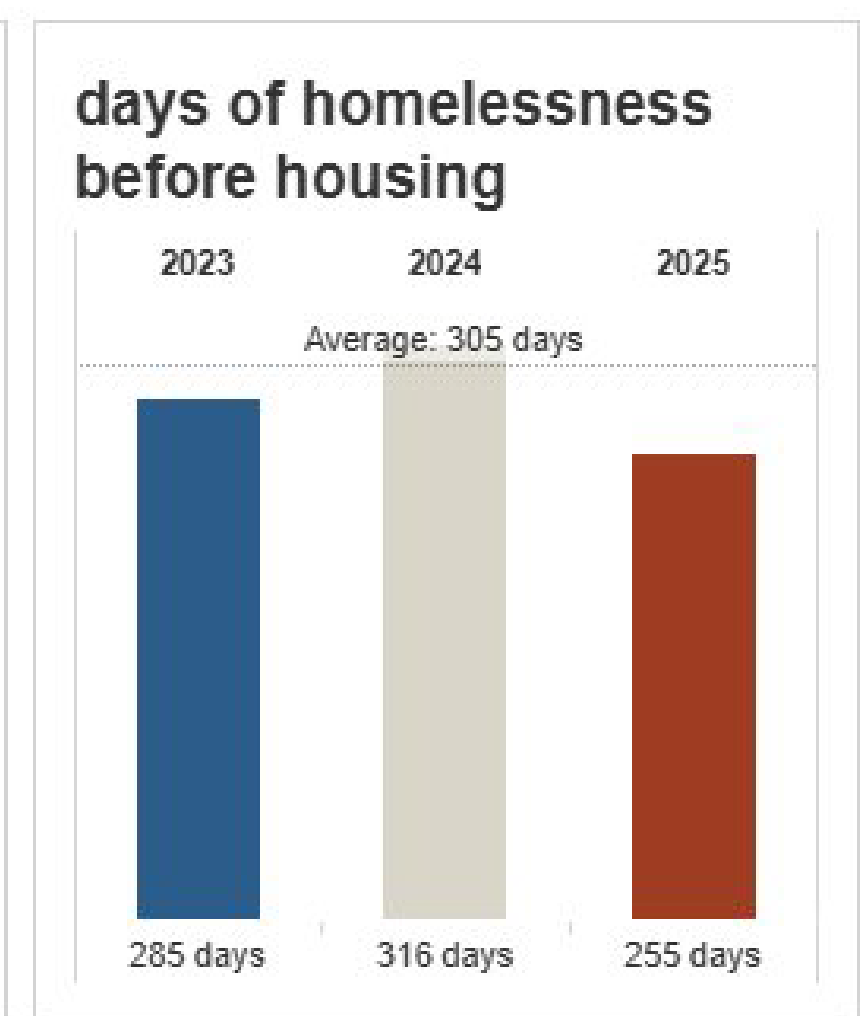
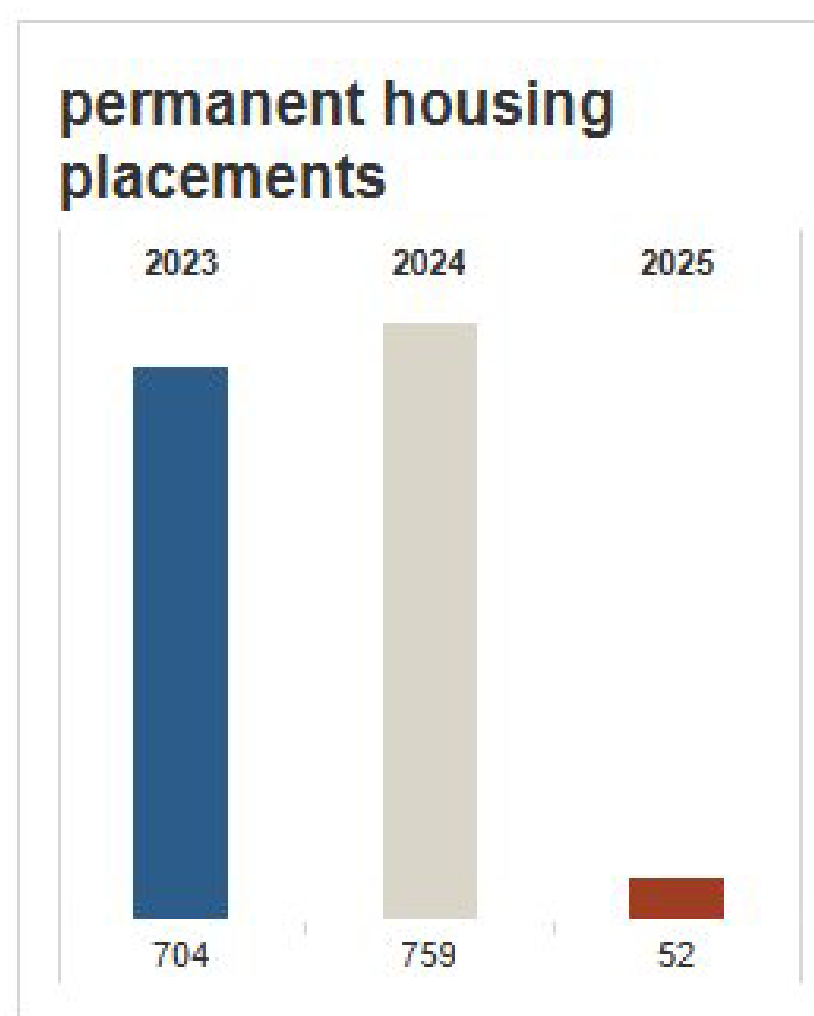


# Paths to Housing

## New Experiences of Homelessness

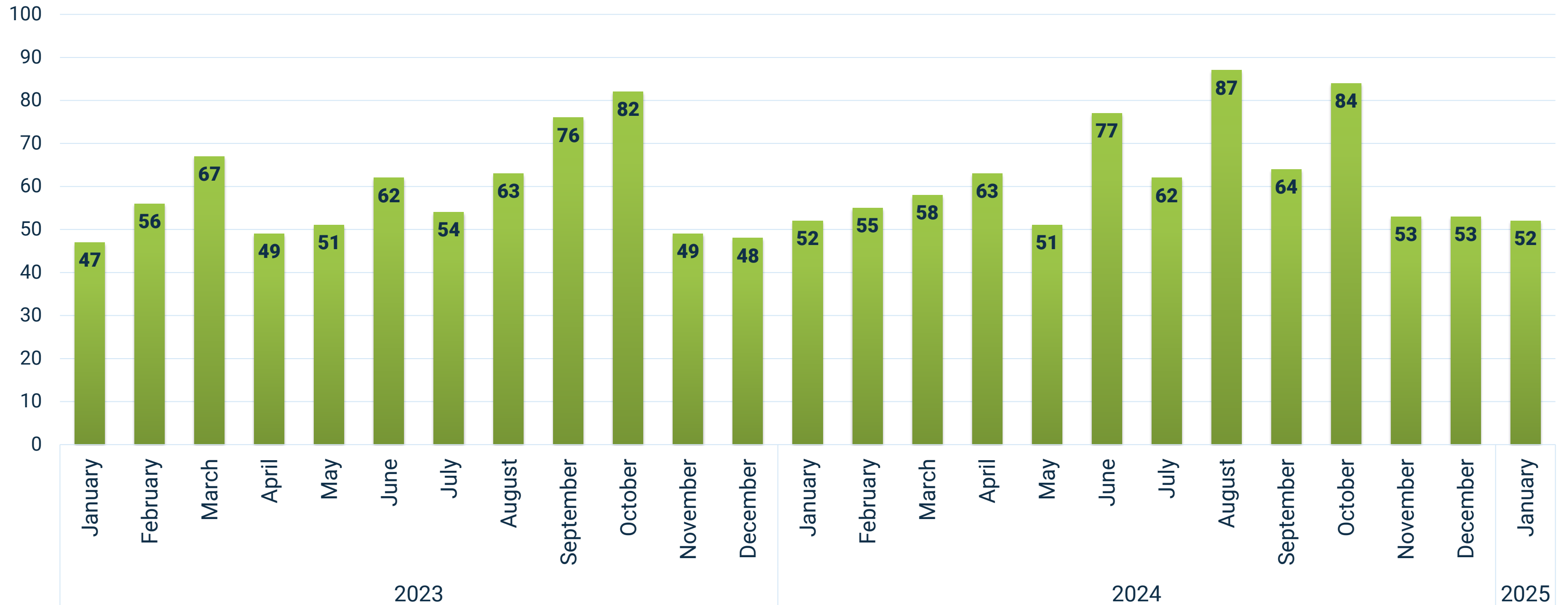


## Housing Placements through January 2025



# Paths to Housing

## AWH4T CoC Housing Placements





# Housing Need

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<b>People assessed for housing assistance pending referral</b>	<b>3,230</b>
Individuals pending short term assistance	1,856
Individuals experiencing chronic homelessness	1,374
Individuals in families	217
Youth & Young Adults aged 16 - 24	371
US Military Veterans	151

# Emergency Shelter Utilization

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January 5th - 11th

<b>Total number of individuals served at Emergency Shelters*</b>	<b>1,384</b>
<b>Sheltered at One Hope Rose Bowl and Tulsa Dream Center</b>	<b>548</b>
Children	107
Senior Citizens	100
Veterans	42
Pets	50

\* General Capacity: 605

# Emergency Shelter Utilization

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February 17th - 22nd

<b>Total number of individuals served at Emergency Shelters*</b>	<b>1,457</b>
<b>Sheltered at One Hope Rose Bowl and Tulsa Dream Center</b>	<b>563</b>
Children	108
Senior Citizens	113
Veterans	52
Pets	60

\* General Capacity: 605

# Policy Report

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- **State bills/policies**
  - ✓ [SB128](#), [SB275](#)
  - x [HB1746](#), [SB484](#)
- **Federal bills/policies**
  - Federal Budget
  - FY24-25 CoC Program Funding

## Contacting Your Lawmakers

- Find your district/representatives here: [OK Voter Portal](#)
- Contact information:
  - [State Senators](#) / [State Reps](#)
  - US Senators: [Mullin](#) + [Lankford](#)
  - [US Representatives](#)
- Keep it brief, relevant, and note how it will affect *you* and *the people you serve*
- Calling is always better, but email is fine too! (Check out 5 Calls)

# Winter Weather Response

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## Coordinated Outreach

- At least **10** teams and more than **40** people worked to get folks into shelter, even in blizzard conditions

## Emergency Shelters

- Pop-Ups opened 2/17 and closed 2/22
- Over **1,400** people sheltered at all emergency shelters (standing and pop-ups)
- **176** volunteers/CoC staff from **36** agencies gave their time to keep the pop-up shelters running

**Thank you to all who  
worked to make the  
pop-up shelters  
possible!**



# Update from the Mayor's Office

**Presented by:**

Emily Hall, [emilyhall@cityoftulsa.org](mailto:emilyhall@cityoftulsa.org)





# Resources for Better Housing Development

**Presented by:**

Tyler Parette, [tparette@housingforwardok.org](mailto:tparette@housingforwardok.org)







# Housing Forward is a new focused effort on the preservation and expansion of housing throughout Oklahoma.



## Consulting Services

Housing Forward will serve as a developer, consultant and sponsor for housing projects. We will support the tracking, refinement, and access of local, state and federal incentive tools. Housing Forward will facilitate application services for development incentives, such as LIHTC, Housing Stability Funds, HOME and CDBG. We will also facilitate program evaluation services.



## Research & Data

Utilizing available data, Housing Forward will work toward a future in which vibrant, quality, affordable housing is accessible for all Tulsans. Data will include:

- Housing Ecosystem and Market Data
- Housing Incentives and Investment Tracking
- Housing Strategy Progress, Milestones and Variances
- Provide a centralized, accessible database of available local, state and federal tools for the facilitation of housing development.



## Policy & Advocacy

Housing Forward will provide bi-partisan monitoring and briefs on all local, state and federal housing legislations, policies and regulations. Housing Forward will serve as the civic convener, educator and support local officials at the City, County and State levels on housing development opportunities and challenges.



# The Tulsa Housing Strategy

## A BLUEPRINT FOR INCREASING UNIT PRODUCTION

The Tulsa Housing Strategy serves as a roadmap for how to meet current and future housing demand as identified by the Citywide Housing Assessment conducted in 2023.

The Tulsa Housing Strategy is a key component of Tulsa's Path to Home initiative, a comprehensive set of action steps, programs and resources to address homelessness at the intersection of housing and mental health.

## A CITYWIDE HOUSING ASSESSMENT FOUND

# 13,000

housing units in Tulsa are needed over the next decade across all income levels.

# 4,000

units are needed today.

PartnerTulsa, with support from The Anne and Henry Zarrow Foundation, partnered with Development Strategies to craft a framework to guide key housing partners and promote strategies proven to drive housing development.



## 4 Key Strategies

The Tulsa Housing Strategy was developed with input from developers, philanthropists, neighborhood stakeholders and social service providers, and will be implemented via public-private partnerships.

### 1. INCREASE FUNDING

- Secure private and public funds for housing development through grants, loans and other investment tools
- Provide rental assistance to reduce evictions and support working Tulsans
- Improve resources for landlords renting to low-income Tulsans

### 2. FACILITATE DEVELOPMENT

- Regularly map and proactively acquire priority sites to support housing development across the city
- Establish a "pre-approved plans" program to help developers build homes faster and more efficiently, regardless of housing type
- Establish and fund City of Tulsa staff positions dedicated to greenlighting housing projects more quickly

### 3. PRIORITIZE HOUSING DEVELOPMENT IN DOWNTOWN TULSA & COMMERCIAL AREAS

- Identify and acquire a legacy commercial site that can be transitioned to housing
- Convert underutilized downtown office buildings to quality, affordable housing
- Prioritize neighborhood support and resident engagement to expedite development

### 4. IMPROVE PROCESSES & POLICIES

- Form a community-wide coalition to advocate for housing development and policy changes
- Streamline key City processes and regulations to support and expedite housing development
- Establish a City program that prioritizes affordable housing projects and expedites the pathway and timeline for successful development

## Immediate Next Steps

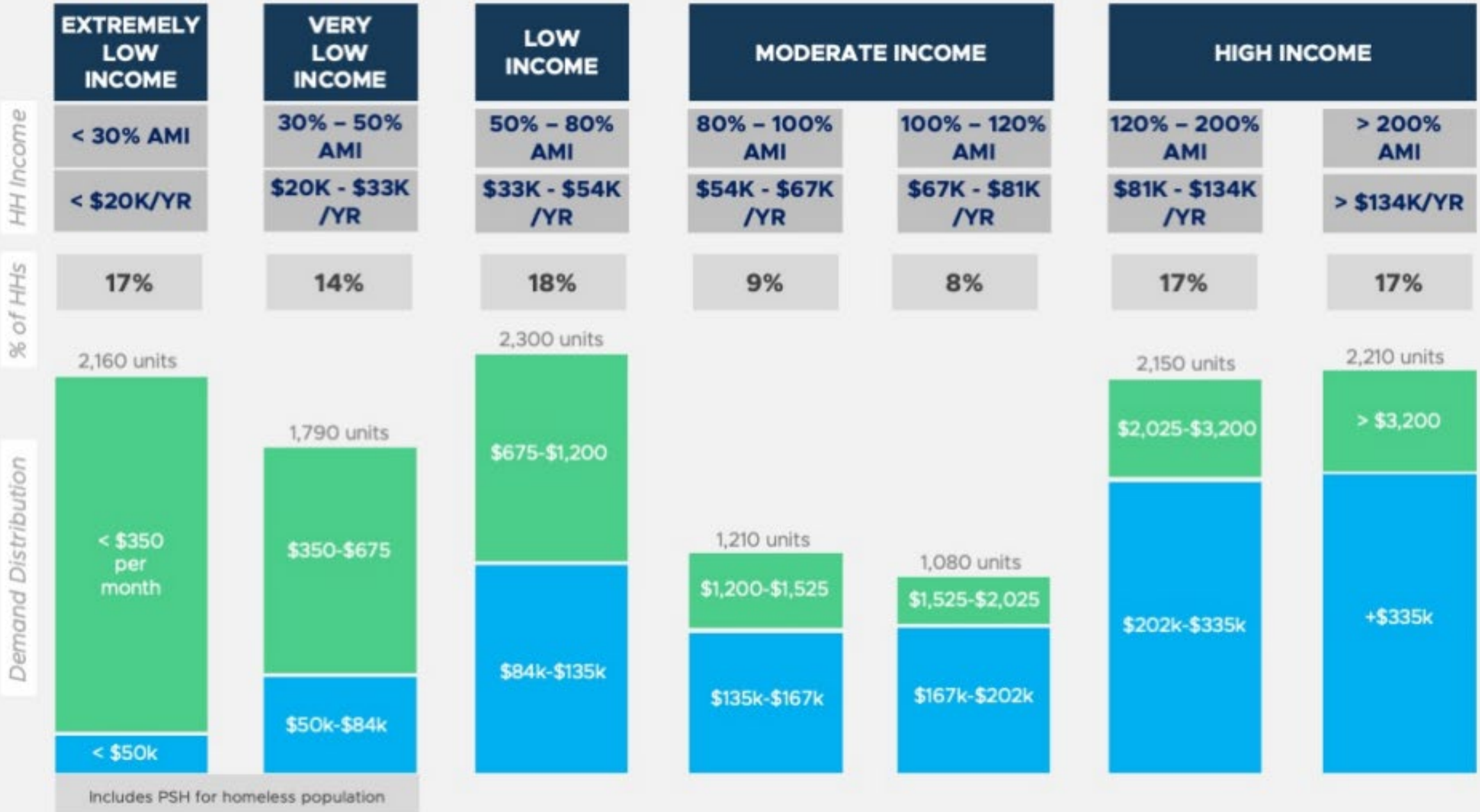
- **Form** a Strategy Implementation Working Group to define and align roles and set timelines for implementing key actions.
- **Develop** an organizational structure for leading housing finance initiatives.
- **Deploy** public funding approved through the Improve Our Tulsa package in alignment with national best practices.
- **Secure** public, private and philanthropic commitments required to successfully implement the Housing Strategy.

## Implementation Actions Underway

- \$20 million in previously allocated public funds is supporting housing development across the city in 2024.
- The Downtown Tulsa Partnership and PartnerTulsa are analyzing office buildings to determine which are best-suited for conversion to housing.
- Work is underway to identify funding for additional staff to support and expedite housing development.
- Plans are underway for the development of pre-approved housing plans to expedite the process and reduce costs associated with building housing.
- PartnerTulsa is now partnering with private developers to support housing development on publicly-owned sites. For more information on available sites visit [partnertulsa.org/current-opportunities/available-properties](https://partnertulsa.org/current-opportunities/available-properties).



## TEN-YEAR DEMAND SUMMARY



**12,900 UNITS OF TOTAL DEMAND OVER THE NEXT 10 YEARS**

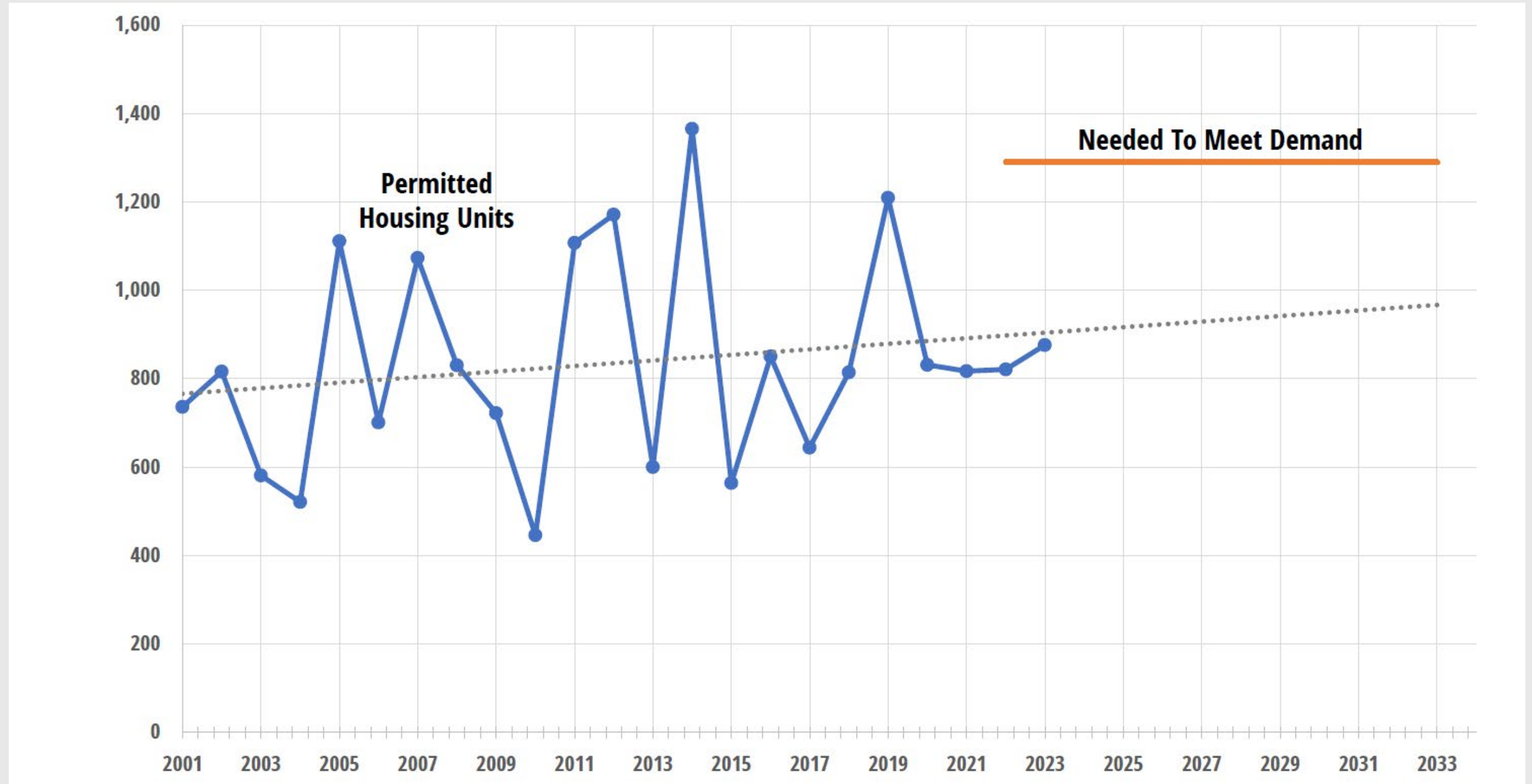
■ For-sale units    ■ Rental units

Source: Development Strategies, 2022; Rents calculated as 30% of income minus \$150/mo. for utilities (i.e., net rent or street rent); for-sale prices include property taxes and insurance



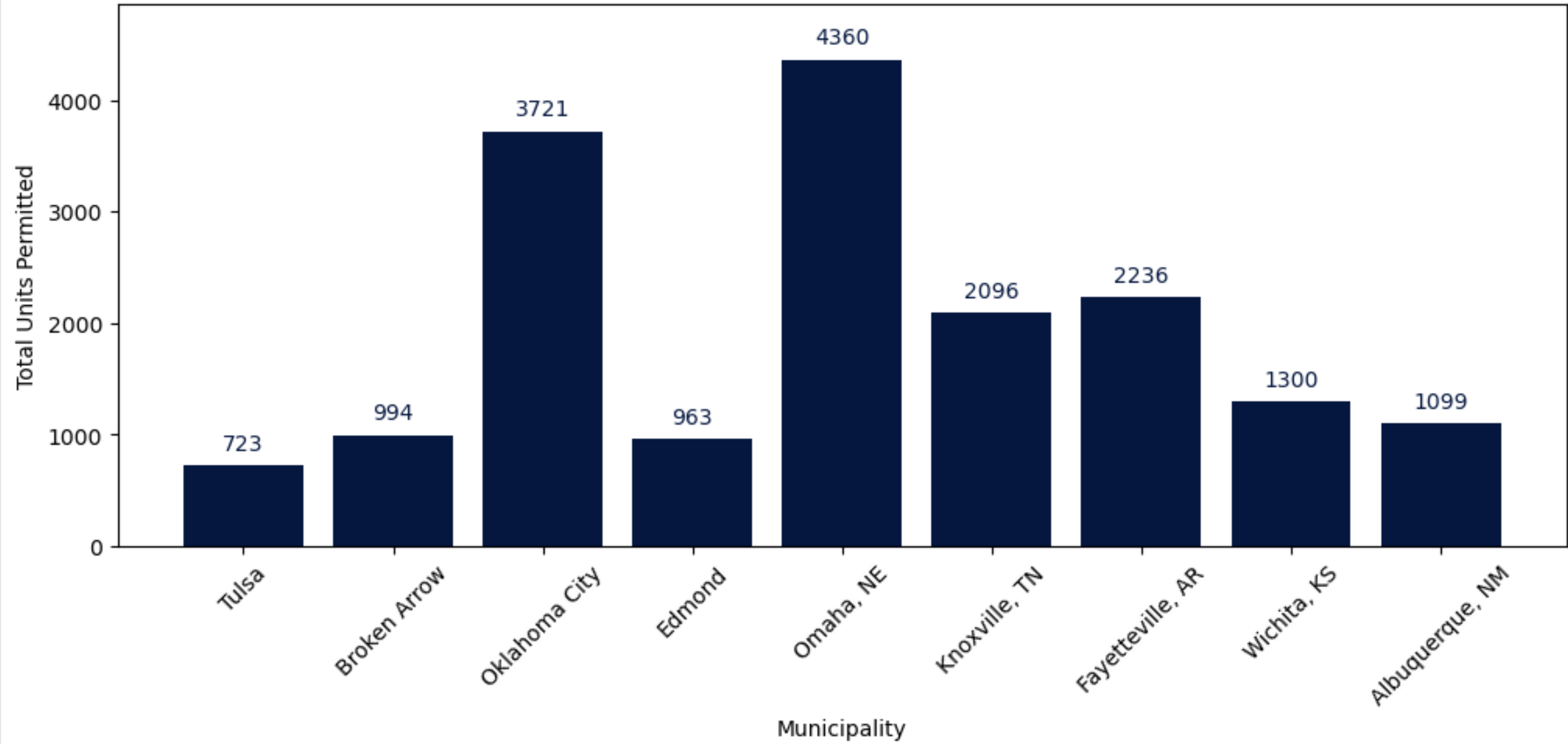


# Permitted Housing Units & Demand





### Permitting Data



Source: HUD SOCDs Data through December 2024





## HOUSING FORWARD



Institute a targeted, place-based housing strategy, steering public infrastructure investments and incentive programs to specific geographic areas.



Foster stronger partnerships and communication channels between developers, city departments, and community stakeholders.



Develop a structured, city-managed community engagement framework with dedicated staff, clear protocols, and consistent outreach.

# SIX RECOMMENDATIONS TO EXPEDITE TULSA HOUSING DEVELOPMENT



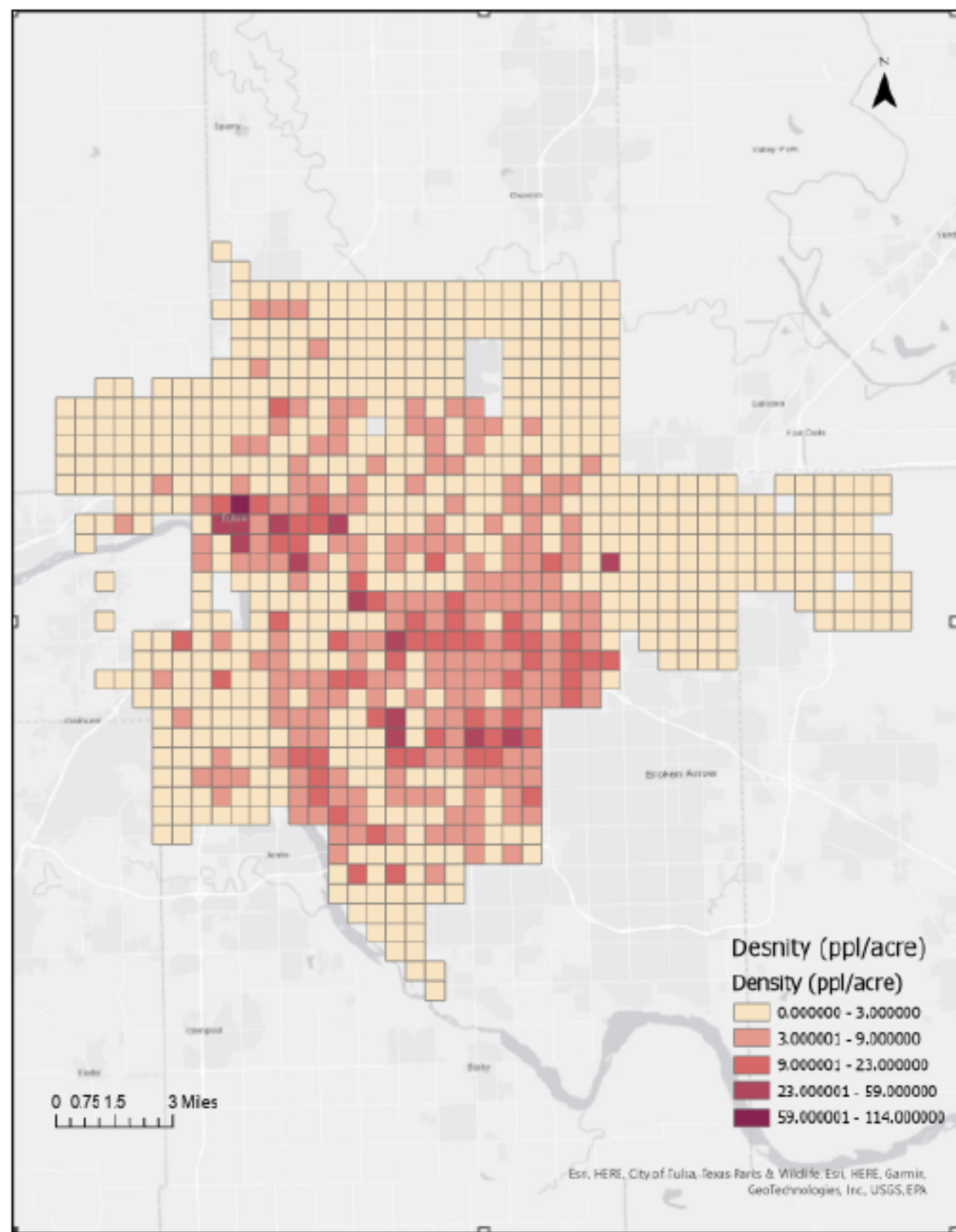
Streamline, modernize, and align the zoning code with Planitulsa to facilitate housing development.



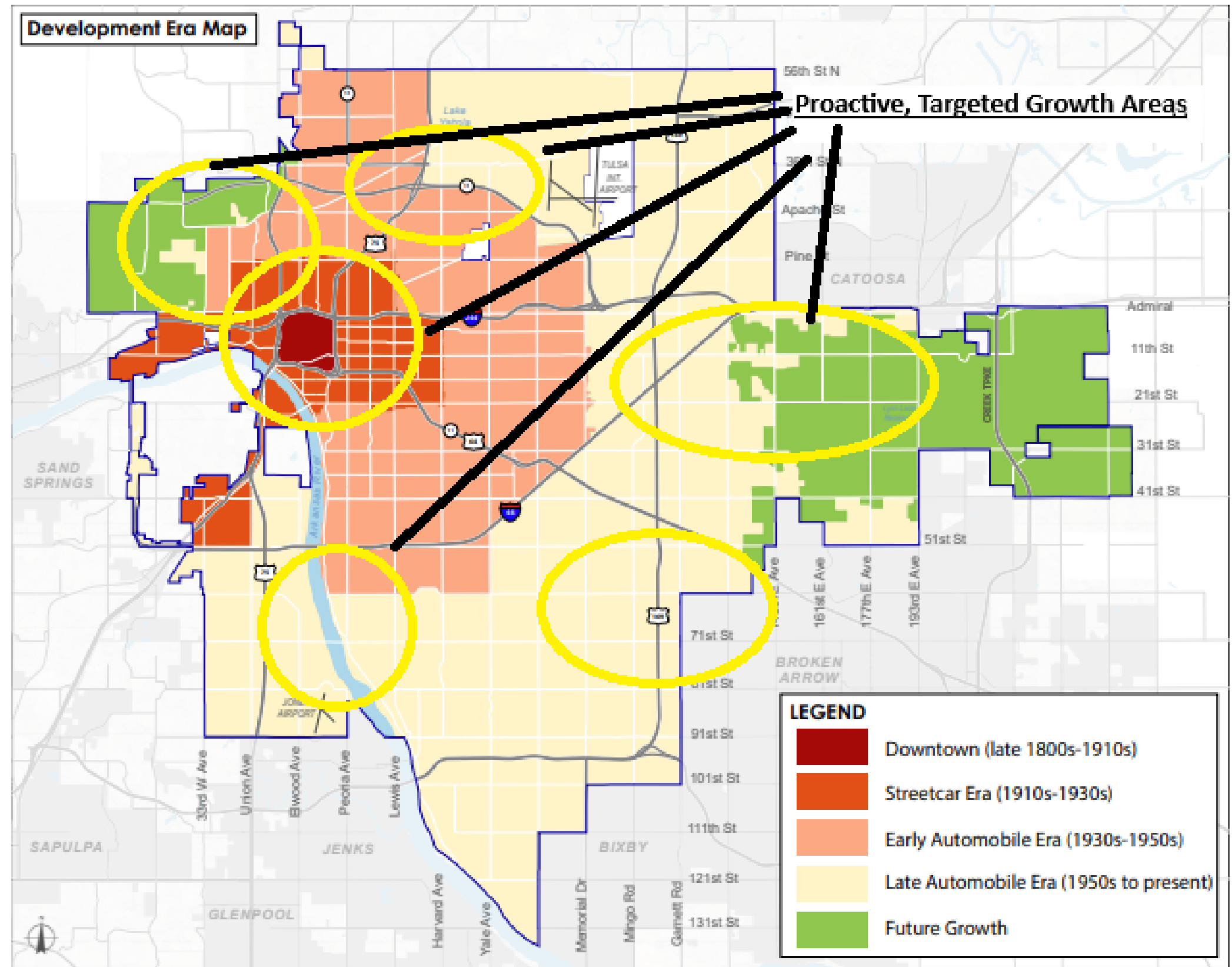
Eliminate unnecessary regulatory barriers and simplify the discretionary review processes to facilitate housing growth.



Streamline the permitting process and ensure procedural consistency to facilitate faster and more predictable development outcomes.



Source: Oak Ridge National Labs LandScan, 2022; Smart Growth America analysis, 2025.





# Recommendations for Implementing a Placed-Based Strategy

- 1. Target Growth Areas:** Focus on areas that can support increased housing density, like the urban core and main transportation corridors.
- 2. Place-Based Policy:** Concentrate housing, infrastructure, and economic development in specific geographic areas.
- 3. Leverage Public Investments:** Prioritize key housing and growth zones through proactive interventions utilizing infrastructure and economic development.



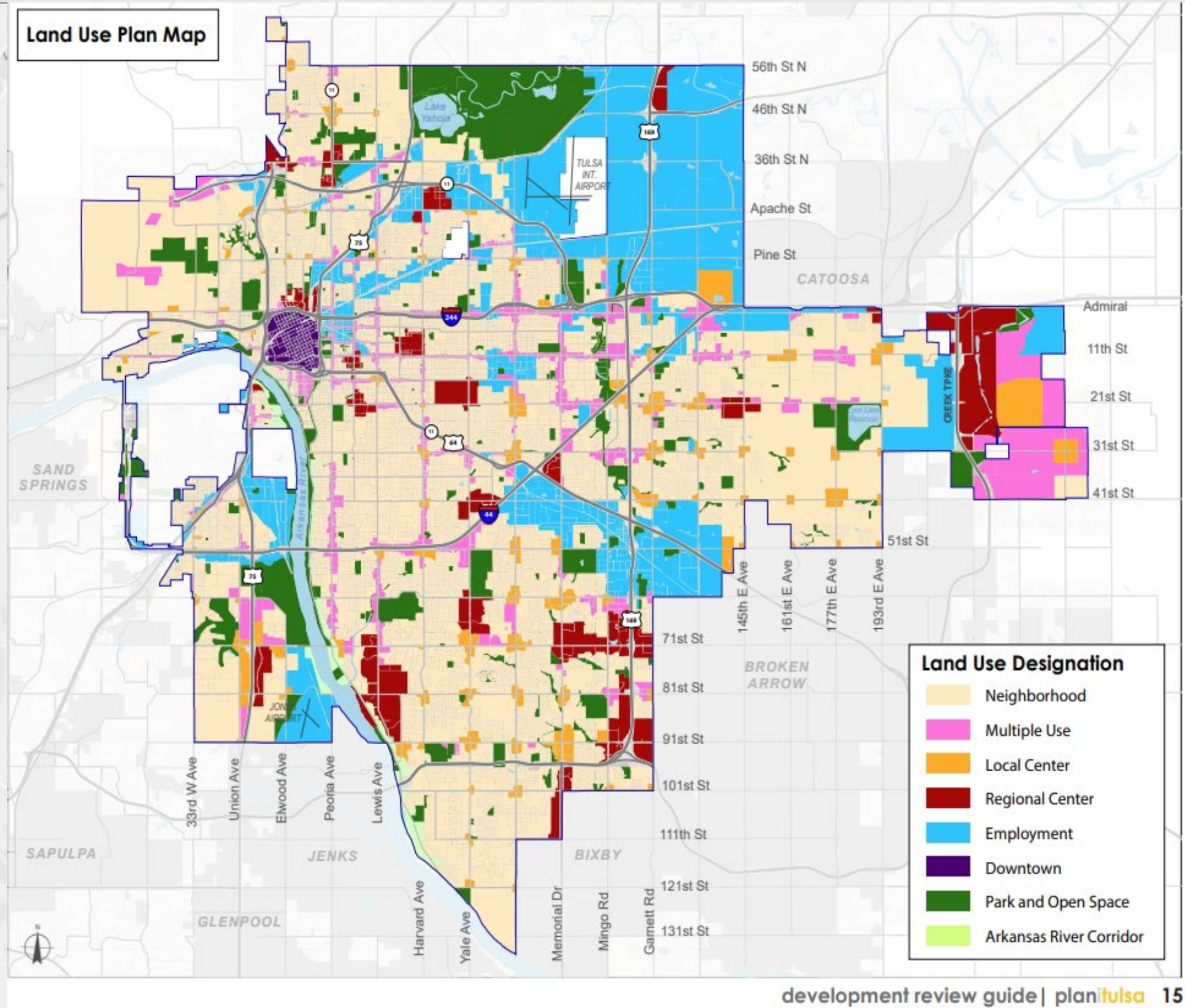
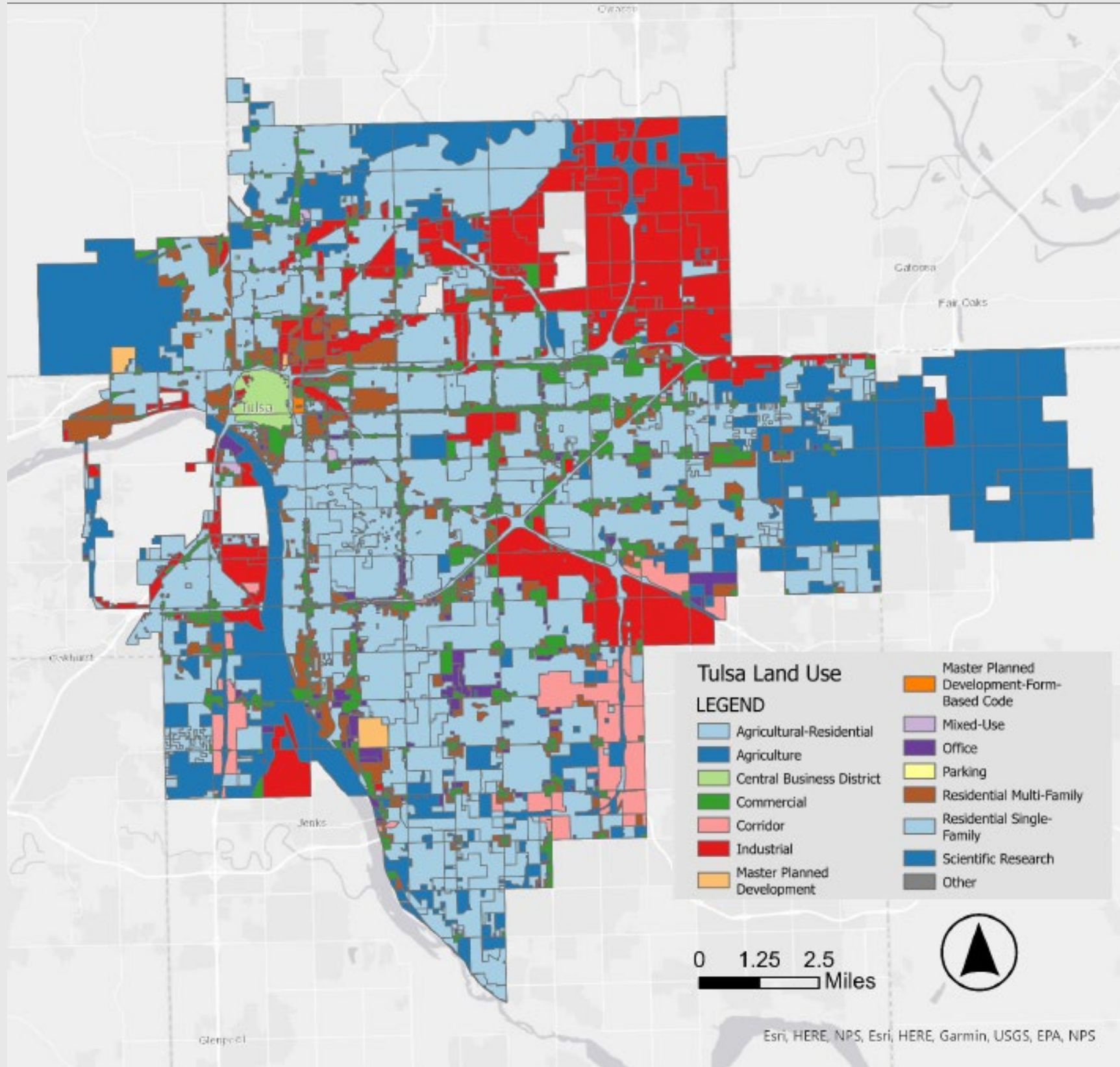


# SIX RECOMMENDATIONS TO EXPEDITE TULSA HOUSING DEVELOPMENT

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Streamline, modernize, and align the zoning code with Planitulsa to facilitate housing development.





# Recommendations for Improving Zoning Code and Process

- 1. Allow Diverse Housing Types:** Permit duplexes, triplexes, and townhomes by-right in residential districts.
- 2. Promote Infill Development:** Allow by-right development of missing middle housing on underutilized parcels.
- 3. Remove Household Restrictions:** Eliminate the prohibition on multiple households on one lot.

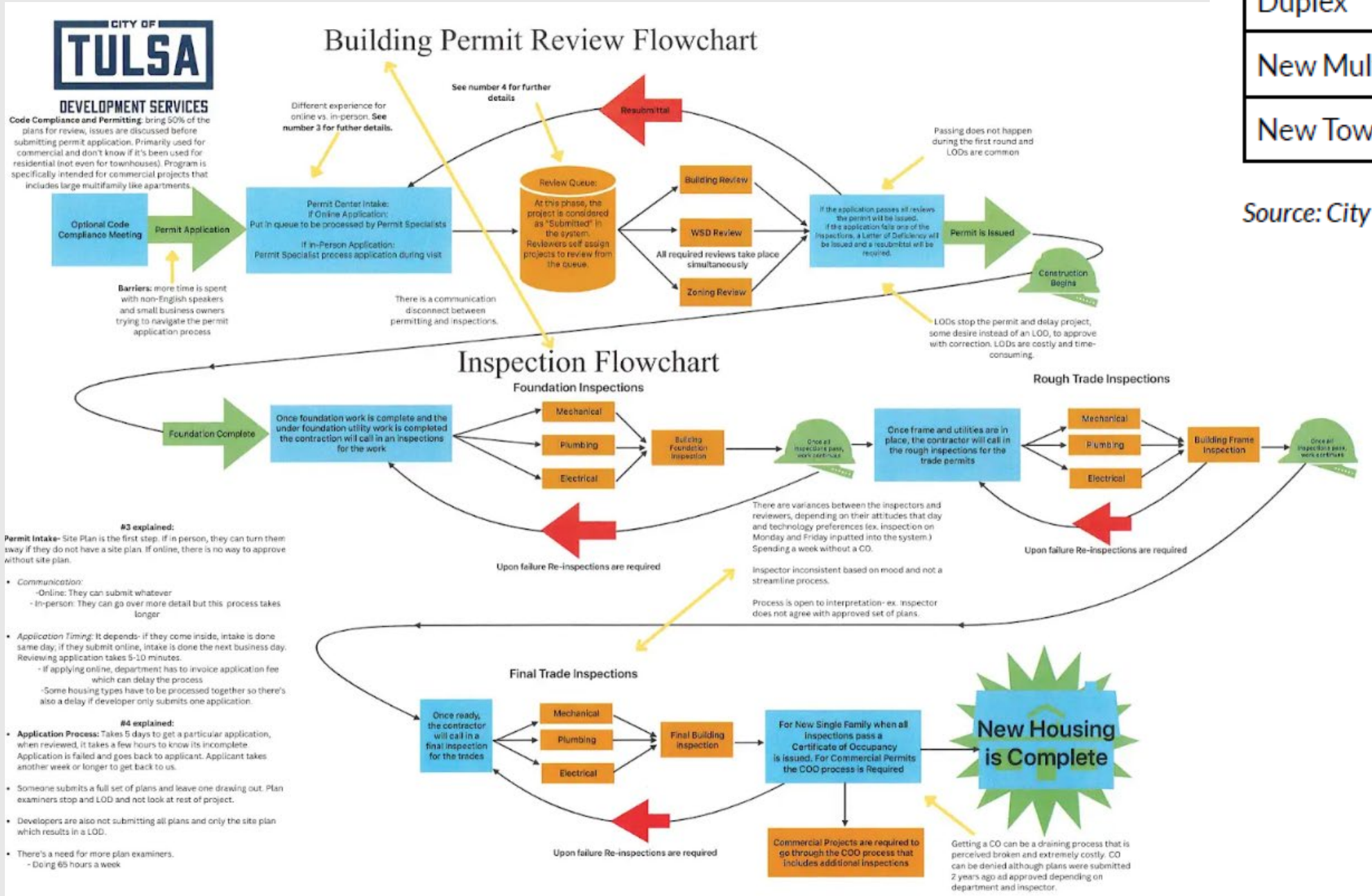




Table 2. Summary of Tulsa Permit Data

Permit Type	Number of Permits	Average Business Days for Approval
New Single Family	1,365	32
Duplex	87	88
New Multi-Family	60	123
New Townhouse	42	205

Source: City of Tulsa, 2024; Smart Growth America analysis, 2024.





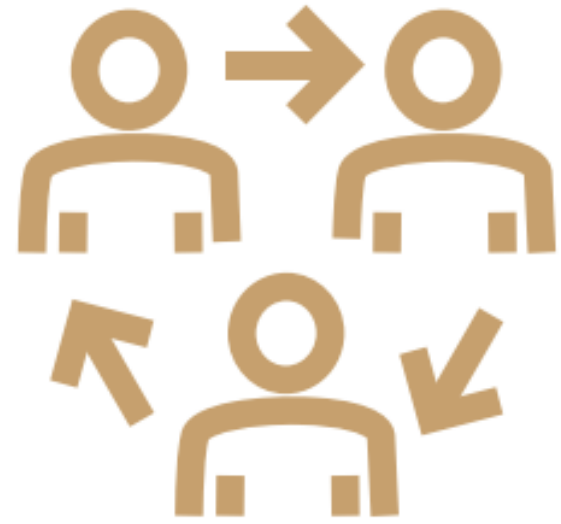
# Recommendations for Improving Permitting and Development Process

1. **Set Clear Goals:** Establish goals for permitting and inspection timeframes.
2. **Standardize Permitting:** Implement a uniform process.
3. **Concurrent Reviews:** Allow simultaneous review of permit applications.
4. **Improve Coordination:** Enhance inter-departmental communication and leadership coordination.
5. **Third-Party Reviews:** Permit third-party reviews and consider satellite permitting offices.



# SIX RECOMMENDATIONS TO EXPEDITE TULSA HOUSING DEVELOPMENT

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Foster stronger partnerships and communication channels between developers, city departments, and community stakeholders.



# Recommendations for Strengthening Partnerships and Communication

- 1. Educational Sessions:** Reinstitute “how-to” sessions for developers on city processes and expectations.
- 2. Expand Access:** Provide accessible methods for developers to seek assistance throughout the development process.
- 3. Stakeholder Task Force:** Establish a task force for regular feedback on zoning and permitting, creating a formal feedback loop.



# SIX RECOMMENDATIONS TO EXPEDITE TULSA HOUSING DEVELOPMENT

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Develop a structured, city-managed community engagement framework with dedicated staff, clear protocols, and consistent outreach.





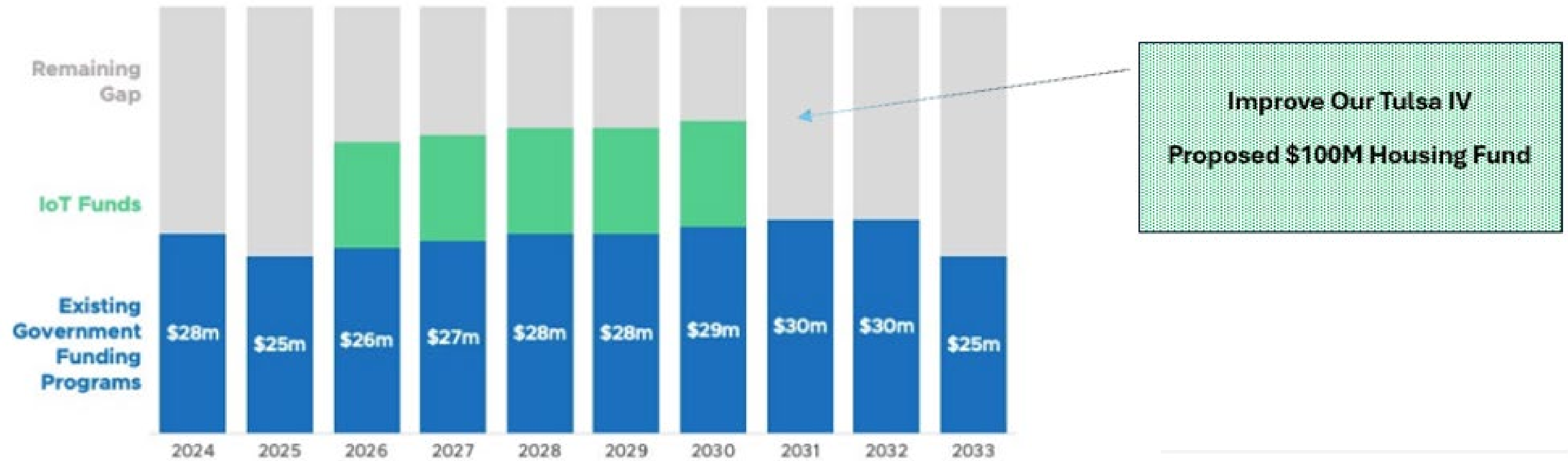
# Recommendations for Improving Community Engagement Framework

- 1. Use a Long-Range Housing Vision to Guide Engagement:** Use a long-term housing vision to explicitly engage communities and communicate expectations for growth and new housing types. This vision will help ensure that community expectations align with the city's development goals.
- 2. Engage Economic Development Leaders:** Increase engagement with economic development leaders to align housing, real estate, and economic development efforts. This alignment will promote a more unified approach to city planning and economic growth.





# Improve Our Tulsa – Housing Funding Programs



Improve Our Tulsa IV  
Proposed \$100M Housing Fund





# Immediate Policy Recommendations

- 1. Approve bonding of IoT funding.**
- 2. Creation of state-wide tax abatement programs.**
- 3. Oklahoma Housing Stability Program**
- 4. Direct housing funds to pilot projects.**
- 5. Direct public infrastructure dollars to specific areas to support targeted housing density.**
- 6. Initiate broad streamlining of zoning code to permit more residential housing types by right.**



# Meeting Wrap-Up

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- Public Comments
- Adjourn

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