

# 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).