

COMMUNITY CONVERSATIONS



with Mayor Nichols
and City Leadership Team

Homelessness and Housing



October 27, 2025





COMMUNITY CONVERSATIONS

Overview

Agenda and Remarks

5:30 p.m.

Mayor Monroe Nichols Opening Remarks

5:45 p.m.

Panel Discussion: Current Status, Efforts,
Goals and Challenges

6:15 p.m.

Community Conversation





Six Priorities

Here's how we win the next decade:

1. End Homelessness by 2030
2. Increase Housing Stock
3. Improve Student Outcomes and Support our Children, Youth and Families
4. Make Tulsa the Safest Big City in the Country
5. Ensure Equality of Economic Opportunity
6. Co-Govern with Our Tribal Nations



COMMUNITY CONVERSATIONS

Homelessness in Tulsa

Overview, Statistics and
Program Efforts



October 27, 2025



Homelessness Goals

- **Mayor's Goal:** Achieve Functional Zero Homelessness by 2030
- **Public Sector Leadership:** Mayor's Senior Advisor on Homelessness
- **Private Sector Leadership:** New Partnerships with Philanthropy and Business Community Creating a Public/Private Initiative
- **Lead Agency:** Housing Solutions
 - Building capacity for past five years to take charge and organize the service ecosystem.





Homelessness Statistics

60+

Tulsa Organizations Provide Homeless Services

3,100

Adults Enter Homelessness Annually in Tulsa

74%

First-Time homeless that can be Served with Low-Cost, One-Time Interventions to Return to Housing

64

Average Number of Days First-Time Homeless Spend in Shelter Before Leaving Without a Remedy

500+

Homeless Tulsans Wait More than a Year for Limited Deep Interventions

80%

Homeless Cases can be Resolved by Receiving Early Support



Homeless Shelters and Intervention

- **Shelters and Current Operations**
 - Current system design flaws causes our shelter beds to fill and overflow, results in encampments, inappropriate use of public spaces, and migration across the city in search of supports.
 - **Early Interventions**
 - Offering early intervention and long-term support will unclog shelter-bed overflow and reduce the number of people sleeping outside.



Safe Move Tulsa Overview

- Reorganize and Amplify Homeless Services to Quickly and Effectively Serve Everyone
 - **New to Homelessness:** Focus on immediate interventions and rapid resolution.
 - **Long-Term Homelessness:** Focus on urgent, deeper intervention needs.
 - **High Needs/Complex Cases:** Activate Complex Case Team drawing from mental health systems, hospitals and law enforcement to bring homeless individuals experiencing mental health crises into institutional care and discharge them to appropriate long-term care environments.





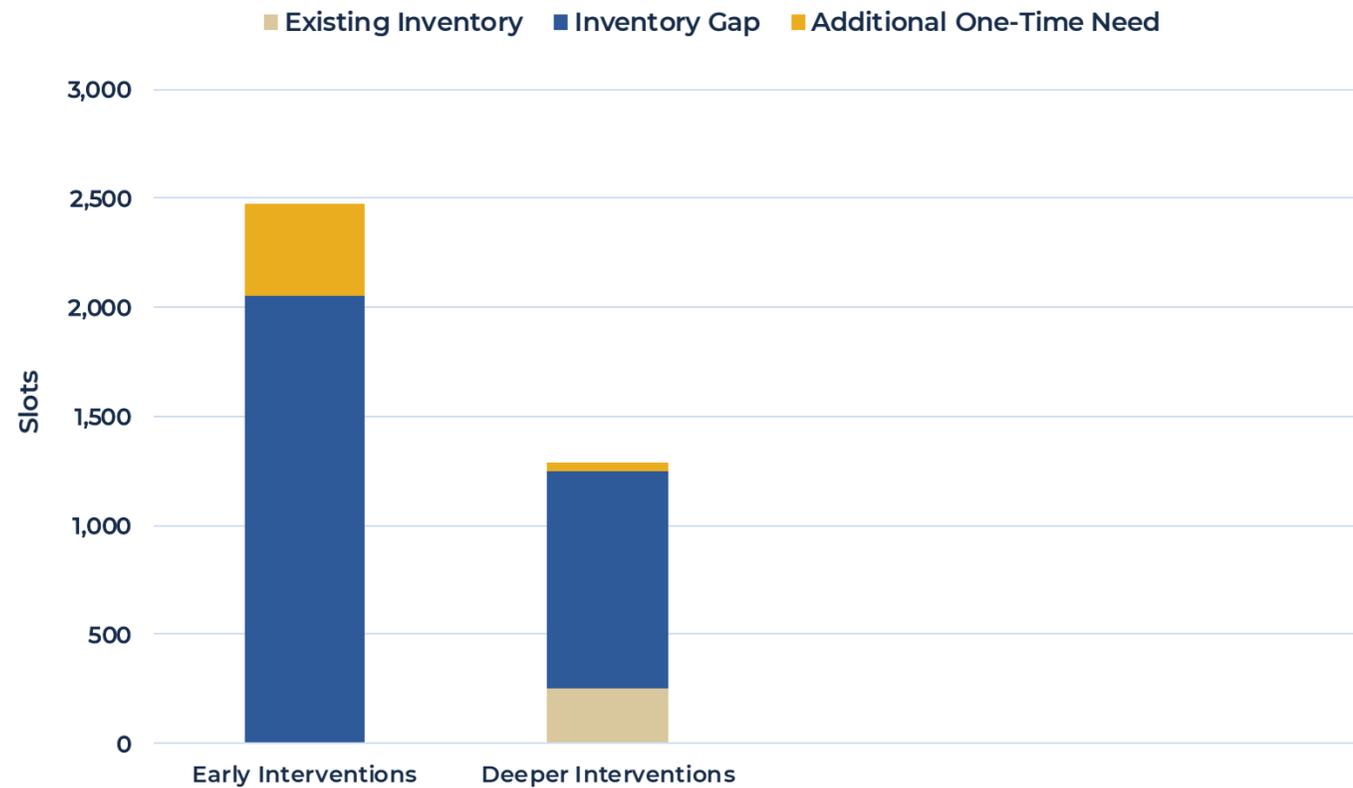
Safe Move Tulsa Phases

- **Eliminate and Prevent Street Sleeping**
 - Rehouse and support 300 individuals to stabilize and recover in first nine months.
 - Support up to 1,000 individuals experiencing first-time homelessness to quickly return to housing.
 - Budget \$10 million (City committed \$6 million from Opioid and ARPA funding and \$4 million from private grants).
- **Scale Effective Shelter Flow**
 - Help people avoid shelters with early interventions.
 - Activate shelters to quickly return individuals to stable housing, opening shelter-bed capacity.
 - Equip community service providers to offer immediate interventions to individuals with long histories in our homeless system.

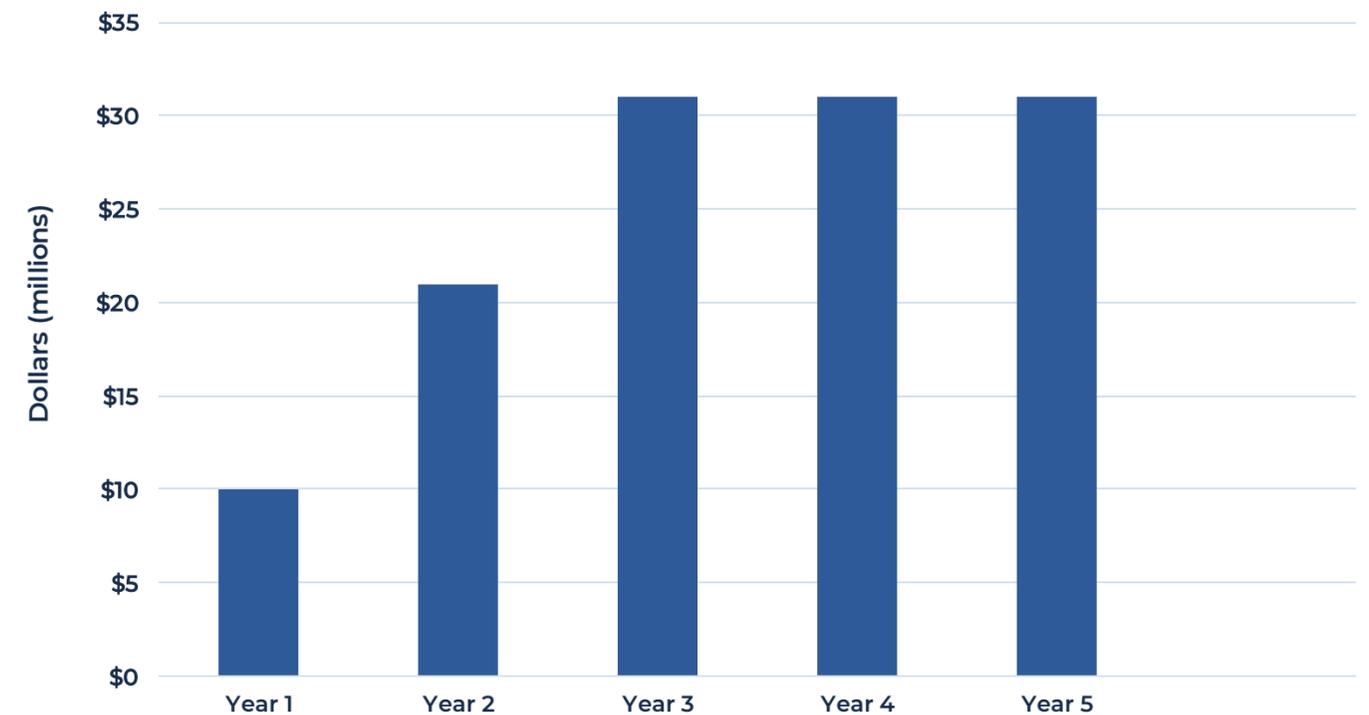


Safe Move Tulsa Sustaining Functional Zero

Resources Needed to Rehouse All Long-Term Homeless by 2028 and Annual Inflow of 3,100 Single Adult Households



Funding Required to Scale and Sustain Effective Homelessness Response System





COMMUNITY CONVERSATIONS

Improving Housing

Goals and Challenges



October 27, 2025



Housing Goal

Create 13,000 Housing Units Over 10 Years

- **Streamline Building Processes**
 - Housing Acceleration Team streamlines the building permit and inspection process.
 - Hired consultant to improve building permit processes and provide downloadable preapproved plans available to individuals and builders.
- **Establish New Partnerships**
 - Partner with Housing Partnership Network and Mercy Housing to focus on affordable housing goals.
- **Provide and Maintain the City Housing Tracker**





Housing Challenges

- 46% of Tulsans Spend More Than the Recommended 1/3 of Income Towards Housing Costs
- Lack of Affordable Housing is the Primary Cause of Homelessness
- 41% Increase in Rent Since 2019 (Faster than average wage increases.)
- Decline in Federal and State Funding
- 12-36 Months – Average Wait Time to Receive Housing Vouchers

(Source: Tulsa Housing Authority)



Housing Goal

Reducing Problematic, Unsafe or Unsanitary Properties

- **Community Builder Pilot Program**
 - Incentivize property owners to turn vacant, abandoned and dilapidated properties into affordable homes.
- **New State Bill HB2147**
 - Implement State Bill HB2147 and adopt City resolution and processes.
- **Identify Properties and Contact Owners**
- **Improve Our Tulsa 3**
 - Utilize available funds for rehabilitation and preservation.





Housing Challenges

- Increases in Construction and Property Maintenance Costs including Mortgage Rates and Taxes
- Average Age of Homes in the U.S. is 40 Years Old
- \$100 Billion – Average Costs to U.S. Homeowners for Needed Maintenance





Housing Goal

Implement Improve Our Tulsa 3
Housing Dollars (\$75 million)

- **Research Similar Cities and Best Practices**
- **Review the Progress of Developments**
 - 10,000 units in planning and construction stages since April.
 - \$500 million in funding gap was identified.
- **Partner with Housing Partnership Network as a Third-Party Administrator**
 - Help leverage City dollars and provide gap financing to developers.
- **Issue Bonds**
 - Procure \$35 million of the \$75 million in the coming months, as opposed to over the next five years.



Housing Challenges

- **Need to Invest Approximately \$245 Million Annually**

(Source: March 2023 Tulsa Citywide Housing (Needs) Assessment by Development Strategies and Homebase)

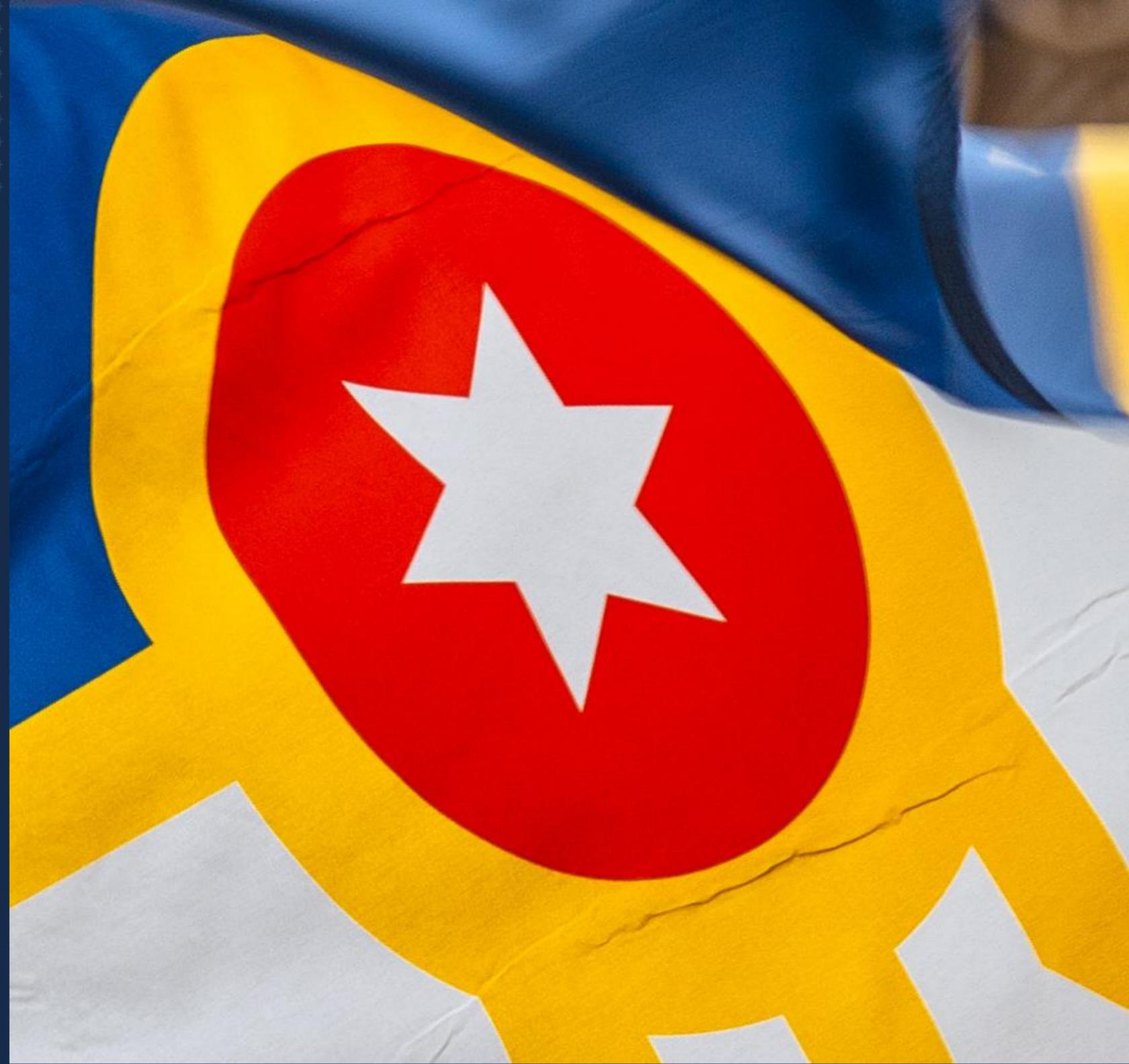
- \$185 million (76%) private investments.
- \$23 million (9%) in public programs and investments.
- \$37 million (15%) funding gap; \$370 million over 10 years.



COMMUNITY CONVERSATIONS

Panel Discussion

Homeless and Housing Status,
Efforts and Challenges



October 27, 2025



Meet the Panelists



Emily Hall

Senior Advisor of Homelessness, Office of the Mayor



Mark Smith

CEO, Housing Solutions Tulsa



Gene Bulmash

Senior Advisor of Housing, Office of the Mayor



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Tulsa City Auditor:

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Join Us at **Upcoming** Events

Neighborhood Conditions/Vitality

Thursday, October 30, 2025
5:30 – 7 p.m.

North Tulsa Dream Center
200 W. 46th St. N.

State of the City

Wednesday, November 12, 2025
7 p.m.

Tulsa Performing Arts Center (PAC)
Chapman Music Hall
110 E. 2nd St.