



Country Club Gardens (formerly known as Osage Hills)

HOPE VI Community – Tulsa, Oklahoma



In 1998, Osage Hills was a largely very low income public housing development adjoining a neighborhood of historic mansions and a local country club. The Tulsa Housing Authority formulated a plan to demolish the development's dysfunctional housing and develop a mixed-income community in its place. The Michaels Development Company was chosen to design, develop, and, eventually, provide property management services for this new community- now called Country Club Gardens.

Notable Achievement

Michaels has had unprecedented success in securing six separate tax credit allocations from the State of Oklahoma. Syndication proceeds have yielded in excess of \$23 million dollars for the first five phases.



Country Club Gardens is a modern upscale, but affordable rental community offering unparalleled management and community services. There are seven distinct apartment styles. There are one, two and three bedroom apartments and three bedroom townhomes for families, and one bedroom apartments and one level cottages for seniors 62 years and older.

Arrayed along the golf course and in the southern portion of the property are duplexes with many of the amenities found in nearby market rate subdivisions. The creation of affordable rental duplexes is a unique achievement that has not been duplicated by other tax credit developers in the Tulsa metropolitan area.

Community Center and Senior Building



There is a 22,000 square foot community center, located within the apartment community and an impressive Child Development Center consisting of 7,500 square feet.

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