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.