

Choice Neighborhoods Implementation January 31, 2023

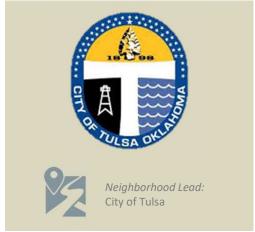


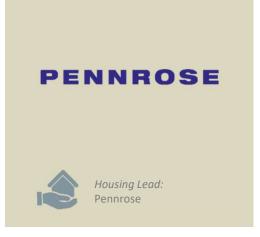
Welcome & Introductions

Implementation Team



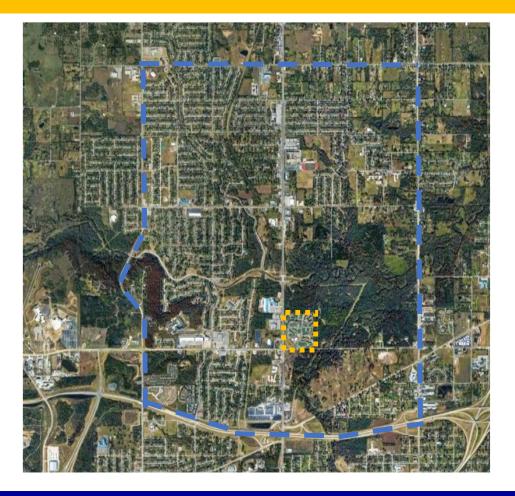








Target Neighborhood





Target Neighborhood

Comanche Park Apartments

Values of 36N



- Sustainable Mixed-Income Housing
- Strengthened and Expanded Community Assets
- Quality Education from Cradle to Career
- Viable Jobs and Employment Opportunities
- Quality Healthcare & Healthy Living Options
- Improved Parks & Open Spaces
- Improved Public Safety





Housing

Housing Team





Housing Authority Team

- Jeff Hall Lead Development
- Kent Keith Lead Construction
- Devon Peetoom Project Coordinator
- Ron Koscheski Construction Manager

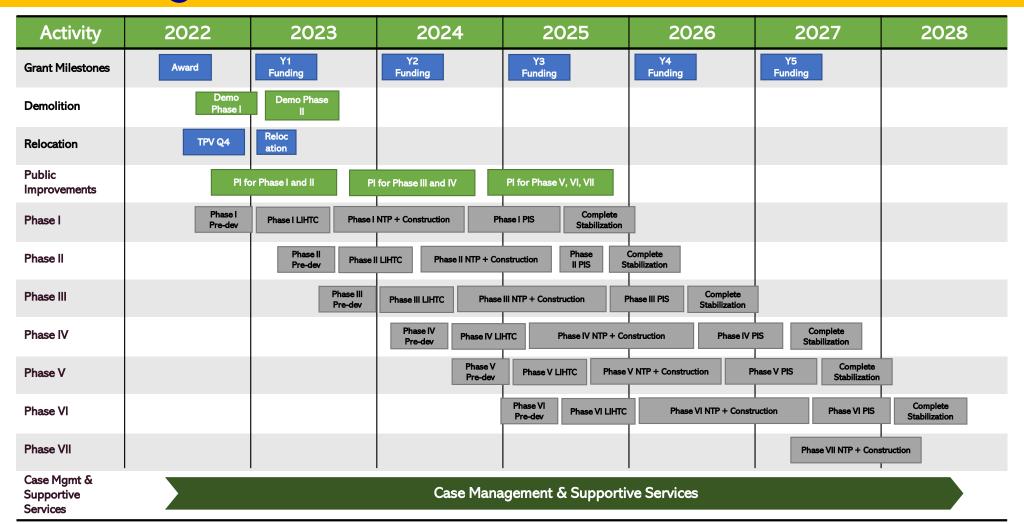
Pennrose Team



- Tom Anderson

 Senior Vice President
- Brian Thomas— Senior Developer
- Juana Granados Associate Developer

Housing Schedule



Conceptual Site Plan

A: Single Family Homes

B: Central Park

C: Community Center and Management

Building

D: Urban Farm

Туре	Market Rate	Tax Credit	PBV	Total
1 BR	14	18	33	65
2 BR	50	64	98	212
3 BR	45	83	130	264
4 BR			10	10
TOTAL	109	165	271	553



Phase I: Phoenix @ 36N

- Location:
 - SE Corner of 36th Street N & Peoria Ave
- Planned Program
 - 100 units
 - · 4-story, elevator building
 - Up to 5000 sqft commercial space
- Development Schedule
 - February '23: Design Re-Kick-off
 - June '23: Tax Credit Application
 - November '23: Tax Credit Award
 - March '24: Construction Start
 - September '25: Construction Completion

Unit Distribution by Income Type						
Bedroom Size	PBV/Replacement	Tax Credit	Market	Total		
1	28	18	5	51		
2	27	7	15	49		
Total	55	25	20	100		







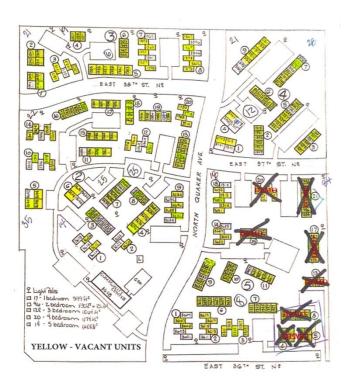




Relocation and Demolition

Relocation Summary

- Relocation initiated in October 2022 with issuance of 90-day notice.
- As of January 30, 42 tenants remain at Comanche



Relocation Destinations to date



Demolition Summary

- Eight buildings demolished to date
- Targeted initiation of abatement and demolition of all buildings by May 2023.





People

Urban Strategies, Inc., Lead Education Partner: Tulsa Public Schools

People Strategy Overview

























Urban Strategies, Inc. Role



- Engage residents throughout plan implementation
- Convene network of cross-sector partners to achieve collective impact
- Provide direct case management services and mobility counseling to every Comanche household
- Support continued development of resident leaders
- Chart a course, informed by data, to achieve equitable, better off results for families

People Team



- Senior Project Manager Haley Buzzard
- Assistant Project Manager Courtney Chandler
- Family Support Specialist Ebony McCaskill
- THA Social Service Case Manager Tereka Washington
- USI is currently hiring for an Education Specialist and Family Support Specialist



Birth through Eight Strategy for Tulsa + CAP Tulsa + Charles and Lynn Schusterman Family Foundation + Community Foodbank of Eastern OK + Community Health Connection + Crossover Community Impact + Discovery Lab + Domestic Violence Intervention Services + EduRec + Family & Children's Services + George Kaiser Family Foundation + Global Gardens + Green Country Workforce + Goodwill Industries + Madison Strategies Group + Mental Health Association of OK + Morton Health Services + OK Caring Foundation + Parent Child Center of Tulsa + Reading Partners + RG Foods + Sprouts Child Development + The Opportunity Project + Tulsa City-County Health Department + Tulsa City-County Library + Tulsa Community College + Tulsa Dream Center + Tulsa Educare – Hawthorne + Tulsa Health Department + Tulsa Housing Authority + Tulsa Public Schools + Tulsa Tech

Progress to Date





September 2022

Grant Awarded



November 2022

Thanksgiving Turkey distributed Community Thanksgiving Meal FSS Intakes continue, Family assessments begin



January 2023

TPS enrollment onsite

Relocation Begins
USI launches Family Support Services
Resource Fair
Partner Kick Off Meeting



October 2022

Food distribution for families Snacks for youth while out of school Christmas Baskets



December 2022

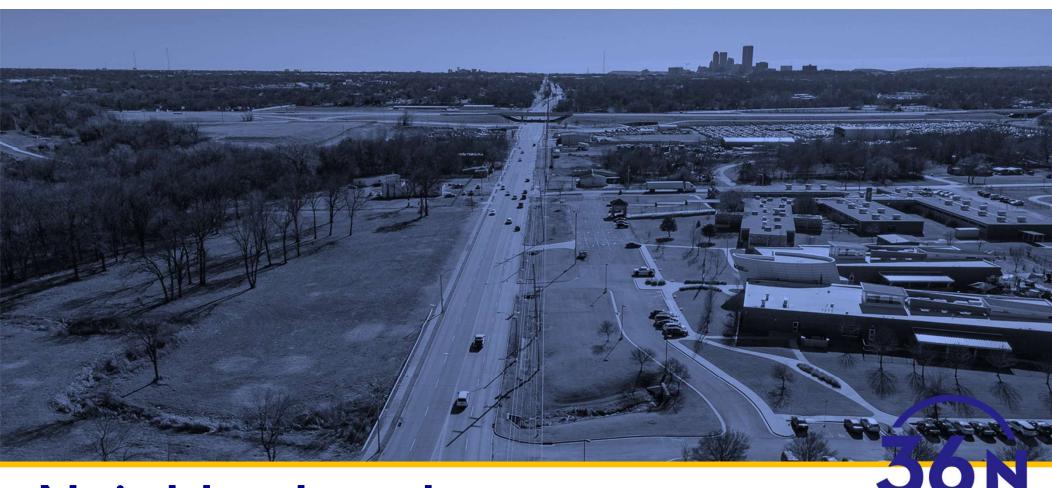








- Hire remaining team members
- Complete development plans with all remaining Comanche households by March 2023
- Provide mobility counseling for remaining households through relocation from Comanche
- Launch priority programming and resource fairs in community hub locations with partners by April 2023



Neighborhood

City of Tulsa



The City of Tulsa (Co-Applicant)

Neighborhood Implementation Entity

Partner Tulsa
(Lead Community and Economic Development Agency for COT)

(Convener & Facilitator)

CCI Leads

Other Neighborhood Investments

Residents & Stakeholders

Critical Community Investment Process

36N

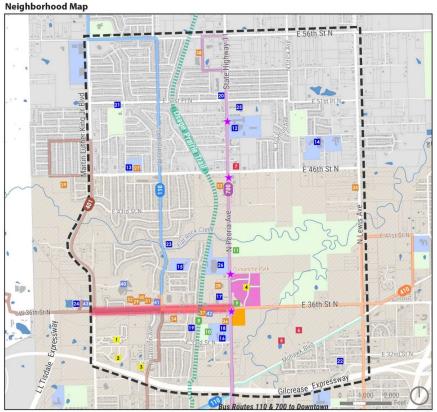
Up to \$7.5M in HUD CNI Funding

Step 1: Conceptual Approval

- No later than August 2023, resubmit Neighborhood Plan to HUD
 - Projects must include:
 - Proposed Recipients/Entity Type
 - Previous Experience
 - Project Scope
 - Project Sources and Uses
 - Noting HUD funds cannot be used for operating expenses
 - Project Schedule

Step 2: Final Approval

- Final Scope
- Final Sources and Uses
- All funding confirmed/in hand
- Project is "shovel ready"

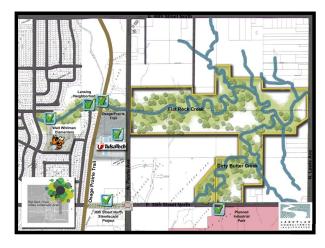


Proposed Projects

Corner Market



Flat Rock Creek Trails/Urban Wilderness



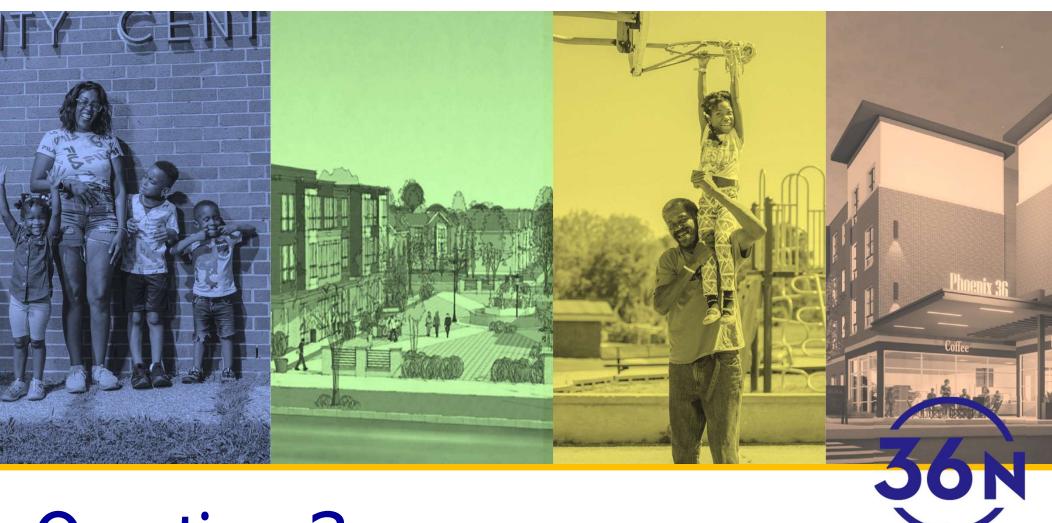
Retail Fund and Small Business Incubator



Urban Farm







Questions?