



Envision Comanche

Master Plan Redevelopment for Comanche Park



Housing Authority of the City of Tulsa

July 8, 2022



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



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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

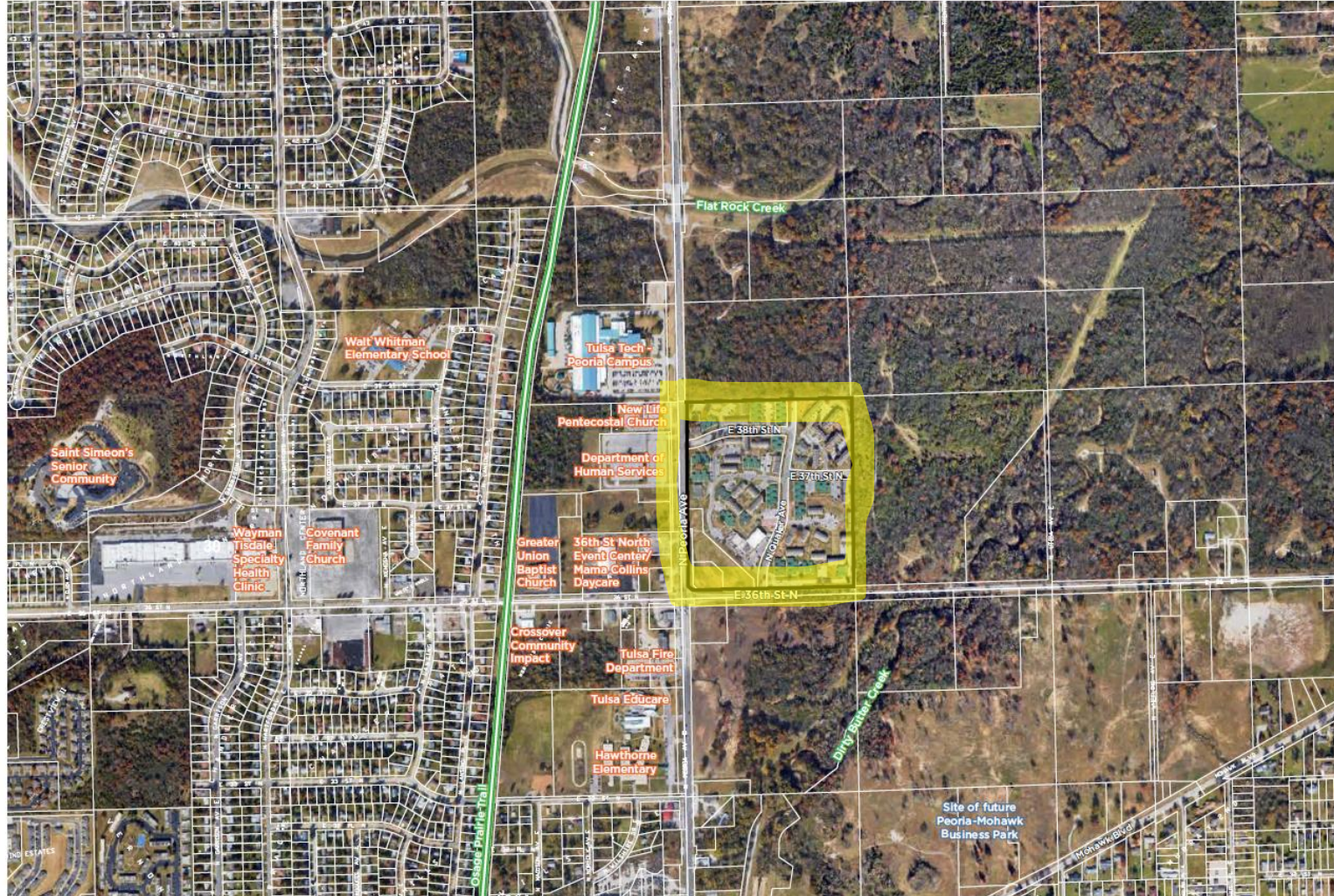
Housing Strategy Lead/Co-Developer:
Pennrose, LLC

Key Partner:
WRT Design



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



Envision Comanche Planning Area



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SITE PLAN PHASING



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PRECEDENTS

3-STORY WALK UP



UPLANDS



COTTAGE HILL

MIXED-USE



CAMP KILMER



MERIDEN COMMONS



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PRECEDENTS

2 AND 3-STORY STACKED TOWNHOUSES



MARSHALL RIDLEY

COMMUNITY BUILDING



HAGERSTOWN

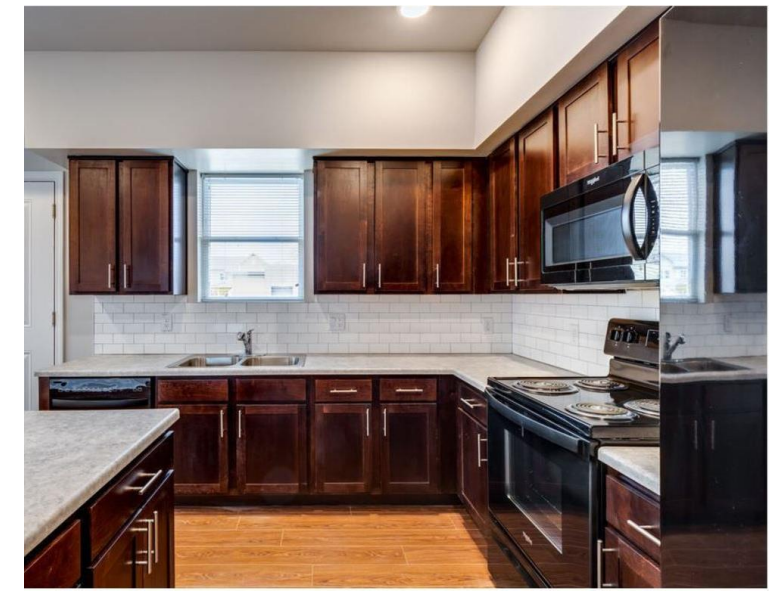


YORK DANSKIN



PATERSON





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PRECEDENTS

2 AND 3-STORY STACKED TOWNHOUSES



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COMMUNITY BUILDING



HAGERSTOWN



PATERSON

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RESIDENT RELOCATION PLAN AND POTENTIAL PHASING

1. 545 new apartments over six phases
271 replacement units (first right offered to existing Comanche Park residents!!!)
274 tax credit and market rate units
2. Relocation will occur prior to construction, with re-occupancy occurring as phases come online.
 - Relocation targeted to begin in Q4 2022, with all residents afforded a voucher and relocation assistance.
3. **HUD has approved the demolition of Comanche Park.**
THA's next step is to apply for vouchers for all occupied units.



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RESIDENT RELOCATION PLAN AND POTENTIAL PHASING

- **SUMMARY - Things to know about Relocation:**
- Relocation is projected to begin by the 4th Quarter of 2022, initiating once THA receives Tenant Protection Vouchers from HUD (projected in September 2022).
- **Residents are protected** through Uniform Relocation Act, and we commit to the following:
 - - Providing a **relocation advisor** to each tenant
 - - Providing no less than a **90 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.**



Federal Relocation Requirements

- URA-compliant relocation notices, including
 - General Information Notice (GIN) – distributed today
 - Notice of Eligibility (NoE)
 - 90-day notice
 - 60-day notice
 - 30-day notice
- Relocation planning and mobility counseling to help maximize housing choices.
 - THA will provide each applicant with at least three (3) housing options to consider (the choice on where you move falls to each tenant to decide).
- THA will move your household; provide lump sum payment to cover moving costs or reimburse you for your actual reasonable moving costs.
- THA will pay to connect utilities
- THA will reimburse residents for credit check and application fees.



Initial relocation choices

- Another THA owned/operated unit
- Section 8 Voucher
- An unsubsidized unit of your choosing (*you may be eligible for a replacement housing payment*)
- If you want to buy a home, you may be eligible for down payment assistance.
 - *If this option interests you, please make sure we connect you with Housing Programs of Tulsa (HPT) ASAP. They offer a homebuyer class, as well as Down payment Assistance.*

Relocation Coordinators will also provide a list of apartments across the city that will accept vouchers, providing you with multiple choices.



Resident right to return

- Residents relocated from Comanche Park will be offered admission to the 271 replacement housing units before anyone else.
- Residents relocated from Comanche Park will have an admission preference for all 271 replacement units for life.
 - Resident right to return remains in place even if you choose permanent relocation during initial relocation through the completion of the first phase.
- The ONLY return criteria for Comanche Park residents are that you:
 - **Do not move prior** to the start of the relocation process without connecting first with your Relocation Coordinator
 - Be **lease compliant** at the time of relocation; and
 - **Remain lease compliant** while in your relocation unit



Resident benefits – moving costs

- THA will pay for your moving costs. In meeting with your Relocation Counselor, you will choose either:
 - To be moved by a company hired by THA,
 - A fixed payment for moving yourself, or
 - To be reimbursed for actual reasonable moving costs
- THA will provide security deposits, if required
- THA will reimburse your for credit check fees, if required
- THA staff will help with establishing utilities in your name, if required.
- THA staff will help in transferring any cable/internet services, paying for those associated fees, if such service is in place at time of relocation.
- THA will not - pay for any outstanding or back rent OR pay for any outstanding or delinquent utility bills.



Relocation eligibility

- Make sure everyone in your household is on the lease.
- Continue to comply with the terms of your lease, including being current on Rent and Utilities
- Do not move until confirming that move with THA and your Relocation Coordinator
- Begin locating and/or working to obtain the following documents needed to receive a voucher:
 - ❖ Social Security cards for all household members
 - ❖ Picture identification (state issued ID card or driver's license) of all household members age 18 and older
 - ❖ Documentation of minors living in household (birth certificate or birth affidavit, power of attorney/guardianship or foster care documentation)
 - ❖ If married or divorced, legal documentation (marriage certificate or divorce decree)



Relocation next Steps – resident relocation survey

- Relocation Coordinators will meet with every resident head of household to determine individual relocation preferences, establish resident-driven priorities on re-occupancy and outline individual household needs that should be met as a part of relocation:
 - School districts
 - Transportation
 - Social networks
 - Location and relocation preferences
- Questions will cover a variety of topics, including:
 - Household size and ages
 - Relocation preferences – public housing, section 8, etc.
 - Return preferences – return to new units once available, relocate permanently, need more information, etc
 - Special accommodations
 - Home ownership preference

