

# **Ending Homelessness Through Housing First:** *Implications for Community Investment, Economic Impacts and Quality of Life*

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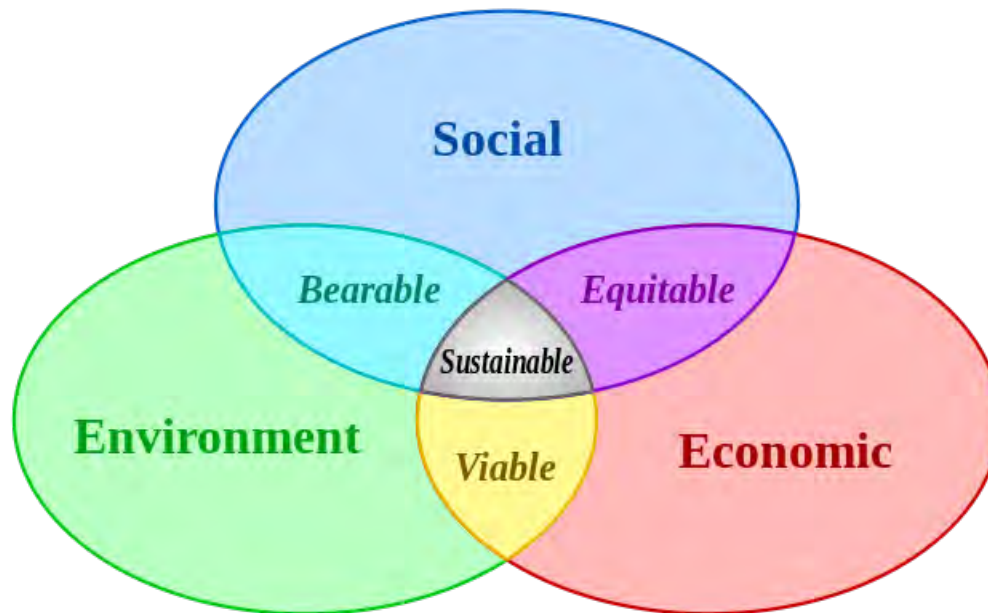
# *Community Planning and Neighborhood Stabilization*

1. **Provide** : Access for Homeless
2. **Prevent** : Homelessness
3. **Preserve** : Affordable Housing Stock

= **The Mixed Income Model**

*Or How to Get Your Corner of the Market....*

# *Sustainable Solutions for Community Development*



# The Vision: *Ending Chronic Homelessness Is Possible*

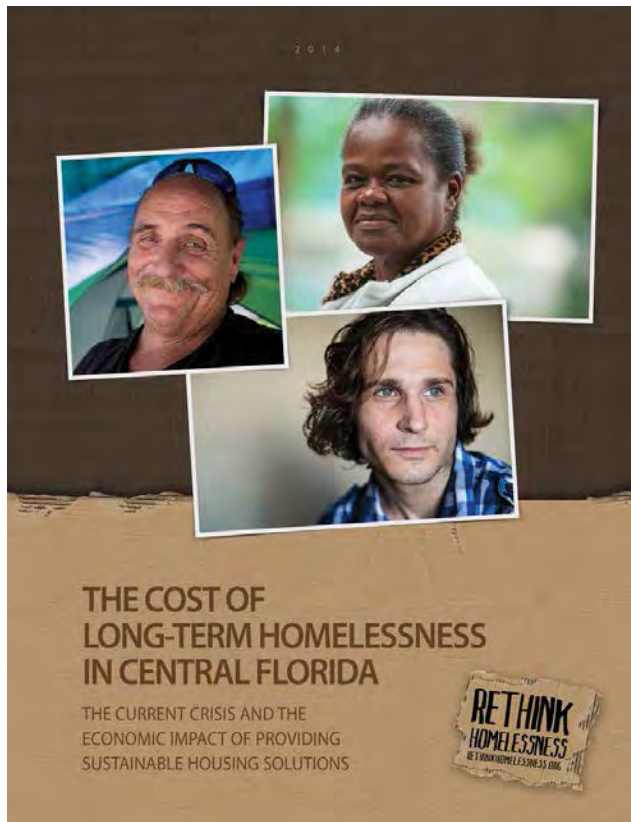
- Why End Chronic Homelessness?
- It makes fiscal sense: *2007 Tulsa Study*
  - Cost of CH person on street: \$24,000 - \$34,000 annually\*
  - Cost of formerly CH person in supportive housing: \$19, 315\*

\*Source: Q2 Consulting 2007

# The Vision: *Ending Chronic Homelessness Is Possible*

2014 Study of 107 Chronically Homeless Individuals

- Average Cost Per CH Person Over 10 Year Period: \$31,065
- Permanent Supported Housing Model Showed 68% Cost Reduction
- Projected Public Costs Avoided and Positive Economic Impacts Equals \$500 Billion

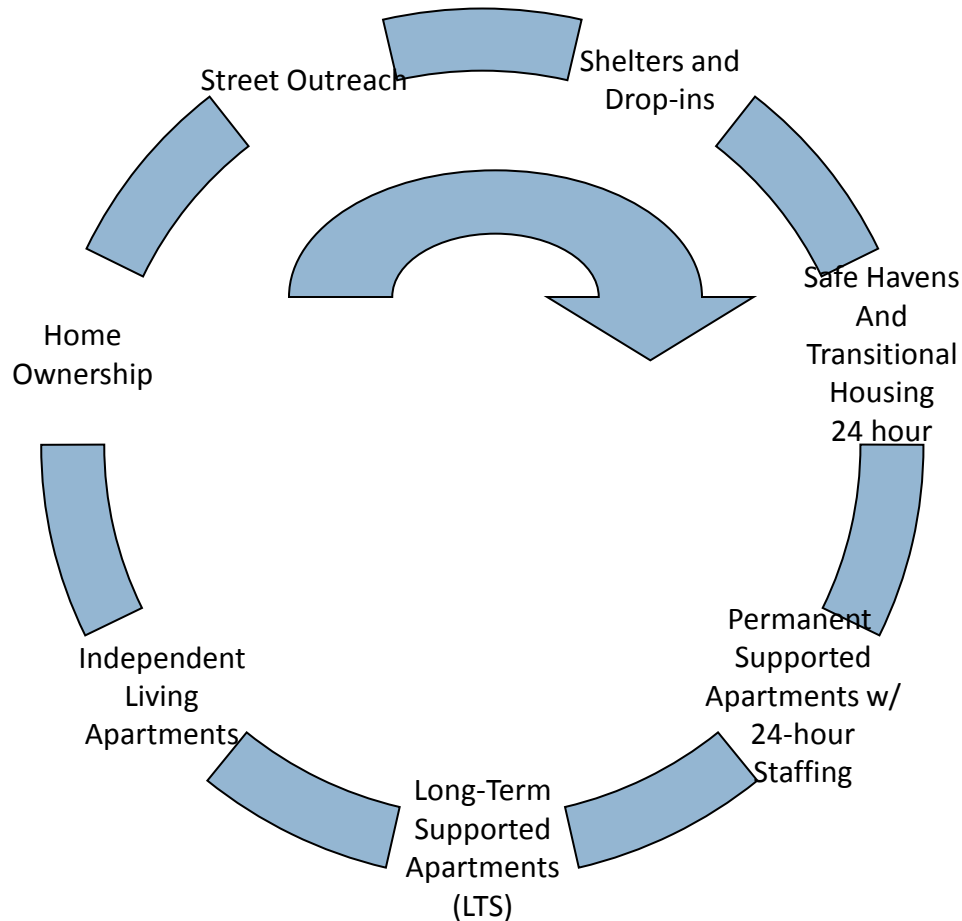


# The Method:

## *Housing First*

- Having a place to live is the key
- Direct placement from the street or shelter
- No barriers to access: *placement not dependent on income, treatment, or stability*
- Choices: Provide a range of housing options
- Intensive Case Management: delivery of wrap-around services
- Social Inclusion – Faith, Friends, Employment

# The Path to Recovery: Community Reintegration



- **Housing First**
- **Choice and Options!**
- Residents may enter at *any level* in the continuum
- May move within the continuum as desired or clinically indicated
- **Goals:**
  - Increased independence, decreased dependency
  - Greater self-sufficiency
  - Reintegration into the community
  - Social inclusion
  - Decrease stigma
  - Increase quality of life

# Choices and Options: *Strategies for Success*

- Different Types, Styles and Locations of Housing
  - Transitional
  - Safe Haven
  - 24-hour Single-Site PSH
  - Scatter-Site PSH
  - Independent/Market
  - Home Ownership

*Seeing friends move  
creates motivation and  
a belief in one's  
potential....*



# A Mixed Income-Mixed Population Model Is Self-Sustaining and Stabilizes Neighborhoods .

- Access for the Homeless
- Prevention Housing
- Workforce Housing

# A Low-Density Scatter-Site Plan Means All Communities Are a Part of the Solution.

- Not One County
- Not One City
- Not One Neighborhood
- Not One Organization

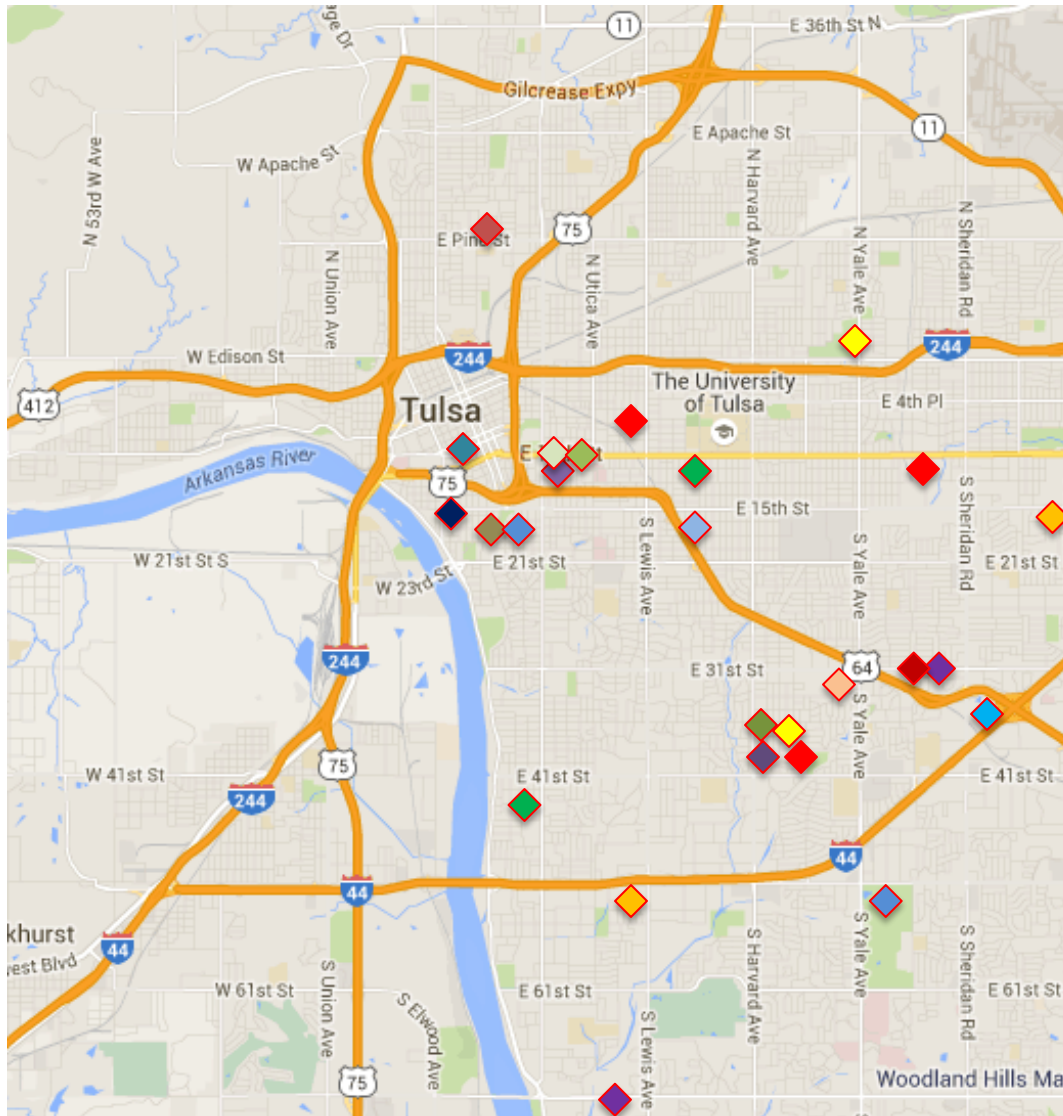
# Mental Health Association Oklahoma Housing Development History

- ❖ 1991- Beginning of housing program
  - ❑ 1991- Walker Hall- 12 units
  - ❑ 1995- Baltimore- 16 units
  - ❑ 1999- Treepoint- 20 units
  - ❑ 2002- Terrace View- 18 units
  - ❑ 2003- Altamont/12th St Safe Haven- 41 units
  - ❑ 2005- Bradstone- 11 units
  - ❑ 2006- Belle Arms- 20 units
  - ❑ 2007- Ranch Acres Manor- 24 units
  - ❑ 2007- Southwind- 8 units
  - ❑ 2008- Charan- 20 units
  - ❑ 2008- Indianapolis- 16 units
  - ❑ 2008- Ritz- 26 units
  - ❑ 2010 –Royals 20 units

# Housing Development Timeline, Cont.

- ❑ 2010- Sheridan Point- 47 units
- ❑ 2010- Velda Rose- 31 units
- ❑ 2010- Yale/WD Packard PSH- 76 units
- ❑ 2011- Cedars- 54 units
- ❑ 2012- Brighton Park- 120 units
- ❑ 2013- Autumn Ridge- 182 units
- ❑ 2013- Abbey Road- 55 units
- ❑ 2015- Quincy Square- 13 units
- ❑ 2015- Hartford House – pending development
- ❑ 2016 Pheasant Run – 220 units
- ❑ 2016 Lewiston Apartments – 276 units
- ❑ 2016 City Gardens Apartments – 134 units (pending)
- ❖ Total 1,479 units.
- ❖ 25 sites in 20 neighborhoods...and growing

# Map of Housing Locations



**Scattered-  
site model  
1991 – 2016**

**Total 1,479 units.  
25 sites in 20  
neighborhoods...  
and growing**

# Housing Demographics

## Analysis of Persons Served 2014 – 2015

- ❖ Number of Total Persons Served 2014 = 1,704
- ❖ Number of Total Persons Served 2015 = 2,676

Age	Number	Gender	Number
0-5	109	Male	1381
6-12	153	Female	1293
13-17	128		
18-24	284		
25-44	860		
45-64	790		
65+	336		
Unk	16	Unk	2
<b>TOTAL</b>	<b>2676</b>		

# Housing Demographics

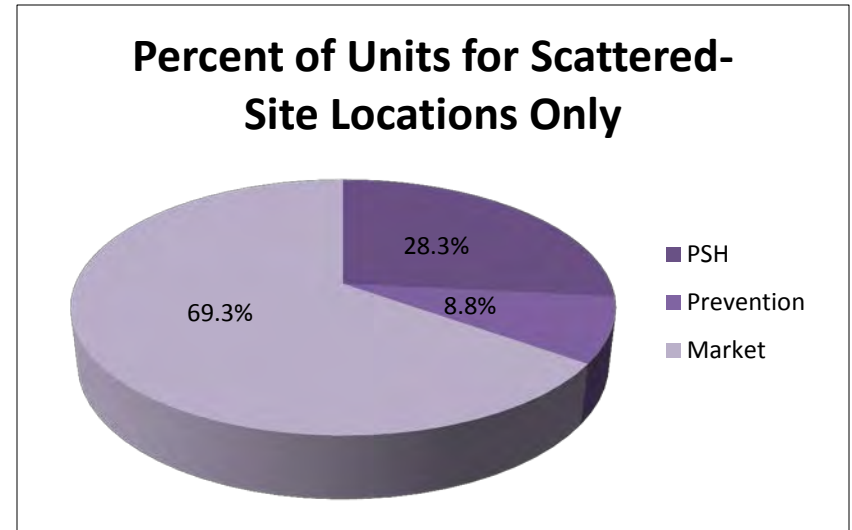
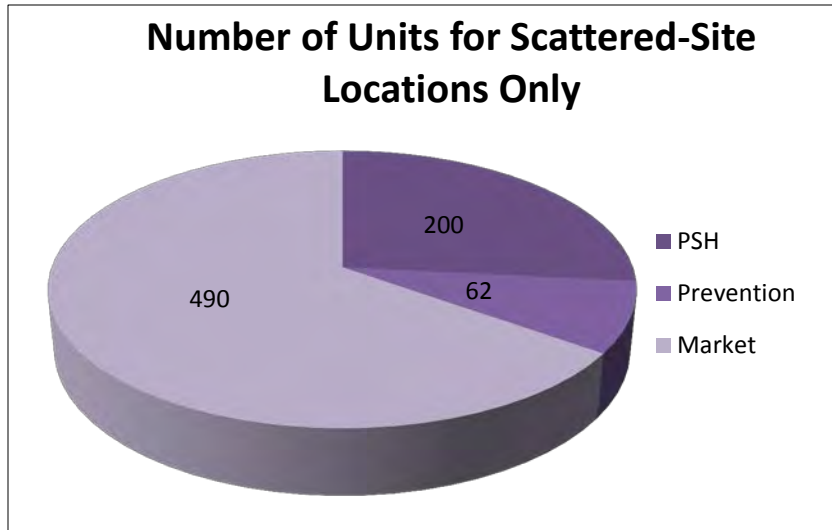
## Analysis of Unit Mix 2015 – 2016

### ❖ Density Rate

- ❑ The number and % of housing units by type
  - Supportive Housing
  - Homeless Prevention
  - Market Rate/Affordable
- ❑ Strategic Plan
  - Goal is 80/20 to 70/30 mix
  - Ratio of affordable market to supportive housing
  - Key is to keep a mixed-income, mixed- population approach for community integration and choice
  - Choices and options include both Single-site and Scattered-Site PSH

# Analysis of MHAOK Portfolio 2015

## ❖ Density Rates for Scattered-Site Only as of April 1, 2015



<b>Scattered-Site Only</b>	
Type	Number
Supportive Housing	200
Prevention	62
Market	490
Total	707

<b>Scattered-Site Only</b>	
Type	Percent
Supportive Housing	28.3%
Prevention	8.8%
Market	69.3%
Total	100.0%

Note: The sum of number and percent exceeds the total because each program and prevention unit can be in more than one sub-category. This is due to the layering of multiple services per unit. Thus, there is minor duplicate counting

Source: Brent Isaacs, AICP, Mental Health Association Oklahoma

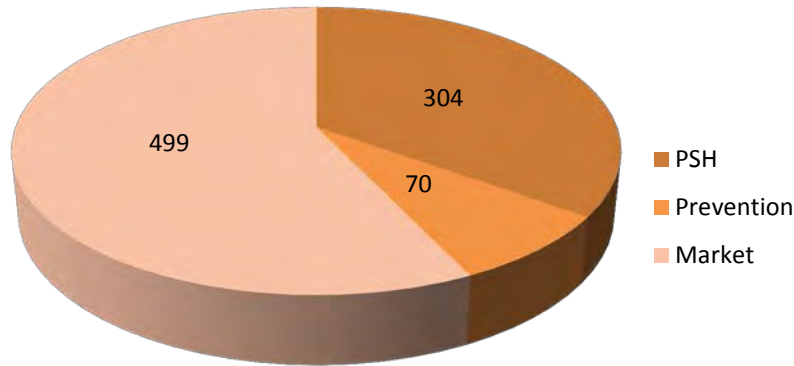


# Analysis of MHAOK Portfolio 2015

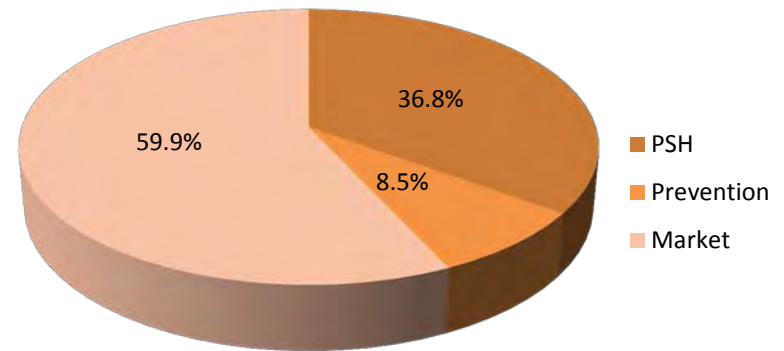
## ❖ Density Rates for All Sites as of April 1, 2015

☐ Includes Scattered-site and Single-site Locations

### All Housing Sites by Number



### All Housing Sites by Percent



#### All Housing Sites

Type	Number
Supportive Housing	304
Prevention	70
Market	499
Total	836*

#### All Housing Sites

Type	Percent
Supportive Housing	36.8%
Prevention	8.5%
Market	59.9%
Total	100.0%

Note: The sum of number and percent exceeds the total because each program and prevention unit can be in more than one sub-category. This is due to the layering of multiple services per unit. Thus, there is minor duplicate counting.

Source: Brent Isaacs, AICP, Mental Health Association Oklahoma

# Analysis of Current MHAOK Portfolio 2015

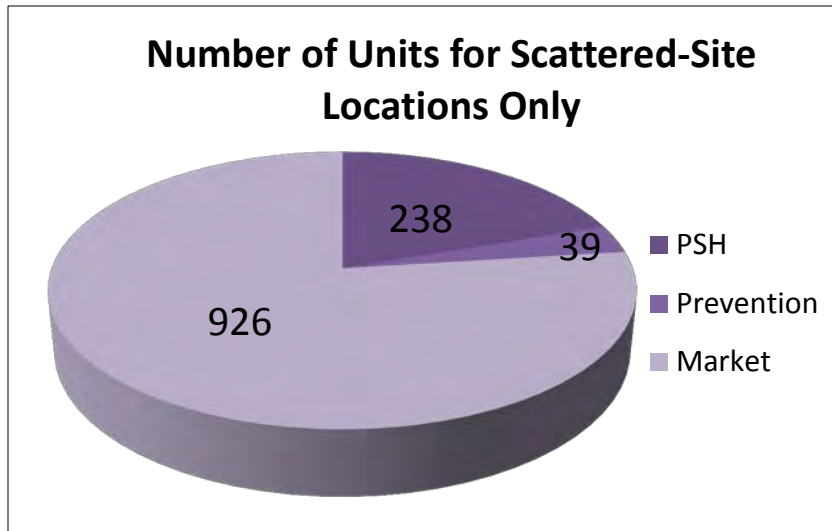
## ❖ Chronic Homeless, Veterans and Section 8 Density Rates

	<u>Scattered-Site Units</u>		<u>Grand Total</u>	
	#	%	#	%
Chronic Homeless	75	10.6%	122	14.6%
Veterans	87	12.3%	111	13.3%
Section 8	212	30.0%	226	27.0%
Total	707	100.0%	836	100.0%

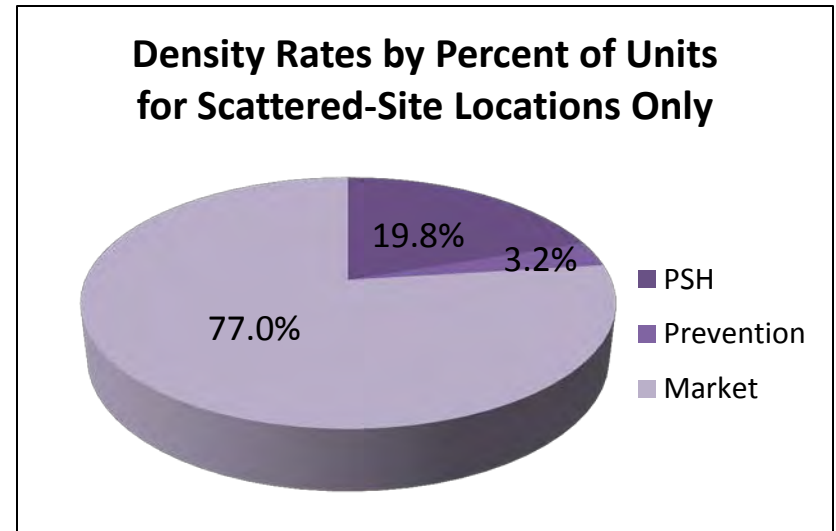
- ❑ All three sub-populations can show up in the categories and sub-categories of supportive housing, prevention housing and market.

# Analysis of Current MHAOK Portfolio 2016

## ❖ Density Rates for Scattered-Site Only as of February 1, 2016



<b>Scattered-Site Only</b>	
Type	Number
Supportive Housing	238
Prevention	39
Market	926
Total	1203



<b>Scattered-Site Only</b>	
Type	Percent
Supportive Housing	19.8%
Prevention	3.2%
Market	77.0%
Total	100.0%

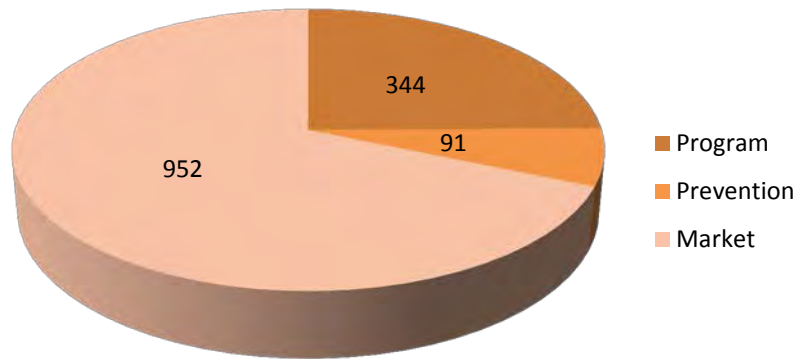
Source: Brent Isaacs, AICP, Mental Health Association Oklahoma

# Analysis of Current MHAOK Portfolio 2016

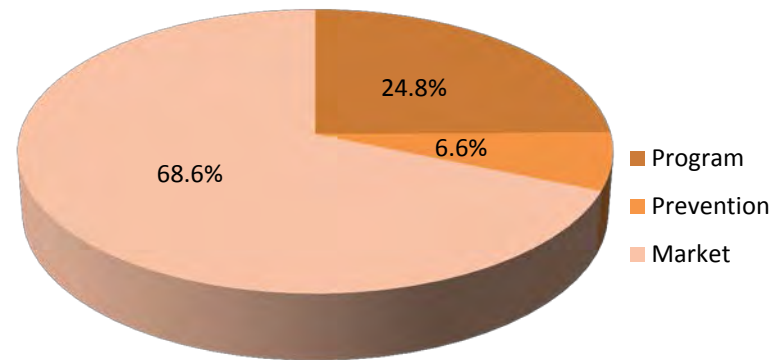
❖ Density Rates for All Sites as of February 1, 2016

□ Includes Scattered-Site and Single-Site Units

### All Housing Sites by Number



### All Housing Sites by Percent



#### All Housing Sites

Type	Number
Supportive Housing	344
Prevention	91
Market	952
Total	1,387

#### All Housing Sites

Type	Percent
Supportive Housing	21.9%
Prevention	6.8%
Market	71.2%
Total	100.0%

Source: Brent Isaacs, AICP, Mental Health Association Oklahoma

# Developing Affordable Housing Options Equals Creating Jobs.

# 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.*

# Profile of the Mental Health Association...

- Annual Voluntary, Anonymous Employee Survey 2015
  - 45% Have Been Homeless
  - 62% 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!!***

*NEW ! 2016 Belonging Study: Research Partnership Between University of Oklahoma and Mental Health Association Oklahoma*

# Housing Development

## ❖ Long Range Planning

- ❑ 2014 EMG Engineering Report
- ❑ 12 Year Capital Replacement Plan
- ❑ Prioritizes properties with greatest need
  - Focus on Safety and Security

## ❖ Sources of Funds

- ❑ Public (City/County/State/Federal)
- ❑ Private (United Way/Foundations/Corporate/FHLB)
- ❑ Use Private Funds to Leverage Public Funds and Vice Versa



# Rehabilitation and Capital Replacement

## ❖ Completed Projects

- ❑ Cedars (2009) (ARRA/Stimulus + Private) (54 units)
- ❑ Velda Rose (2013) (HUD/City + Private-GKFF+TU) (31 units)
- ❑ Abbey Road (2014/2015) HUD/City/County + Private) (54 units)
- ❑ Autumn Ridge (2014/2015) (HUD/City/County + Private) (182 units)
- ❑ Belle Arms (2015) (Private Foundation) (24 units)
- ❑ Southwind (2015) (Private Foundation)(8 units)

## ❖ Current Projects

- ❑ Brighton Park 1 (2015) (Federal Home Loan Bank + Private) (120 units)
- ❑ Sheridan Point (2015) (Federal Home Loan Bank + Private) (47 units)
- ❑ Lewiston Apartments (2016) (Private) (276 units) (Fannie Mae loan)
- ❑ Pheasant Run Apartments (2016) (Private) (220 units)
- ❑ City Gardens Apartments (2016) (Private) (134 units)
- ❑ Rach Acres Manor (2016) HUD/City + Private)

# Outcomes

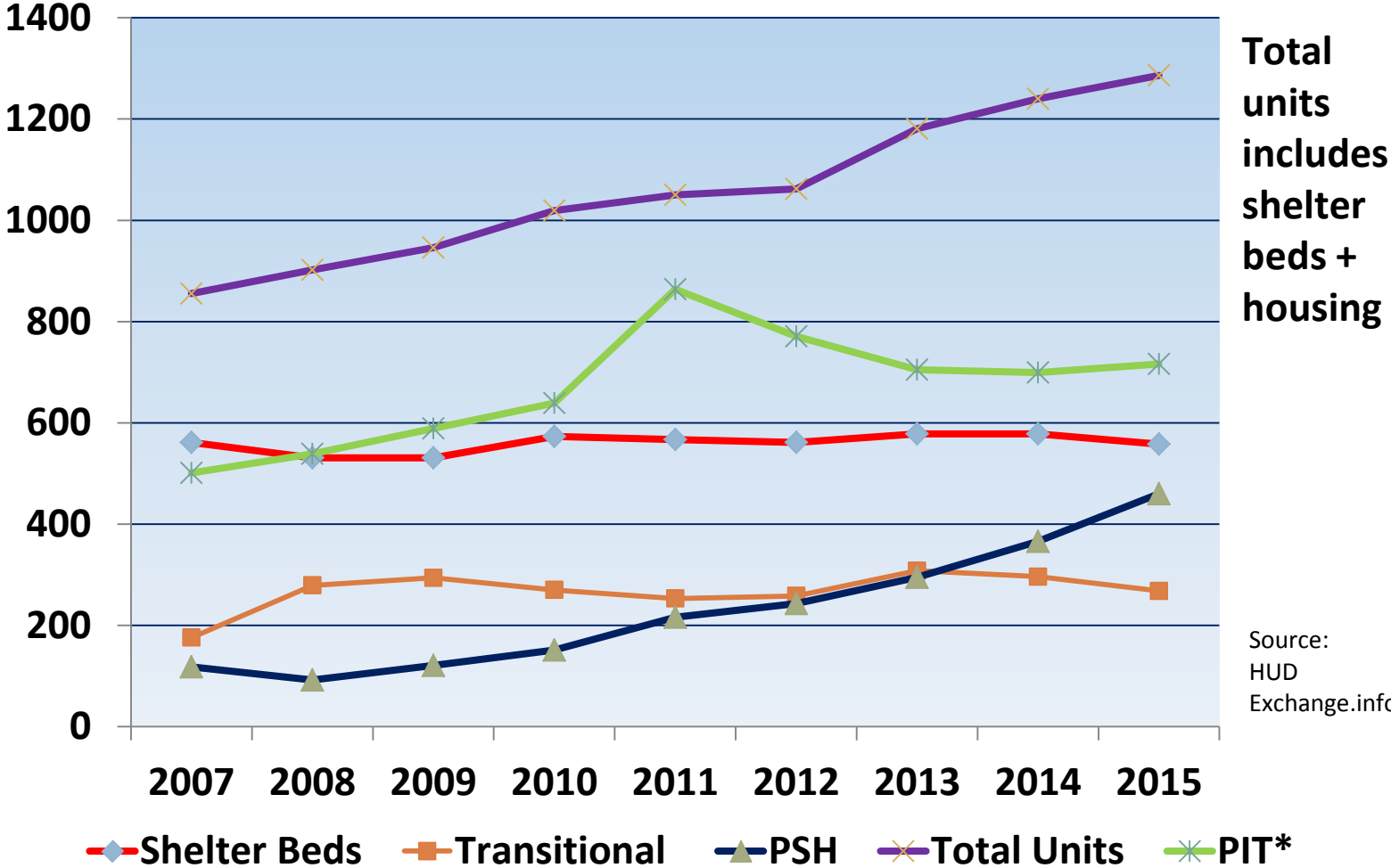


# Chronic Count 2011-2015

## CHRONIC COUNT HISTORY

	Sheltered		Unsheltered	Total	
Individuals	Emergency Shelters	Safe Havens			
2015 Individuals	31	22	36	89	
Family Members					
Total	31	22	36	89	67 Not including Safe Haven
2014 Individuals	41	19	39	99	
Family Members					
Total	41	19	39	99	80 Not including Safe Haven
2013 Individuals	59	21	34	114	
Family Members					
Total	59	21	34	114	93 Not including Safe Haven
2012 Individuals	59	23	4	86	
Family Members	2			2	
Total	61	23	4	88	65 Not including Safe Haven
Individuals	65	19	7	91	
2011 Family Members	6			6	

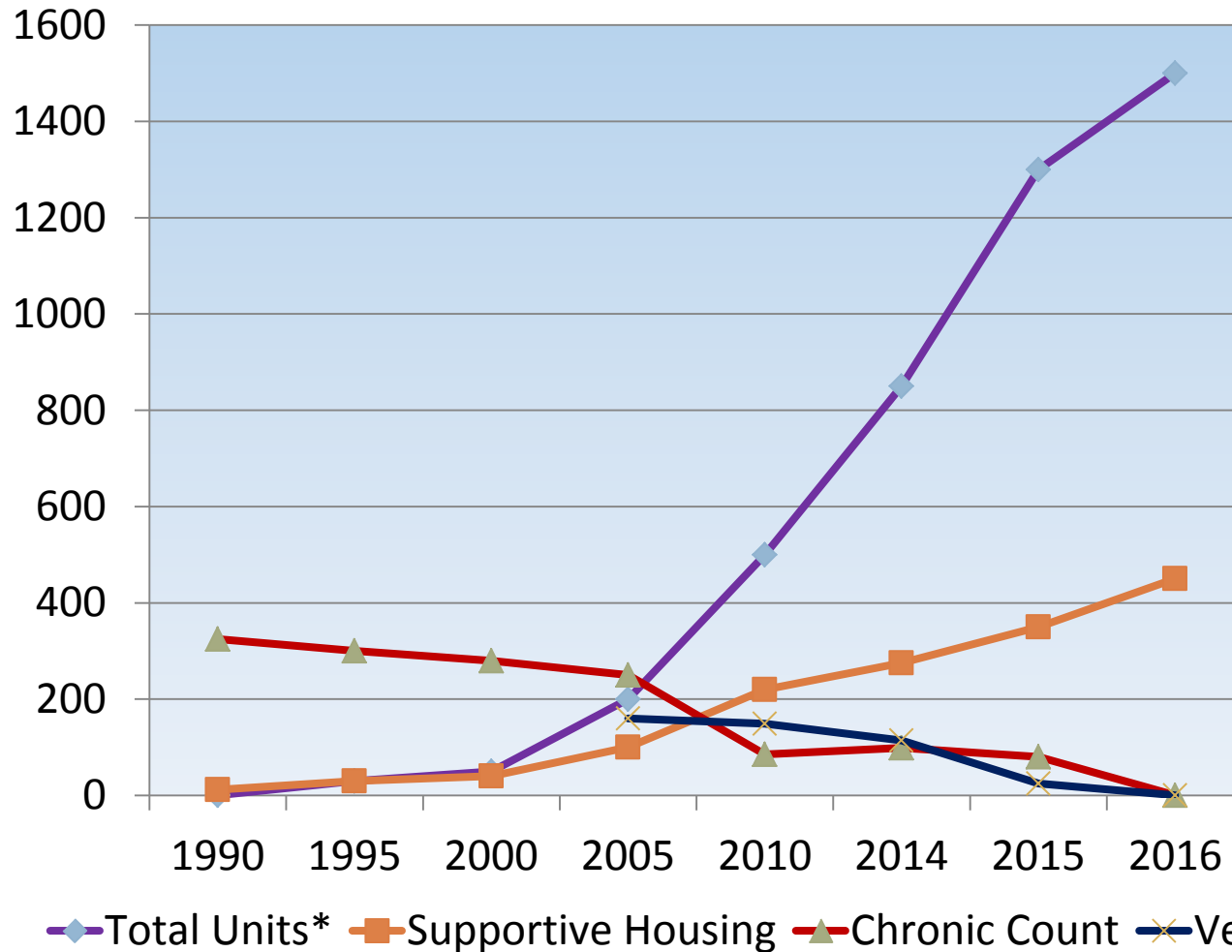
# Housing Inventory Chart Tulsa CoC 2009 – 2015



Source:  
HUD  
Exchange.info

\*PIT (Point in Time) = Total Sheltered and Unsheltered

# Housing Growth, Veterans and Chronic Count 1990 – 2016\*



**2001**  
**Capital**  
**Campaign**  
**\$5.36**  
**Million**  
**146 Units**  
**Building**  
**Tulsa**  
**Building**  
**Lives:**  
**\$77.5**  
**Million**  
**To Date:**  
**1,485 units**

**\*MHAOK Portfolio 1990 – 2016**

# Trauma-Informed

- **Tulsa Housing and Recovery Program (T-HARP)**
  - SAMHSA Funded - Using EBPs - Voluntary
  - Substance abuse & trauma focus
  - Seeking Safety; Double Trouble in Recovery (DTR)
  - Motivational Interviewing; Housing First
  - Program Components
    - Peer Support; Case Management; Counseling; Primary Health Care; HIV/HepC testing; Employment Training; Outcome Evaluation

# T-HARP OUTCOMES 2009 - 2013

- Goal: Housing Retention
  - Outcome: 94% continuously housed for 12 months or more *four years in a row (n=151)*
- Goal: Reduced dependence on alcohol and 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=103)

\*Source: Q2 Consulting, Susan Scott, PhD

# T-HARP OUTCOMES 2009 – 2013\*

- Goal: Reducing Symptoms of Trauma
  - Outcome: 79% report reduced symptoms at 6 mos.
  - 81% maintain treatment gains after 6 mos.
- Goal: 100% Connected to Health Care
  - *All* clients linked to health care through Peer Support transportation and Morton Health transportation
  - Inclusion of full-time nurse providing assessment, triage and linkage

\*Source: Q2 Consulting, Susan Scott, PhD



# T-HARP OUTCOMES SUMMARY

- 69 – 72% Reduced Substance Use
- 80% Reduced Symptoms of Trauma
- *This means 20 – 30% did not reduce substance use or trauma symptoms.*
- *YET: 94% Achieved Housing Retention!!*
- Most *did* find reductions through supportive counseling, however....
- People can stay in housing even when using and symptomatic!

# Tracking Economic Impact

- ❖ **\$54, 526, 046 Total raised and spent**
- ❖ 1,460 Total Units
- ❖ Acquisition
- ❖ Rehabilitation
- ❖ New Construction
- ❖ \$36,066 Average Cost Per Unit

# Tracking Economic Impact

❖ **\$28,466,226 Total Leveraged**

❖ Operating Grants

❖ Capital Grants

❖ Public Sources

❖ Private Sources

❖ Private



Leverages Public

❖ Public



Leverages Private

# Tracking Economic Impact

- ❖ **\$13,240,960 Total Cost Reductions**
- ❖ Reduction in Chronic Homeless Count
- ❖ Annualized Costs Savings Since 2007



SAVINGS TO  
TAXPAYERS!

# Tracking Economic Impact

- ❖ **\$53,391,680 Total Economic Activity**
- ❖ **Jobs Created Through New Construction and Rehabilitation**
- ❖ **Direct, Indirect and Induced Economic Activity**

(Tulsa and Oklahoma City Chambers of Commerce Projections)

# Tracking Economic Impact

- ❖ **\$54, 526, 046 Acquisition/Rehab, New**
- ❖ **\$28,466,226 Total Leveraged Grants**
- ❖ **\$13, 240,960 CH Cost Savings**
- ❖ **\$53,391,680 Total Economic Activity**

**\$149,624,912 Total Impact !!**

*...and still growing*

# Housing Development Planning

## ❖ Future Projects

- ❑ Ranch Acres Manor (2016)
- ❑ Hartford House (TBD)
- ❑ Altamont Apartments - Disability Access
- ❑ Lewiston Apartments (2016)
- ❑ 31<sup>st</sup> Plaza (2016 – 2017)

*Examples:*  
*Affordable Housing of the Mental  
Health Association Oklahoma*



# Yale Apartments



## Yale Apartments (2009)

- 76 units
- \$9.7 million
- \$4 million State of Oklahoma
- 50 residents from YMCA
- Move-in date Jan. 4, 2010
- Occupancy 100%
- VA Contract
- HUD SHP

# Cedars Apartments



# Cedars Apartments



# Brighton Park Apartments



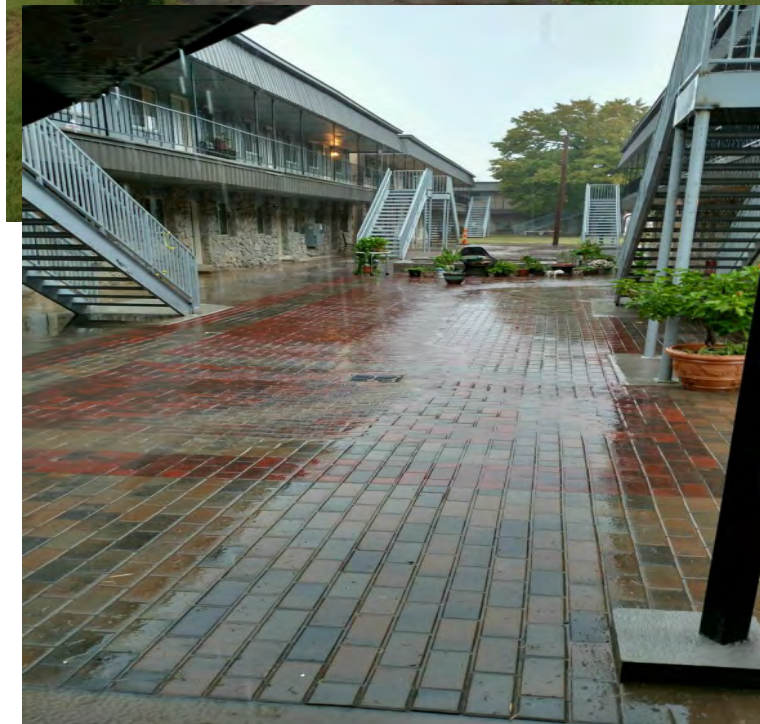
# Brighton Park Apartments



# Sheridan Point



# Sheridan Point



# Baltimore Apartments

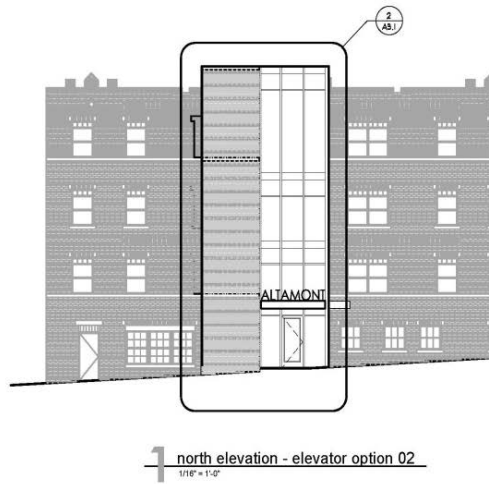




# Walker Hall Apartments



# Altamont Apartments



# The Bradstone Apartments



# Indianapolis Apartments



# Treepoint Apartments



# Terrace View Apartments



# Project for Open Doors



# Belle Arms Apartments





# Ranch Acres Manor



# Southwind Apartments



# Charan Apartments



# The Ritz Apartments



# Velda Rose Apartments



# Abbey Road Apartments



# Autumn Ridge Apartments



# Pheasant Run Apartments





# Pheasant Run Apartments



# Lewiston Apartments



# Lewiston Apartments



# City Gardens Apartments



# City Gardens and 31<sup>st</sup> Plaza



2016 Mixed Use Acquisition and Development

# City Gardens and 31<sup>st</sup> Plaza



2016 – 2017 Planned West Tower Development

# What's Next?

- ❖ **FINISH Zero:2016** initiative to end chronic homelessness and homelessness among veterans in Tulsa, Oklahoma City and Norman will result in new housing units across the state.

□ [www.zero2016tulsa.com](http://www.zero2016tulsa.com)

- 2016 3<sup>rd</sup> National Housing Conference ...

# ARE YOU READY? FOR ZERO.

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ZARROW MENTAL HEALTH  
SYMPOSIUM

READY FOR ZERO

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SOLUTIONS FOR  
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COMMUNITY  
SOLUTIONS

buildinglives  
preventing mental disorders promoting wellness



# SUMMARY

- Strategies for Community Investment Must Take A Broad View
- Housing First is Predictive of Improved Health Outcomes
- Intentional Community Planning Can Create Access For Many
- Many Styles and Locations of Housing Increases Self-determination
- Economic Opportunity Creates Hope and a New Sense of Identity – *Hire the Homeless!*
- Affordable Housing Development Creates Jobs!
- Carefully Track Outcomes and Return on Investment

**The Solution To Homelessness Generates Massive Economic Activity *and* Saves Taxpayer Dollars.**

**Ending Homelessness Is Both A Moral Imperative *and* A Financial Imperative.**

**Thank You!**

**Gregory A. Shinn, MSW**

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