WARD 7 DEVELOPMENT FORUM

PART II

December 10, 2018

HOSTED BY

Nikki Nice
Ward 7 Councilperson

SPEAKERS

Aubrey McDermid
Planning Director
City of Oklahoma City

Catherine O'Connor
President
The Alliance for Economic Development

AGENDA

6:00 PM **WELCOME AND INTRODUCTIONS**
Ward 7 Councilwoman Nikki Nice

PRESENTATION: DEVELOPMENT TOOLS AND PROGRAMS
Aubrey McDermid, City of Oklahoma City
Cathy O'Connor, Alliance for Economic Development / OCURA

QUESTIONS & ANSWERS

7:30 PM **CLOSING REMARKS**
Councilwoman Nikki Nice

DEVELOPMENT TOOLS AND PROGRAMS

Aubrey McDermid, AICP
Planning Director
City of Oklahoma City

The City of
OKLAHOMA CITY

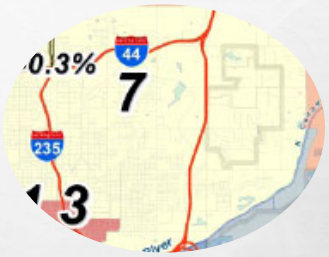
https://www.okc.gov/departments/planning

WARD 7 HOUSING PERSPECTIVES:
Housing Market Preference and Demand Study

Economic & Planning Systems, Inc.
December 31, 2013

https://www.okc.gov/departments/planning/what-we-do/plans-studies

OUTWARD MIGRATION



- Near northeast area expected to lose .3% of its population based on housing demand pressures

Nearly 15 percent of all surveyed indicate plans to leave the Oklahoma City region in less than 5 years.

In addition to the 15 percent who indicate their plans to move out of the region, another 32 percent indicate they plan to move somewhere within the region – either within the city or to Edmond, Moore, Norman, or another nearby community. For younger generations, the proportion and likelihood in moving is greater. Although some attrition is natural and unavoidable, some of this out-migration could be avoidable through planning and housing development that meets the preferences for an increasing segment of the housing market.

WHAT'S IMPORTANT TO PEOPLE?

When surveyed, people said:

- Perceptions about school quality
- Sense of safety and security
- City investment in infrastructure

When asked what would motivate people to move to a more central location:

- most common response was school quality
- near NE OKC respondents were highly receptive to specific project and program investments

What is the City doing to help?

- Prioritizing projects, programs and regulations that affect perceptions of safety and security
- Working with school districts to enhance education and connection between schools and community
- Allocating funding to strategic locations, like Near NE OKC
- Investing in public infrastructure including sidewalks, bike lanes, trails, transit
- Re-establishing "sense of place" in neighborhoods

CITYWIDE COMPREHENSIVE PLAN
Neighborhoods Element

http://planokc.org/

Our Goals

liveokc

NEIGHBORHOOD SAFETY
1. Oklahoma City neighborhoods are safe places to live, work, learn, and play.

SCHOOLS
2. Oklahoma City area schools are neighborhood assets and sources of pride.

HOUSING
3. Oklahoma City's neighborhoods thrive because they contain quality housing choices to meet the diverse needs of the population.

NEIGHBORHOOD STABILITY
4. Oklahoma City's neighborhoods are vibrant because they have high occupancy rates, a diverse housing stock, and well-maintained properties.

FOOD SYSTEMS
5. Citizens have easy access to a variety of affordable healthy food options.

TRANSPORTATION CHOICE
6. Citizens have access to a variety of transportation choices to serve their daily needs.

SOCIAL CONNECTIONS
7. People have a number of places to gather and socialize that are easily accessible from and within neighborhoods.

Our Initiatives

liveokc Initiatives	liveokc Goals 1	2	3	4	5	6	7
1. Enhance crime prevention and effective policing	■			■			■
2. Incorporate safety into neighborhood design	■			■			■
3. Maximize location efficiencies of school sites		■		■			■
4. Create partnerships to expand housing choice and availability in key areas			■	■			■
5. Expand housing diversity by type and cost			■	■			
6. Preserve and enhance special needs housing			■	■			
7. Revitalize and stabilize urban neighborhoods				■	■	■	■
8. Enhance suburban and rural development design			■	■	■		■

liveokc

Initiative 7

- Revitalize and stabilize urban neighborhoods
- Expand rehabilitation and redevelopment programs to stabilize the physical fabric of neighborhoods.
- Create, enhance, and maintain community spaces where residents interact positively and advance the social fabric.

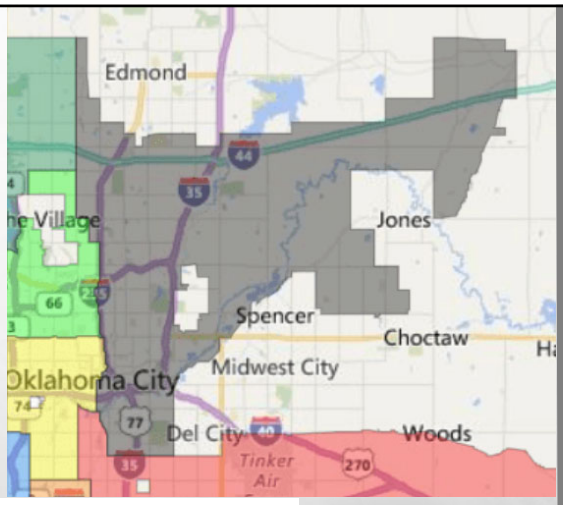
WARD 7 OPPORTUNITIES

Employment

- Innovation District
- State Capitol Area
- Adventure District

Access & Proximity

- Interstates
- Downtown / Bricktown



Housing → **Gen X and Gen Y are anticipated to constitute more than 70% of all homebuyers in the next 20 years.** They prefer housing in more urban settings, therefore more infill and central development is needed.

CITY OF OKLAHOMA CITY
Planning Department

HOUSING AND COMMUNITY DEVELOPMENT DIVISION

*providing neighborhood revitalization, financial, technical, and community support services to **improve neighborhoods** and **increase housing opportunities***

Chris Varga, Division Manager
chris.varga@okc.gov
(405) 297-1639

https://www.okc.gov/departments/planning/programs/housing-neighborhood-programs

GRANTS, LOANS & ASSISTANCE

We Administer:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership
- Brownfields Program
- Section 108 Loan Guarantees

CDBG is the most significant federal grant we receive, at around $4.3M per year. Its purpose is:

1. the provision of decent housing
2. the provision of a suitable living environment, and
3. expanding economic opportunities principally for persons of low and moderate income.

To Fund:

- Housing Rehabilitation
- Affordable Housing Construction
- Homebuyer Down Payment Assistance
- Neighborhood Revitalization
- Public Services & Facilities
- Environmental Assessments & Cleanup
- Strong Neighborhoods Initiative
- Economic Development Initiatives

FOCUS ON HOUSING

Over 40% of Persons in OKC <80% AMI

- Most are **"housing burdened"** paying > 30% of their income on housing (rent, mortgage, utilities)
- OKC has a **shortage in quantity of housing units** low-mod income persons can afford
- Much housing in this price range is **substandard**

"Substandard" housing includes being dilapidated or otherwise unfit for habitation, or being without:

- complete kitchen facilities,
- complete plumbing facilities,
- electricity or safe electricity, or
- safe or adequate source of heat.

HOUSING & COMMUNITY DEVELOPMENT PROGRAMS

Neighborhood Revitalization

Housing Rehabilitation

Economic Development

HOUSING REHABILITATION PROGRAM

HEMP

Home Exterior Maintenance Program

Grant for eligible homeowners to contract for repair of the outside of the house, fences, and detached structures.

HOME

Whole House Rehabilitation

Loans for eligible homeowners to rehabilitate owner occupied homes and bring whole home up to Minimum Property Standards.

CDBG

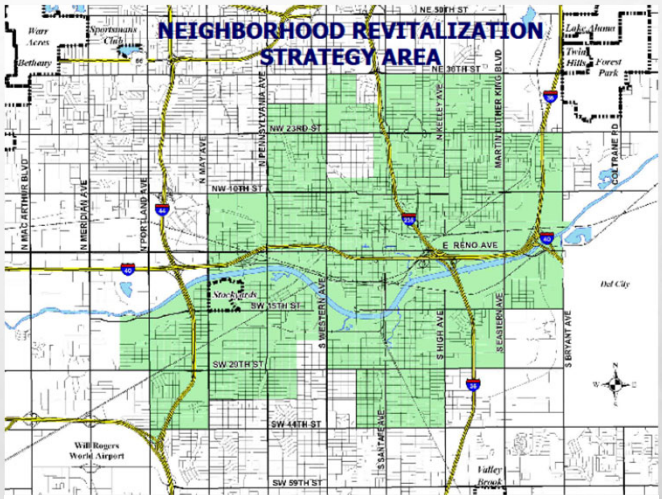
Emergency Home Repair

Funds emergency repairs (electrical and or plumbing, central heat, and roofing) to qualifying owner-occupied homes.

https://www.okc.gov/departments/planning/financial-assistance/residential

OKLAHOMA CITY HOUSING REHABILITATION PROGRAM

The purpose of the Housing Rehabilitation Program is to improve the housing stock in the inner core of OKC by assisting low- to moderate-income homeowners.



Program activities are restricted to within the NRSA (Neighborhood Revitalization Strategy Area)

2018-2019 FUNDING ALLOCATION: $1,184,000

Home Exterior Maintenance Program (HEMP)

- Designed to correct property maintenance code violations on the outside of the house, fences, and detached structures. Typical projects include roofs, siding, windows, etc.
- Recipients must have a household income ≤ 80% area median income and must <u>own and occupy</u> the home.
- Grant up to $18,000 / SNI area: $23,000 maximum
- Program pays the contractor directly on behalf of the owner for approved work performed.

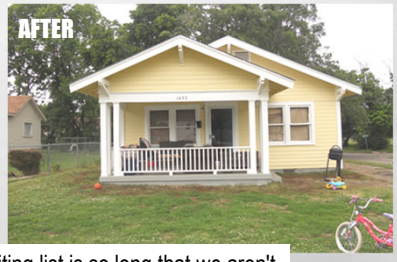
We do about 50 of these a year.

WHOLE HOUSE REHABILITATION Owner Occupied Program*

Designed to rehabilitate owner occupied homes and bring whole home up to Minimum Property Standards. Covers the house only- no detached structures.

Up to $42,500 loan for rehabilitation plus $15,000 grant for lead based paint remediation / SNI areas: loans up to $60,000.

Lead based paint inspections are performed on properties built before 1978; rehab work includes abatement of all lead based paint.



* Currently the waiting list is so long that we aren't accepting more applications, except for a few in SNI areas.

FY 2017-18 Funding Allocation: $1,110,341

WHOLE HOUSE REHABILITATION Owner Occupied Program

SAFE Loans

- Special Assistance for the Eligible (SAFE) Loan has deferred payments and loan is forgiven over a 5-year period. For full loan forgiveness, the owner must live in the house for 5 years and carry homeowners insurance.
- Eligible recipients are 62 or older, disabled as defined by Social Security, or living in a SNI Neighborhood, and household income ≤ 60% of Area Median Income.

General Repayment Loans

- Borrower must own and live in the home and carry homeowners insurance throughout the loan period.
- Household income must be ≤ 80% Area Median Income
- Loans are 0% interest with payments based on ability to pay (minimum payment is $100/ month).

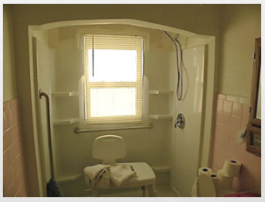
EMERGENCY HOME REPAIR

Performs repairs determined to be of an emergency nature such as electrical and or plumbing, central heat, and roofing.

The home being repaired must be occupied by the owner.

Copy of warranty deed must be provided to show proof of ownership.

Applicant must provide TOTAL yearly income of all persons occupying the home and/or on the warranty deed and meet income guidelines.



2018-2019 FUNDING ALLOCATION: $681,512

community Action PARTNERSHIP
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Contact Community Action at 232-0199 ext. 1401

2016-17
HOUSING PROGRAM ACCOMPLISHMENTS

- Completed whole house interior and exterior home rehabilitations, including lead paint abatement, at **25** residences.
- Completed **26** storm related housing repair projects.
- Completed emergency home repairs at **81** residences.
- Completed exterior rehab and correction of code violations at **52** residences.

NEIGHBORHOOD REVITALIZATION PROGRAM

DPA

Down Payment Assistance Program

Provides up to $15,000 to qualifying homebuyers in defined areas of the city for down payment assistance based on need.

HOME

Affordable Housing

Purpose is to construct affordable rental or owner-occupied housing for households at or below 80% AMI.

SNI

Strong Neighborhoods Initiative

Neighborhood Revitalization program that provides funding and assistance to selected neighborhoods to tip neighborhoods toward vitality and self-sufficiency.

OKLAHOMA CITY DOWN PAYMENT ASSISTANCE (DPA) PROGRAM

The purpose of the DPA program is to assist low-moderate income persons (making less than 80% Average area Median Income) in purchasing a home for their principal residence.

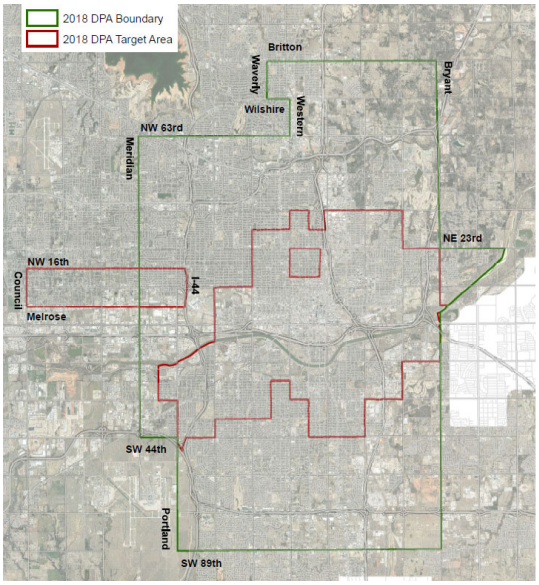
Income Qualifications are determined by HUD and adjusted each year based on family size.

Persons	1	2	3	4	5	6
Max. Income	$38,850	$44,400	$49,950	$55,500	$59,950	$64,400

DPA ELIGIBLE AREA

House being purchased must:

- Be in the DPA program area
  - NW 63rd / Britton on North
  - SW 89th on South
  - Bryant on East
  - Meridian / Portland on West
- Pass a housing quality inspection and have no lead paint hazards
- Not be in a floodplain



DPA REQUIREMENTS

The buyer must:

- Be approved by local lender for the house mortgage
- Contribute funds of 1% -1.75% of sale price based on loan type
- Have cash equivalency of 2 months house payment in reserve at closing

The City's DPA providers are:

Community Action Agency
Alejandra Martinez 232-0199

Neighborhood Housing Services
Linda Rowe 231-4663

2018-2019 FUNDING ALLOCATION:
$500,000

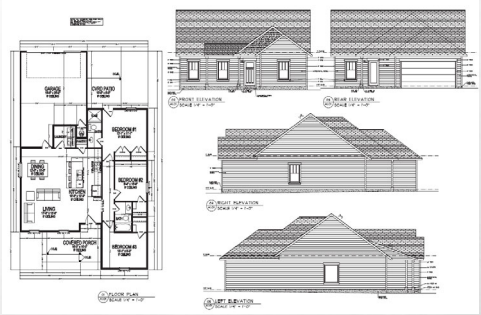
2016-17
DOWN PAYMENT ASSISTANCE PROGRAM ACCOMPLISHMENTS

- Assisted 33 families in buying homes
- Leveraged over $2.9M in private mortgages, developer funds, & buyer contributions

Affordable Housing HOME Program

Purpose is to fund the development of affordable housing. Homes must be developed for sale or rent to families at or below 80% AMI.

- OCURA – Affordable/mixed income Single Family Homes in Culbertson East Highland neighborhood
- Community Housing Development Organizations (CHDOs)



Neighborhood Housing Services Oklahoma City

JEFFERSON PARK JP A BUNGALOW NEIGHBORHOOD ESTABLISHED 1903

PositivelyPaseo
Revitalizing Homes•Neighborhoods•Lives

PUBLIC FACILITIES

The purpose is to fund "Public Facilities" that serve low- to moderate-income areas or low-mod clientele, such as non-profits serving persons with special needs.

Potential uses include:

- New infrastructure, streets, water & sewer
- Parks, community centers
- Nonprofit- owned facilities for persons with special needs such as the homeless, or domestic violence shelters

2018-2019 FUNDING ALLOCATION: $1,110,864

*When funding is available, we issue a solicitation and **we are currently receiving applications**.

STRONG NEIGHBORHOODS INITIATIVE

better communities together

collaboration

visioning

commitment

placemaking

Shannon Entz, Program Planner
City of OKC
Planning Department

https://www.okc.gov/departments/planning/programs/strong-neighborhoods-initiative

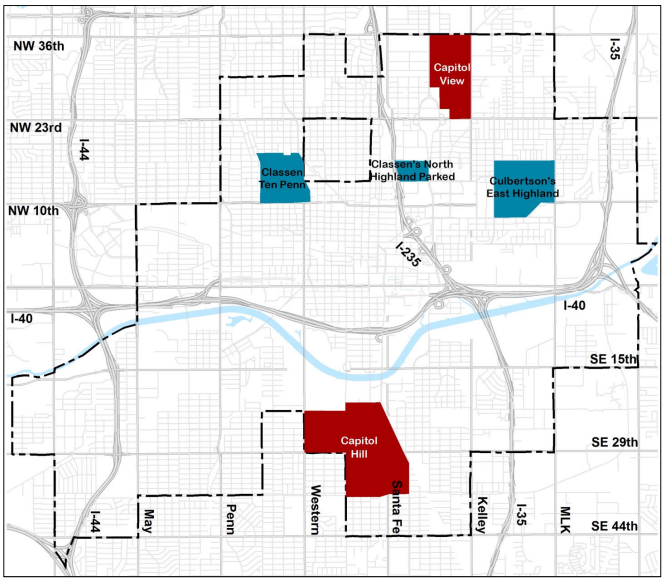
Neighborhood Revitalization Strategy Area (NRSA)

Limited capacity Neighborhood Revitalization program that provides funding and assistance to selected neighborhoods to tip neighborhoods toward vitality and self-sufficiency.

ORIGINAL PILOT NEIGHBORHOODS
Classen Ten Penn
Classen's North Highland Parked
Culbertson's East Highland (extended to 2020)

NEW NEIGHBORHOODS
Capitol View
Capitol Hill

--- **NRSA Boundary**
--- **2013-2018 SNI Areas***
--- **2019-2024 SNI Areas**



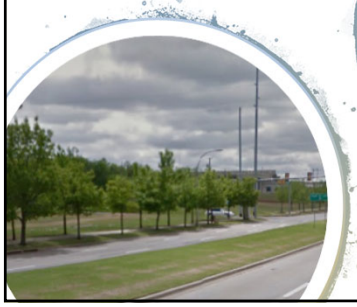
SNI INTENDED OUTCOMES

- Increased homeownership & private investment
- Improved property values & market stabilization
- Reduction of vacant properties
- Greater connectivity to jobs, education, services
- Decreased perception of crime & discrimination
- Improved quality of life & culture
- Engaged neighborhood groups, kids & parents
- Decreased resident turnover in neighborhoods and schools

Current SNI Tools for Revitalization

Approximately $1M per year is allocated to SNI in HUD CDBG & HOME funds

- New Construction Infill Housing
- Owner-Occupied Housing Rehabilitation
- Homeownership Assistance & Education
- Sidewalks & Lighting
- Tree Planting & Hazardous Tree Removal
- Legal Assistance
- Fair Housing
- STEAM Afterschool & Summer Programs for SNI Elementary Schools
- Neighborhood Grants, Outreach, Events & Volunteer Opportunities
- Public art & cultural enrichment
- Park Enhancements
- Business Facade Assistance



CAPITOL VIEW

DATA SNAPSHOT

Size of Neighborhood	0.48 sq. miles
Population	1,529
Avg Household Income	$20,450
% Owner-occupancy	43%
# Residential Units	874
Undeveloped parcels	132
2014-16 Private Investments	$259,648
2017 GO Bond Investment	$4.5 million

CULBERTSON'S EAST HIGHLAND

DATA SNAPSHOT

Population	1,561
Median Household Income	$17,484
% Owner-occupancy	34%
# Residential Units	739
Undeveloped parcels	189
2014-16 Private Investment	$1,946,578
2017 GO Bond Investment	-0-

SNI Projects Underway

JFK Park in Culbertson's E. Highland

- New walking trail
- Outdoor exercise equipment
- New playground, basketball court, & Bankshot court
- Small amphitheater and public art
- Pavilion and tables

COMING SOON

POSITIVELY PASEO'S

UPCOMING PROJECTS IN CAPITOL VIEW

Positively**Paseo**

Revitalizing Homes • Neighborhoods • Lives

SNI Partnerships

OKC-COUNTY HEALTH DEPARTMENT

WELLNESS NOW

MOBILE FOOD MARKET

- Coming this Fall to all 3 SNI areas
- Fresh fruits and vegetables provided by Regional Food Bank of OK
- Staff volunteers

2013-2018
SNI Accomplishments

BUILT	32	New Homes
	44	Blocks of Sidewalks
	3	New & Improved Parks
INSTALLED	4	New EMBARK Bus Shelters
	27	Neighborhood Signs
	5	Public Art Projects
ENROLLED	400	STEAM Students per year
PLANTED	245	Trees
REMOVED	64	Hazardous Trees

ECONOMIC DEVELOPMENT PROGRAM

SECTION 108 RLF

This Revolving Loan Fund program supplies public financing for projects that provide a public benefit to low & moderate-income persons.

SMALL BUSINESS TRAINING & ASSISTANCE

Program administered by the Community Action Agency that provides training and assistance to small businesses.

BROWNFIELDS

The Brownfields Program exists to stimulate cleanup & redevelopment of vacant, abandoned, or underutilized properties with environmental problems located in the city.

SECTION 108 REVOLVING LOAN FUND

- Follows the rules of the Community Development Block Grant (CDBG) program.
- Large scale economic development projects administered by The City.
- Small scale business loans administered by Community Action Agency.

21C Hotel
$6.9 million (loan)

Embassy Suites
$1 million (loan)

How We Use the Section 108 RLF

Requirements

- Project must benefit to low and moderate individuals or areas.

Submittal Process

- There is no 'pool' of applicants or projects. Each project is evaluated based on its own merit and the timing of the submittal.

Preferred / Priority Projects

- Projects that have the potential to produce significant public good and catalytic impact to an area.
- Projects that support revenue generating activities that can be used to repay debt and not affect normal CDBG activities.
- Economic development projects providing new job creation

SMALL BUSINESS TRAINING & ASSISTANCE

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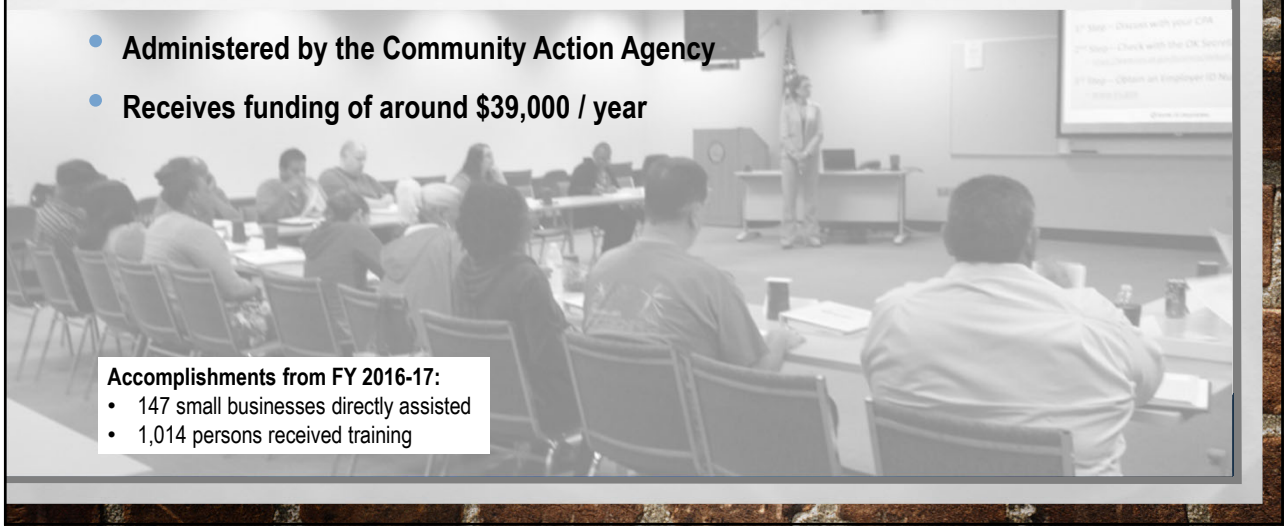
- Administered by the Community Action Agency
- Receives funding of around $39,000 / year



Accomplishments from FY 2016-17:
- 147 small businesses directly assisted
- 1,014 persons received training

OKLAHOMA CITY BROWNFIELDS PROGRAM

What is a typical Brownfield?

A property where redevelopment, expansion, or reuse is complicated by the presence or perception of environmental contamination

https://www.okc.gov/departments/planning/programs/brownfields

Examples

- Asbestos & mold in buildings
- Former dry cleaning sites
- Salvage yards
- Old landfills
- Oilfield activity sites
- Former auto repair shops & gas stations
- Historical Industrial Sites

THE PROGRAM OFFERS:

- Environmental **Site Assessments** at no cost for qualifying properties
- **Low–interest loans** for Environmental Clean-up
- Environmental **Clean-up Grants** for Non-Profits (up to $200,000)
- Environmental **Workforce Development** and **Job Training** such as a grant with Metro Vo-tech to teach jobs for ACM abatement, where trainees receive:
  - 40 hours of instruction in hazardous waste operations and emergency response and hazardous materials training (HAZMAT)
  - 16 hours of clandestine methamphetamine laboratory cleanup
  - 8 hours of confined space training
- **Area Wide Planning** (such as the Eastside Reinvestment Area Study)

Loans- Provide gap financing for environmental cleanup where standard bank financing may be difficult due to the contaminants

Grants - Provide non-profit organizations assistance in clean-up of contaminated sites for financially viable community benefit

SUCCESS STORIES: BRICKTOWN

BEFORE

AFTER

SUCCESS STORIES: AMERICAN INDIAN CULTURAL CENTER

BEFORE

AFTER

SUCCESS STORIES: BRICKTOWN POLICE STATION

BEFORE

AFTER

Overcoming Challenges to Transform Your Community!

OKLAHOMA CITY BROWNFIELDS PROGRAM

FOR MORE INFORMATION, CONTACT:

Amanda Alewine
Oklahoma City Planning Department
405.297.1766
amanda.alewine@okc.gov

DEVELOPMENT TOOLS AND PROGRAMS

Catherine O'Connor
The Alliance for Economic Development
Oklahoma City Urban Renewal Authority

the alliance for Economic Development of Oklahoma City

https://www.thealliianceokc.org/

the alliance
for Economic Development
of Oklahoma City

Cathy O'Connor
President and CEO

Overview of the Alliance

- Created in 2011 to better serve the economic development needs of Oklahoma City
- Lead development entity helping to streamline services and increase efficiencies
- Collaborates with public and private entities on new development projects

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for Economic Development
of Oklahoma City

The Alliance's Role

- Tax Increment Financing (TIF) Districts
- General Obligation Limited Tax Bond Program (Strategic Investment Program)
- Retail Strategy and Incentives
- City and Urban Renewal Redevelopment Programs
- Identification and Development of Job Creation Sites
- Public-Private Redevelopment Opportunities from MAPS Projects

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Tax Increment Financing – What it is and how it works

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Tax Increment Finance (TIF)

TIF is used to:

- Generate new employment opportunities through the creation of new enterprises, new economic activity, and new investment;
- Attract investment to areas of need throughout the City, particularly in distressed areas;
- Generate new residential and commercial investment that enhances quality of life, education, and economic stability.

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Definition of Increment

- The increment is the portion of the ad valorem taxes produced by the increased value of the property in the TIF district as measured from the date the TIF is established; and/or
- The increment is the portion of sales taxes collected each year that are generated by the project.

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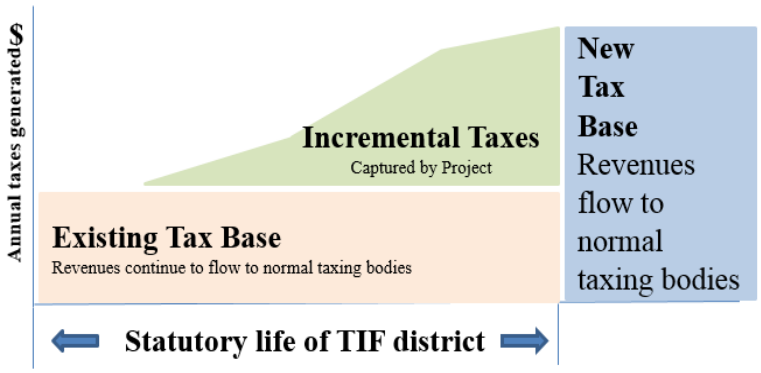
How does TIF work?

Value Generation and Capture

Basic TIF Model



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Possible Expenditures

- Public Infrastructure
- Land Acquisition
- Public Parking
- Assisting Developers
- Other Taxing Jurisdictions

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Statutory Guidelines

- Use TIF where investment, development, and economic growth are difficult, but possible where the tools of the Local Development Act are used.
- Don't use TIF where investment, development, and economic growth would occur anyway.
- Don't use TIF to supplant normal functions and services.

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TIF Development Process

Step 1 – Pre-Planning

- Reinvestment area
- Historic preservation
- Enterprise area
- Project specific or area

Step 2 – Appointing TIF Review Committee

- City Council Resolution allows for appointment of TIF Review Committee members for proposed district

Step 3 – Establish TIF Review Committee

- Taxing jurisdictions representatives
- City and Planning Commission representatives
- 3 at-large members selected by the Committee

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TIF Development Process

Step 4 - Develop Project Plan

- Identifies the district area
- Basis for eligibility
- Budget for TIF expenditures
- Implementation designee

Step 5 – Approve Project Plan

- TIF Review Committee
  Typically discussed in 2 separate meetings
- Planning Commission
  2 Hearings
- City Council
  2 Hearings

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TIF Request Review and Consideration Process

Staff Advisory Evaluation → Recommendation by Review Committee → Consideration by OCEDT → Consideration by City Council

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Evaluation of Projects

Consideration Process:

- Alignment with project plan budget and goals
- Comparison of TIF request to total project cost
- Estimated property taxes
- Financial Verification Report
- Mechanisms for providing TIF:
  - Installment
  - Lump sum
  - Loan
  - Combination of any of the above

Consideration Factors:

- Location
- Alignment with Comprehensive Plan
- Type of development
  - Mixed Use
  - Office
  - Residential
- Developer Cash on Cash return
- Project Sources & Uses
  - Equity
  - Private Financing
  - Tax Credits

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Current Active OKC TIF Districts

1. TIF #1 Medical Research Park (ad valorem)
2. TIF #2 Downtown (ad valorem)
3. TIF #3 Skirvin Sales Tax (sales tax)
4. TIF #4 Oklahoma Riverfront (ad valorem)
5. TIF #5 Oklahoma Riverfront Sales Tax (sales tax)
6. TIF #6 Las Rosas Residential (ad valorem)
7. TIF #7 Oklahoma Bioscience (ad valorem)
8. TIF #8 Devon Development (ad valorem/sales tax)
9. TIF #9 NE Renaissance (ad valorem/sales tax)
10. TIF #10 First National Center (ad valorem/sales tax)
11. TIF #11 Innovation (ad valorem)
12. TIF #12 Wheeler District (A) (ad valorem)
13. TIF #13 – Core to Shore South CBD/Central Park (ad valorem)

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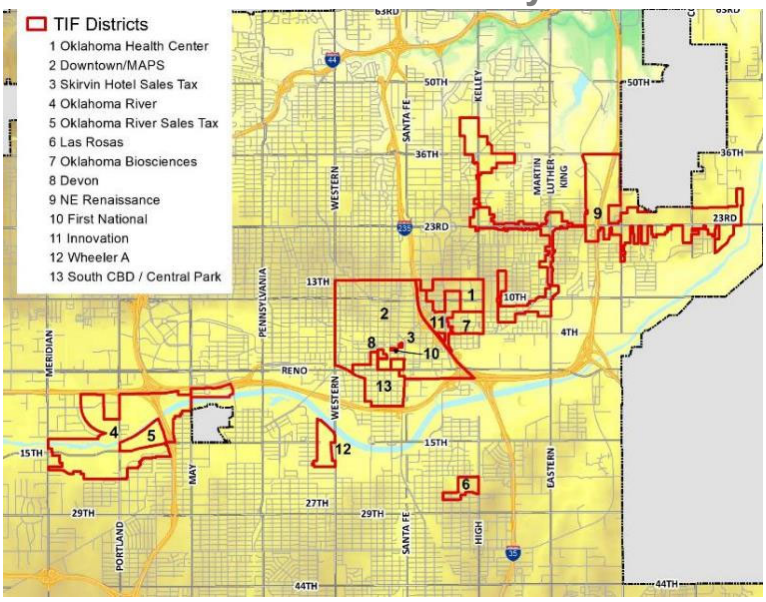
Current Active Oklahoma City TIF Districts



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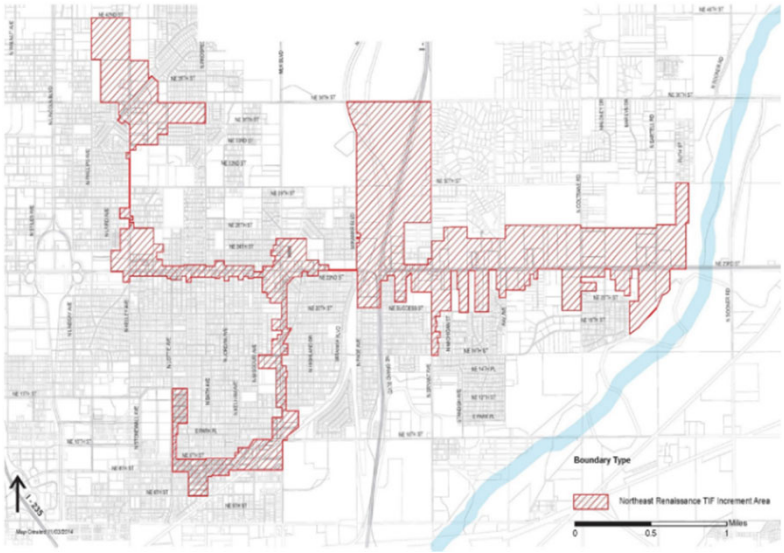
TIF #9 - Northeast Renaissance



Purpose: Redevelopment of NE 23rd, MLK and Kelley Avenue corridors in Northeast Oklahoma City

Created: January 14, 2015
Expires: June 30, 2041

Implementing Body: Oklahoma City Economic Development Trust

Project Plan Budget: $45,000,000

Increment Totals: $617,474

Market Value Growth:
$5.6 million

Taxes Billed (2017):
$73,481

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TIF Project Examples

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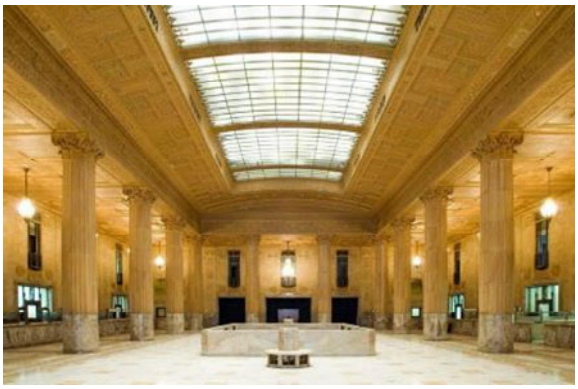
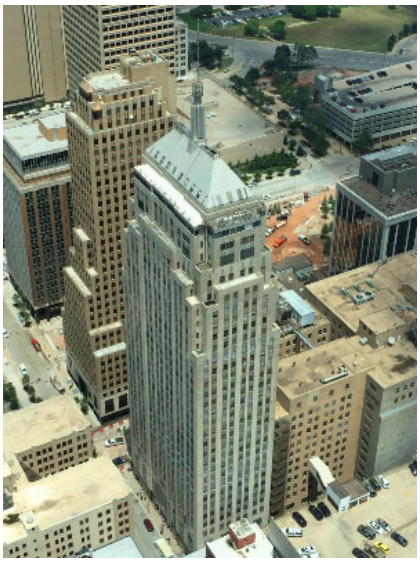
First National Center





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NE Renaissance TIF – Northeast Plaza at NE 36th and Kelley

96,000 Square Feet
$7 Million Development
$2,060,000 Performance Based TIF Allocation

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John Rex Elementary School

- Sheridan and Walker Oklahoma City, OK
- School , 500 student, 5k-6th grade.
- Developer/Company: MAPS for Kids
- Project Cost: $14.4 mil TIF $1.5 Million
- Start Date: 2013-05-13
- Completion Date: 2014-11-01
- Square Feet: 80k

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The Edge at Midtown

- NW 13th and Walker / 250 units
- Developer/Company: Gary Brooks
- Project Cost: $36 million
- 8,000 SQ FT of Retail along Walker
- Year: 2014

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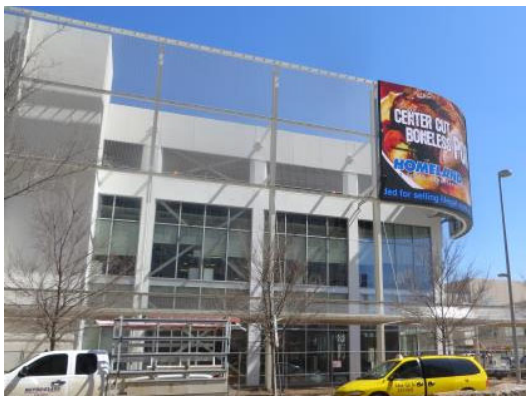
Century Center



- 95,000 SQ FT Commercial // 400 Parking Spaces // 350 jobs
- Renovation of parking garage and retail space, addition of 400 spaces and reintroduction of 95k square feet of commercial to downtown. OPUBCO (350 employees)
- Developer/Company: Steve Hurst / OPUBCO
- Project Cost: $19 million
  - $2.9 mil TIF to assist in redevelopment financing;
  - $1mil TIF for COTPA,
  - $1.5 million job incentive to bring about 350 OPUBCO employees downtown

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21C Museum Hotel

- 800 W Main Oklahoma City, OK//168,000 SQ FT//126 Units
- Museum/Art Gallery open free to public, restaurant, bar, event space.
- 150 FTE jobs
- Developer/Company: 21C/Hall Capital
- Project Cost: $57.8 mil
  - TIF:$5.3 Million in TIF
- Year: 2016

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The Steelyard- East Bricktown Apartments

- Project Cost: $59 Million
- 250 units
- Utilized Brownfield, NSP and TIF

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SKIRVIN

1 Park Ave.

The Skirvin Hilton is a historic hotel. For over a century, this landmark hotel has accommodated some of the world's most influential people, and it remains a historically significant landmark in the Oklahoma City landscape.

- Local Incentives totaled $22.0 million
- Combination of funds including TIF, federal loan (2nd) and Federal and State HP grants
- Participation Lease

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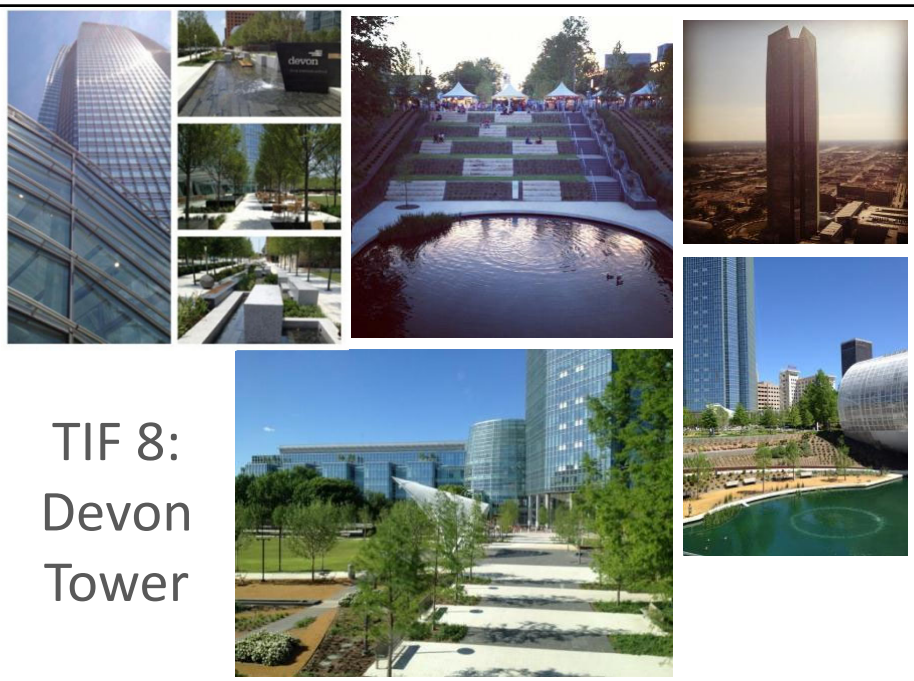

TIF 8: Devon Tower

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TIF - Conclusion

- Purpose of TIF is to eliminate blight and encourage economic growth in targeted areas
- It is the public's money, should be used judiciously
- TIF is a critical tool for the economic health of a community
- City works closely with other taxing jurisdictions to keep them informed and involved

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Tools for Affordable Housing

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Opportunities to Create Resources for the Future

Tax Increment Financing

- Opportunities for gap financing in mature districts (i.e. downtown, health center)
- TIF 2 - assit with the creation of workforce housing in downtown (80-120% of AMI)
- Land acquisition for Affordable / Workforce projects in Core to Shore.

GOLT Funded Affordable Housing Trust Fund

- Support large-scale affordable housing or mixed-income projects.
- Assist housing seeking to locate in high opportunity areas.
- Support projects serving extremely low income (ELI) residents.
- Help fill the gap of supportive / transitional housing in the community.

Low Income Housing Tax Credits

- Lobby the state for more consistent allocations to urban areas - adjust rules for allocating credits so OKC is more competitive with rural areas.
- Lobbby for use of / expanded allocation of state version of affordable housing tax credit.
-

Fees, Taxes & Zoning

- Consider waiving certain fees (like impact fees) and property taxes to help affordable housing projects.
- Examine opportunities to create "by-right" affordable housing development types that can be

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2017 GOLT Bond Program Affordable Housing Program

- Allocated $10,000,000 of the 2017 General Obligation Limited Tax Bond proceeds for an Affordable Housing Program
- It is expected that the program will:
  - Support large-scale affordable or mixed-income housing developments
  - Assist with the location of affordable housing in high opportunity areas
  - Support housing developments serving extremely low-income residents
  - Help fill the funding gap for supportive/transitional housing

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Affordable Housing Projects

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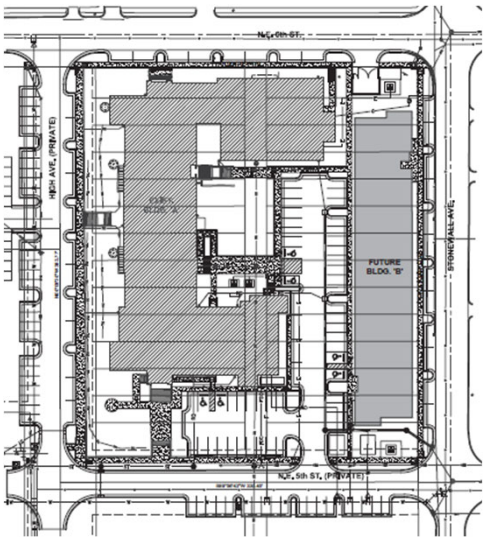
Historic Page Woodson School



- $28 million investment
- Phase I – renovation of existing school into apartments
- Add new apartment building
- All affordable housing

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The Steelyard

250 total units, 39 workforce housing units (50%-120% AMI)

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Progress OKC

- 8 new homes (6 Affordable & 2 Market Rate) on Euclid Street
- Available to owner occupants only who must meet the affordability guidelines.
- Down payment assistance up to $14,299 is available to eligible buyers through Neighborhood Housing Services or Community Action Agency

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Euclid homes built by Progress OKC

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Neighborhood Housing Services

- Affordable Housing in JFK Neighborhood
- 1 home complete, 2 under construction
- 2 additional homes planned

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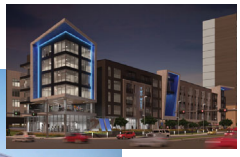
Mixed-use project in Core to Shore



- First housing project in the Core to Shore TIF District
- First TIF Policy with a preference for projects with an affordable housing component
- Could be the first project to utilize the new Affordable Housing Fund

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Economic Development in Northeast Oklahoma City

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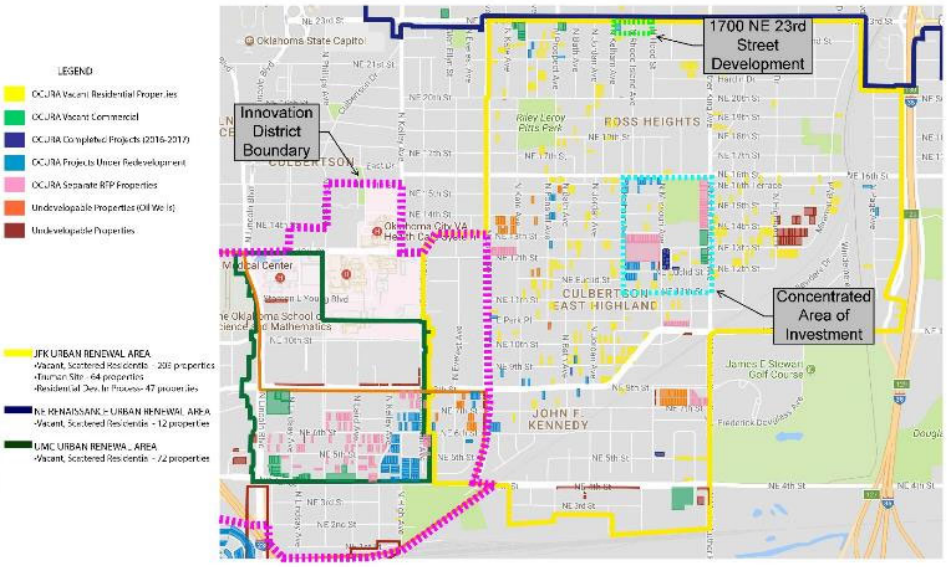
Various Development Efforts in NE OKC



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Concentrated area of Investment

LEGEND

- OCURA Vacant Residential Properties
- OCURA Vacant Commercial
- OCURA Completed Projects (2016-2017)
- OCURA Projects Under Redevelopment
- OCURA Separate RFP Properties
- Undevelopable Properties

Info

- Truman Site- 64± Properties
- Residential Developments in Process- 17 properties (7 Affordable)
- Mixed use development at NE 16th and MLK Ave.
- Approximately $685,000 of new investment in John F. Kennedy Park

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Newly Renovated JFK Park

Total cost $683,943. Combination of 2007 GO Bond funds and 2017 CDBG funds (via HUD and Strong Neighborhoods Initiative).

Outdoor workout equipment, a shelter, a small amphitheater, a trail, benches, irrigation, a new masonry entry, standard basketball court, Bankshot basketball, small planting areas, and additional trees.

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FD Moon Elementary – MAPS Renovation

$3,218,000 budget

Includes interior renovations, heating, ventilation and air conditioning updates, fire sprinkler installation, classroom renovations and accessibility improvements.

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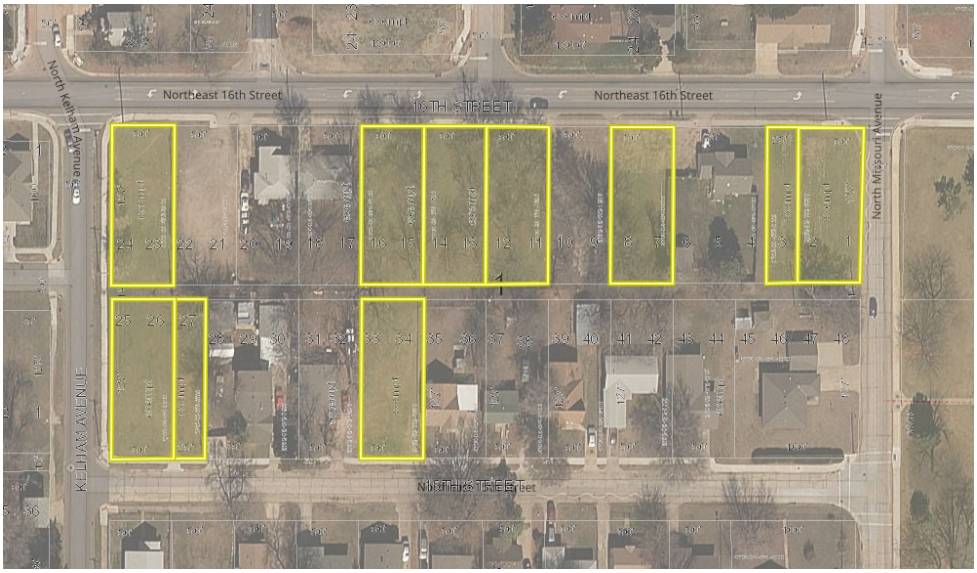
NE 16th Street – Market Rate homes



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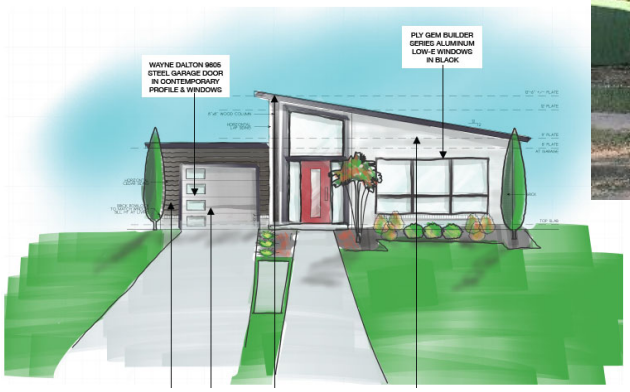
NE 16th Street Market Rate Homes



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RFP 16th and MLK

OKLAHOMA CITY

URBAN RENEWAL AUTHORITY

Request for Proposals for Property Located at the Southwest Corner of Martin Luther King Ave and Northeast 16th Street.

RFP Date of Release: **Monday, July 2, 2018**

*RFP Proposal Responses Due: **Friday, September 28, 2018** at **10 a.m.** at the offices of:
Oklahoma City Urban Renewal Authority
105 N. Hudson Street, Suite 101
Oklahoma City, OK 73102

	RFP Release	RFP Due Date
Original RFP Release	July 2, 2018	September 28, 2018

*OCURA reserves the right to extend this schedule at its discretion according to the terms described herein. Notification of changes in the schedule would be posted on OCURA's website or as otherwise stated.

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RFP 16th and MLK

Exhibit 1: Property offered by OCURA

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RFP – NE 24th and MLK

OKLAHOMA CITY

URBAN RENEWAL AUTHORITY

Request for Proposals for All or a Portion of Land Located Near the Intersection of NE 24th and Martin Luther King Avenue.

RFP Date of Release: **Monday, July 02, 2018**

*RFP Proposal Responses Due: **Friday, September 28, 2018** at 10 a.m. at the offices of:
Oklahoma City Urban Renewal Authority
105 N. Hudson Street, Suite 101
Oklahoma City, OK 73102

	RFP Release	RFP Due Date
Original RFP Release	July 2, 2018	September 28, 2018

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RFP for NE 24th and MLK

Exhibit 2b: Site Location and Context Maps

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OCURA Requests for Proposals

The Process

- A request for proposal (RFP) is a document that solicits proposals to procure a particular service, or achieve a desired outcome -- such as the redevelopment of a particular site
- Proposals must be submitted in accordance with the requirements outlined in the RFP
- Prospective redevelopers submit proposals to purchase and redevelop OCURA's property in response to the RFP. OCURA's Board and Executive Director may negotiate with one, or more than one, redeveloper to purchase and redevelop the property

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OCURA Requests for Proposals

Evaluation of Proposals

The specific criteria for selection are outlined in each RFP. In addition, the organization evaluates:

- the plan which most effectively advances the goals of OCURA
- redevelopment teams who are best equipped to implement the plan from the standpoint of their demonstrated qualifications, skills, and experience
- the financing plan that affords the highest probability of success, the greatest investment in the community, and the most effective utilization of funds.

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OCURA Requests for Proposals

Implementation – Redevelopment Agreement

Once the individual or team(s) have been selected, their plans reviewed, and their evidence of financing vetted, a redevelopment agreement is negotiated that outlines:

- the obligations of the redeveloper and OCURA,
- the process for plan approval
- the transfer of the land title
- the scheduled deadlines for the beginning and completion of construction
- the terms for issuance of a certificate of completion which concludes the process and certifies that the redevelopment entity has met all of its obligations under the agreement.

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Ongoing Residential Construction

- Also an RFP Process
- Roughly 203 Vacant, Scattered Residential Parcels
- 47 Residential properties currently under redevelopment agreement

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OCURA Land Ownership Map

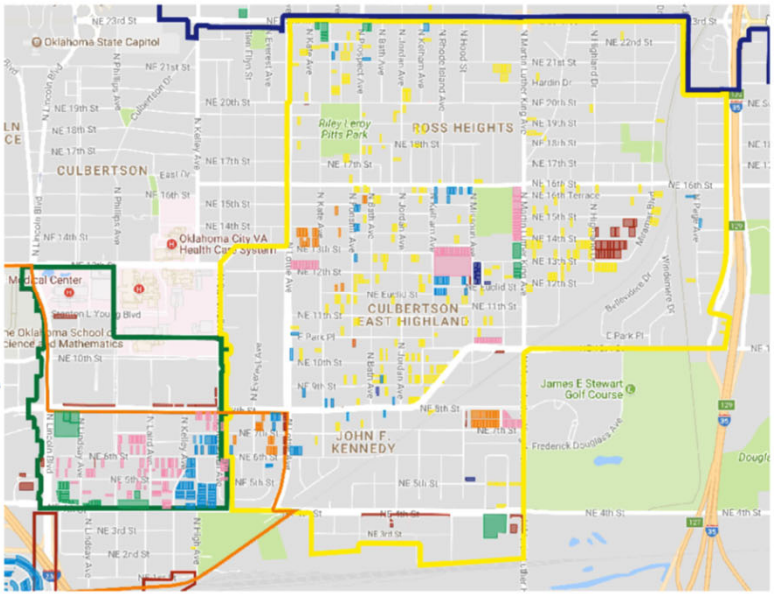
LEGEND

- OCURA Vacant Residential Properties
- OCURA Vacant Commercial
- OCURA Completed Projects (2016-2017)
- OCURA Projects Under Redevelopment
- OCURA Separate RFP Properties
- Undevelopable Properties (Oil Wells)
- Undevelopable Properties

JFK URBAN RENEWAL AREA
-Vacant, Scattered Residential - 203 properties
-Truman Site - 64 properties
-Residential Dev. In Process- 47 properties

NE RENAISSANCE URBAN RENEWAL AREA
-Vacant, Scattered Residential - 12 properties

UMC URBAN RENEWAL AREA
-Vacant, Scattered Residential - 72 properties



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OCURA Lots

- OCURA lots sell for $0.60 per square foot
- The average lot size is around 50 x 140 or around 7,000 square feet
- Land inventory and current RFPs for individuals and developers are available at www.ocura-ok.org

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Northeast Residential Design Standards

- Established in March 2015
- Designed to maintain the historic nature of these neighborhoods
- It created categories of homes with design specifications for people to follow
- The type of house that can be built is determined by what already exists on the block

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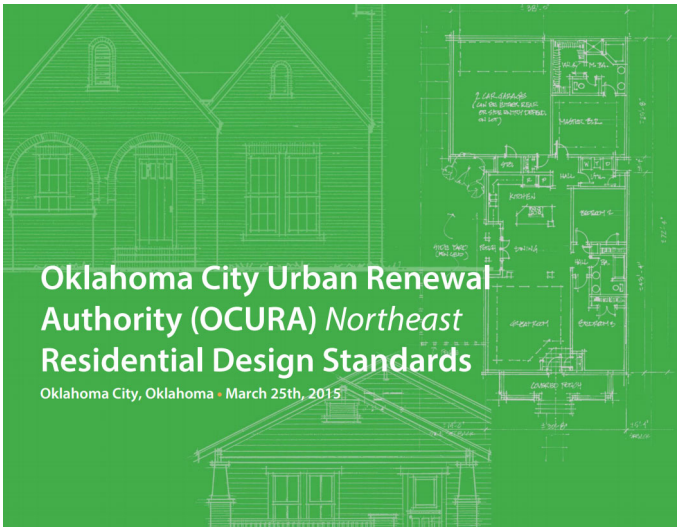
Design Review



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Recent OCURA Northeast OKC Residential Projects

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Dodson Custom Homes

Sold: 8/24/17: $138,000

For Sale: $279,000

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Short and Emery Duplexes

Two duplexes at the corner of NE 6th and Lottie.

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Ron Walters- NE 8th Street Home

1325 NE 8th Street:
Sold on 12/5/2016
for $239,500

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1128 NE 8th Custom Home

HOUSE CUSTOM

1228 NE 8TH STREET, OKC

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NE 8th Street

Monarch Properties is building 4 homes near the intersection of NE 8th and Lottie Ave.

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Recent Initiatives and tools

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OKLAHOMA CITY

INNOVATION DISTRICT

ENGAGING DIFFERENCE. FACILITATING COLLABORATION.
SPARKING INNOVATION.

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What is the Innovation District all about?

- Realizing a vision for a district concept that is borne of a comprehensive and collaborative effort among key community leaders and a wide range of stakeholders
- Developing an incremental and achievable implementation approach that aligns with target industry sectors, prioritizes infrastructure investment, established an economic strategy, leverages public-private partnerships, and embodies the vision established to date
- Creating place, leveraging assets, and weaving connections back to the community
- Charting a course to realize the true asset of this district to Oklahoma City and the region as a robust and thriving economic hub.

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First Step – Land Use and Strategic Development Plan

GOALS & OBJECTIVES OF THE DEVELOPMENT PLAN

GOAL #1

Create a dense, active, safe, and well-connected mixed-use environment

- Accommodates future needs of entities and supports their missions
- Protects and strengthens neighborhoods, both existing and new
- Integrates the Oklahoma Health Center and Capitol campuses harmoniously with neighborhoods
- Supports opportunities for investment and enterprise
- Promotes a balanced mix of transportation modes, including transit, walking, automobiles and bicycles

GOAL #2

Identify opportunities for

- Infrastructure and civic investments that support innovation within the study area
- Placemaking
- New development and redevelopment
- Neighborhood stabilization
- Growth of existing institutions within the project area

GOAL #3

Support the mission of existing entities and neighborhoods, foster collaboration between entities and coordinate desired enhancements during the planning process and beyond

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Opportunity Zones

- Contained within the Tax Cuts and Jobs Act of 2017
- New incentive to attract investments in communities: the Investment in Opportunity Act.
- Often called the Opportunity Zone (OZ) program, this tax benefit provides federal tax incentives for investors who invest capital gains into designated investment funds, called Opportunity Funds (O Funds), in low-income communities throughout the United States.
- Intended to spur long-term investments in low-income census tracts in the U.S.
- Allows investors to place unrealized capital gains (a profit from an investment that hasn't yet been sold) into authorized O Funds that invest capital into OZs.
- Greatest benefits would go to investors who invest for 10 or more years.

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Opportunity Zones

- Basic elements of the program's tax benefit:
  - Investors can temporarily delay including realized capital gains as taxable income when they're reinvested into an O Fund.
  - The longer the original capital gains remain in an O Fund, the less of the original capital gain is included as taxable income when it is taken out of an O Fund: after 5 years, 10% of capital gains can be excluded from taxes, while after 7 years, 15% of that original gain will be excluded.
  - All capital gains resulting from an O Fund are excluded from taxable income if it remains within that fund for at least 10 years.
- In this way, O Funds may activate passive, patient capital by connecting investors to projects in low income communities. The pooled fund model may also increase the scale of investments while lessening the risk to any individual investor.

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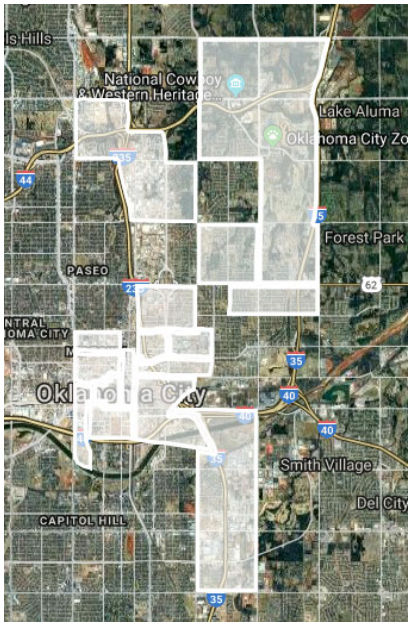

Opportunity Zones in the greater OKC metro area

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Join the Newsletter Mailing List

sign up at www.thealliance okc.org

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For more information:

www.thealliance okc.org

405-604-6780

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