

# Homelessness, Housing, Mental Health Task Force

---

February 8, 2023



# Meeting Purpose:

Discuss different housing programs available for those experiencing homelessness. For example, emergency shelter, rapid re-housing, transitional housing, permanent supportive housing, and affordable housing.



TUL × USA

20  
22

# STATE OF THE CITY

PRESENTED BY:  
MAYOR G.T. BYNUM



Emergency Shelter



Transitional Housing



Supportive Housing



Affordable Housing



Market Housing



NOVEMBER 15, 2022



Terri White - Chief Executive Officer  
Greg Shinn - Associate Director & Chief Housing Officer



# Organization – About Us

## *Mental Health Association Oklahoma*

Mental Health Association Oklahoma is dedicated to promoting mental health, preventing mental disorders and achieving victory over mental illness through advocacy, education, service and housing.

## *Which housing types do you offer?*

- MHAOK has **approximately 1,500 units** of affordable and supportive housing in Tulsa including 22 apartment complexes.
- We offer **affordable, transitional, bridge and permanent supportive housing models**, including single-site 24-hour locations and scattered-site, mixed-income apartment communities.
- We operate a 75/25 model with 75% of our units as market-rate affordable housing for low-income Tulsans and 25% as supportive housing.

# Organization– Service Needs

## *Who are your partners?*

- Tulsa Area United Way Partner Agency
- City of Tulsa
- INCOG/Tulsa County
- Oklahoma Housing Finance Agency
- Tulsa Housing Authority
- Tulsa Police Department
- Tulsa Fire Department
- Oklahoma Department of Mental Health and Substance Abuse Services
- U.S. Department of Housing and Urban Development
- United States Department of Veterans Affairs
- Private philanthropic foundations
- Tulsa Continuum of Care, A Way Home for Tulsa
- Housing Solutions
- Tulsa Day Center for the Homeless
- Family and Children's Services
- Youth Services of Tulsa
- Volunteers of America
- John 3:16
- Iron Gate
- City Lights
- DVIS
- CREEKS
- Grand Mental Health (12 & 12)
- Counseling and Recovery Services

# Organization– Service Needs

*What barriers prevent your organization's ability to better assist people experiencing homelessness?*

- Insufficient funding levels for wrap-around and supportive services
- High match requirements of federal pass-through dollars (ESG, HOME)
- Inadequate funding available for preservation and new construction (HOME)
  - Demand for affordable housing far outweighs supply
- Inadequate funding levels for renewable federal grants (Continuum of Care)

# Organization – Recommendations

## *What can the City do to support you in addressing homelessness?*

- ***Policy changes in local ordinances and/or state laws:***
  - Advocate for reform of Landlord Tenant Act to reduce evictions
  - Support inclusionary zoning, allowing affordable housing development city-wide
  - Increase access to housing/deconcentrate poverty, disability and segregation by requiring set-asides for low-income households in all multi-family developments
  - Establish an “in lieu of fund” as a last resort
  - Incentivize development through tax breaks, streamlined contracting, zoning and permitting
  - Prioritize preservation of existing affordable housing and development of new affordable housing
  - Remove any ordinances that criminalize or disproportionately affect homelessness
- ***Convening among community partners and broader public:***
  - Galvanize community support by increasing awareness, decreasing stigma, overcoming NIMBY
  - Convene “developers group” for both affordable and supportive housing projects to speed unit production to the market
  - Promote evidence-based practices and partnerships



# Organization – Recommendations

*What can the City do to support you in addressing homelessness?*

- ***Financial resources for programs, services, staff:***
  - Use City funding to match state and federal dollars for affordable housing
  - Use City funding to match private dollars for affordable housing
  - Determine renewable revenue stream for Housing Trust Fund
    - Expand Housing Trust Fund beyond loans and rental assistance to grants for preservation and new construction of affordable and supportive housing
  - Expand funding for street outreach, case management, employment and other supportive services
  - Allow more funding for administrative indirect costs



Rev. Steve Whitaker - Senior Pastor, President & CEO  
Steven Whitaker - Vice President & COO



# Organization – About Us

*Name of organization: John 3:16 Mission*

*Organization's mission statement:*

Our purpose at the Mission is to take the life-changing message of the Gospel of Jesus Christ to the homeless and at-risk men, women and children of our community, endeavoring to meet their physical, spiritual and emotional needs. We discipline them to follow the commands of our Lord Jesus Christ, to live a lifestyle pleasing to Him and thereby enter into God's promise of an abundant life.

# Organization – About Us

*Which housing types do you offer – emergency shelter, transitional housing, rapid re-housing permanent supportive housing, affordable housing?*

- Emergency shelter for men (180 beds, downtown).
- Residential recovery for women (28 beds, west campus).
- Residential Recovery for men (50 beds presently, moving to west campus on 3/1/23). Residential men will have 72 beds in 2024.
- Various homeless prevention programs at our Family and Youth Center (on MLK).

# Downtown Shelter, Dining and Chapel

## 506 N Cheyenne Ave



- Safe, clean, bed, shower, food, everyday, all year.
- Yes! We have rules to keep the environment safe for all, just like the communities we live in have laws.
- Shelter is NOT meant to be an extravagant accommodation. It is by design a temporary arrangement until a person can be moved onward in to housing or program.
- You might say low barrier is indicative of low expectations and harm reduction leads to prolonged suffering. Prolonged suffering is not dignifying.
- Shelter should not make you want to stay forever and/or become dependent on the shelter.
- High expectations set the tone for better outcomes.
- God loved us too much to leave us like we started out. Love = accountability.

# West Campus, The Refuge – 575 N 39<sup>th</sup> W Ave



Residential Recovery for men - 50 beds, presently in our downtown location, moving to west campus on 3/1/23. Residential men will have 72 beds in 2024.

Residential recovery for women - 28 beds.



# Attributes of Residential Programming

- 1 year in duration, ending with graduation, receipt of vehicle and housing placement.
- 5 pillars, 5 phases, holistic approach, customized at intake.
- Mentor team assignment.
- Strengths based, rediscovery of purpose, confidence and hope.
- Family and Community Reconciliation
- Legal advocacy
- Work training and placement
- Not for everyone

# 5 Pillars of residential programs

- **Physical Wellness** (medical, dental, diet, exercise)
- **Spiritual** (study, connected church of choice, discipleship)
- **Recovery** (clinical assessment, social/emotional awareness, coping skills/plans, mentor placement, classwork on various topics)
- **Work therapy**, experience and life. Work training and placement.
- **Life skills**, very customized based on needs of individual.



# Family and Youth Center – 2027 MLK BLVD

- Comprehensive programs for families, youth and children.
- Similar content to men's and women's programs but focused on prevention and education.



# Organization– Service Needs

## *Who are your partners?*

Although we have stepped away from the homeless continuum of care where we were a member from inception until 2021, we remain in close partnership with other agencies in the continuum, particularly the shelters and encampment outreach teams from respective agencies. We have many volunteer, church, corporate and city relationships that are pivotal to our work.

# Organization – Recommendations

***What barriers prevent your organization's ability to better assist people experiencing homelessness? What can the City do to support your organization in addressing homelessness?***

- Tendency to a one size fits all approach among homeless service providers. COC strategic planning and funding is funder (local and government) driven instead of based in community need, comprehensive best practices and broad evidence-based strategies. Compliance = funding. It seems clear the current approach is making things worse across the nation and Tulsa is heading in the same direction.
- Permitting and IDP have become punishing while expanding facilities for services. Is this normal? What can be done to help agencies who do not have extra assets to navigate bureaucracy? Adding aging city infrastructure improvement requirements as a condition of IDP approvals for charities, churches and homeless service providers is a negative incentive for needed expansion of services.
- We have seen various occurrences of individuals having been a repeated threat, danger to the community, to include violent crimes (attempted murder), being released back onto the street. We feel the homeless community deserve to be protected from unnecessary risk like every other citizen.
- Downtown security have been very responsive to calls for help and cleanup. Thanks!



Anne and Henry Zarrow

2021  
Grand Reopening

Renovations  
2019

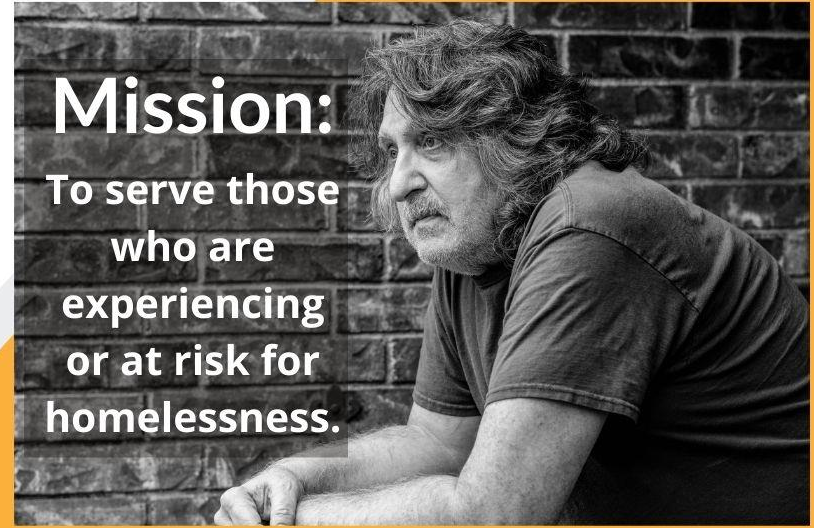
Hudson Villas  
2013

600% Expansion  
1994

Night Shelter  
1990

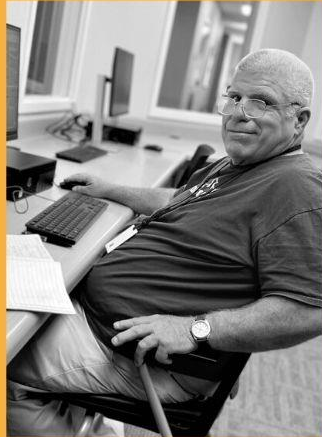
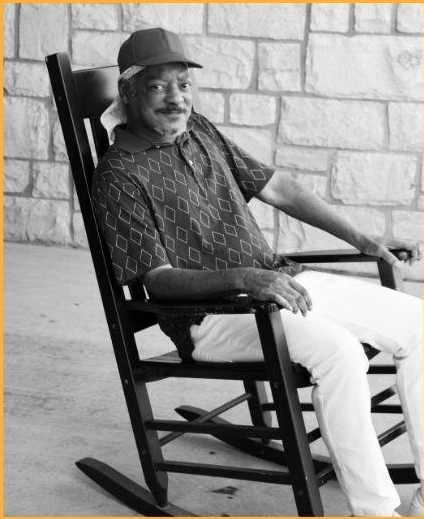
Opened in  
1986





**Services We Provide:**

- Emergency Shelter
- Rapid Re-Housing
- Permanent Supportive Housing
- Medical Clinic
- Clothing, Food and Housewarming Baskets
- Hudson Villas Apartments



- 42 Voucher and Fair Market Units
- 18 PSH Units
- Along with 17 Scattered Sites

# 2022



**Medical Clinic**  
7,000 visits



**Rapid Rehousing**  
400 housed  
(92% retention rate)



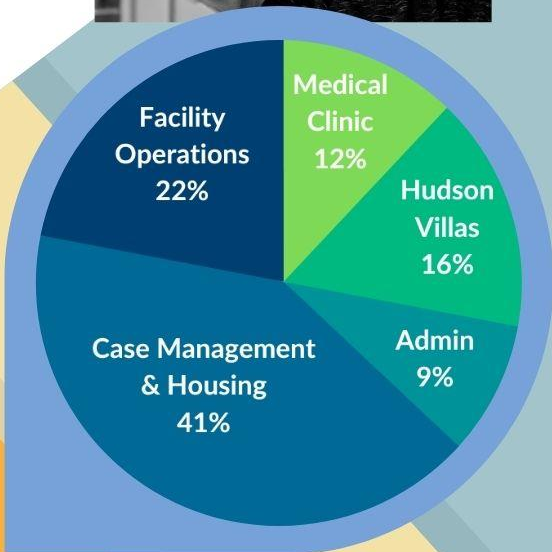
**Volunteers Hours**  
12,240



**Case Management**  
18,240 served



**Homeless Prevention**  
302



**\$.91 of every \$1 goes to providing services!**

# Who we work with

*Those in bold are in-house partners and we provide office space*

- A Way Home for Tulsa
- Be Heard Movement
- Catholic Charities of Eastern Oklahoma
- City Lights Foundation
- Community Sharehouse
- Bail Project
- DVIS
- **Family and Children's Services**
- Goodwill Industries
- **Grand**
- HOPE - HIV Testing and Counseling
- Housing Solutions Tulsa
- Iron Gate
- John 3:16 Mission

## Largest Barrier? Affordable Housing



- **Legal Aid Services of Oklahoma**
- Mental Health Association of Oklahoma
- Morton Comprehensive Health Services
- Oklahoma Department of Human Services
- OU Bedlam Clinic
- Salvation Army
- Surayya Anne Foundation
- Restore Hope
- **TulsaCares**
- Tulsa County Emergency Services
- United Way
- **Veterans Administration**
- Volunteers of America
- Youth Services of Tulsa
- and more!





tulsa day center

# Ideas and Recommendations

Increase awareness of services available within the city and overcome NIMBY

Continue collaborative efforts with **A Way Home for Tulsa** and area partner agencies

Increase funding for wrap-around, supportive services and housing stabilization

Continuation and implementation of disaster response for inclement weather and shelter emergencies



[TulsaDayCenter.org](https://TulsaDayCenter.org)

# Questions?



CITY OF  
**Tulsa**  
A New Kind of *Energy*™

# Panel Discussion

---

**Terri White**, Chief Executive Officer – Mental Health Association

**Greg Shinn**, Associate Director & Chief Housing Officer – Mental Health Association

**Rev. Steve Whitaker**, Senior Pastor, President & CEO – John 3:16 Mission

**Steven Whitaker**, Vice-President & COO – John 3:16 Mission

**David Grewe**, Executive Director – Youth Services of Tulsa

**Beth Svetlic**, Assistant Executive Director – Youth Services of Tulsa

**Mack Haltom**, Executive Director – Tulsa Day Center

**Noe Rodriguez**, Associate Director – Tulsa Day Center

**Captain Daniel Nelson**, Tulsa Area Commander – Salvation Army

**Jennifer Leck**, Director of Social Services – Salvation Army

**Charles Wall**, Director – Tulsa County Social Services

**Savannah Crandall**, Community Outreach Manager – Tulsa County Social Services



# Housing Programs in Tulsa

- How does your organization define success?
- How does your organization address the various needs of people experiencing homelessness?
- How does your organization balance the needs of the individual with the needs of the community?

# What can the City do to support your organization in addressing homelessness?

- Policy changes in local ordinances and/or state laws.
- Convening among community partners and broader public.
- Financial resources for programs, services, staff, etc.