

# **HOMELESSNESS: UNDERSTANDING CAUSES AND EVIDENCE-BASED SOLUTIONS TO MULTI-SECTOR PROBLEMS**

**City Management Association of Oklahoma  
Summer Conference**

**July 20, 2023**

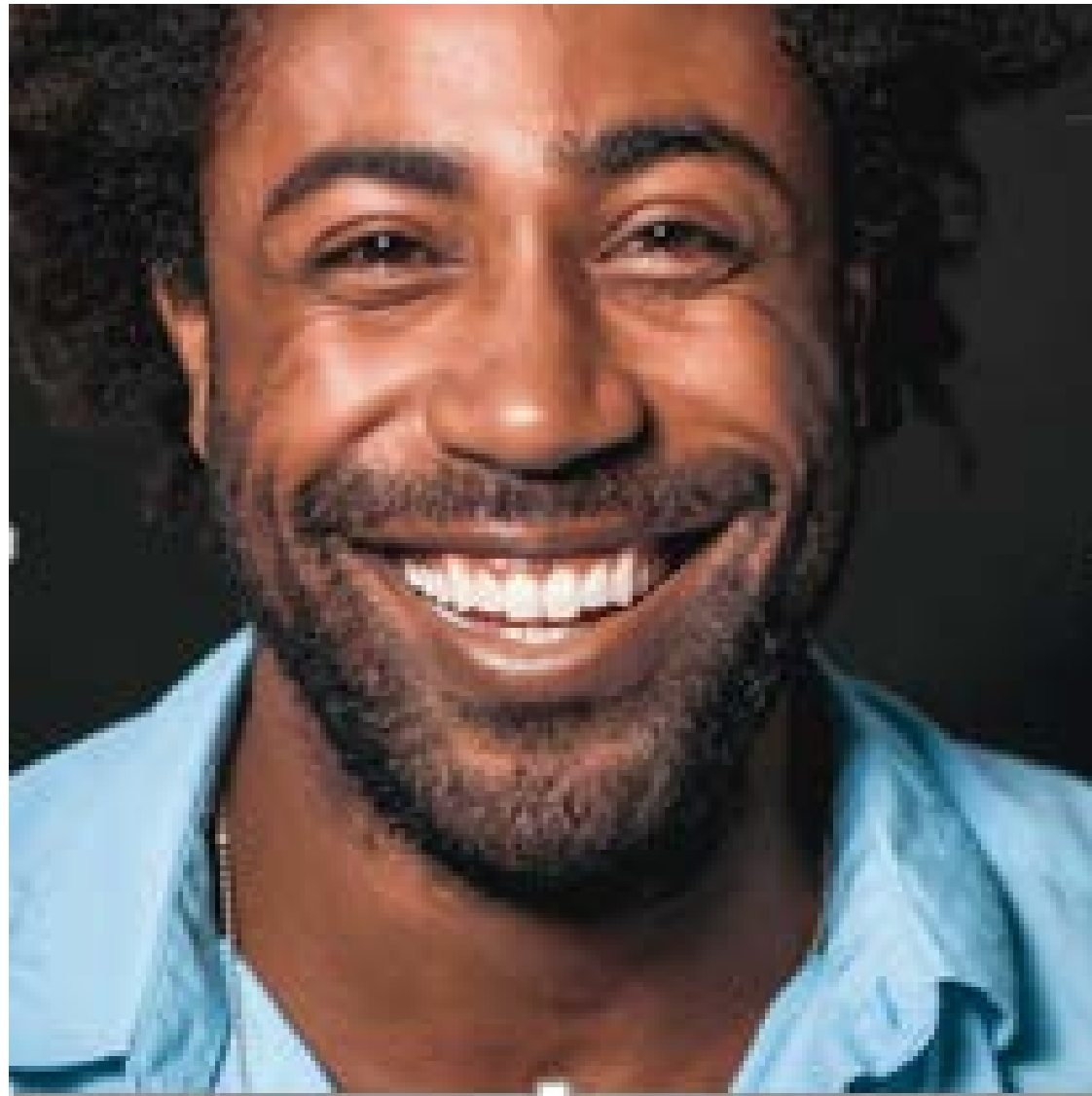
**Gregory A. Shinn, MSW**

Associate Director/Chief Housing Officer  
Mental Health Association Oklahoma

DEFINING

# What Causes Homelessness?

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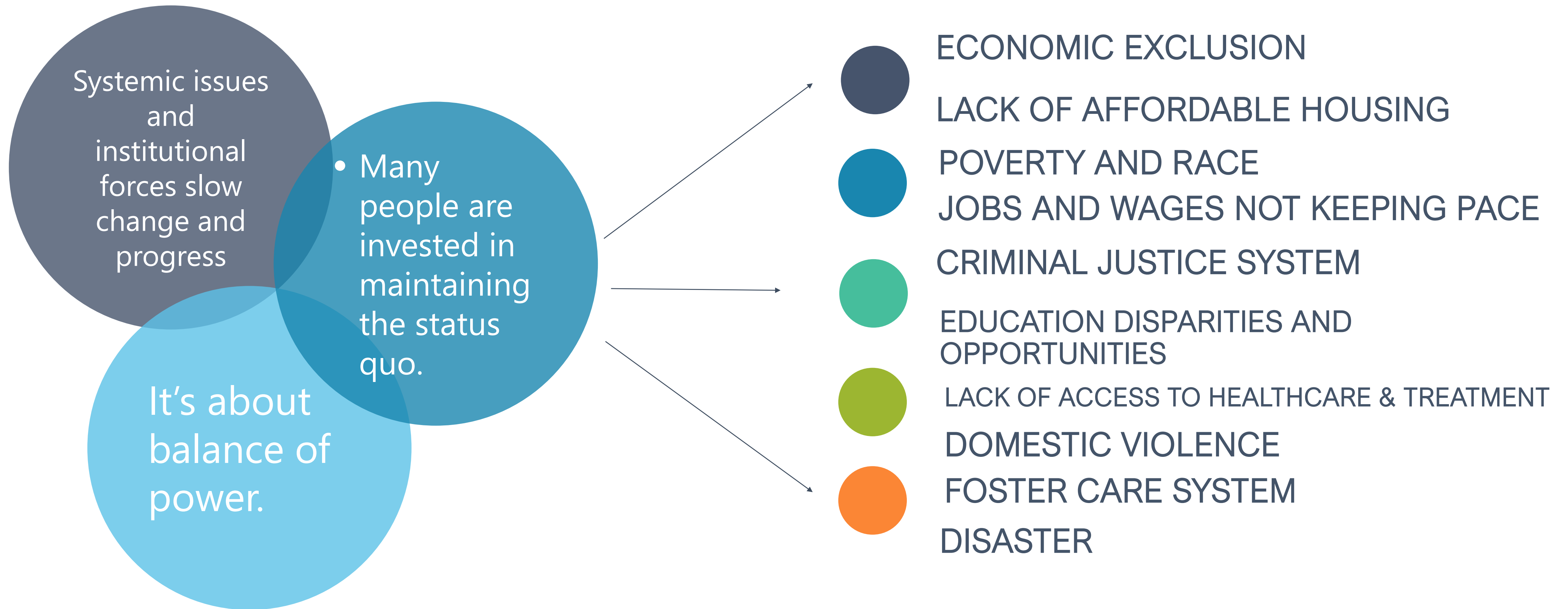
Mark Dones

2018, Supporting Anti-Racist Communities (SPARC) initiative

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“homelessness (is) a multi-sector failure, there’s no single point of entry into a solution space; the solution space is re-engineering how sectors interact with each other.”

# What Causes Homelessness

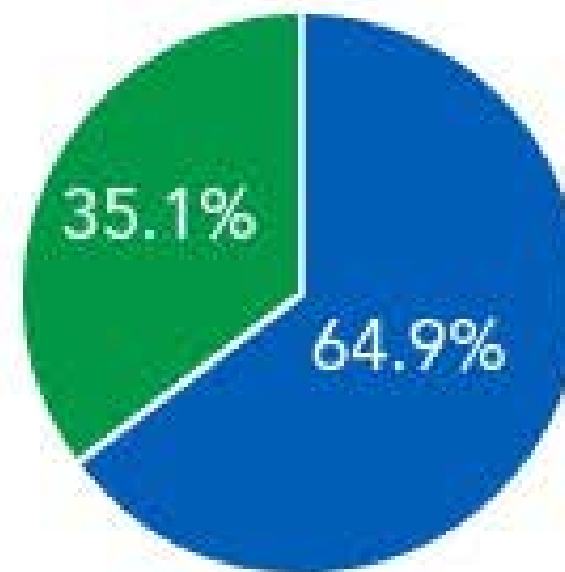


# How Many Homeless Are There In Oklahoma? January 2022 Point in Time Count

## Appendix

### OKLAHOMA

**9.4** in every **10,000**  
people were experiencing  
homelessness



■ Sheltered (2,437)  
■ Unsheltered (1,317)

Total Homeless, 2022  
**3,754**

### Estimates of Homelessness

**2,966** individuals

**788** people in families  
with children

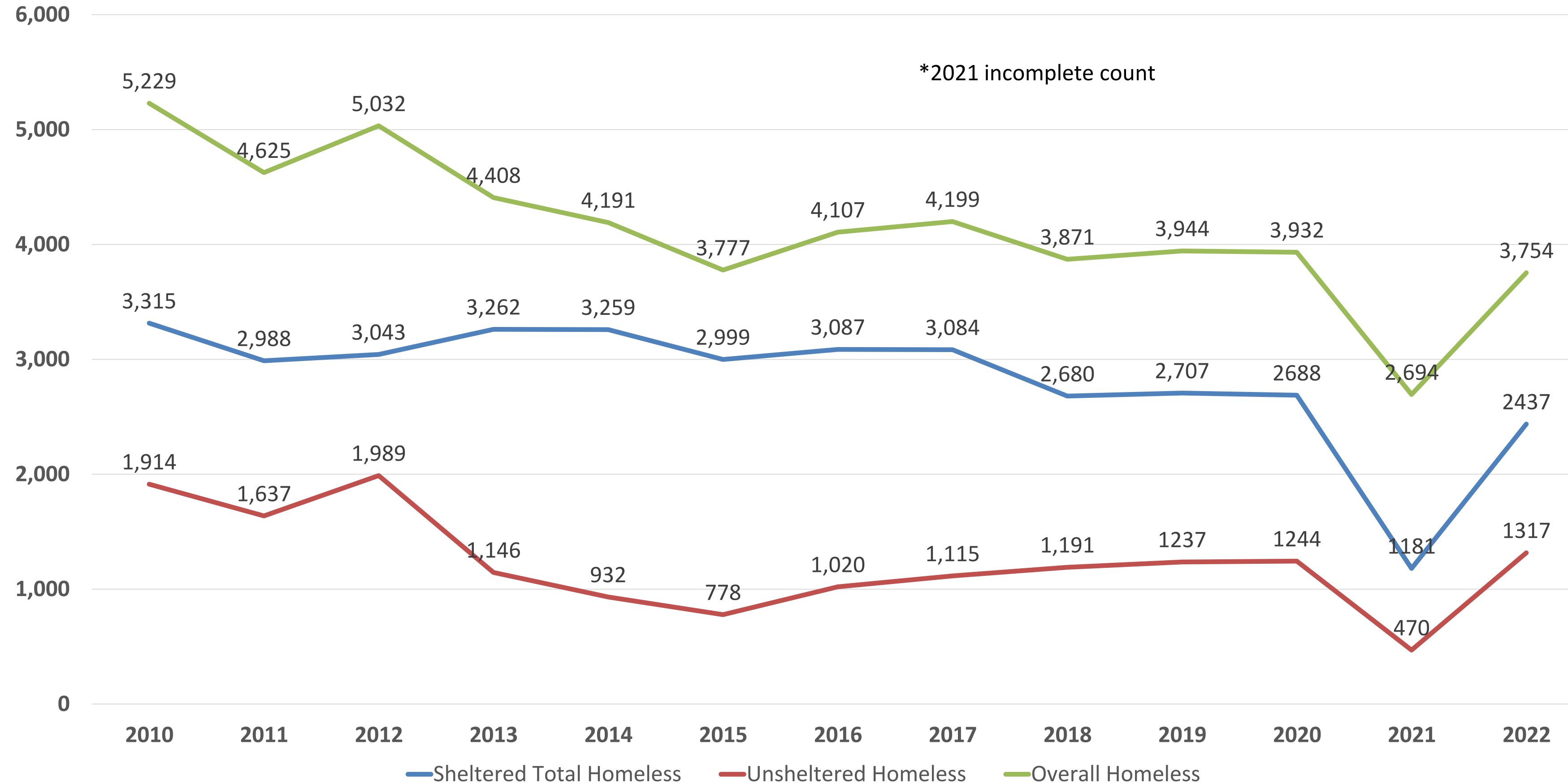
**374** unaccompanied  
homeless youth

**273** veterans

**1,247** chronically homeless  
individuals

Source: [hudexchange.info](http://hudexchange.info)

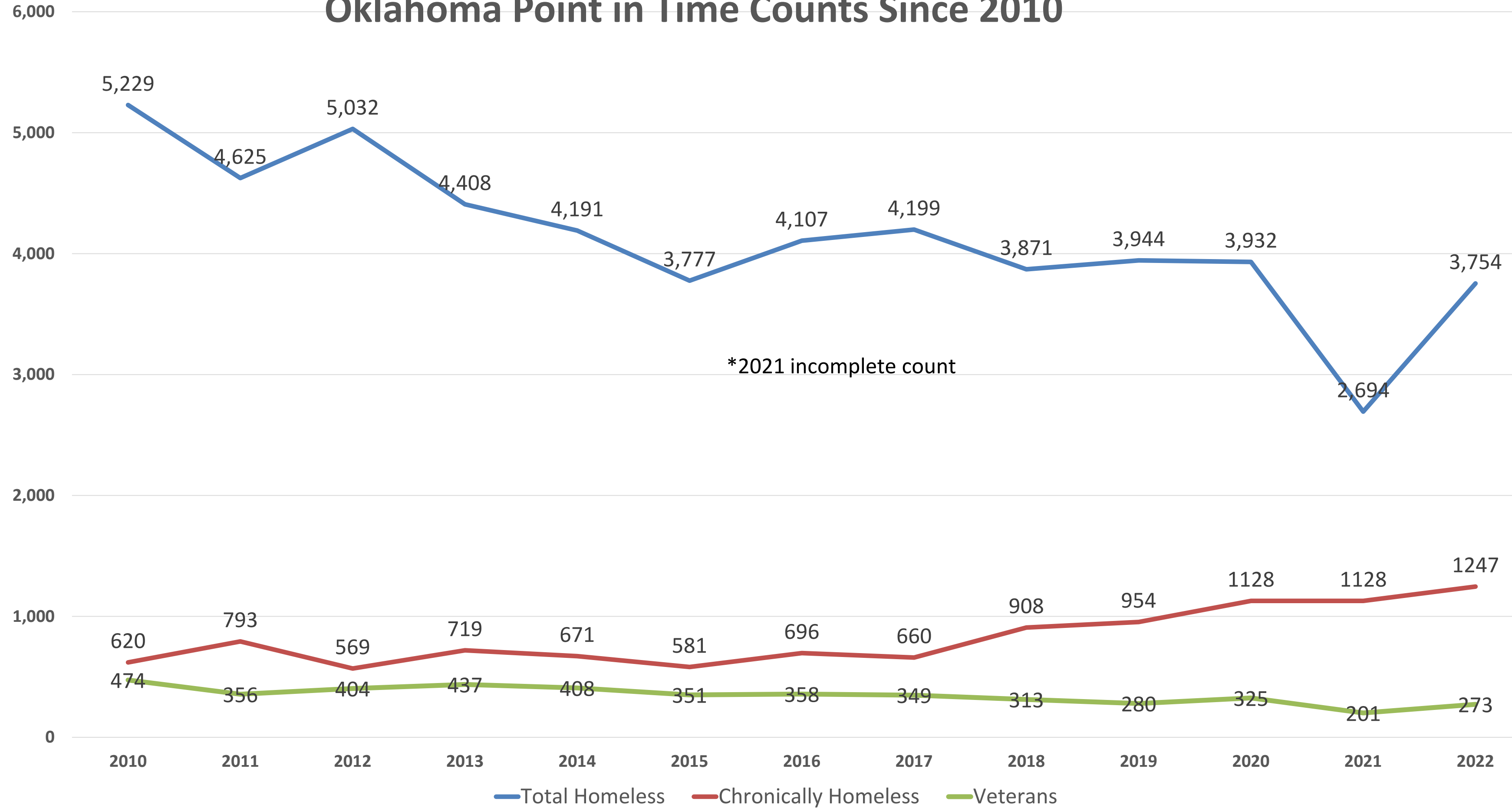
## OK Point in Time (PIT) Homeless Count by Sheltered Status



Sheltered homelessness has decreased as there are fewer emergency shelter beds.

Unsheltered homelessness has increased and is now at it's highest level since 2012.

## Oklahoma Point in Time Counts Since 2010

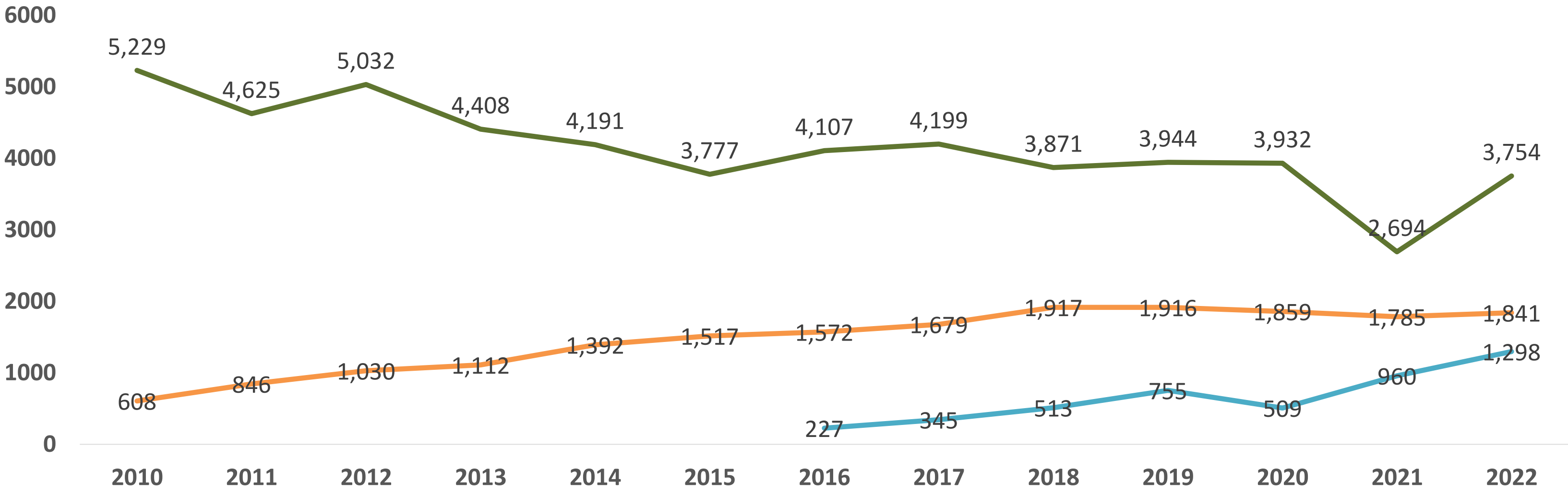


Overall homelessness is essentially flat since 2015.

Chronic homelessness is up 115% since 2015

Veteran homeless has declined steadily as the VA and HUD have invested in permanent housing programs like HUD-VASH and Rapid Rehousing

## 2010 - 2022 Housing Inventory vs PIT



\*2021 incomplete PIT count

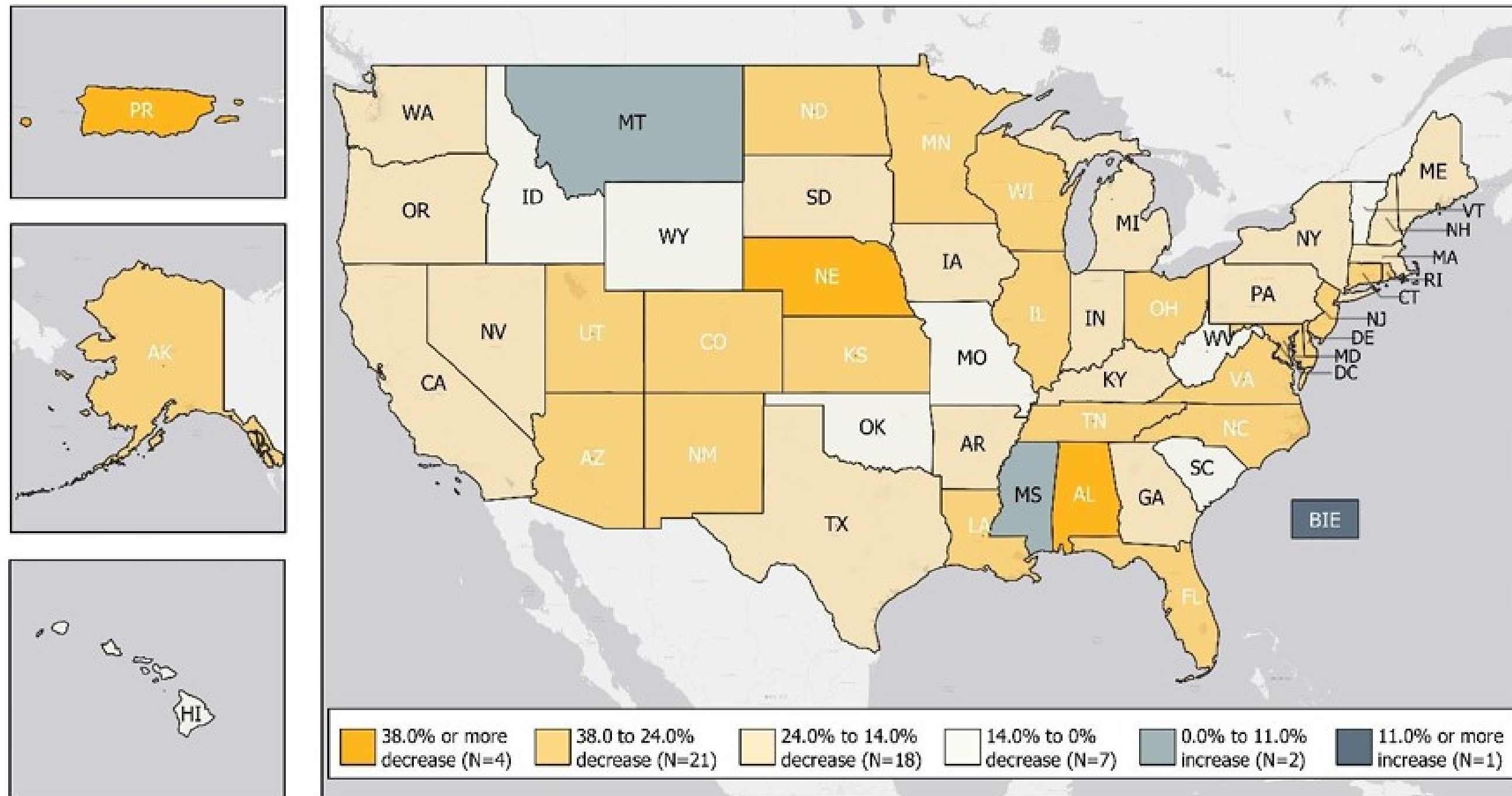
Year RRH PSH Overall Homeless

The available housing inventory is not increasing at a rate that will decrease homelessness in Oklahoma



# Student Homelessness in Oklahoma

Figure 1. Percent change in enrolled students who experienced homelessness by state, SYs 2018-19 through 2020-21: Ungraded, 3- to 5-year-olds, and kindergarten to Grade 12



SOURCE: U.S. Department of Education, ED*Facts* file specification 118 (2020, 2021, 2022), SEA level.

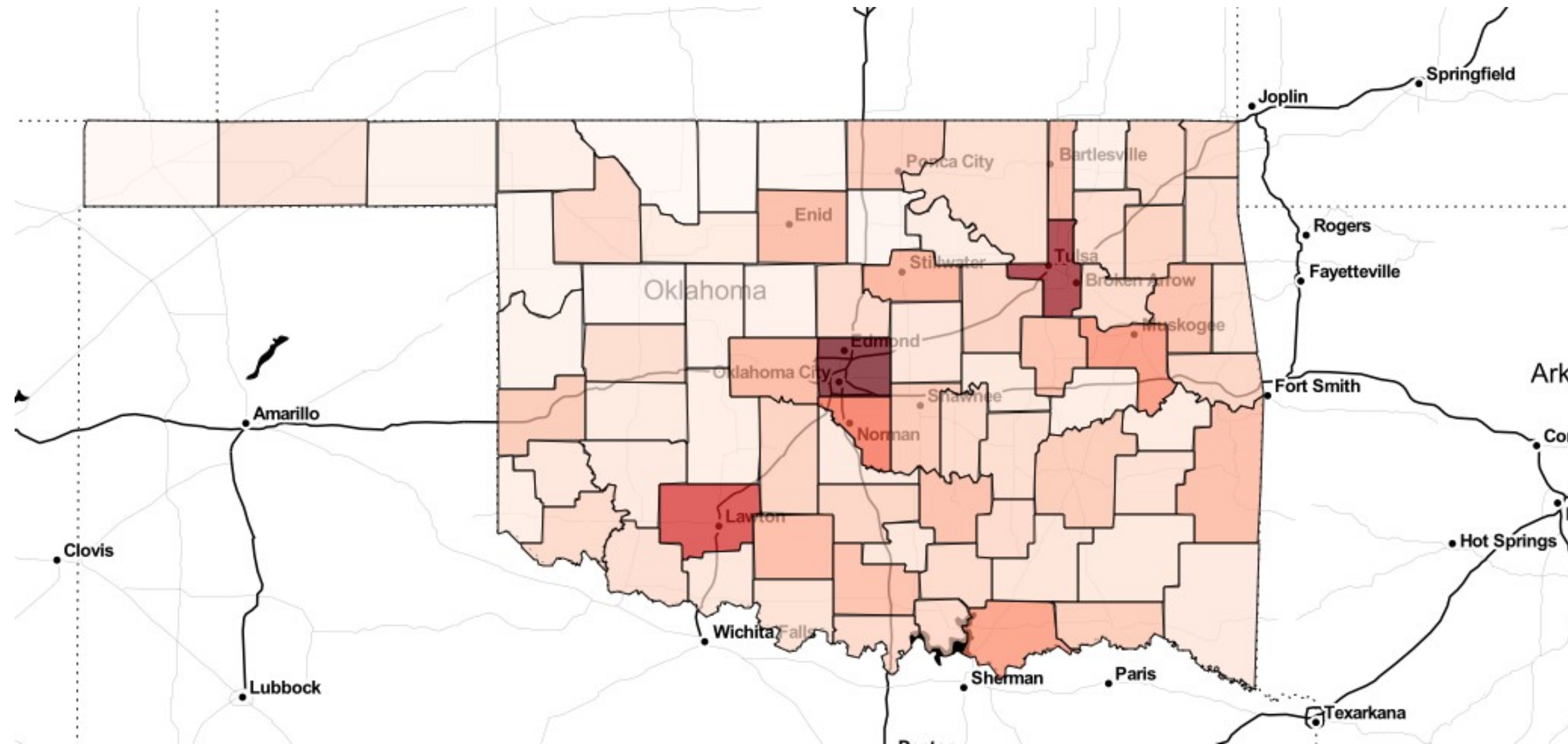
More than 3% of all students between 3<sup>rd</sup> grade and 12<sup>th</sup> grade reported being homeless.

2018/19 = 23,372  
 2019/20 = 26,010  
 2020/21 = 22,438

Source: U.S. Department of Education



# How Many Evictions are there in Oklahoma?



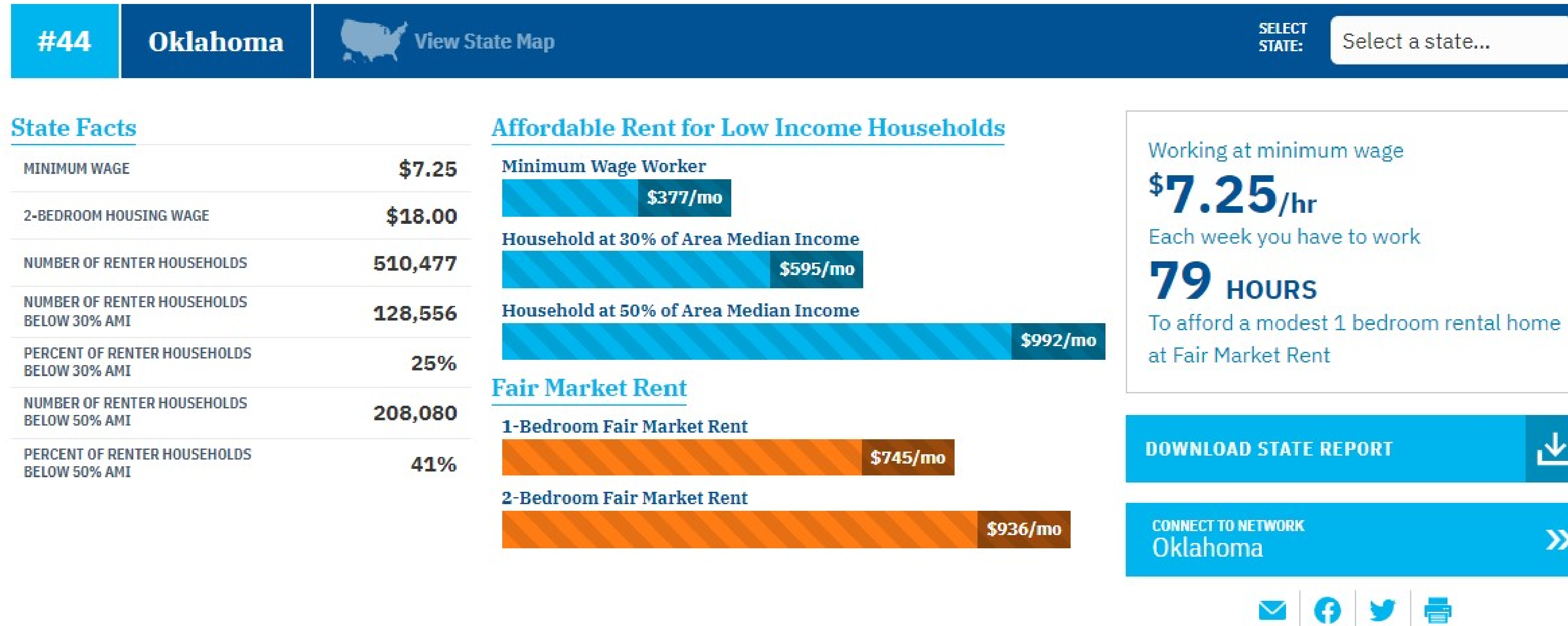
There were more than 65,600 evictions filed from March 2020 through December 2022.

More than 26,400 were granted (40.3%)

34% of those were in Oklahoma County

Source: Open Justice Oklahoma [openjustice.okpolicy.org](https://openjustice.okpolicy.org)

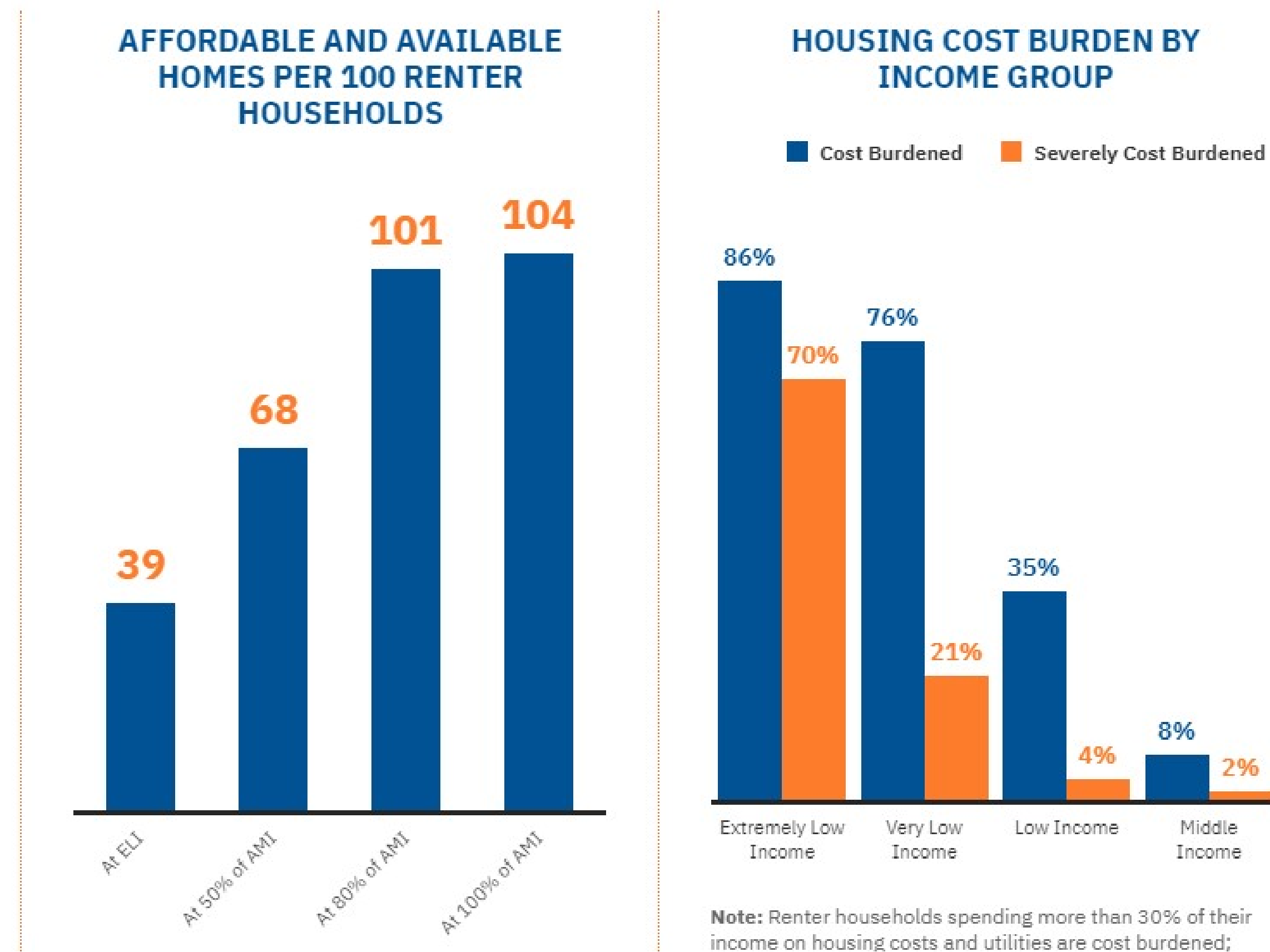
# Housing Affordability in Oklahoma



The housing wage is \$18.00 per hour in Oklahoma. This allows a family to afford a 2 bedroom apartment and pay no more than 30% of their monthly income for rent.

Source: Out of Reach National Low Income Housing Coalition  
nlihc.org

# Housing Affordability in Oklahoma



There is a shortage of 81,638 units for Extremely Low Income Households.

There are only 39 rental units available for every 100 ELI Households.

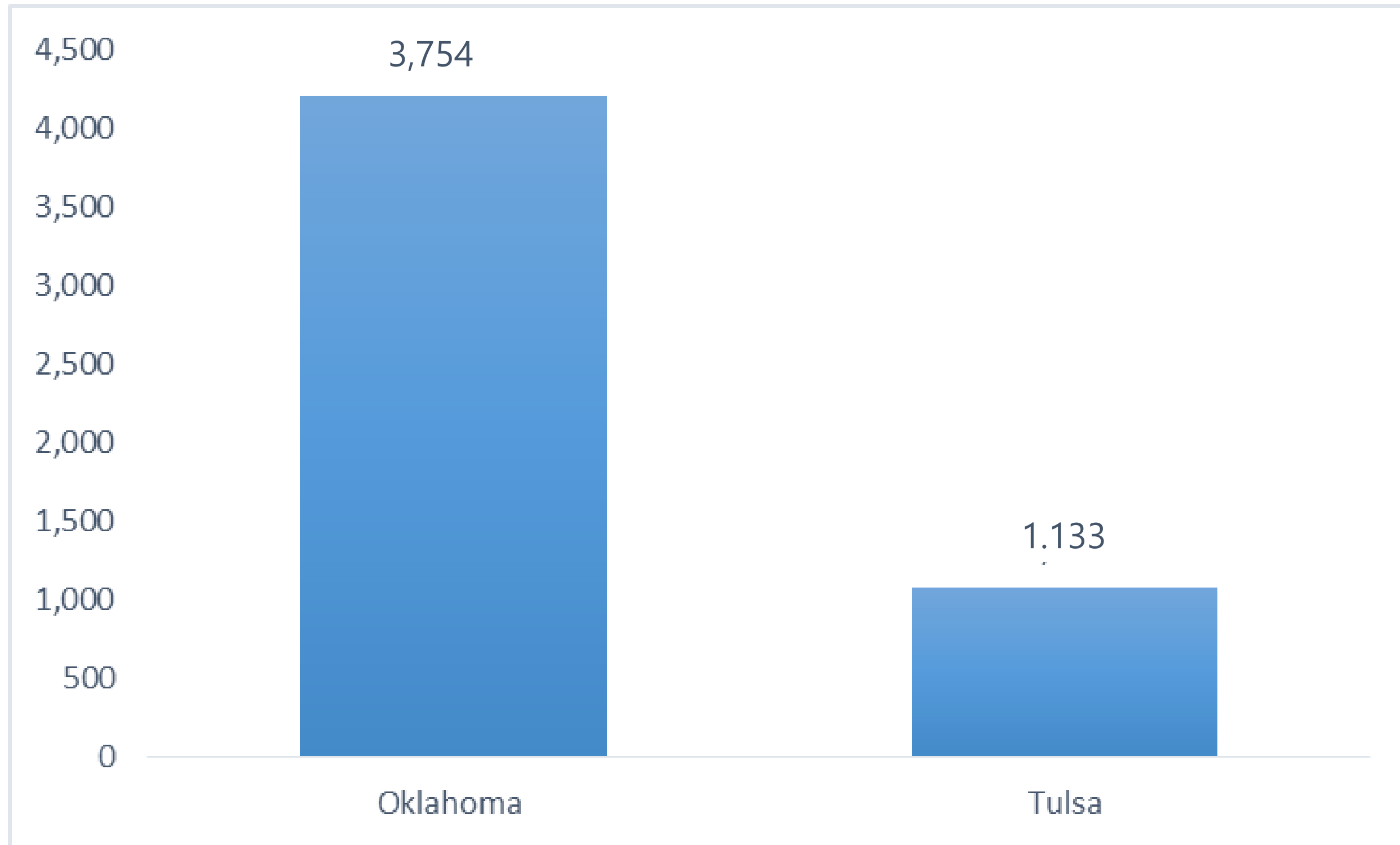
There are 128,556 ELI Households in OK. 70% of ELI Households pay more than 30% of their income for rent.

These are considered cost burdened and at risk of homelessness.

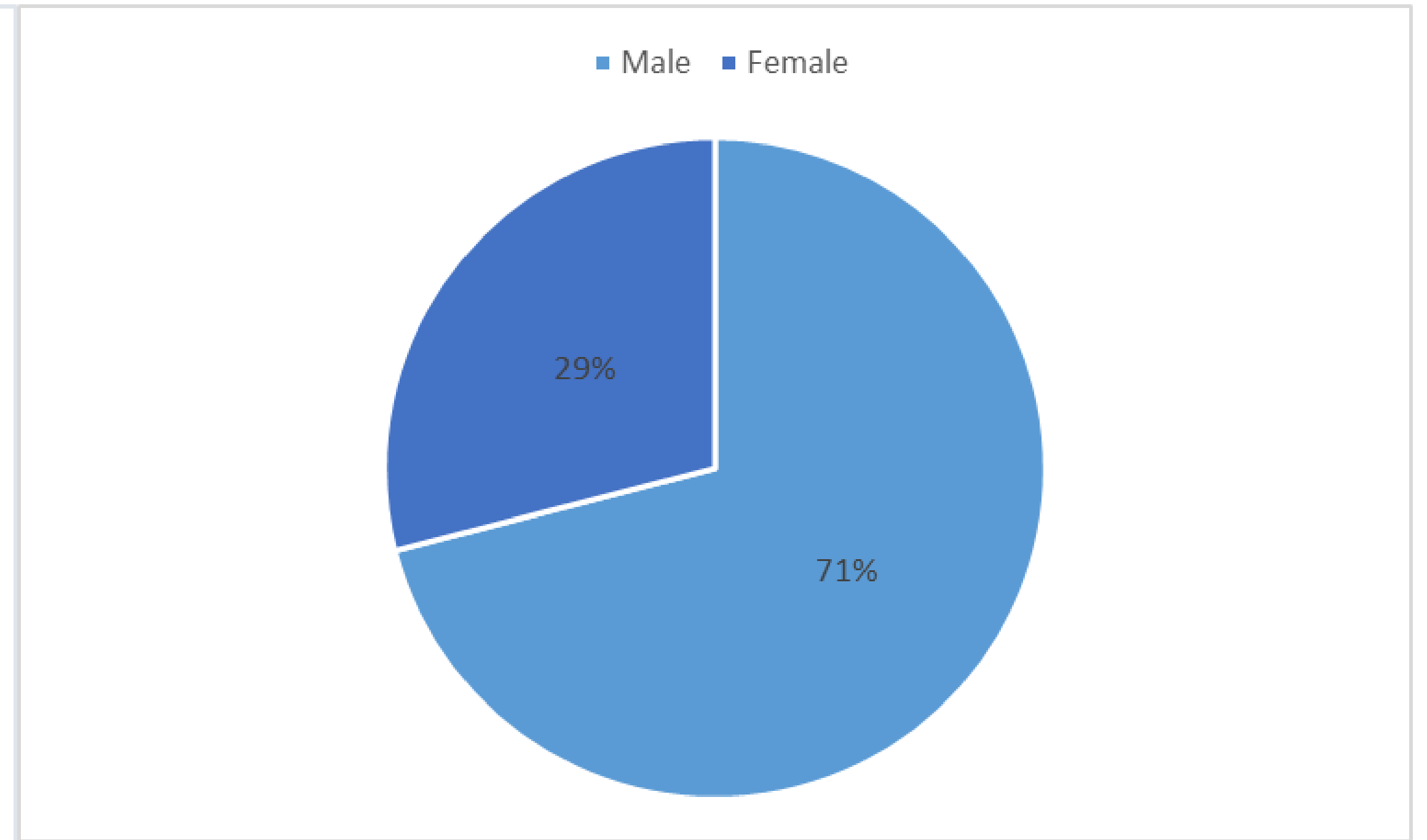
Source: Out of Reach National Low Income Housing Coalition  
nlihc.org

# How Many Homeless Are There In Tulsa?

2022 Homeless by State, City



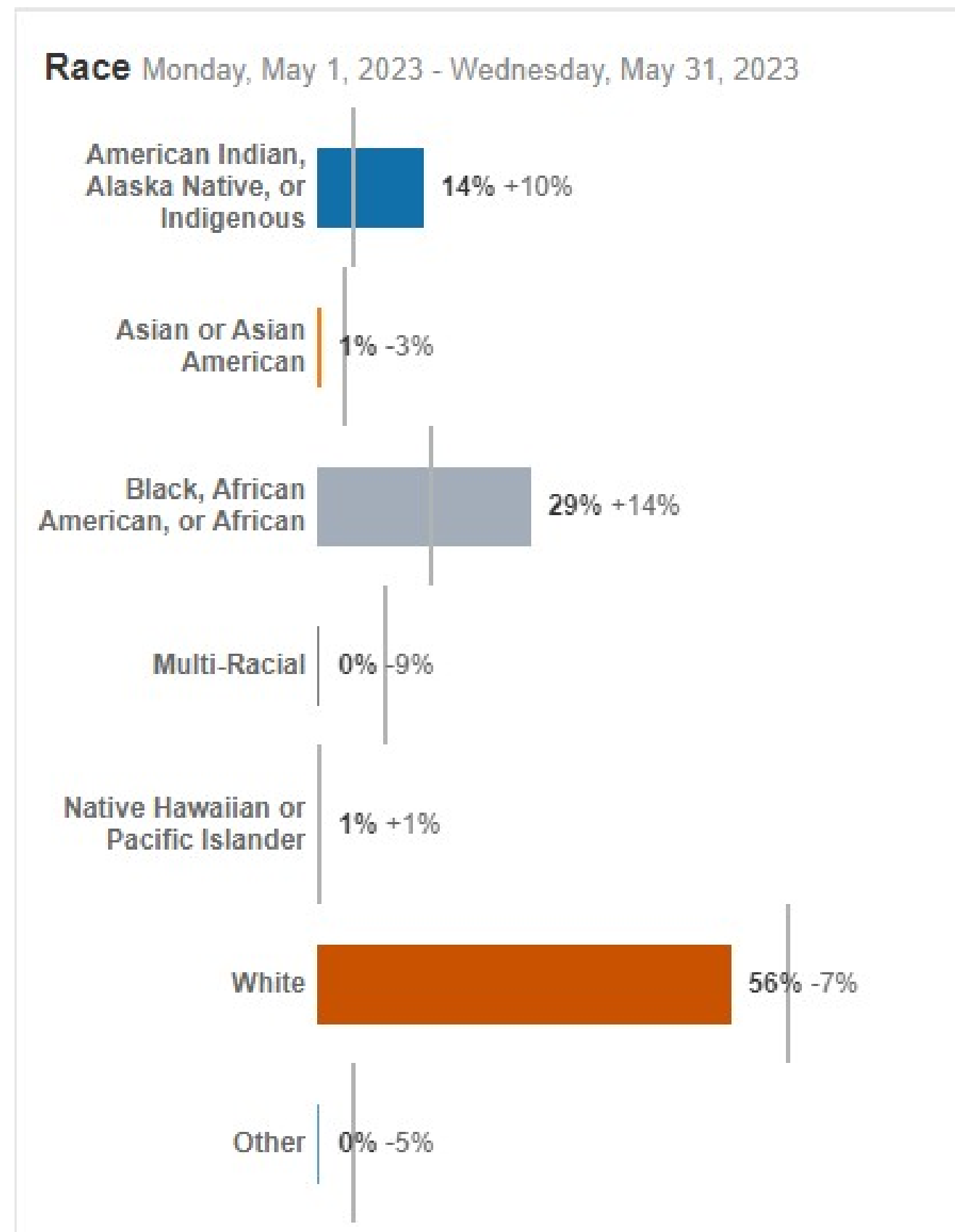
2022 Homeless by Gender



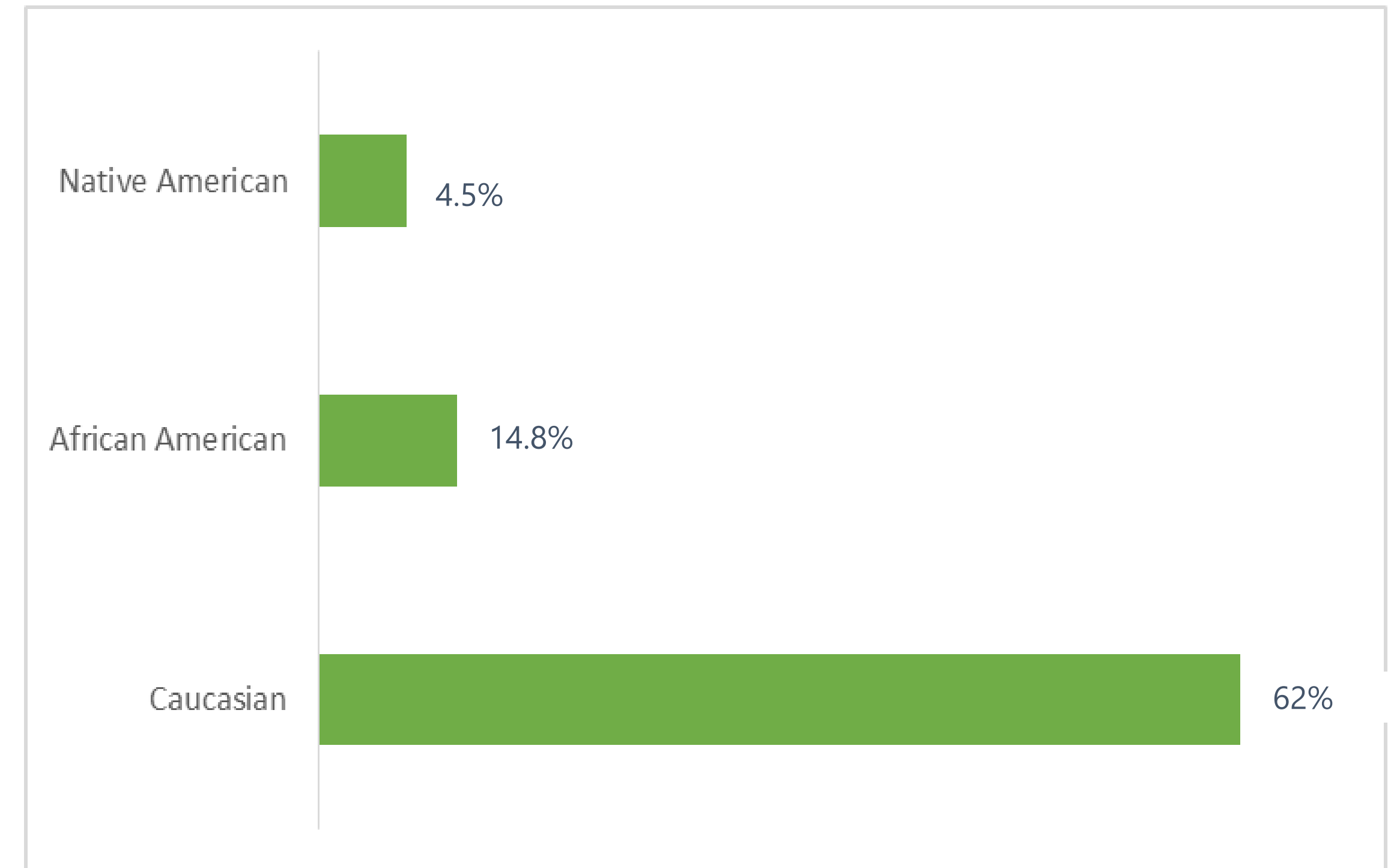
SOURCE: A Way Home for Tulsa 2023

# What Does Homelessness In Tulsa Look Like?

## 2023 Homeless Race & Ethnicity



## 2022 Tulsa Census Estimates



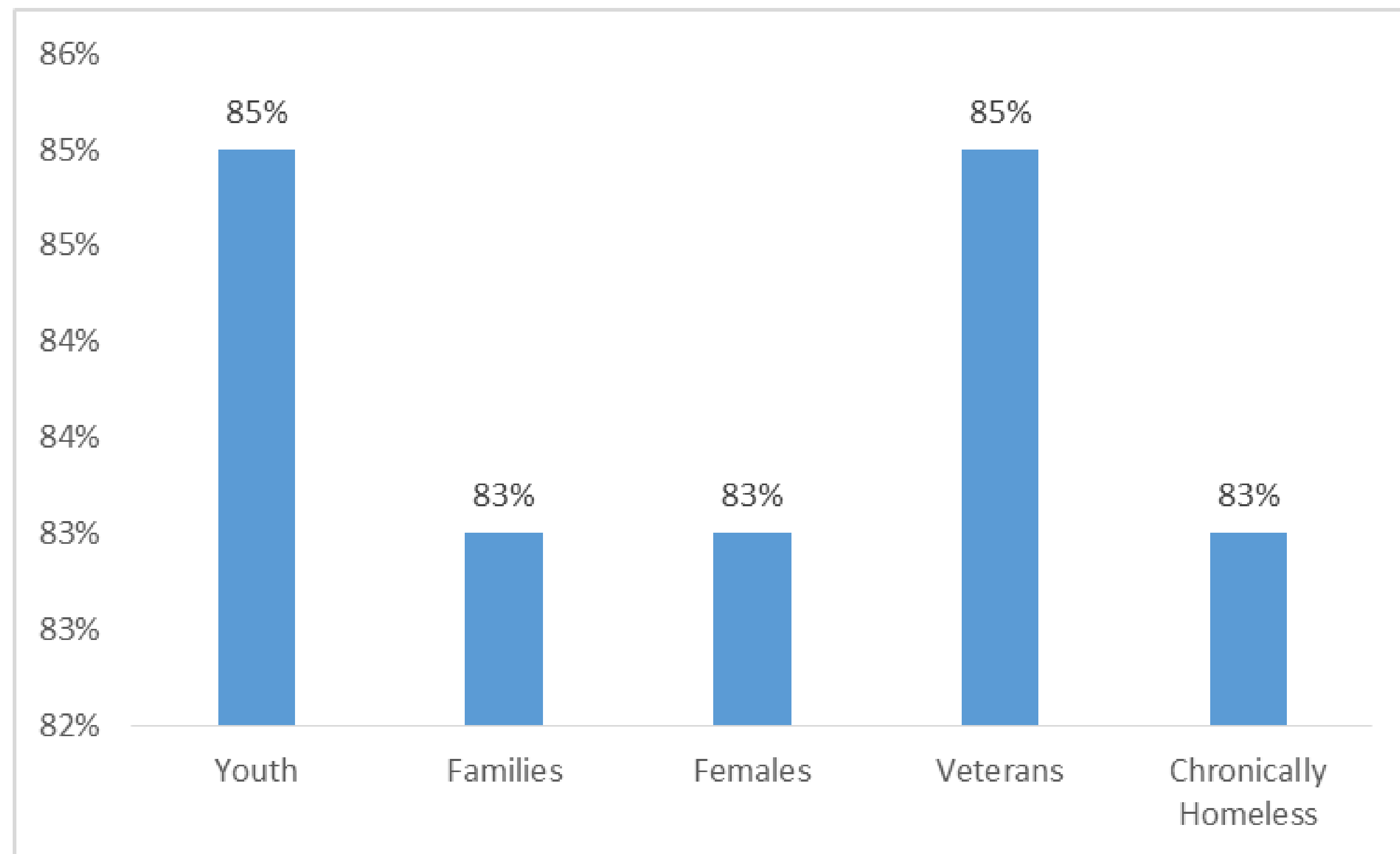
SOURCE: A Way Home for Tulsa 2023



THE MYTH: THE HOMELESS COME FROM SOMEWHERE ELSE

# Where Do The Homeless In Tulsa Come From?

84% First Became Homeless in Oklahoma



SOURCE: A Way Home for Tulsa 2023

©GShinn 2023

54% report homelessness due to **domestic violence**

# What Does Homelessness Cost?

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## It Makes Fiscal Sense! 2007 Tulsa Study

Cost of CH person on street:  
\$24,000 - \$34,000 annually\*



Cost of formerly CH person in  
supportive housing: \$19,315\*

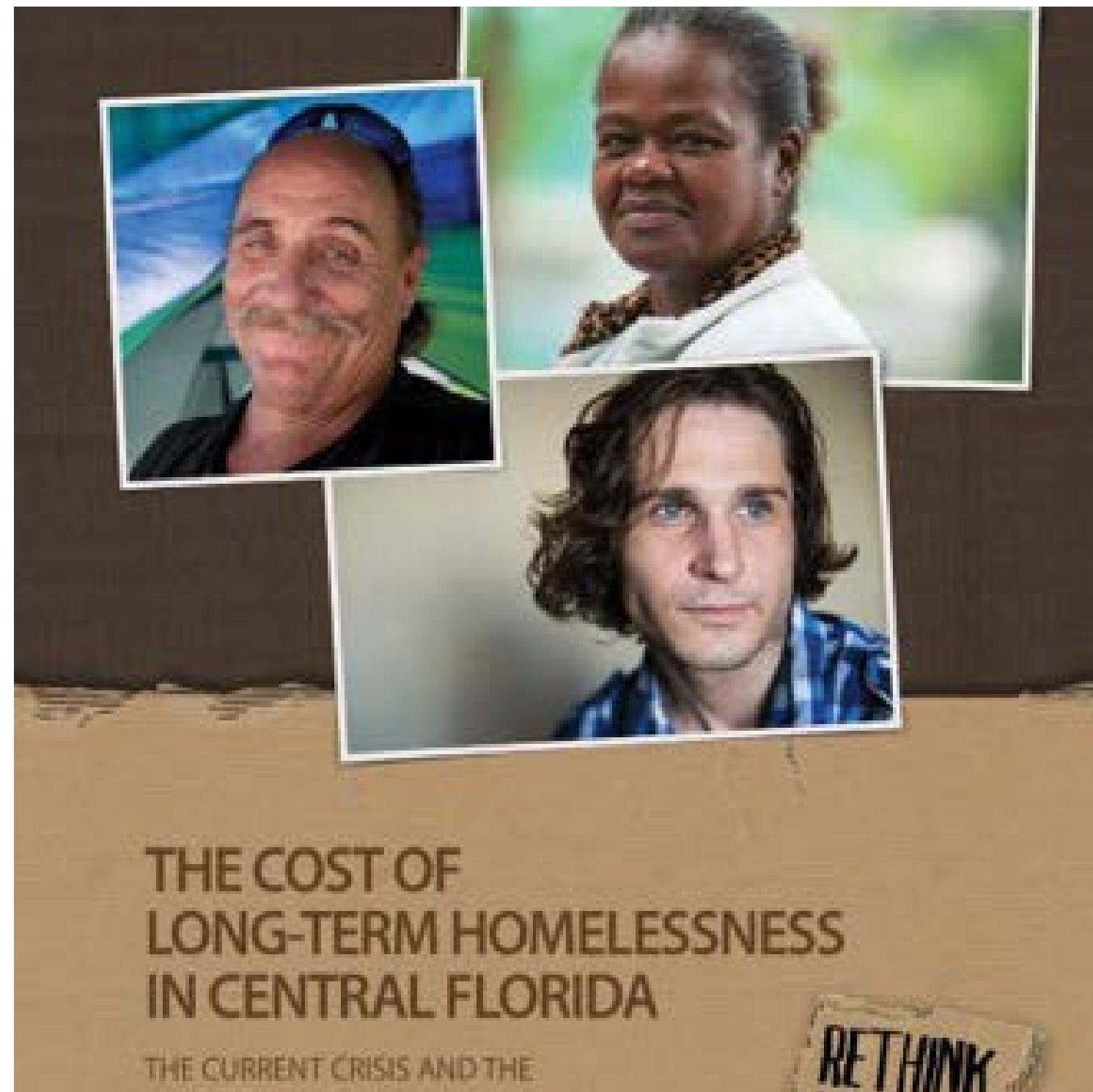


SOURCE: Q2 CONSULTING 2007



# Ending Chronic Homelessness Is Possible

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2014 Study of 107  
Chronically Homeless

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Average Cost Per Chronically Homeless Person  
Over 10 Year Period: \$31,065

Permanent Supported Housing Model  
Showed 68% Cost Reduction

Projected Public Costs Avoided and  
Positive Economic Impacts

DEFINING

# HOUSING FIRST

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Sam Tsemberis

Pathways to Housing, 2015

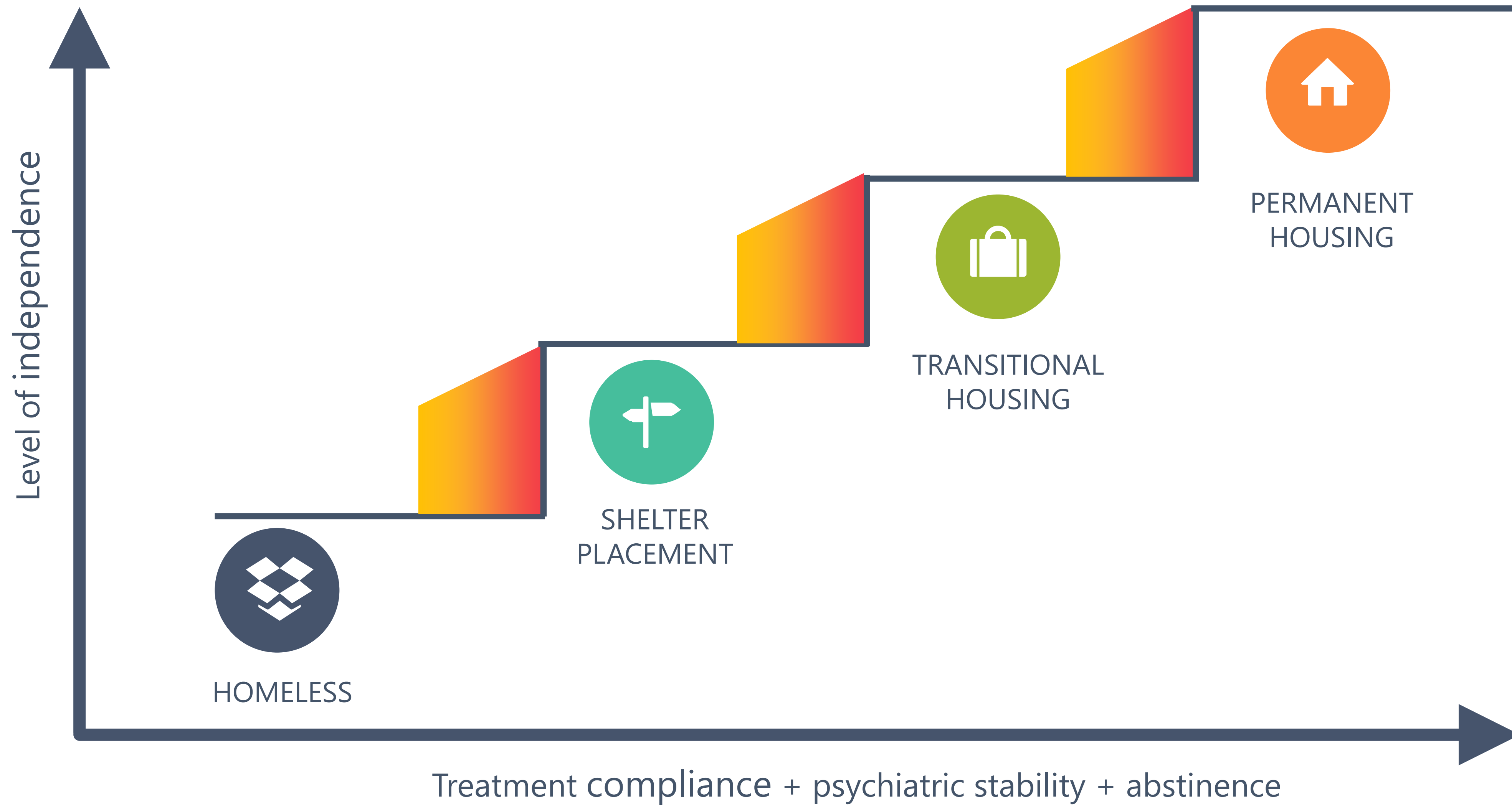
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PATHWAYS TO HOUSING 2015

“A housing and service intervention that provides **immediate access to permanent housing and support services** and is based on a philosophy of **client choice**. Participants are not required to participate in psychiatric treatment or attain a period of sobriety in order to obtain housing.”

Source: Sam Tsemberis, Pathways to Housing 2015

# Traditional Services Approach



# WHAT IS PERMANENT SUPPORTIVE HOUSING?



HOPE  
OPPORTUNITY

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Economic Opportunity Instills Hope and Provides More Motivation Than Any Other Therapy...

*anything that's not "clinical" is powerful because it's about identity and one's place in the community.*

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# Profile of the Mental Health Association Oklahoma

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**24%** Have Been **Homeless**

**60%** Have **Mental Illness**

**32%** Have Serious **Health Condition**

At least **28%** **Co-morbidity**

**23%** Have **Felony** History

Recovery is not only possible, it is probable!

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# Outcomes

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**Housing  
is  
Curative**

**I Can Prove It!**

# Tulsa Housing & Recovery Program (T-HARP) Outcomes Summary



Goal: Housing Retention

Outcome **94%** continuously housed for **12 months** or more four years in a row (n=151)



Goal: Reduced dependence on alcohol & drugs

Clinicians report **72%** reduced use by **6 months**  
Clients report **70%** minimal to no risk by **6 months**  
**69%** report at least three months sobriety (n=130)

SOURCE: Q2 CONSULTING, SUSAN SCOTT, PHD

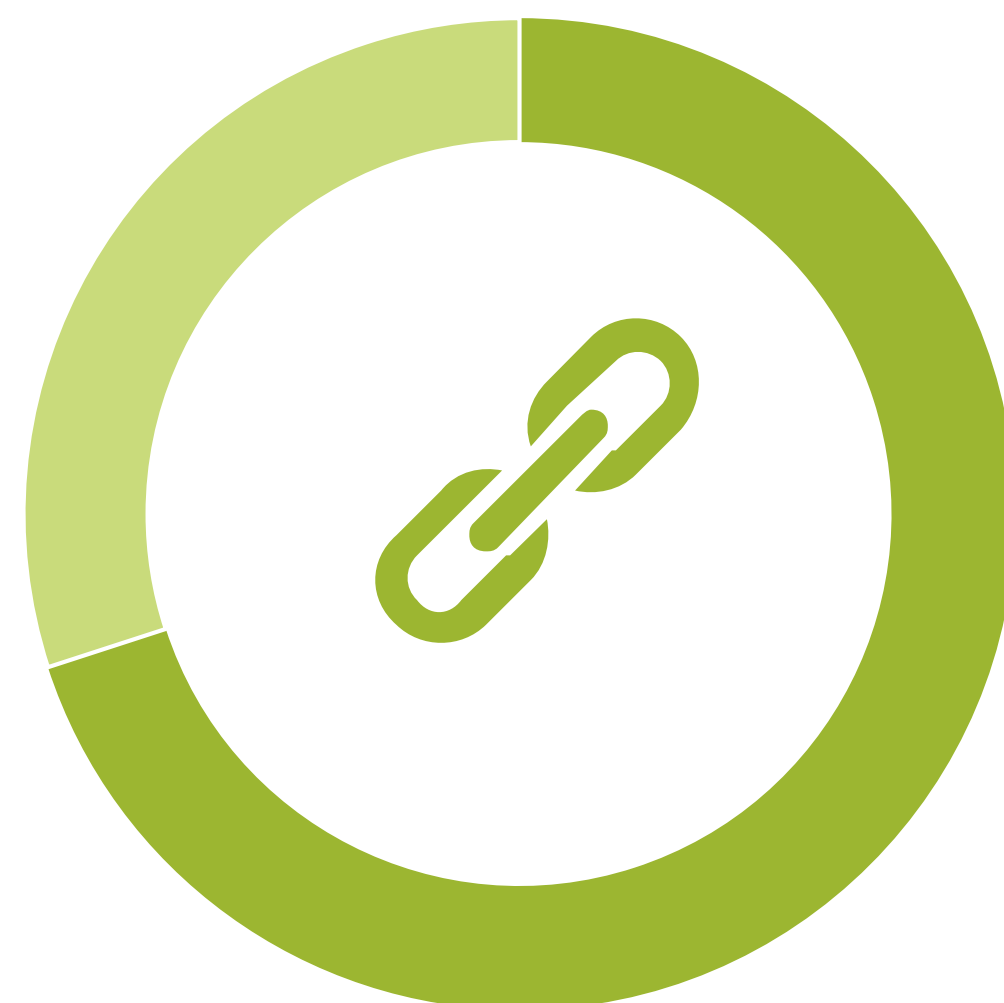
# Tulsa Housing & Recovery Program (T-HARP) Outcomes Summary 2009 - 2013



Goal: Reduced Symptoms of Trauma

Outcome **79%** report reduced symptoms at 6 months

**81%** maintain treatment gains after 6 months



Goal: Connected to Health Care

**100%** clients linked to health care through Peer Support transportation and Morton Health transportation

**Inclusion** of full-time nurse providing assessment, triage and linkage

HOPE Testing **HIV-Hep-C Testing** at all sites

FQHC Partnership: Morton Health Centers

- FREE Transportation System:  
FQHC – Shelters, VA, SSA
- Supportive Housing Sites, PHA Sites, Employment Centers
- Social Services, Mental Health Centers

SOURCE: Q2 CONSULTING, SUSAN SCOTT, PHD

## A Success Story! Meet Charley...

- **Homeless 3 years behind a gas station in Tulsa**
- **Outreached for 90 days by MHAOK team**
- **Admitted to hospital and then assisted living**
- **Homeless again, engaged while panhandling**
- **Moved into housing and applied for disability**
- **Attended Special Services Docket**
- **Gained employment!**
- **Obtained medical coverage through Soonercare**
- **Lives in permanent housing and pays all of his own bills!**

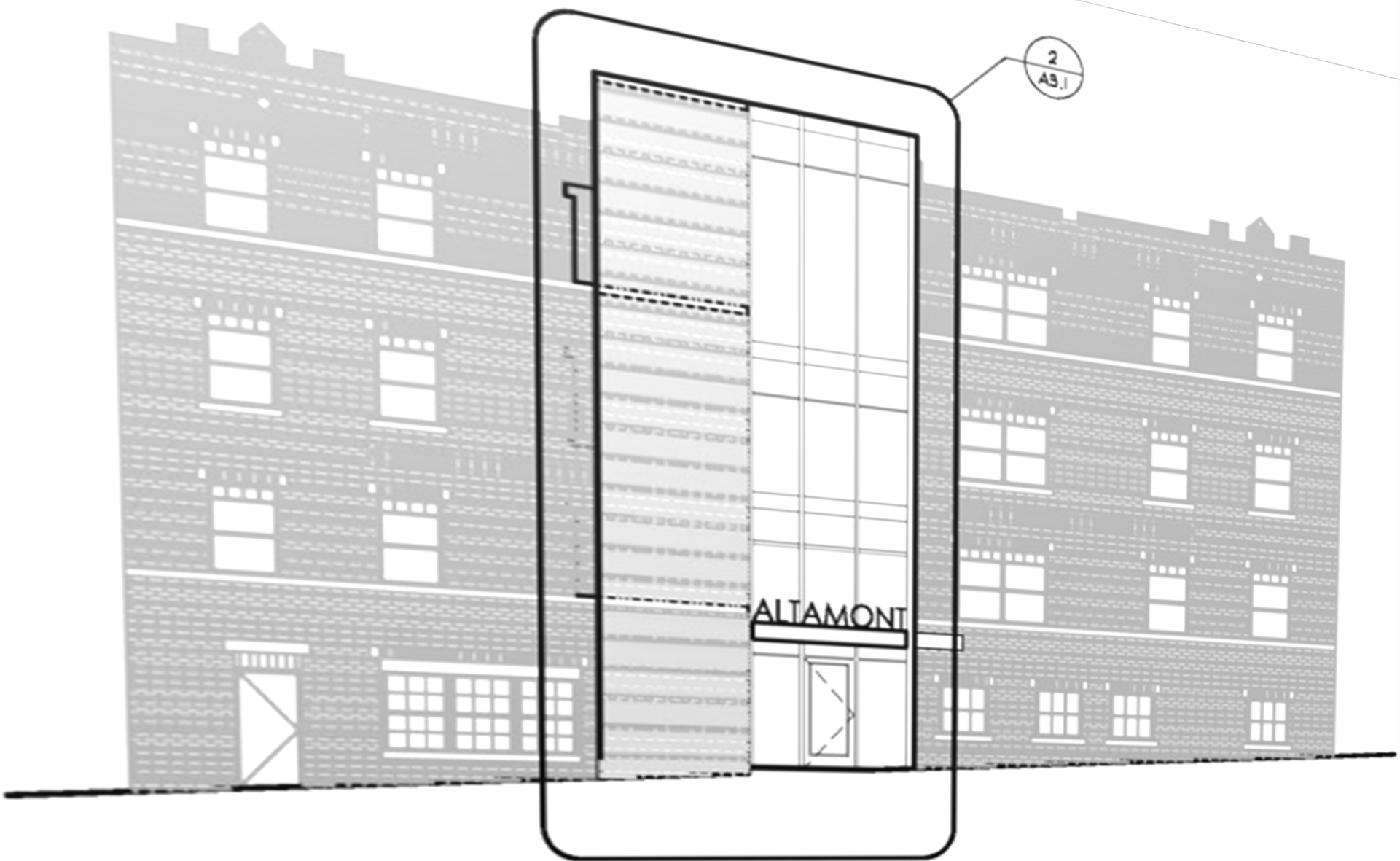


| Developing  
| Affordable  
| Housing Options

**Equals Creating Jobs**



# Project Example: Altamont Apartments



1 north elevation - elevator option 02  
1/16" = 1'-0"

2 north elevation - elevator option 05  
1/16" = 1'-0"





PRIVATE AND PUBLIC SECTOR PARTNERS

# Construction Team and Development Partners

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**Owner:**  
**Mental Health Association Oklahoma**



**Construction Manager:**  
**L.D. Kerns**



**Architect:**  
**One Architecture**



**Public Sector Funders: Oklahoma Department of Mental Health & Substance Abuse Services, U. S. Department of Housing and Urban Development, City of Tulsa, Oklahoma Housing Finance Agency**





# The Altamont Renovation

City of Tulsa - 2016 HOME Funds from HUD

Oklahoma Housing Finance Agency - 2017 National Housing Trust Funds (NHTF) from HUD

	Phase 1		Phase 2		Partnership
CDT	\$ 972,403.00	OFHA	\$ 999,979.00	PUBLIC	\$ 1,972,382.00
MHA Funds	\$ 490,713.82	MHS Funds	\$ 289,842.18	PRIVATE	\$ 780,559.00
Total					
Totals	\$ 1,463,119.82		\$ 1,289,821.18		\$ 2,752,941.00
Total Budget					\$ 2,752,941.00

# Resources to Know About

HUD	OHFA	ODOC	FHLB	Housing Authorities
Continuums of Care (8)	HOME	ESG	AHP	HCVs
CDBG	NHTF	Disaster Funds		PBVs
HOME	Tax Credits			HUD VASH
TBRA	HCVs			Public Housing
HCVs	Housing Stability Act			Tribal HAs
PBVs	Housing Trust Fund			

OHFA is hosting public input session on the Oklahoma Housing Stability Act

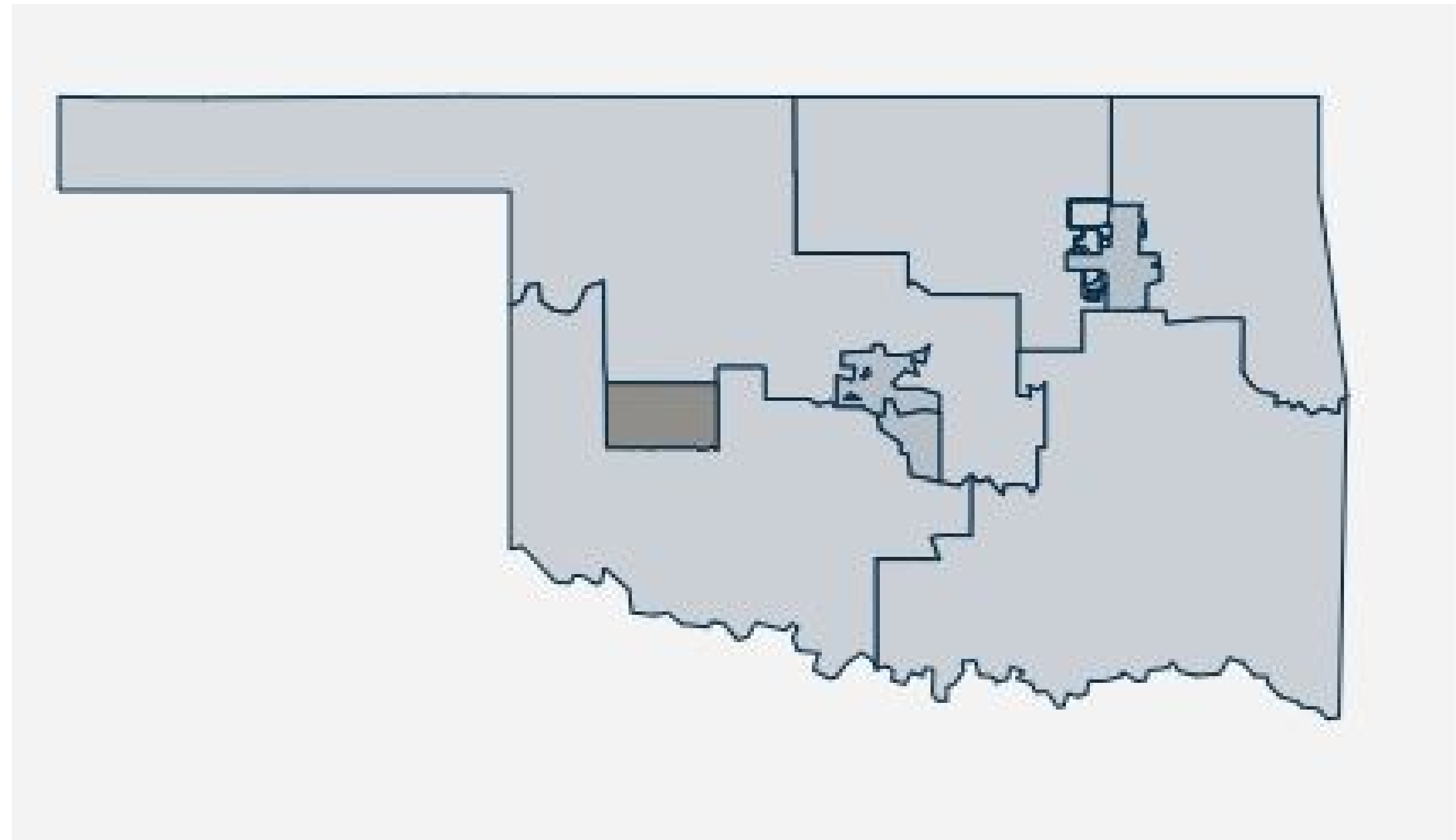
\$215M is available for development and homebuyer assistance

75% of the funds go to rural counties in Oklahoma

[OHFA.org](http://OHFA.org)

# Resources to Know About

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## Oklahoma Continuums of Care

- 500 North Central CoC
- 501 Tulsa/Broken Arrow CoC
- 502 Oklahoma City CoC
- 503 OK Balance of State CoC
- 504 Norman/Cleveland County CoC
- 505 Northeast CoC
- 506 Southwest CoC
- 507 Southeast CoC

# Take Aways

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Homelessness  
Is a Math  
Problem

Housing First is  
Predictive of  
Health  
Outcomes

Intentional  
Community  
Planning Can  
Create Access  
For Many

Partnerships  
include  
National, State,  
County, City,  
Private

It's cheaper to  
solve  
homelessness  
than to allow it  
to exist

Economic  
Opportunity  
Creates Hope  
and a New  
Sense of Identity

Affordable  
Housing  
Development  
Creates Jobs!

It's a  
Financial and  
a Moral  
Imperative!

Everyone Wins  
When  
Homelessness  
Is Decreased



THANK YOU! QUESTIONS?

**Gregory A. Shinn**

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