



Envision Comanche

Master Plan Redevelopment for Comanche Park



Housing Authority of the City of Tulsa

January 25, 2022



AGENDA

- Welcome
- Master Plan Purpose and History
- Overview of the HUD Choice Neighborhoods Initiative
- Implementation Team for Comanche-36N
- Housing Strategy and Initiatives
- People Strategy and Initiatives
- Neighborhood Strategy and Initiatives
- Application and Implementation Timeline



Purpose and Vision

Transform this portion of the 36th Street North corridor into a mixed-income community while ensuring a strict one-for-one replacement of all existing apartments at Comanche Park

- Resident-led, community supported planning process
- Priority in minimizing the disruption to residents' lives
- Highlight, enhance and improve economic and cultural diversity of the 36th Street North corridor
- Commitment to create a green, sustainable and financially feasible development
- Commitment to connecting with and leveraging other local initiatives



ENVISION COMANCHE

PROCESS / TIMELINE



Envision Comanche

Choice Neighborhoods Initiative

What is the Choice Neighborhoods Initiative?

Up to \$50 Million grant from Department of Housing and Urban Development (HUD) Grant to:

- Rebuild neighborhoods and housing
 - Expand opportunities
 - Create pathways to jobs and education
 - Strengthen families
 - Leverage and/or expand on existing investments or community assets
- To date, **40 communities** around the nation have been awarded **\$1.18 Billion** in implementation awards, and **99 communities** have been awarded over **\$48 million** in planning grants.



Choice Neighborhoods Initiative

HOUSING



Replace severely distressed, federally assisted housing with mixed-income housing (housing units for a mix of income levels, and all units are built to the same market standard)

PEOPLE



Invest in the residents of the target housing sites so they can experience positive outcomes in health, education, and economic mobility

NEIGHBORHOOD



Invest in strategic, targeted neighborhood projects intended to be catalytic for additional neighborhood investments



Envision Comanche

Lead Entity and Housing Co-Developer:
Tulsa Housing Authority

Co-lead and Neighborhood Strategy Lead: City of Tulsa

Key Partners:
Phoenix District
TAE0
VNP

Comanche Park Residents Community Advisory Group Implementation Team

People Strategy Lead:
Urban Strategies, Inc.

Key Partners:
Comanche Park Resident Advisory Board
Comanche Park Alumni Group

Housing Strategy Lead/Co-Developer:
Pennrose, LLC

Key Partner:
WRT Design



Envision Comanche

ENVISION COMANCHE

PROJECTED OVERALL PROGRAM SOURCES AND USES

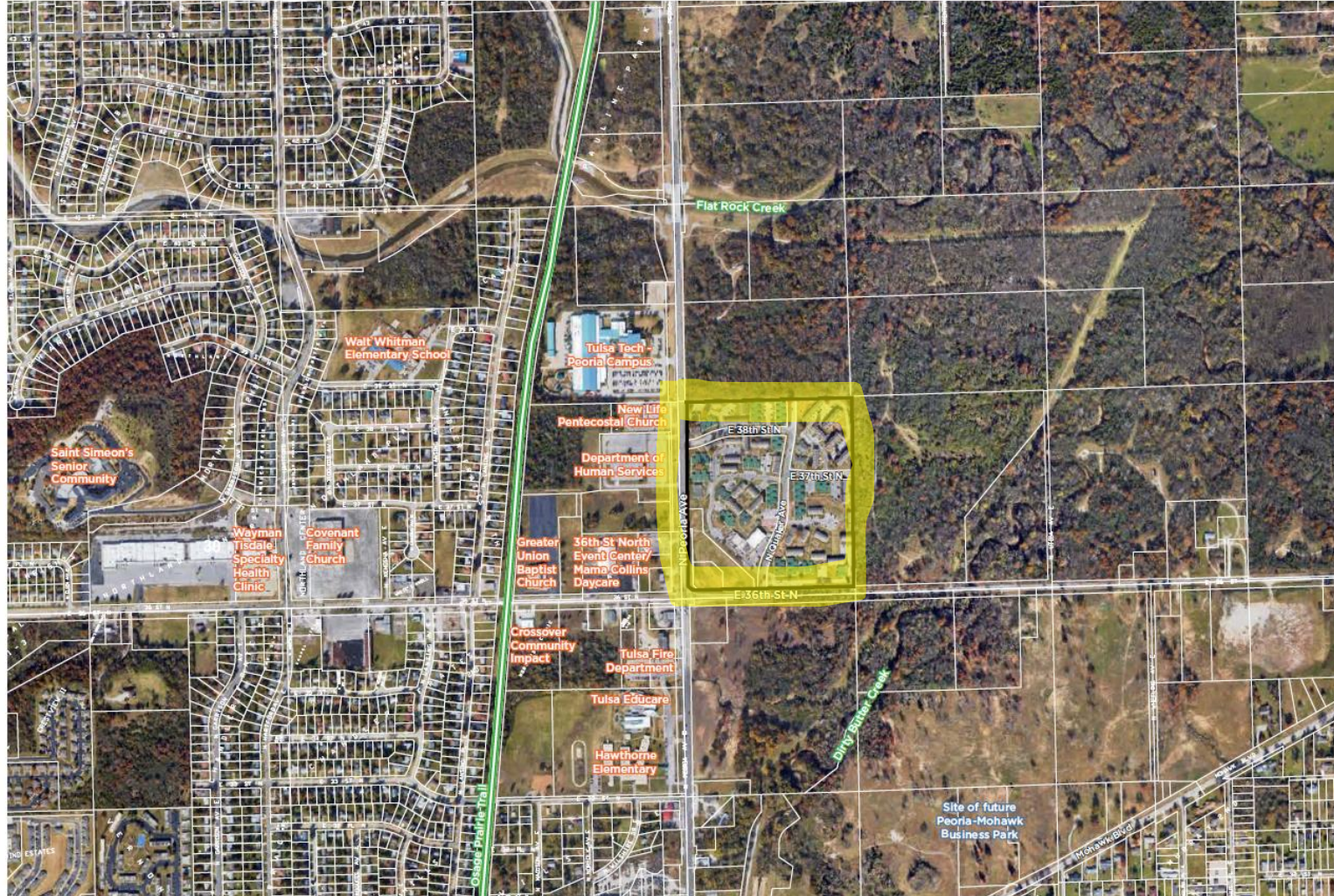
CATEGORY	SOURCE	AMOUNT
Housing Plan	TOTAL	\$172M
	CN Funds	\$35M
	Philanthropic Funds	\$18.9M
	Financing Debt	\$55.3M
	Tax Credit Equity	\$53.9M
	THA Funding	\$9M
People Plan	TOTAL	\$79.6M
	CN Funds	\$7.5M
	Philanthropic Funds	\$5.75M
	In-Kind/Leveraged Funds	\$66.4M
Neighborhood Plan	TOTAL	\$279.85M
	CN Funds	\$7.5M
	Philanthropic Funds	\$3.25M
	Leveraged Funds	\$269M



Envision Comanche

ENVISION COMANCHE

TARGET NEIGHBORHOOD – MLK, 56TH STREET NORTH, LEWIS AND GILCREASE



Envision Comanche Planning Area



Envision Comanche

ENVISION COMANCHE

HOUSING AS A DRIVER FOR ECONOMIC DEVELOPMENT

Design parks and indoor community spaces for specific age groups



Multiple access points into redevelopment



Design flexible spaces to allow commercial or community services



Ensure ADA accessibility



Integrate security elements into the design



Opportunity to create a more neighborhood feel



Explore live/work models



Create trail network to promote healthy lifestyle



Envision Comanche

ENVISION COMANCHE

SITE PLAN AND SUMMARY PROGRAM



Phase	Type	Unit Count	Unit Size				
			1BR	2BR	3BR	4BR	5BR
PHASE 1							
1	1 BUILDING	100	51	49			
PHASE 2							
2	5 BUILDINGS	94	14	41	39		
PHASE 3							
3	3 BUILDINGS	81		60	21		
PHASE 4							
4	10 BUILDINGS	72		6	61	5	
PHASE 5							
5	11 BUILDINGS	96		14	78	3	1
PHASE 6							
6	11 BUILDINGS	102		42	57	2	1
PHASE 7							
7	8 BUILDINGS	8			8		
PROJECT TOTALS							
49 BUILDINGS		553	65	212	264	10	2



Envision Comanche

ENVISION COMANCHE

SITE PLAN PHASING



Envision Comanche

ENVISION COMANCHE

PRECEDENTS

3-STORY WALK UP



UPLANDS



COTTAGE HILL

MIXED-USE



CAMP KILMER



MERIDEN COMMONS



Envision Comanche

ENVISION COMANCHE

PRECEDENTS

2 AND 3-STORY STACKED TOWNHOUSES



MARSHALL RIDLEY



YORK DANSKIN

COMMUNITY BUILDING



HAGERSTOWN



PATERSON



ENVISION COMANCHE

RESIDENT RELOCATION PLAN AND POTENTIAL PHASING

1. 545 new apartments over six phases
271 replacement units
274 tax credit and market rate units
2. Relocation will coincide with phasing
 - Relocation, if Choice Grant is awarded, could start by early 2023, to allow for infrastructure work to commence on the planned Phases 2-4 of the site.
 - Relocation will be done over 3 phases, progressing from south to north on the site.



ENVISION COMANCHE

RESIDENT RELOCATION PLAN AND POTENTIAL PHASING

- **Things to know about Relocation:**
- Relocation related to Choice could begin in **2023** at the earliest
- When site is redeveloped, relocation would happen in **3 phases from south to north**
- **Residents are protected** through Uniform Relocation Act, and we commit to the following:
 - - Providing a **relocation advisor** to each tenant
 - - Providing no later than a **120 day notice** prior to any relocation
- **Regular and frequent communication** about relocation and what to expect as the project moves forward
- Applying for **Tenant Protection Vouchers** for all occupied units
- **Mobility counseling** and case management assistance
- **Covering all relocation related expenses**
- 4. All residents will maintain a **first right to return**, pending they remain in good standing
- 5. **DO NOT MOVE.**



ENVISION COMANCHE

PEOPLE WORKING GROUP PRINCIPLES



Employment and Self-Sufficiency

- » Establish a clear pathway to employment
- » Expand awareness of and access to existing employment and employment readiness resources
- » Identify and/or attract new providers/resources to address reoccurring barriers to employment

Cradle to Grave Education

- » Ensure all kids have access to quality, comprehensive early learning programs
- » Establish a holistic parental engagement and support system
- » Utilize in-school and out-of-school programming to improve K-12 achievement levels
- » Broaden awareness and access to adult learning opportunities

Health & Wellness

- » Address food insecurity and the access to healthy and fresh food options
- » Expand primary and preventive care options
- » Establish a comprehensive communication plan to expand awareness of existing community resources

Crime Prevention

- » Law enforcement on-site / reduction in crime
- » Safe parks and play areas for children
- » Implementation of Neighborhood Watch and other crime prevention programs
- » Improved streets
- » Apply Crime Prevention through Environmental Design (CPTED)
- » Better lighting
- » All first responders review/involvement with new neighborhood layout/design
- » Fully functioning cameras





Children Enter Kindergarten Ready to Learn



USI | URBAN STRATEGIES, INC.
Families at the Center of Results

Proposed Strategies:

- **Strategy 1: Increase access and enroll Target Youth, ages 0-5, into high-quality early learning programs.**
 - Key Partners: Educare, CAP Tulsa, Tulsa Public Schools
- **Strategy 2: Provide comprehensive health services to early learners and their parents, including developmental screenings.**
 - Key Partners: Sprouts Child Development, Birth Through Eight Strategy for Tulsa (BEST), Parent Child Center of Tulsa, Family & Children's Services, Tulsa Health Dept.
- **Strategy 3: Establish a whole family approach (dual generation) to engaging and supporting parents in their child's development, including targeting early literacy.**
 - Key Partners: BEST, Tulsa City County Library, Global Gardens



Envision Comanche



School-Age Youth are Proficient in Core Subjects



USI | URBAN STRATEGIES, INC.
Families at the Center of Results

Proposed Strategies:

- **Strategy 1: Ensure all school-age youth have access to and are enrolled in expanded learning and quality out-of-school time programs/activities**
 - Key Partners: TPS, Reading Partners, Opportunity Project, Tulsa City-County Library, Global Gardens, Tulsa Dream Center, Discovery Lab
- **Strategy 2: Ensure all school-age youth have good attendance and reduced chronic absenteeism through real-time supports and monitoring in partnership with the schools**
 - TPS, Opportunity Project, Tulsa Dream Center
- **Strategy 3: Increase Parent – Teacher/School Engagement**
 - TPS, Opportunity Project, Tulsa Dream Center



Envision Comanche



Youth Graduate High School College/Career Ready



USI | URBAN STRATEGIES, INC.
Families at the Center of Results

Proposed Strategies:

- **Strategy 1: Connect youth to opportunities for success in high school and connection to career pathways for their future**
 - Key Partners: Tulsa Public Schools, Opportunity Project, Tulsa Tech, Green Country Workforce
- **Strategy 2: Connect Youth to College Access Opportunities**
 - Key Partners: Tulsa Public Schools, Opportunity Project, Tulsa Dream Center, Tulsa Community College



Envision Comanche



Households are Economically Stable and Self-Sufficient



USI | URBAN STRATEGIES, INC.
Families at the Center of Results

Proposed Strategies:

- **Strategy 1: Connect working age adults to a coordinated pathway of economic mobility**
 - Key Partners: Tulsa Community WorkAdvance (JobsFirst, Due North), Green Country Workforce, Tulsa Tech
- **Strategy 2: Raise educational attainment levels of adults**
 - Key Partners: Tulsa Dream Center, Green Country Workforce, Tulsa Community College
- **Strategy 3: Increase adult financial empowerment skills**
 - Key Partners: Be Well Community Development Corporation, Met Cares Foundation, Goodwill Industries of Tulsa, Tulsa Housing Authority



Envision Comanche



Children, Youth & Adults are Physically and Mentally Healthy



USI | URBAN STRATEGIES, INC.
Families at the Center of Results

Proposed Strategies:

- **Strategy 1: Increase the number of residents accessing quality physical and mental health care**
 - Key Partners: Morton Health Services, Community Health Connection, Crossover Community Impact, Tulsa Health Department
- **Strategy 2: Improve health outcomes through prevention and wellness programming along a continuum of holistic health supports**
 - Key Partners: Family and Children's, Be Well CDC, OK Caring Foundation, Take Control Initiative, Parent Child Center of Tulsa, DVIS, Food Bank of Eastern OK, Tulsa Health Department



Envision Comanche

ENVISION COMANCHE

NEIGHBORHOOD STRATEGY GOALS

Primary Neighborhood Strategy Goals

1. Increase opportunities for Economic Development
2. Increase high quality housing options, including rental and for-sale
3. Enhance existing parks and open spaces
4. Promote acquisition and activation of vacant and underutilized land
5. Improve overall community identity, recognizing history and culture

Key Community Partners (to date)

1. City of Tulsa/Tulsa Authority for Economic Opportunity
2. Phoenix Development Council
3. North Tulsa Development Corporation Initiative
4. Alfresco Group, LLC
5. Muncie Power Products
6. Crossover Community Impact
7. Green County Habitat
8. Capital Homes
9. Tulsa Planning/Vibrant Neighborhoods Partnership
10. World One Development

Projected Neighborhood Funding

Source	Amount
CNI CCI Funding	\$7.5M
Philanthropic Funding	\$3.25M
Leveraged Funding	\$182.3M



Develop "town center" mixed-use property near E. 36th St North and N. Peoria Ave. to catalyze economic development for the corridor.



Increase redevelopment and enhancement of existing parks and open spaces

Mitigate areas of land that are otherwise undeveloped due to flood plain elevations



Enhance wayfinding, signage, and gateways to clearly indicate community boundaries and identity in a distinctly unique manner



Begin a campaign highlighting the North Tulsa community in order to bring additional investment, business, employment and life style opportunities to current residents of the area



ENVISION COMANCHE

Proposed Critical Community Investments

Dirty Butter Creek/Flat Rock Creek

A great an opportunity to activate this unused area (flood plain) that can promote healthy activities and connect to the larger green way network. Proposed partnerships with The Bike Club, Tulsa Parks and THA.



Neighborhood Scale Commercial Space

A chance to introduce new, neighborhood scale commercial space with priority targets being a corner store/neighborhood scale grocery, community targeted small businesses and professional services

Urban Farm

A blend of social entrepreneurship and community-driven solution to food access, this is an opportunity to establish a professionally operated, urban farm.



Envision Comanche

ENVISION COMANCHE

Proposed Critical Community Investments

Small Business Recruitment and Incentive Fund

Establishing a revolving fund to invest into community-based small businesses to assist with commercial space build-out, capital and operating expansion and targeted acquisitions to all for expanded commercial utilization in current and planned commercial spaces. The fund would be leveraged by existing and planned funding facilitated by TAEO/City of Tulsa.



Small Business Training and Incubation HUB

In partnership with World Won Development, the HUB would be incorporated within the planned expansion of EduRec Tulsa, and provide a critical space for small business capacity building and development, business center spaces and trade-specific training. Strategically placed at 56th Street N and MLK, this HUB will activate the many emerging businesses occurring throughout the surrounding single-family community.



Envision Comanche

POTENTIAL IMPLEMENTATION TIMELINE



Choice Neighborhoods Initiative

August	September – October	November	December	January	February	2022
<ul style="list-style-type: none"> Meetings with current Comanche Park Residents and community partners started 	<ul style="list-style-type: none"> Began resident survey at Comanche Park Resident event at Comanche 	<ul style="list-style-type: none"> Partner meetings CNI NOFO Released by HUD 	<ul style="list-style-type: none"> Partner Meetings Community wide Meeting Resident Meeting for Comanche Park 	<ul style="list-style-type: none"> Finalizing CNI Grant Application 	<ul style="list-style-type: none"> Grant Submission Deadline Feb. 15, 2022 	<ul style="list-style-type: none"> Finalist site visit* Award notice*

* Not yet confirmed



Questions or Comments?

Jeff Hall, Vice President - Development Services
jeff.hall@tulsahousing.org

Alecia Leonard, Regional Vice President (USI)
alecia.leonard@urbanstrategiesinc.org

Tahira Miles, Director of Operations (USI)
Tahira.taqi@urbanstrategiesinc.org

<https://www.tulsahousing.org/development/envision-comanche/>



Envision Comanche

