

INVESTMENT CONNECTION



FEDERAL RESERVE BANK *of* KANSAS CITY

Community Development Investment and Lending Partnership



Tulsa, Oklahoma
December 14, 2023

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Access
Collaboration
Impact

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Funder Response Forms
Your Interest and to Learn More

Evaluations—*Your Input*

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Growing Together Programming

Kirk R. Wester-Rivera, Founder and Executive Director
Growing Together Tulsa



Local Community Quarterback



**Housing & Community
Development**



Education



Economic Development

Community Mobilization

Defined Neighborhood



HOW WE WORK

- **Mixed-Income Neighborhood Housing Trust**
 - **Communities In Schools**
 - **Emerging CDFI**
 - **Leadership Development**
- In 3 Tulsa neighborhoods*

OUR IMPACT

- 2nd highest graduation rate in Tulsa Public Schools
- Over 550 units of housing
- First time in four decades household income has kept with the city average
- 209% increase of Latinos with a bachelor's degree
- 36% increase in home ownership (-3% for city)
- 33% increase in # of Latinos
- Tulsa's only *inclusively grown* neighborhood





INCLUSIVE GROWTH PROJECT

- Funding Request: \$50,000
- Support Request: Grant/Investment
- CRA Eligible Activities Addressed:
 - Affordable Housing
- Description of Project:
 - Operational Support for our mixed-income housing development
 - Goal: 45 additional units (total of 70 units) of rehabilitated and new housing units over the next 3 years – all protected for affordability
- Additional Investment opportunities:
 - Will need a low to no interest debt partner



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Support for Food Pantry and Fresh Market Programs

Mendi Burns, Development Coordinator
Owasso Community Resources, Inc.



OCR is a non-profit organization committed to providing help and hope to those in financial crisis. Our main focus is to support people with food assistance.



What We Do



Our Fresh Market and Food Pantry Programs are open Monday-Friday in a drive through set up. We provide fresh produce, deli, dairy, and bakery items in our Fresh Market Program. Our Food Pantry Program gives sacks of shelf stable food items plus frozen meat and hygiene products. We also help with pet food and diapers, and have special programming at Thanksgiving and Christmas.

Who We Are



OCR has 1 full time and 3 part time employees, but our organization is sustained by the amazing and diverse group of volunteers that give nearly 300 hours per week to help us help others in our community. Our volunteers are made up of retired folks, stay at home moms/dads, disabled individuals, students, and those needing community service hours.

How We Help



No one should have to experience hunger or choose between paying bills or buying food. Our food programs are helping feed around 825 people a week and allowing those households to shift their money to paying for other bills instead of food. At a minimum our programs can provide an estimated \$150 worth of food a month for a household of five.

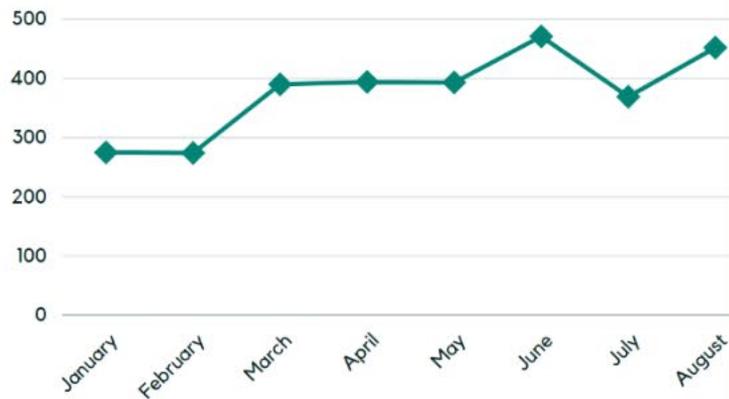


Who We Serve

Our service area includes Owasso, Collinsville, Sperry, and the Turley area.

Households Served

Owasso Community Resources 2023



Dear Owasso Community Resources,
My family wants to thank you for all you do. Without your help, we would have trouble putting food on the table. My husband's job cut his hours at work. I am looking for work, but it is difficult with 3 little ones. I am so grateful for the food we receive each week. I hope my dependence on you won't last forever! We want to get financially stable, and then we want to help others like you've helped us! Thanks! Sincerely,

**Average 377
Households/Month
54% are Children & Seniors**





Fresh Market Room

What We Need

\$10,000

for our Food Programs

Additional ways to help:

- Serve as a Board Member
- Host Food Drives
- Volunteer



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Oklahoma's Entrance into the Inclusive Community Movement

Greg Arend, Chief Executive Officer
Gateway Foundation



GATESWAY FOUNDATION

SETTING STANDARDS

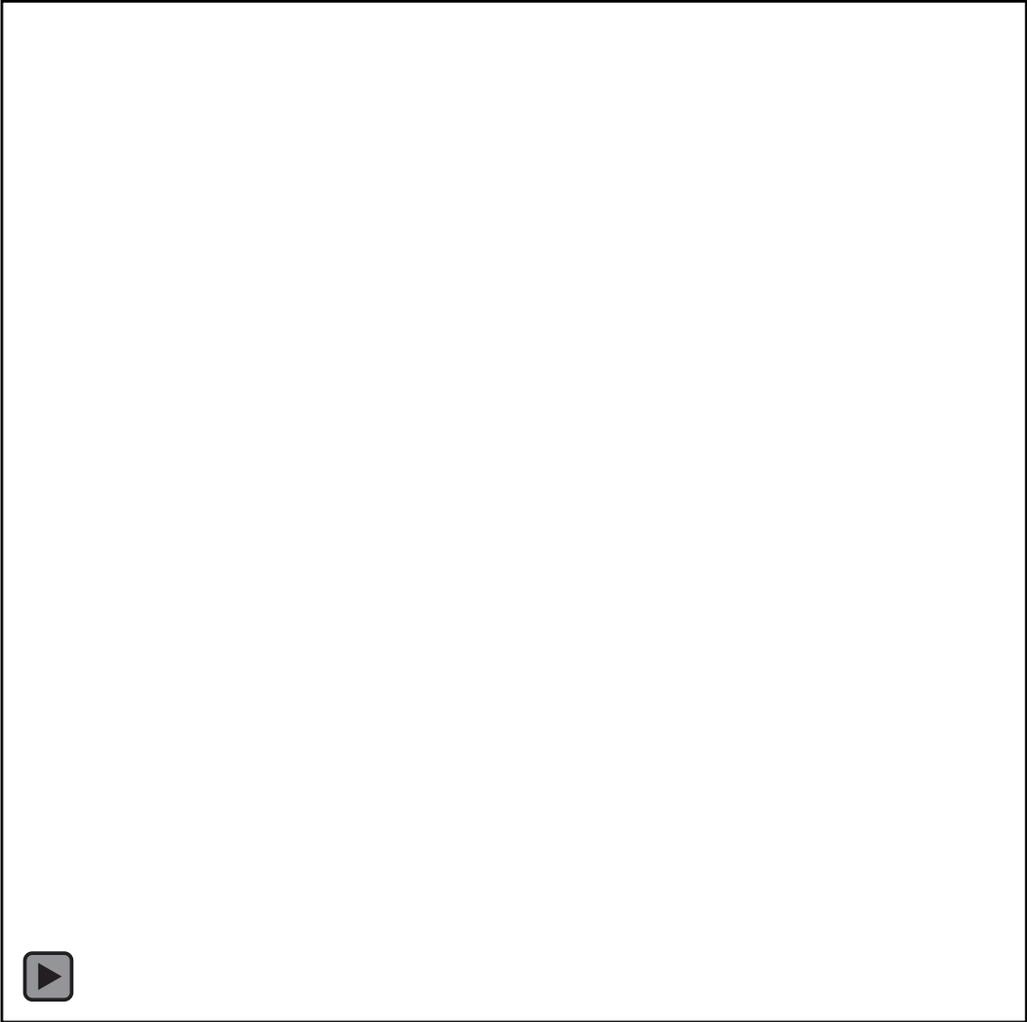
A glimpse of who we are

Since 1963, Gateway has served people with Intellectual and Developmental Disabilities (I/DD) by assisting them in being more independent and integrating into the community. We accomplish this through vocational programming and, most notably, housing.

The CDC issued a report in 2023 that 1-in-4 adults in the United States have some form of a disabling condition.

In 1973, Gateway was gifted 41 acres in Broken Arrow, where our main campus still sits. Today, Gateway has 13 homes and serves over 150 people a year through Medicaid funded programs.

As of June 30, 2023, Gateway holds \$4.4M in Net Assets, not including its most recent construction of a 6 bed 6 bath group home. This \$600k group home was funded through a Federal Home Loan Bank of Topeka Affordable Housing Program and a donation from a mother's love for her son.



THE OPPORTUNITY

What Setting Standards Truly Means Today
www.gatesway.org/settingstandards

61% OF THOSE EXPERIENCING HOMELESSNESS REPORT A DISABILITY

Data Statistic from a 2023 Housing Solutions Point-In-Time Count

Gatesway has launched a capital campaign starting with:

- Successfully constructed 6 bedroom and 6 bathroom group home.
- Four newly constructed eight bedroom eight bathroom homes.
- Remodeling of four existing homes.
- An inclusive and accessible community center.
- A workforce development and placement center.
- Three outdoor activity parks for the community and service recipients.

Strategic partners include:

- Lee Signature Homes
- Regent Bank
- Federal Home Loan Bank of Topeka
- A Way Home for Tulsa
- Nordic Development Tulsa
- W Design
- SOAR Partners



GATESWAY FOUNDATION

PARTNER WITH US

➤ OPPORTUNITY 01

Low interest, long-term financing to fund these projects for all or a portion of our capital campaign, created to combat the housing crisis and deliver quality care for people with disabilities.

➤ OPPORTUNITY 02

Partner in connection and involvement by connecting us into your networks, volunteering, teaching financial courses, providing grants and sponsorships, or creating inclusive positions to support people with disabilities.

Make a mark with your “yes.”

Elijah Blankenship | 918-259-3585 | eblankenship@gatesway.org | gatesway.org

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Mobile Pantry Program Transformation

Scooter Vaughan, Director of Rural Initiatives
Food Bank of Eastern Oklahoma, Inc.

Rural Hunger in Oklahoma

- Food deserts occur in 75% of counties in FBEO's service area
- Living in a rural community comes with unique challenges that make affording food more difficult
 - Lack of transportation
 - Underemployment
 - Jobs that pay low wages
- Additional counties to reach:
 - Choctaw County – 17.9 % overall; 25.2% child food insecurity
 - McIntosh County – 17.4 % overall; 23.2% child food insecurity
 - Adair County – 17.5 % overall; 22% child food insecurity

Mobile Pantry Impact

- Last fiscal year served 73,041 low income individuals (duplicated) an equivalent of 692,945 meals
- 22 distribution sites in 10 rural counties
- We intend to expand Mobile Pantry in a new model:
 - Choice style distribution
 - Resource Fair with local and regional services
 - Increasing education / referrals
 - Bringing community together

Funding Request

To expand programming:

- \$190,200 towards a new refrigerated Box Truck
- With an additional truck, we can expand distributions to rural counties not yet reached
- This truck will serve an estimated 75,000 people annually (duplicated)

“Our community, like so many others, have been hit by many factors over the last few years...our goal with our event was to share resources, in hopes to help our neighbors... The people in our community were so over the moon appreciative of the help.”

– site contact with piloted resource fair mobile pantry model

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MOVE Program: Responsive Vocational Training

Terry Rairdon, Manager of Related Services
NewView Oklahoma, Inc.

70%

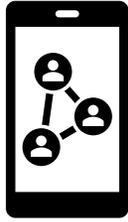
UNEMPLOYMENT RATE

MOVE Program

More Opportunities through Vocational Evaluation



Ninety (90) Days of Training In:



**ASSISTIVE
TECHNOLOGY**



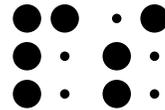
**DAILY
LIVING SKILLS**



**ORIENTATION &
MOBILITY TRAINING**



**BASICS OF
FINANCE**



**INTRO TO
BRAILLE**



**HOLLISTIC
WELLNESS**

Funding Request



Option A – \$8,100

Training x 6 people

Option B – \$9,300

Training + Transportation x 5 people

Option C – \$18,150

Training + Transport + Housing x 3 people

Program Expenses

- \$2700/month, Training
- \$3300/month, Housing
- \$200/month, Food
- \$150/month, Transportation
- \$400/month, Other Transport



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Reviving a Cornerstone

Tim Newton, Executive Director
Tulsa Dream Center

Tulsa Dream Center: Reviving a Cornerstone

- We recently acquired the vacant Cornerstone Community Center in West Tulsa.
- It opened in 2012, but ultimately went into receivership.
- A few nonprofits used it over the years, but none recently.
- The Tulsa Community Foundation identified us to fulfill the original mission.
- The 21,000-square-foot facility is designed for community services and youth.
- It features a gym, kitchen, warehouse, STEM lab, clinic space and classrooms.
- We purchased it debt-free with cash on-hand for pennies on the dollar.
- Our partners include BNSF Railway, Devon Energy & the Cal Ripken Sr. Foundation.

Who We Serve

- This area in West Tulsa was originally known as South Haven.
- It was a haven for people of color who fled downtown after the 1921 Race Massacre.
- The demographics mirror what we see in North Tulsa at our original location.
- More people are living in poverty per capita around us than the state average.
- Minorities comprise 38% of the population around the West Tulsa site.
- Most of our immediate neighbors reside in public housing.
- We've already started grocery giveaways, open gym times, large-scale community events, and after-school tutoring at the location.

Next Steps

- We're primarily looking for philanthropic support from socially-minded donors.
- Seeking \$500,000 to \$1 million in grants or sponsorships.
- *Drives equitable opportunities for minorities and underserved youth.*
- *Our tutoring helps at-risk youth achieve success in reading & math.*
- *Want to strategically build the sustainability of programs we're implementing.*
- *Opportunity to re-open the clinic space in the facility.*
- *Targeting the purchase of adjacent property/land for outdoor youth sports.*
- *We're faith-based but do not have any religious requirements for receiving help.*

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Steven Shepelwich

Steven.Shepelwich@kc.frb.org

405-270-8675

Share Your Connections!

Investment Connection Website:

<https://www.kansascityfed.org/community/investmentconnection>

CRA OneSource Website:

<https://www.kansascityfed.org/community/cdi/craonesource>



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Community Conditions SURVEY

Does your organization work to help low- and moderate-income (LMI) populations? If so, the Kansas City Fed invites you to take part in the **Community Conditions Survey**.

What is it? It's a twice-yearly (April and October) survey of organizations helping LMI populations. It tracks community conditions and informs monetary policy decisions and community development activities.

Learn more: [www.KansasCityFed.org/
communityconditions](http://www.KansasCityFed.org/communityconditions)

Contact: Steven.Howland@kc.frb.org

Sign up for
THE SURVEY



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*Thank you for participating in
Investment Connection Oklahoma!*