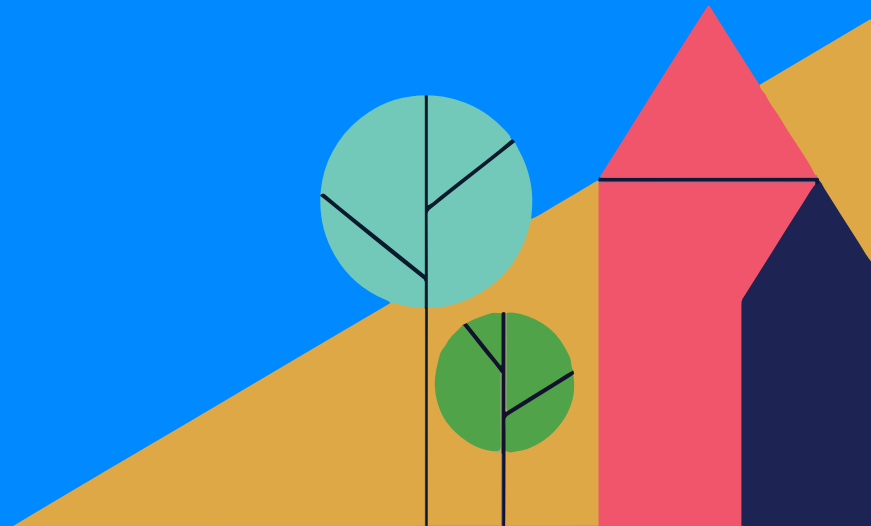


MAPS4 >> HOMELESSNESS

MAPS 4 Homelessness Program Operating Agreement
Oklahoma City Housing Authority
January 30th, 2023



Snapshot of Oklahoma City & Housing

Snapshot of Homelessness in Oklahoma City



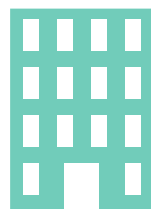
Point in Time
Count: 2022*

On 03/3/22 there were
1,339
men, women, and
children identified as
homeless in Oklahoma
City.

in 2022 the total
number of surveyed
unsheltered homeless
increased
76%
between
2017-2022

This one-day count is only a
snapshot and is not designed
to be a complete analysis
of the issues surrounding
homelessness. This report
provides a longitudinal
analysis of Oklahoma City's
PIT data from the 2017 to
2022 counts.

Rising Housing Costs



33

At Or Below
Extremely Low
Income



73

At Or Below
50% AMI

Median
Gross
Rent
increased
18%
Between
2017-2021

Median
Monthly
Housing Costs
increased
14%
Between
2017-2021

Median
Household
Income:
Renter HH
\$39,763
2021

Affordable and
Available Rental
Units per
100 HH
2022

Oklahoma City Housing Authority Strategic Plan and Goals



We are committed to Affordable Housing

We will revitalize our public housing assets, seek additional rental assistance vouchers, and advance innovative affordable housing solutions.



We are committed to Affordable Housing Sustainability

We will pursue new funding sources ensure stewardship, and promote innovative initiatives.

OCHA's MAPS 4 Proposal: Strategic Plan

OCHA's MAPS4 STRATEGY

Maintain and Expand Housing Serving Vulnerable and Low Income Populations

GOALS



Create a Substantially Expanded Network of Housing Serving the Homeless



Preserve the Existing Network of Federally Assisted Housing That Serves the Homeless and Prevents Homelessness



Create Homeownership and Rental Opportunities for Middle Market / Workforce Households in High Cost Areas

OBJECTIVES



Adding a New Supply of **500+** Permanent Supportive and Transitional Housing Units



Preservation of **2,418** Public Housing Units



300+ Additional Affordable Housing Units

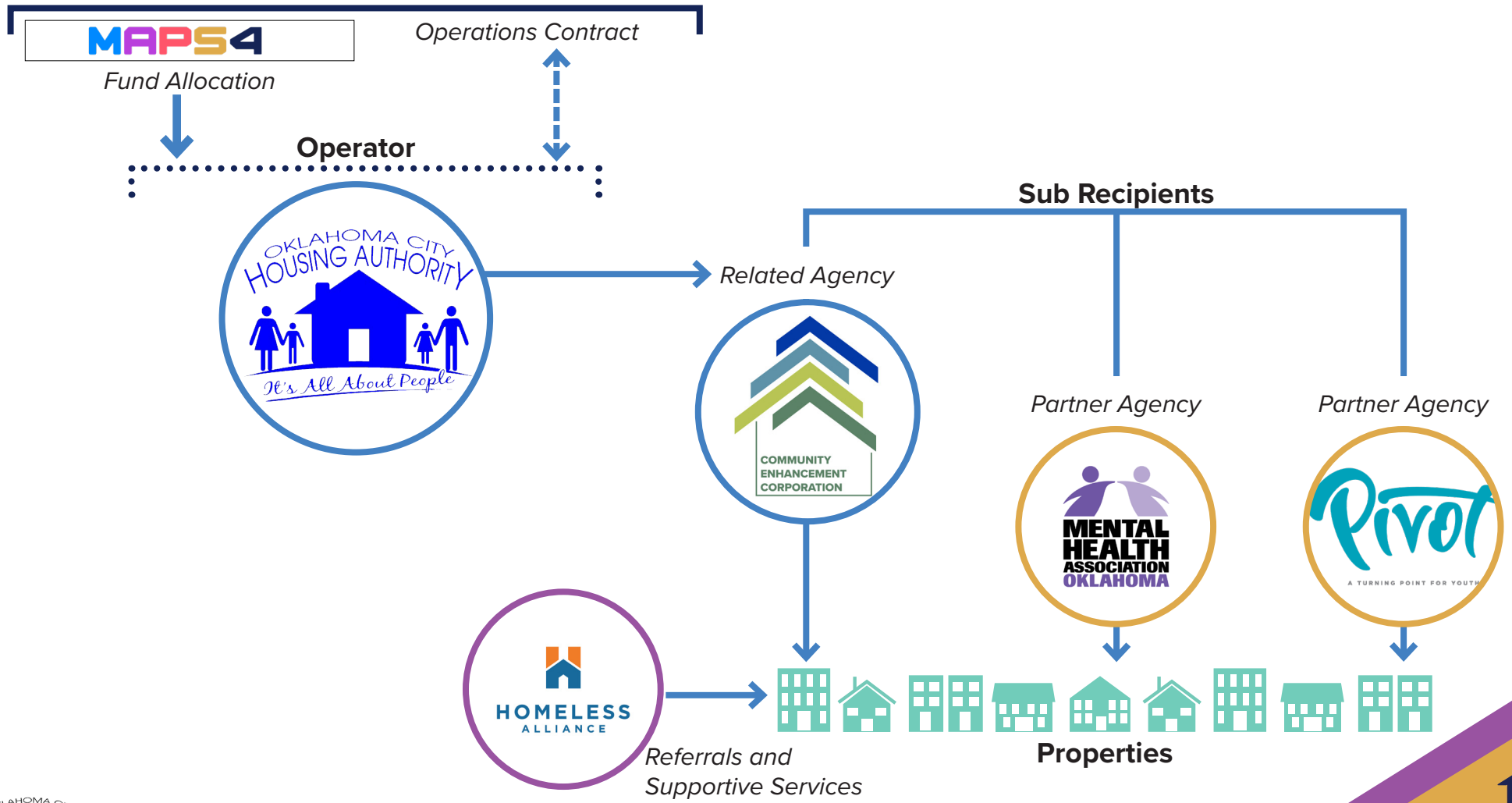


Construction of **150-200** Workforce Homes

OCHA + MAPS 4



The City of
OKLAHOMA CITY

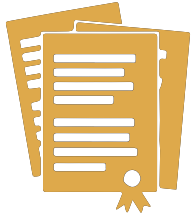


OCHA + MAPS 4

PROPERTY OWNERSHIP

direct ownership

ground lease



All projects implemented by OCHA / CEC will be directly owned or controlled by OCHA / CEC. For projects implemented for sub-recipients, OCHA will require them to enter into a ground lease and agreement for asset management.

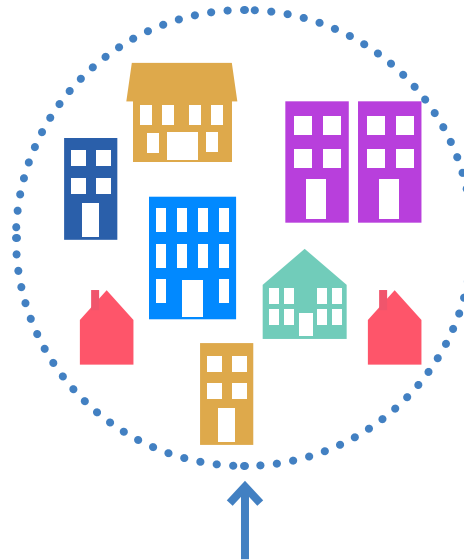
RENTAL ASSISTANCE



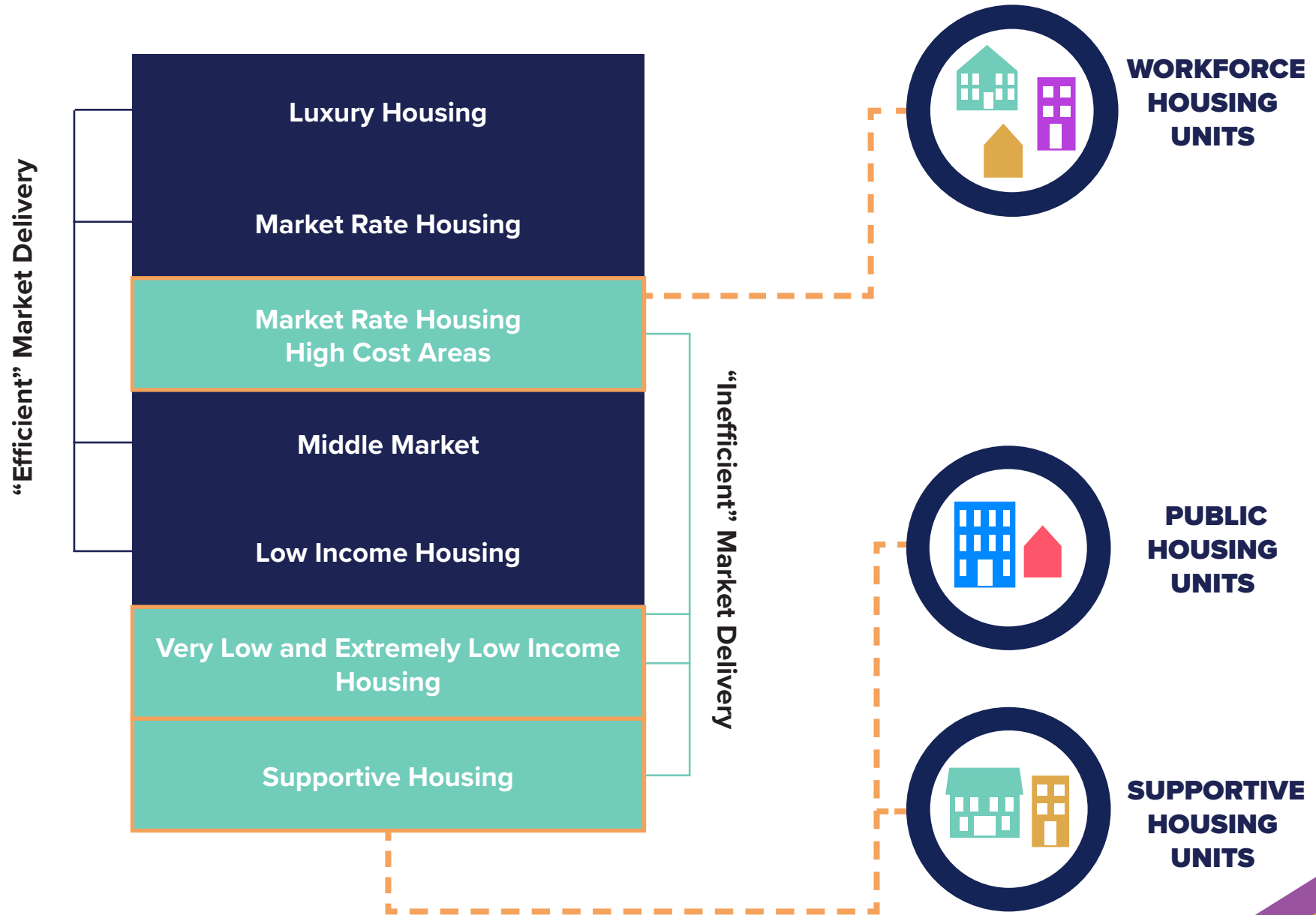
Almost all permanent supportive housing and public housing redevelopment projects require project based rental assistance.

ASSET MANAGEMENT

OCHA staff will conduct thorough asset management activities on all of its properties, including those run by third-parties.



OCHA + OKC Housing - Filling the Gaps



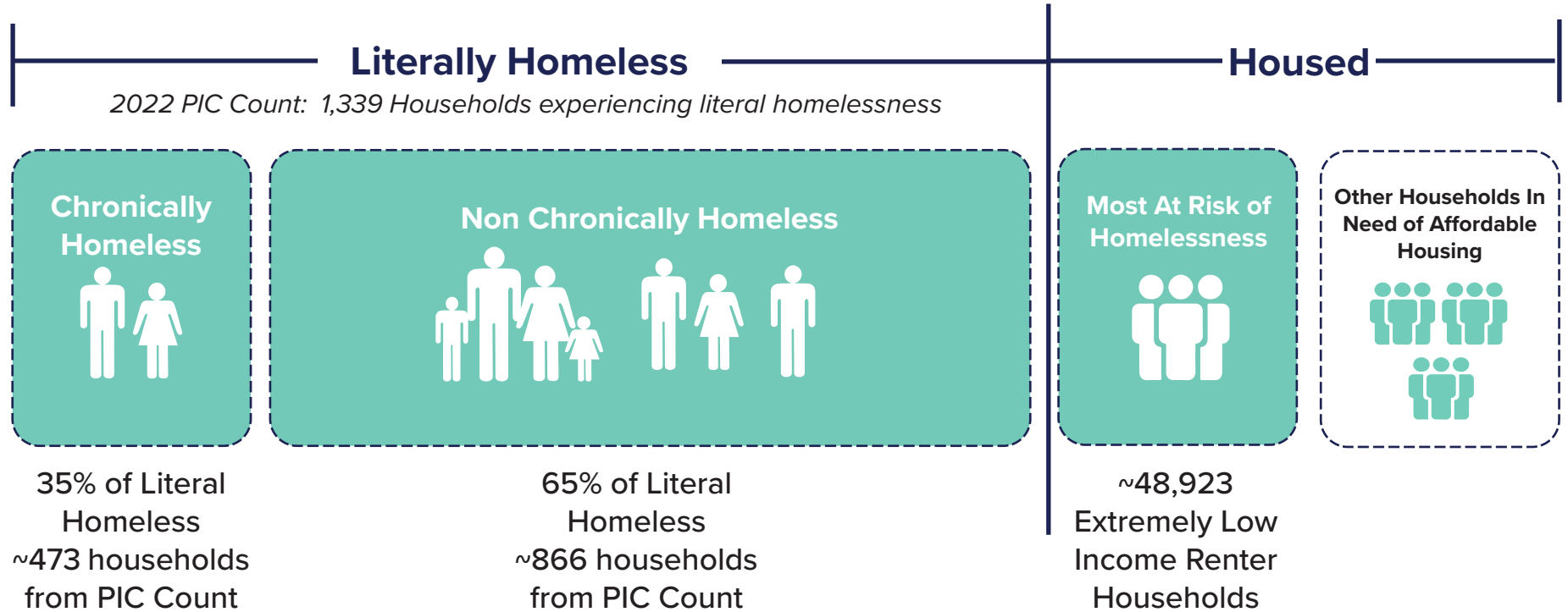
Supportive Housing Units



Housing Goal: Create a substantially expanded network of housing serving the homeless.

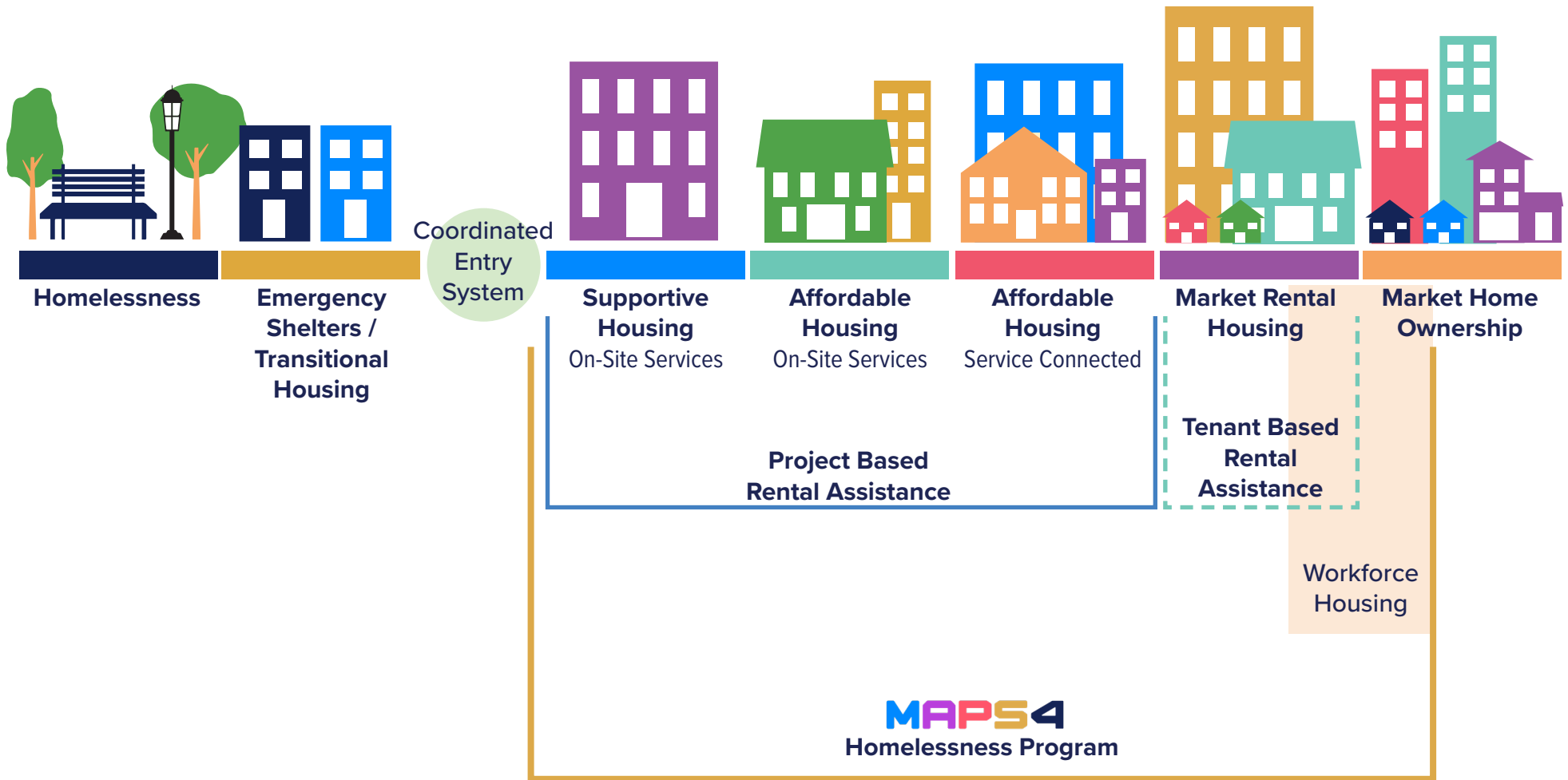
Definition: Units with wrap-around services, intended for those in highest need, particularly chronically homeless households.

Program Populations



 **MAPS 4 Target Population**

The Housing Continuum



Renovated Public Housing Units



Housing Goal: Preserve the Existing Network of Federally Assisted Housing That Serves the Homeless and Prevents Homelessness.

Definition: Renovated or redeveloped public housing with specific investments in space for on-site services or housing connected to the Housing Authority's portfolio wide service delivery network.

Public Housing

Section 9

HUD provides operating, maintenance, and capital repair dollars.

No outside funding through debt and equity allowed.

HUD Approved Conversion Program



Affordable Housing

Section 8

Long Term (20 yr) Housing Assistance Payment (HAP) Contract

Tenants still pay same 30% of gross income as in public housing

Allows the ability to secure private debt and equity

Ownership to be retained by PHA / Non Profit

Workforce Housing Units



Housing Goal: Create homeownership and rental opportunities for Middle Market / Workforce Households in high cost areas.

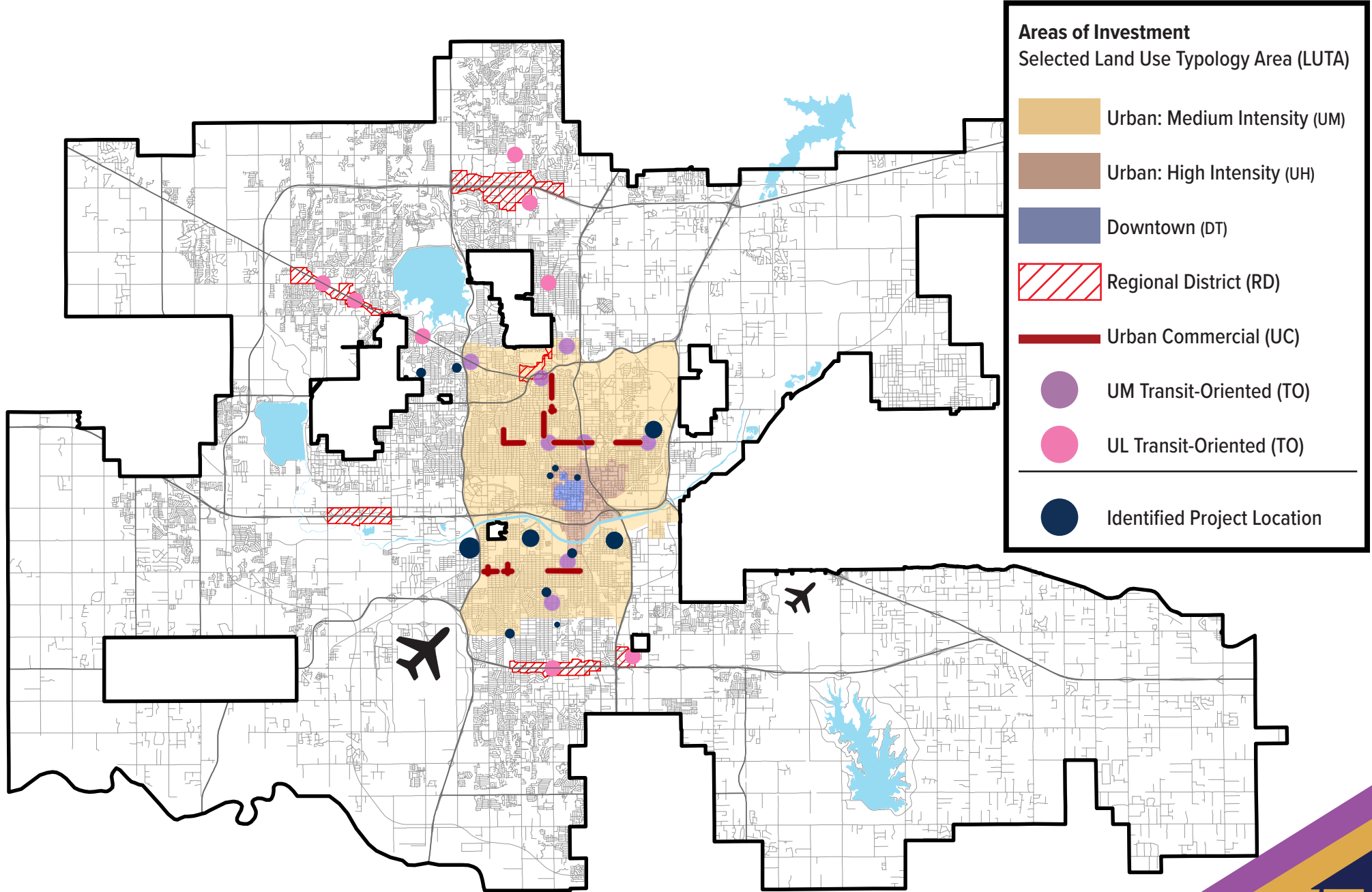
Definition: No set definition, but typically described as housing serving 80-120% of area median income.

This is theoretically the gap above affordable housing (>80% AMI) and higher end housing. Ultimately, any workforce housing strategy is ideally set locally based on local market conditions and incomes.

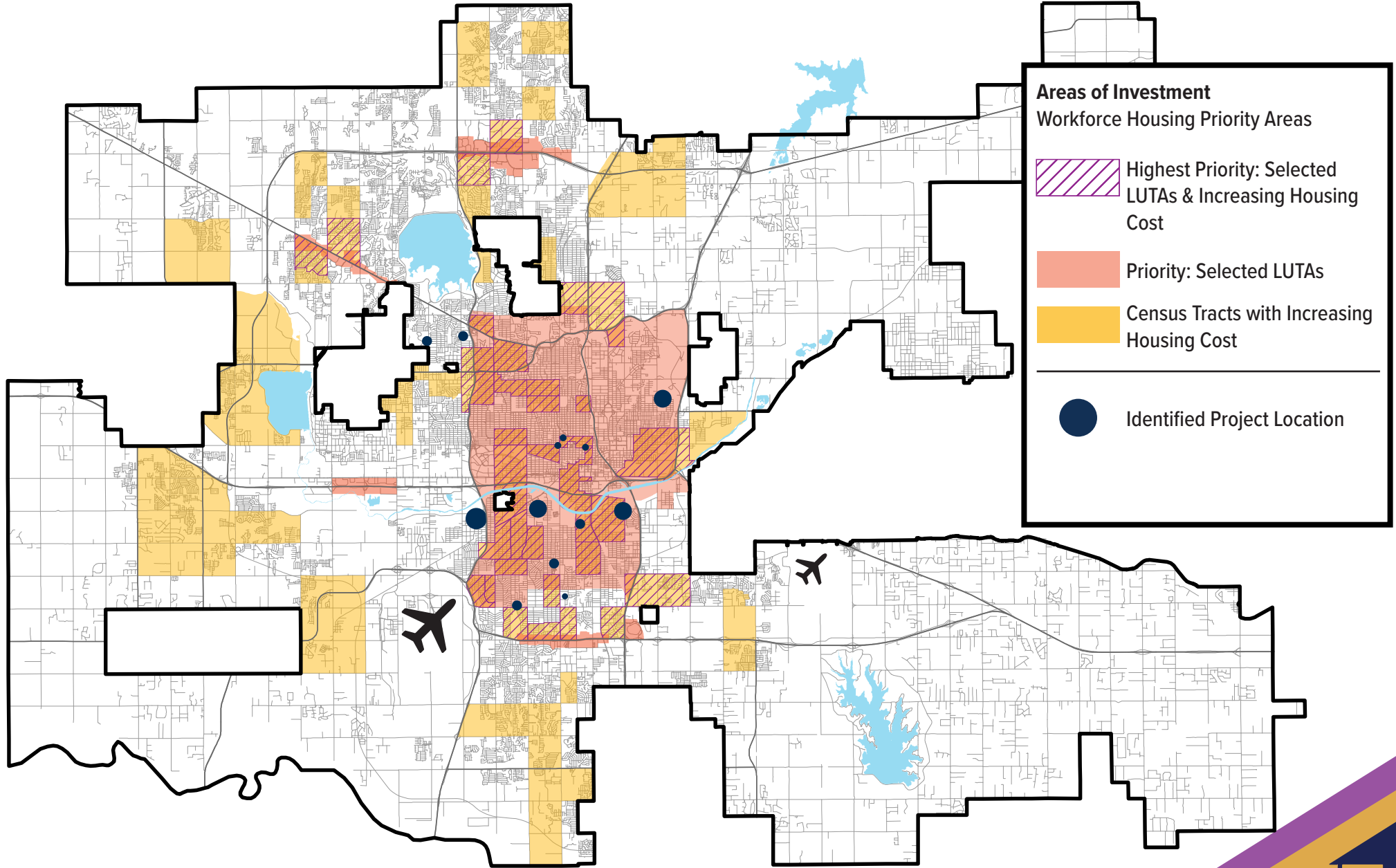
Workforce Housing for MAPS4 is proposed at 60-90% of area median income.



Supportive Project Locations



Workforce Housing Project Locations



Benchmarks



500
SUPPORTIVE
HOUSING UNITS

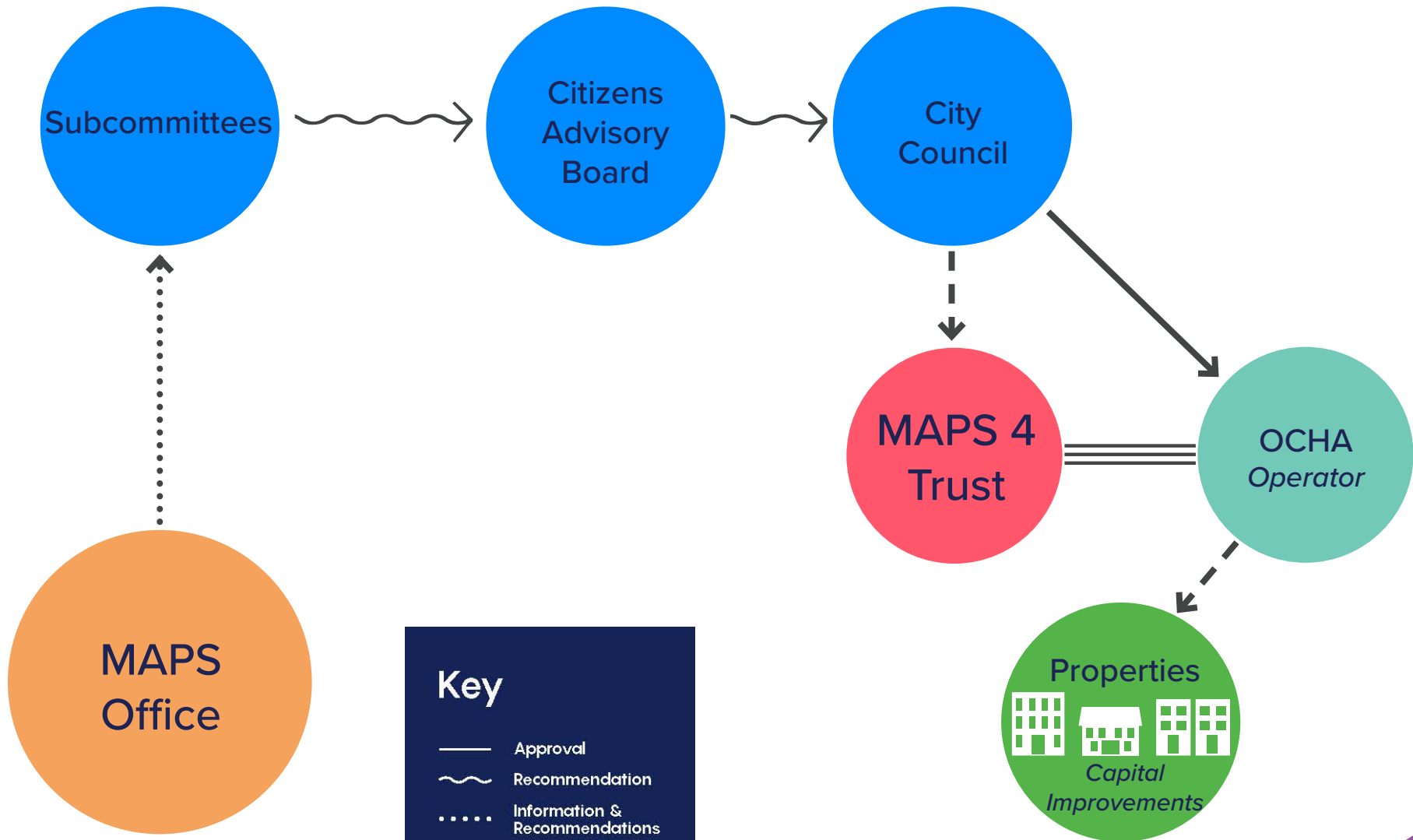


1,500
RENOVATED PUBLIC
HOUSING UNITS



150
WORKFORCE
HOUSING UNITS

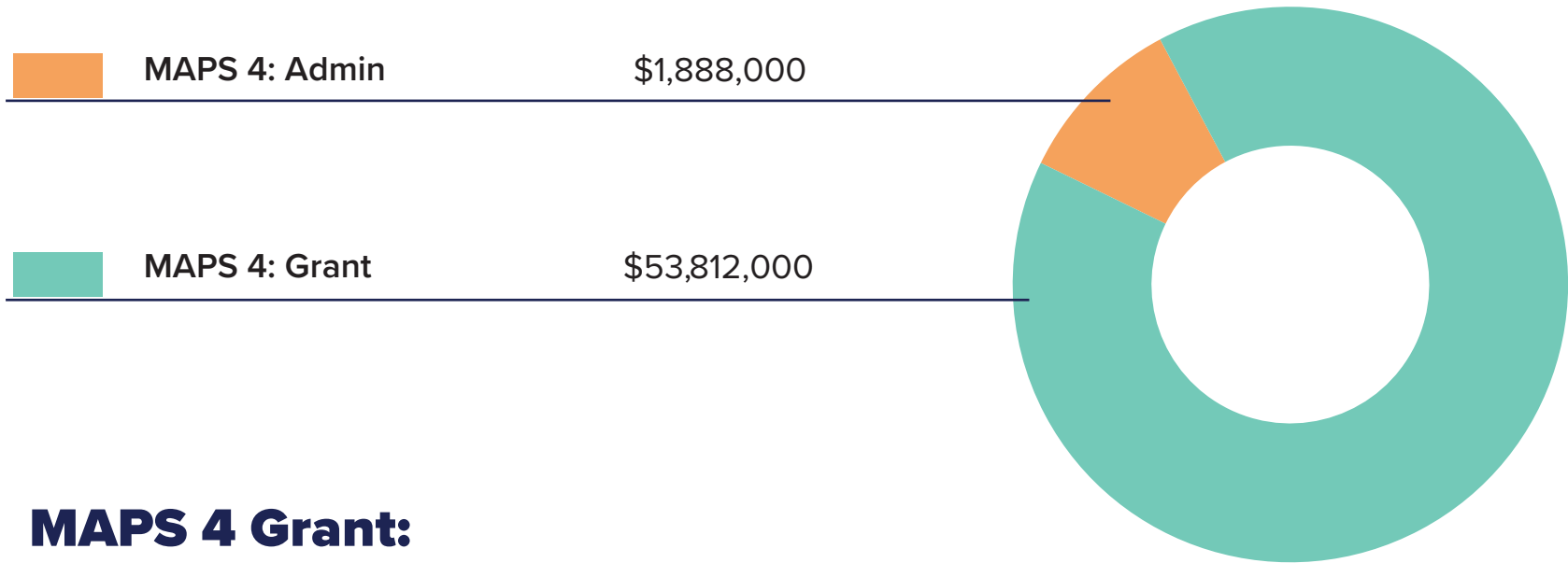
The MAPS 4 Process & Funding Timeline



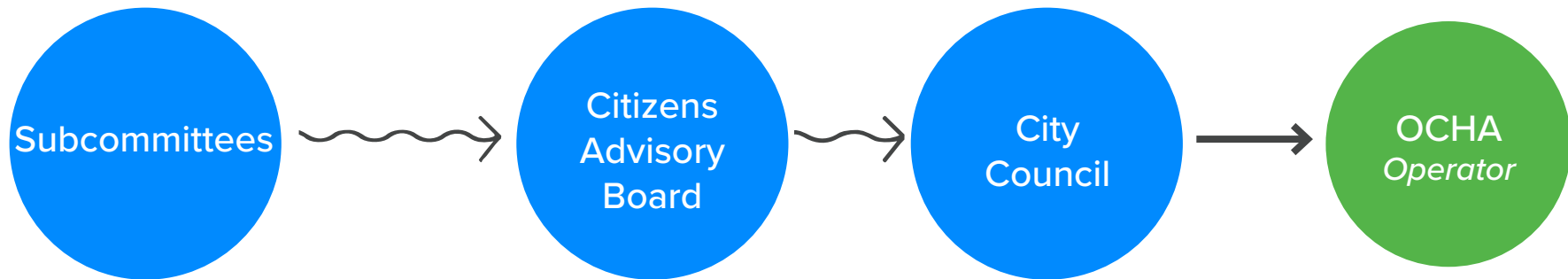
Key

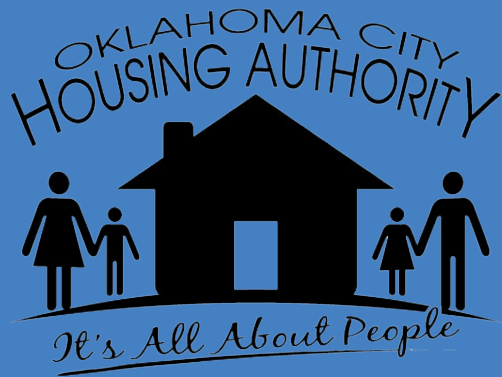
- Approval
- ~ Recommendation
- Information & Recommendations
- - Funding
- === Funding Assistance

The MAPS 4 Homelessness Program Budget



MAPS 4 Grant: 5 Allocations of \$10,762,400 each





Questions?

