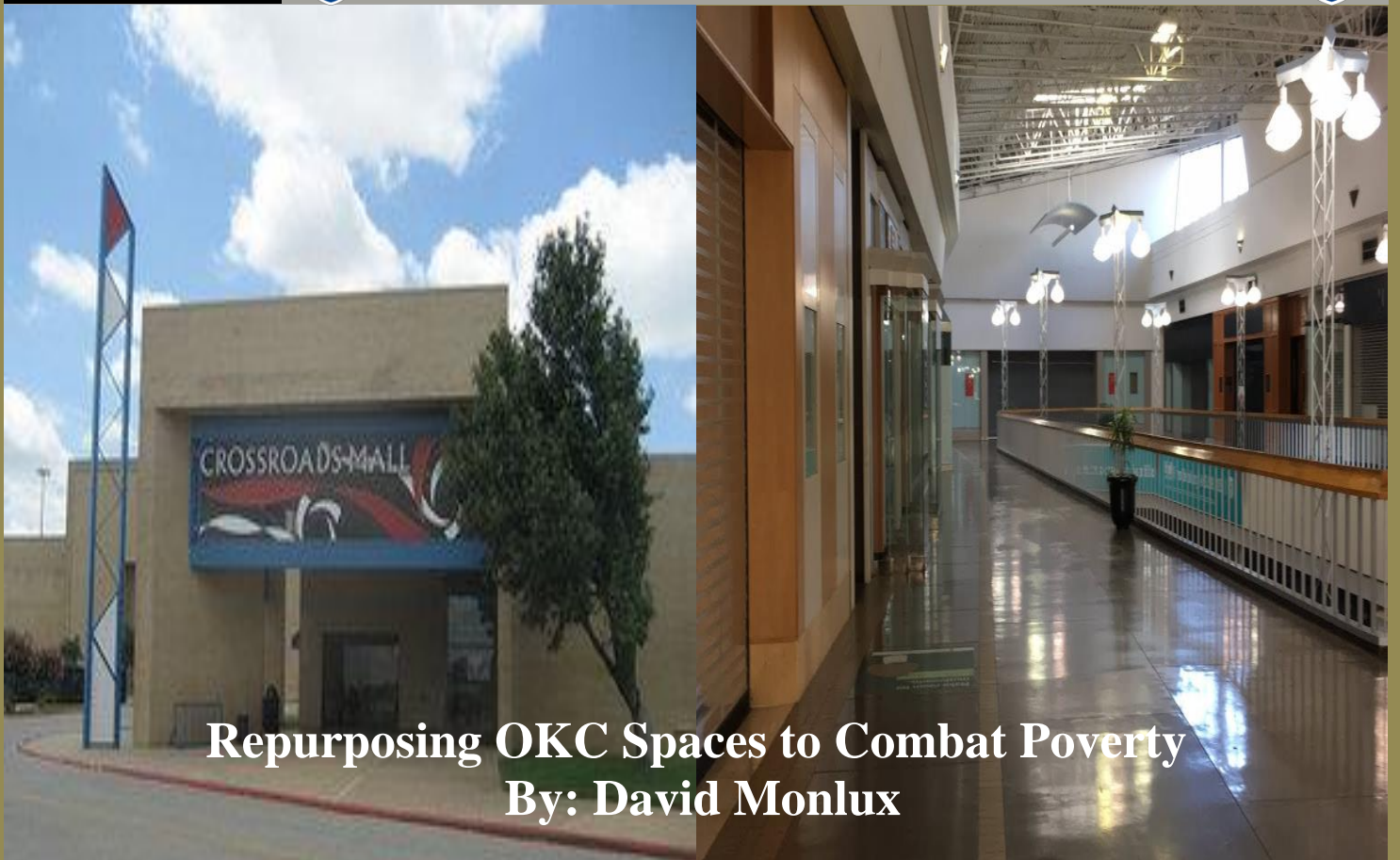




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AMERICA'S PLAZAS OF CROSSROADS



Repurposing OKC Spaces to Combat Poverty
By: David Monlux

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DEFINITIONS



For the purposes of this paper the following words shall have the following definitions and meanings when referenced in this paper.

Assistance Resource Center (ARC): A large space/building that houses jobs services, housing, education, substance abuse treatment and government agencies all in one place.

Chronically Homeless: Unaccompanied homeless individual with a disabling condition who has either been: A: Continuously/Nonstop homeless for a year or more. B: Homeless on four (4) separate occasions in the last three (3) years for three (3) continuous plus (+) months each. C: Total combined homeless time is greater than twelve (12) months in the last four (4) years.

Continuum of Care (COC): Local planning body responsible for coordinating a full range of homeless services in a geographic area as directed by The US Dept of Housing & Urban Development (HUD's) 1994 initiative. To learn more about OKC's COC visit their website at <https://www.okc.gov/departments/planning/programs/homelessness/continuum-of-care>

Couch Surfing: Temporary stay in a series of other people's homes/businesses making use of improvised/unplanned sleeping arrangements without permanent/usual sleeping quarters in a habitable and livable structure.

Crossroads Mall: An abandoned shopping mall in Oklahoma City with over one million (1,000,000) square feet located at the northeast corner (7000 Crossroads Mall Dr. Oklahoma City, OK, 73149) of the I35 & I240 Intersection. This site will serve as a proposed ARC in this proposal.

Curbside Chronicle: An organization in Oklahoma City that helps the homeless obtain jobs, make a basic income to survive and generate work history. To learn more about them visit their website at <https://thecurbsidechronicle.org/>

Educational Standard Goal (ESG): A: Obtaining High School Diploma OR GED for the homeless that haven't obtained one already. B: Providing Associate Degree, Job Skills training and or Vocational Training/Placement for those who have already obtained a GED/High School Degree.

Emergency Shelter: Short-term lodging for people experiencing a housing crisis and extra bed availability during extremely bad weather.

Employment Stability: The ability and state for people to keep steady and regular employment.

Homeless Management Information System (HMIS): Computerized data collection app/program designed to capture client-level info on the characteristics/needs of homeless adults/children over time.

Homelessness: People without a home.

Housing Inventory Count: Report on the number of program beds/housing units available/in use, both, on any given day and overtime.

Normalization: Setting a routine structure and system in place where an individual has a familiar environment/surroundings instead of the unpredictable streets.

OKC: An abbreviation for Oklahoma City.

Permanent Supportive Housing (PSH): Housing combined with support services that have no time limit(s) for homeless persons with a disabling condition.

Plaza Mayor: The name of the attempted rebranding and reopening of Crossroads Mall with the intent of becoming a Hispanic Community Center as well in OKC.

Rough Sleeping: People sleeping/bedded down, in the open air such as on the streets, in doorways or parks.

Transitional Housing: Time limited temporary housing/services for people who have multiple barriers to obtaining housing & employment.

Sheltered Homeless: People who are living in a publicly/privately supervised operated shelter designed for temporary living arrangements.

Unaccompanied Youth: Person(s) under the age of 25 who are no longer with/supported by/ran away from their parent/legal guardian, lack regular income and have very little means of self-support if any.

Unsheltered Homeless: People with a nighttime residence not designed for ordinary use as a regular sleeping accommodation for human beings.



INTRODUCTION/PURPOSE

Many commercial shopping malls across the US are failing¹ and shutting down² like Crossroads Mall (Plaza Mayor) did in OKC. When they shut down, jobs evaporate and spaces become abandoned leaving large structures without a purpose just sitting there. Constantly repeated in Dr. Gaddie's Architectural Democracy Political Science capstone class during the spring 2018 semester was this phrase: **"The meaning, use, function and purpose of space is constantly being redefined and repurposed overtime."** These unoccupied³ malls, once a central space for socializing of economic activity now vacant, need a 21st Century repurposing. With investments⁴ drying⁵ up⁶, many abandoned⁷ and homeless⁸ populations⁹ on the rise¹⁰ across¹¹ the US, the time is now to save jobs/ combat poverty & reduce homelessness is now.

¹ Sanburn Josh July 20th, 2017 *Why the Death of Malls Is About More Than Shopping* Time.com <https://time.com/4865957/death-and-life-shopping-mall/> Accessed Sept 10th, 2019

² Hanbury Mary July 7th, 2018 *50 Haunting Photos of Abandoned Shopping Malls Across America* Business Insider <https://www.businessinsider.com/american-retail-apocalypse-in-photos-2018-1> Accessed September 10th, 2019

³ Kelly Erin First Published December 15th, 2014. Last updated Aug 20th, 2019: allthatinteresting.com *Abandoned Malls Litter America As Retail Chains Die Out* <https://allthatinteresting.com/abandoned-malls> Accessed Sept 19th, 2019

⁴ Thomas Lauren Monday Originally Published April 15th, 2019 & last Update April 16th, 2019 CNBC *Offering Shoppers New Experiences Isn't Helping as Malls See Tsunami of Store Closures, Falling Traffic* <https://www.cnbc.com/2019/04/15/malls-see-tsunami-of-store-closures-as-foot-traffic-declines-further.html> Accessed Sept 17th, 2019

⁵ Mulholland Sarah June 12th, 2018 Bloomberg *Landlords Are Practically Giving Malls Away* <https://www.bloomberg.com/news/articles/2018-06-12/owners-of-fading-malls-on-their-knees-as-buyer-pool-evaporates> Accessed Sept 17th, 2019

⁶ Whiteman Dough January 9th, 2019 moneywise *America's Saddest Zombie Malls Defy Death and Demolition These Eerie Malls Have Lost Shoppers and Stores but Refuse to Die* <https://moneywise.com/a/americas-saddest-zombie-malls> Accessed Sept 17th, 2019

⁷ Seph Lawless (personal website) *A Haunting Look Inside America's Creepiest Abandoned Malls* <https://sephlawless.com/inside-creepiest-abandoned-malls/> Accessed Sept 17th, 2019

⁸ Shellenberger Michael September 12th, 2019 Forbes *Why Californians Keep Making Homelessness Worse* <https://www.forbes.com/sites/michaelsellenberger/2019/09/12/why-california-keeps-making-homelessness-worse/#131633025a61> Accessed Sept 17th, 2019

⁹ Cowan Jill June 5th, 2019 New York Times *Homeless Populations Are Surging in Los Angeles. Here's Why* <https://www.nytimes.com/2019/06/05/us/los-angeles-homeless-population.html> Accessed Sept 17th, 2019

¹⁰ Bachega Hugo October 8th, 2018 BBC News *Homeless in US: A Deepening Crisis on the Streets of America* <https://www.bbc.com/news/world-us-canada-45442596> Accessed Sept 17th, 2019

¹¹ Ruiz-Grossman Sarah First Published December 18th, 2018 Updated on January 22nd, 2019 Huff Post *Homelessness Rises For Second Year In A Row In U.S. After Years Of Decline* https://www.huffpost.com/entry/homelessness-statistics-united-states-2018_n_5c1970a9e4b02d2cae8e322e Accessed Sept 17th, 2019

Instead of these jobs dying out and spaces left abandoned they need to be repurposed and given new life to help facilitate thriving communities in modern times to be successful for their day instead of clinging to past models. During the expansions¹² in the 1950's and 1960's malls were starting to pop up in suburban areas reflecting the economic boom and increase in living standards post World War II. During the 1970's, 1980's and 1990's with relative¹³ low cost of living having a big store to go to along with a movie theatre and food court to hang out at made sense. It was pre internet sales and instant communication smart phones. The malls became social gathering places and every community wanted one. Basically like the Grand Bazaar in Istanbul famous for its many shops and merchants, the spice markets throughout the Middle East and farmers markets for goods, the mall became the one stop shop. Then when online sales combined with declining income/increased bills came about, the malls started becoming vacant and declining across America. Sitting basically abandoned for a long time in OKC is Cross Roads Mall/Plaza Mayor.¹⁴

The purpose of this paper will be to review the homeless numbers across Oklahoma City, identify those at risk of becoming homeless or being victim to poverty by system/circumstance and how the space of Cross Roads Mall can be repurposed as a benefit to the community for reduce homelessness/poverty in OKC and develop a model for the rest of the nation to reduce homelessness. In addition many models look to solve the present problem while failing to address future trends such as changes in economic conditions, climate change and immigration/migration patterns. When proposing this model, these factors will be included.

¹² Cohen, Lizabeth. JSTOR, "*From Town Center to Shopping Center: The Reconfiguration of Community Marketplaces in Postwar America.*" *The American Historical Review*, vol. 101, no. 4, 1996, Page 1052. www.jstor.org/stable/2169634 Accessed Sept 17th, 2019

¹³ During this time there were really no cell phone, cable and or internet bills combined with very little student loan debt and low monthly payments, so wages which remain flat in present day went further back then along with cheaper prices for the cost of goods thus creating a product buying economy.

¹⁴ More will be explained in the history section about Crossroads Mall/Plaza Mayor

CROSSROADS MALL & PLAZA MAYOR HISTORY

Crossroads opened on February 17, 1974 with major anchor retailers such as John A. Brown, Dillard's, Montgomery Ward and JC Penney. Crossroads Mall was named based on its chosen location at the major intersection of I-35 and I-240, being a transportation hub and crossing of roads in Oklahoma City. At the time it was one of the largest construction projects to have ever taken place in Oklahoma, and one of the ten largest malls in America causing the Daily Oklahoman to declare Crossroads Mall as **"the most magnificent enclosed and air-conditioned shopping mall in the Southwest."**¹⁵ Crossroads Mall was one of the more popular shopping establishments in OKC for 20+ years. In 2001 Montgomery Ward shut down due to bankruptcy¹⁶ and the declining problems of Crossroads began followed by the four (4) major anchor¹⁷ stores closing in the late 2000s, which sent the majority of its remaining tenants to vacate the mall amplified by the 2008 economic downturn and increased gang activity from jobs leaving the area.

The property was foreclosed on in April 2009 and it fell under the ownership of the Federal Reserve Bank of New York as part of an AIG & Bear Stearns bailout.¹⁸ On September 14, 2011, 762,532 square feet of Crossroads Mall was purchased by Raptor Properties, LLC for \$3.5 million USD. In April 2013, Raptor Properties announced plans to re-brand Crossroads by marketing to the Hispanic community. On April 24, 2013, Raptor

¹⁵ Crossroads Opening Set Wednesday", The Daily Oklahoman, p. 68, 1974-02-12

¹⁶ April 26th, 2001 bizjournals.com *Dillard's Buys Wards Building at Towne West*
<https://www.bizjournals.com/wichita/stories/2001/04/23/daily43.html> Accessed and Viewed Sept 19th, 2019

¹⁷ Dillard's, Macys, JC Penney & John A. Brown

¹⁸ Joffe-Walt Chana April 9th, 2010 All Things Considered NPR News *Why the Fed Owns a Mall in Oklahoma City*
<https://www.npr.org/templates/story/story.php?storyId=125764118> Accessed and Viewed Thursday Sept 19th, 2019

announced that the new name of the mall would be Plaza Mayor and it reopened. They also announced future renovations that would have included space for a grocery store, a nightclub and a rodeo arena seating 3,500 spectators that didn't happen. By 2015 Plaza Mayor went from abandoned to thriving. When it initially reopened under a different name and new management, it only had 17% occupancy rate and by 2015 it had jumped up to 45% occupancy.¹⁹ In 2017 Plaza Mayor appeared within the perception of the OKC Community and the merchants of Plaza Mayor to be thriving. Then a curveball from left field came out of nowhere with no indication of warning in September 2017 that management of ownership announced that Plaza Mayor was closing permanently²⁰ on October 31st, 2017 (Halloween) leaving a scary and haunted future for the Mall. In September 2019 a few stores sit around the edges and smaller properties such as AMC Crossroads Mall, Texas Road House, a car dealership, an event center, a few motels and some educational outreach centers, however the main mall itself still sits abandoned. Today the site is owned by CRM Properties who is attempting to broker²¹ the sale of Plaza Mayor. It sits unused and unoccupied with much interest and competing visions²² however no action has yet to be taken while the area continues to experience economic declines.

¹⁹ Dickerson Brett August 12th, 2015 Oklahoma Gazette *Plaza Mayor at the Crossroads Thrives Two Years After Opening* <https://www.okgazette.com/oklahoma/plaza-mayor-at-the-crossroads-thrives-two-years-after-opening/Content?oid=2957720> Accessed and Viewed Sept 19th, 2019

²⁰ Dickerson Brett December 11th, 2017 Freepressokc.com *What Happened to Plaza Mayor?* <https://freepressokc.com/what-happened-plaza-mayor/> Accessed and Viewed Sept 19th, 2019

²¹ Price Edwards & Company *Crossroads Mall - Plaza Mayor* <http://www.retailoklahoma.com/crossroads> Accessed and viewed Sept 19th, 2019



RETAIL OKLAHOMA
Retail Investment Team

²² One example from the South OKC Chamber of Commerce January 9th, 2019 *Proposal To The Mayor – Wednesday January 9, 2019* <http://southokc.com/proposal-to-the-mayor-wednesday-january-9-2019/> Accessed and viewed Sept 19th, 2019



UN SUSTAINABLE DEVELOPMENT GOAL 1: END POVERTY IN ALL ITS FORMS EVERYWHERE



- By 2030, eradicate extreme poverty for all people everywhere, currently measured as people living on less than \$1.25 a day.
- By 2030, reduce at least by half the proportion of men, women and children of all ages living in poverty in all its dimensions according to national definitions.
- Implement nationally appropriate *social protection systems and measures for all*, including *floors*, and by 2030 achieve *substantial coverage* of the poor and *the vulnerable*.
- By 2030, ensure that all men and women, in particular the poor and *the vulnerable*, *have equal rights to economic resources*, as well as access to basic services, ownership and control over land and other forms of 13 property, inheritance, natural resources, appropriate new technology and financial services, including micro-finance.
- By 2030, build the resilience of the poor and *those in vulnerable situations* and reduce their exposure and vulnerability to climate-related extreme events and other economic, social and environmental shocks and disasters.
- Ensure significant mobilization of resources from a variety of sources, including through enhanced development cooperation, in order to provide adequate and predictable means for developing countries, in particular least developed countries, to implement programmes and policies to end poverty in all its dimensions.
- Create sound policy frameworks at the national, regional and international levels, based on pro-poor and gender-sensitive development strategies, to support accelerated investment in poverty eradication actions²³



²³ United Nations Official Website talking about the Sustainable Development Goal 1
<https://www.un.org/development/desa/disabilities/envision2030-goal1.html> Accessed and Viewed: Sept 19th, 2019

CROSSROADS/PLAZA MAYOR MAPS



²⁴ Photos from a Price Edwards & Company Commercial Real Estate Services *Confidential Offering Memorandum for the Disposition of Crossroads Mall and Parcels Oklahoma City, OK* <https://priceedwards.com/sites/default/files/for-sale/Crossroads%20Mall%20-%20Offering%20Memorandum%20-%20Jan%202019%20web.pdf> Accessed & Viewed Sept 20th, 2019



Mail Address:
CROSSROADS MALL
 700 Crossroads Blvd
 Oklahoma City, OK 73140
 Phone: (405) 611-4422
 Fax: (405) 634-1822

For Leasing
 Information Contact:
WREST CLEMENS
 Phone: (405) 611-4422
 Fax: (405) 634-1822

Note:
 This is a schematic plan only
 intended to show the general layout
 of the building. It is not a
 contract. The plan is subject to
 change.

LEASING PLAN
 BY: WREST CLEMENS

**FIRST LEVEL
 LEASE PLAN**



OKC HOMELESS NUMBERS/FACTS ²⁵

YEAR:	2015	2016	2017	2018	2019
TOTAL HOMELESS:	1,300	1,511	1,368	1,183	1,273

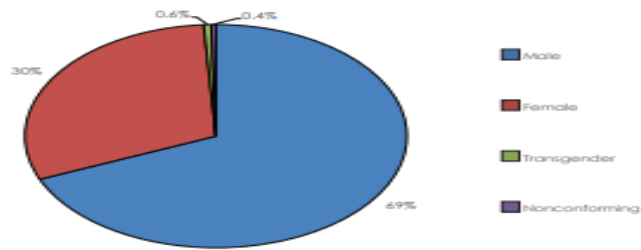
YEAR:	2015 (%)	2016 (%)	2017 (%)	2018 (%)	2019 (%)
Chronic Homeless:	214 (16.46%)	286 (18.92%)	254 (18.56%)	260 (21.97%)	275 (21.6%)
Homeless Vets:	125 (9.61%)	157 (10.39%)	147 (10.74%)	121 (10.22%)	129 (10.13%)
Mental Illness:	495 (38%)	490 (32.42%)	451 (32.96%)	361 (30.51%)	394 (30.95%)
Substance Abuse:	603 (46.38%)	680 (45%)	547 (39.98%)	410 (34.65%)	430 (33.77%)
HIV Aids:	36 (2.76%)	23 (1.52%)	23 (1.68%)	15 (1.26%)	24 (1.88%)
Domestic Violence:	209 (16.07%)	194 (12.83%)	130 (9.5%)	117 (9.89%)	117 (9.19%)
Unaccompanied Youth:	112 (8.61%)	118 (7.8%)	64 (4.67%)	53 (4.48%)	85 (6.67%)

ORGANIZATION:	EMERGENCY SHELTERS:	TRANSITIONAL HOUSING:
Be the Change	22	NA
Catholic Charities	20	30
City Rescue Mission	525	NA
Grace Rescue Mission	80	NA
Hope House OKC	NA	38
Jesus House	97	NA
Neighborhood Services Organizations:	6	46
OK Veteran Affairs:	NA	16
OKC Metro Alliance:	14	NA
Phoenix House:	NA	15
Phoenix Recovery Institute:	4	NA
RAIN OK:	NA	7
Red Rock Behavioral Health Services:	6	26
Salvation Army:	189	NA
SISU Youth:	12	NA
Sunbeam:	11	NA
Winds House:	NA	10
YWCA:	136	NA
TOTAL:	1,122 beds	188 transitional houses

²⁵ All numbers taken from the Report: Prepared by the Oklahoma City Planning Department - Housing & Community Development Division *2019 Point in Time Snapshot of Homeless in OKC* <https://homelessalliance.org/wp-content/uploads/2019/06/2019-Report-Point-In-Time-Report.pdf> Accessed and Viewed Sept 10th, 2019: Gender/Age/Race/Ethnicity Chart + Graphic on Following page from same source as well.

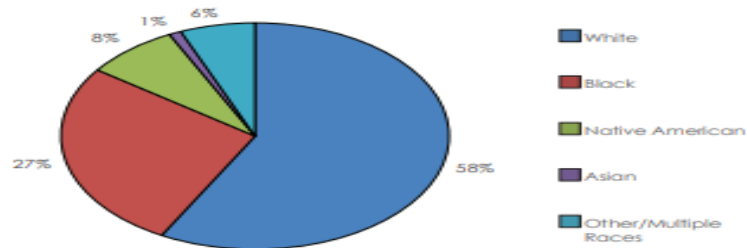
Gender

The percentage of females counted increased slightly from 371 to 387 since 2018. The percentage of males counted saw a larger increase of nearly 8% from 811 to 877. Additionally, 5 transgendered people were identified during the count. Men are less likely to be sheltered than women. In 2018, 34% of all homeless men surveyed were unsheltered compared to 22% of women.



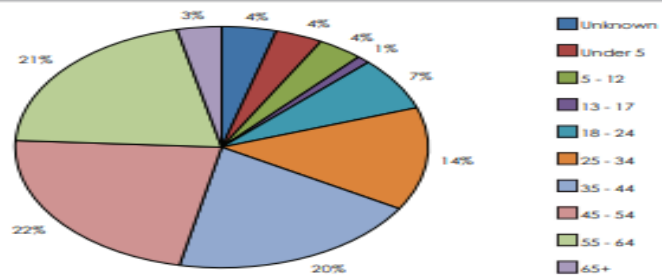
Race and Ethnicity

While the percentage of respondents identifying as Other/Multiple Races increased from 2018 to 2019, all other groups showed a slight reduction. Only 5 respondents identified as Asian this year which is under 1% of the total homeless population. Additionally, 1 person identified as Pacific Islander. People indicating Hispanic ethnicity accounted for 9%.



Age

Though the overall number of individuals in each age category may fluctuate from year to year, the percentage that each group makes up of the overall total population typically remains fairly stable. On the night of the count, 8 children under the age of 18 years old were found to be sleeping outside.



2019 Point in Time

HOMELESSNESS IN OKC A CLOSER LOOK

This year, we wanted to paint a more detailed picture of what homelessness in OKC looks like. The information below was gathered for the first time from people who were unsheltered during the 2019 Point in Time count. Unsheltered means a person living somewhere unfit for human habitation like on the street, in abandoned buildings, in a vehicle, or in a park or other public space.

1 IN 5 HAVE BEEN IN FOSTER CARE

73% BECAME HOMELESS IN OKLAHOMA

3 IN 4 HAVE BEEN INCARCERATED
#1 OK'S NATIONAL RANK FOR ADULT INCARCERATION

TOP 5 SERVICES THAT MAY HAVE PREVENTED HOMELESSNESS
RENT HELP
JOB HELP
BENEFITS/INCOME
FAMILY SUPPORT
MENTAL HEALTH SERVICES

POLICE RECEIVE **36,000** DOMESTIC VIOLENCE CALLS IN OKC ANNUALLY

21% WORK

- DIDN'T STAY IN A SHELTER BECAUSE**
- 1 TOO CROWDED
 - 2 THEY ARE FULL
 - 3 TOO MANY RULES
 - 4 PERSONAL SAFETY
 - 5 TOO FAR AWAY

4 IN 5 OK'S NATIONAL RANK FOR MENTAL HEALTH CARE SPENDING

4 IN 5 HAVE A HIGH SCHOOL DIPLOMA

61% WALK FOR TRANSPORTATION

MAIN CAUSE OF HOMELESSNESS MONEY ISSUES

2019 Point in Time

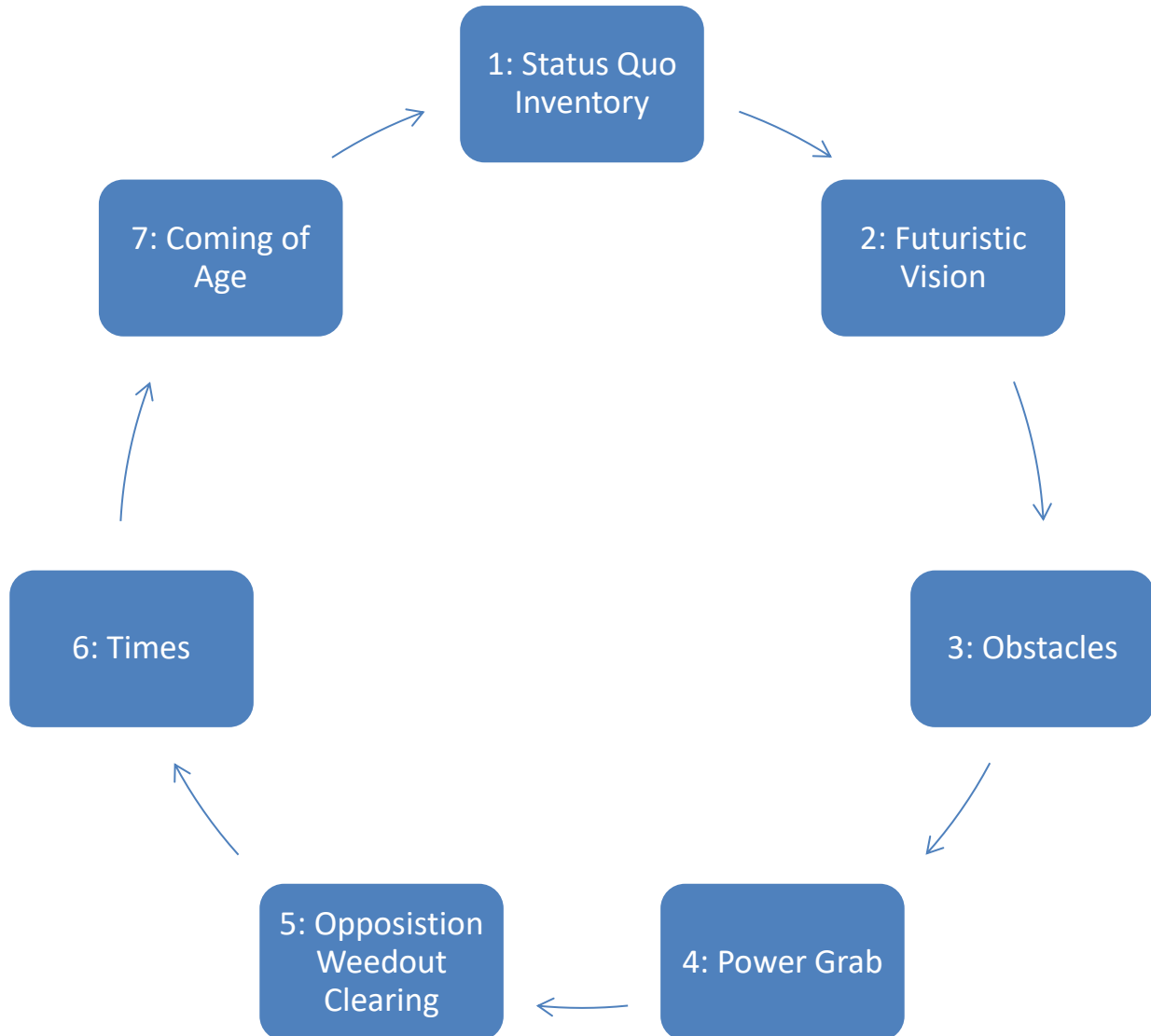
7 STAGE MODEL FOR PLANNED CHANGE



If you read *Good City Form* by Lynch, there is an overarching/remerging pattern²⁷ of 7 in space planning and repurposing of spaces along with planning the layout and usability of spaces.

²⁶ 7 Stage Model for Planned Changes was first introduced during the Fall 2019 Semester in my CAS 4703-002 Capstone course taught by Sociology Professor Christopher Hill.

²⁷ Monlux David Feb 22nd, 2019 *CRITIQUING GOOD CITY FORM*: 1st presented in University of Oklahoma Political Science Capstone Paper Spring 2018 Semester: Accessed and viewed at <https://www.davidmonlux.com/works> Go down to 6. Direct link: https://docs.wixstatic.com/ugd/338a26_2608b316a0c34765859b397768b5b2d5.pdf Slightly update and revised for David Monlux's upcoming (9/17/2019) book: *International Cultural Journeys: An Introduction to Cultural & International Studies: Pop Culture Metaphor Edition* planning to be released in late early 2020. <https://www.davidmonlux.com/books>



Over the course of this paper both the 7 Planned Change Model and the repeating theme in *Good City Form* by Lynch will be used as guides and planning purposes for addressing poverty in OKC and bringing the Crossroads Mall Center ideal dream to life just as the tablet in *Night at the Museum*²⁸.

²⁸ *Night at the Museum* 2006 Film.

FOCUS OBJECTIVES



CROSSROADS CENTER



HOUSING FIRST

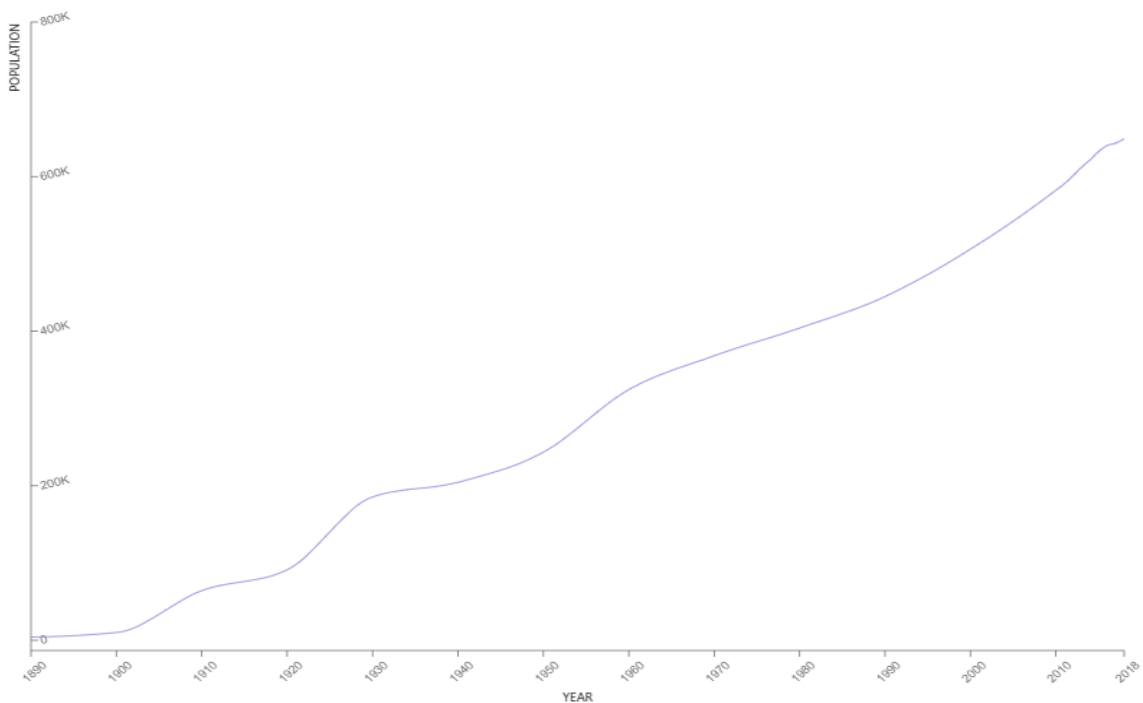


INFASTRUCTURE INCREASE CAPACITY

OKC POPULATION

Oklahoma City Population by Year

Show Sources



29

²⁹ Oklahoma City Population 2019 Oklahoma City Population by Year <http://worldpopulationreview.com/us-cities/oklahoma-city-population/> World Population Review Accessed and Viewed December 12th, 2019. Contains only population within official Oklahoma City limits. Chart excludes entire Metropolitan population including Mustang, Choctaw, Moore, Norman, Edmond, Shawnee, Yukon, Midwest City and Guthrie.

REDUCING POVERTY & HOMELESSNESS IN OKC

Looking at the current existing known³⁰ number³¹ of homeless in Oklahoma City combined with the anticipated growth population from a projected better living conditions, increased immigration and climate³² refugees³³ from climate change causing changes to sea levels, increased storm frequency and making once livable areas non livable, Oklahoma City will continue to grow in population. Additionally as Oklahoma City's economy presently expands with job increases³⁴ and the renovations from programs like MAPS³⁵ I, II & III the city will continue to attract a large number of businesses. Unlike business attractions of past that require low skill labor, most of the new jobs will require³⁶ a college degree. With the increases in population, job seekers and hopeful climate refugees fleeing, there will be a greater homeless population. Topping off a recent³⁷ increase³⁸ in layoffs³⁹ of low⁴⁰ skill jobs combined with the

³⁰ As defined and stated by Oklahoma City Planning Department - Housing & Community Development Division official report.

³¹ 1,273 estimated homeless people in OKC.

³² Podesta John Founder & Director of the Center for American Progress. Global Economy and Development Brookings Institution Briefing for the 2019 Brookings Blum Roundtable https://www.brookings.edu/wp-content/uploads/2019/07/Brookings_Blum_2019_climate.pdf Accessed and viewed December 12th, 2019

³³ UN High Commissioner for Refugees *Climate Change & Disaster Displacement* <https://www.unhcr.org/en-us/climate-change-and-disasters.html> Accessed and viewed December 12th, 2019



³⁴ Evans R Russell & Long Eric *GREATER OKLAHOMA CITY ECONOMIC FORECAST OKLAHOMA CITY METRO* 2019 https://www.greateroklahomacity.com/clientuploads/pdf/Economic_Forecast_2019_online.pdf Greater Oklahoma City Chamber of Commerce Accessed and Viewed December 12th, 2019 Page 2 Overview and Introduction 2.5% increase (15,900 jobs added)

³⁵ Metropolitan Area Projects Plan

³⁶ Gates Bill June 3rd, 2015 *The Future OF College Help wanted: 11 Million College Grads* Bill Gate's Blog: Gates Notes: <https://www.gatesnotes.com/Education/11-Million-College-Grads> Accessed & Viewed: December 12th, 2019 **"By 2025, two thirds of all jobs in the US will require education beyond high school."**

³⁷ News 9 October 1st, 2019 *Devon Energy Announces Layoffs At Its OKC Office* <https://www.news9.com/story/41127292/devon-energy-announces-layoffs-at-its-okc-office> Accessed and Viewed December 12th, 2019

limited resources of oil⁴¹, Oklahoma City is on a path for major growth with decaying infrastructure combined with a large population bubble that will need job retraining otherwise it will contribute to a large level of homelessness. City Officials have taken some of the first steps to address these issues which include keeping Oklahoma City Community College, OSU-OKC and Rose State Community College tuition low allowing access to community training and Associate Degrees. Oklahoma City and the surrounding metro areas have some of the best⁴² Career and VO Tech's in the country. Also the recent passage⁴³ of MAPS 4⁴⁴ which includes \$50 Million for a Housing First strategy to combat homelessness, \$40 Million for dealing with Mental⁴⁵ Illness, \$38 Million for the Family Justice Center by Palomar⁴⁶ and \$17 Million for the Diversion Hub⁴⁷ will help lessen poverty in OKC. More needs to be done to address homeless poverty issues of today to create next generation capacity for the *Best of Both Worlds*⁴⁸.

³⁸ KFOR-TV & K. Query August 5th, 2019 INTEGRIS *Eliminated 171 Corporate, Non-Clinical Positions System Wide* <https://kfor.com/2019/08/05/integris-eliminated-171-corporate-non-clinical-positions/> Accessed and viewed December 12th, 2019

³⁹ Swanson Christie October 25th, 2019 Norman Transcript Editor *Sitel closing Norman plant Dec. 31* https://www.normantranscript.com/news/sitel-closing-norman-plant-dec/article_77d8efa6-f696-11e9-b932-2321bcd4bb97.html Accessed and viewed December 12th, 2019 Norman OK is a suburb of Oklahoma City with many employees commuting into Norman for work.

⁴⁰ The Associated Press (AP) December 2nd, 2019 More *Trouble in the Oil Patch as Halliburton Lays Off 800* <https://www.dallasnews.com/business/energy/2019/12/02/more-trouble-in-the-oil-patch-as-halliburton-lays-off-800/> Dallasnews.com Accessed and Viewed December 12th, 2019

⁴¹ Think development of alternative fuels in other states as oil jobs leave Oklahoma City.

⁴² Francis Tuttle, Metro Tech & Moore-Norman Technology to name a few.

⁴³ Official Election Results of the MAPS 4 Election in Oklahoma City on December 10th, 2019 <https://results.okelections.us/OKER/?elecDate=20191210> Accessed and viewed December 12th, 2019

CITY OF OKLAHOMA CITY PROPOSITION CITY OF OKLAHOMA CITY				
100.00% Complete Precincts Reporting: 234 of 234				
Favorite View As Go to Top				
Candidate Choice	Absentee Mail	Early Voting	Election Day	Total Votes
FOR THE PROPOSITION - YES	1,897	697	29,271	31,865
AGAINST THE PROPOSITION - NO	1,316	194	11,064	12,574
Total	3,213	891	40,335	44,439

⁴⁴ MAPS 4 Projects Official City of Oklahoma City Website: <https://www.okc.gov/government/maps-4/projects> Accessed and Viewed December 12th, 2019

⁴⁵ Over 30% of OKC's homeless population have known mental health issues.

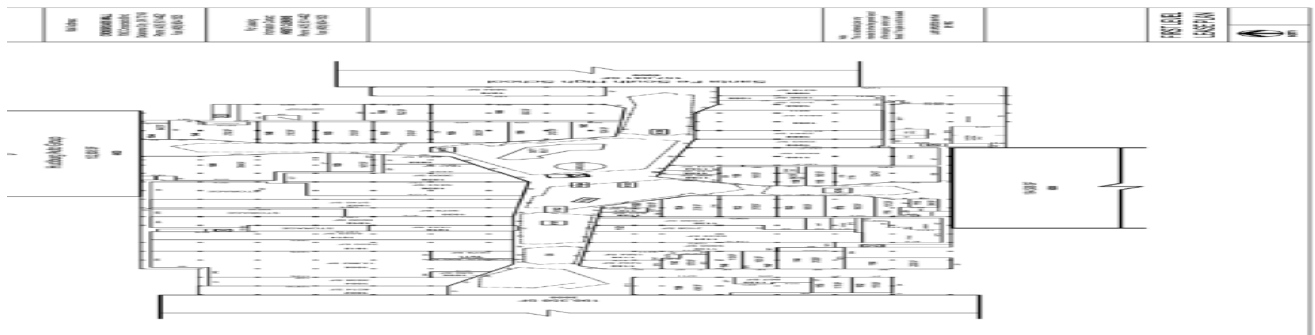
⁴⁶ Will deal with unaccompanied youth and victims of human trafficking and domestic abuse/assault

⁴⁷ Deals with low level offenders to rehabilitate them into society while serving alternative methods for misdemeanors which means more people can stay and or get employed instead of having a criminal record.

⁴⁸ Miley Cyrus/Hanna Montana Best of Both Worlds in this case being the housing first combo for the existing needs and a shelter overflow capacity for the upcoming climate and immigration crisis

CROSSROADS MALL

The existing Crossroads structure under this proposal would need to be renovated. The proposal would involve splitting the four (4) wings into offices of government satellite agencies creating a one stop shop for people in need of social services. The smallest wing would be turned into a basic medical care unit with counseling services, X ray and basic CDC recommended vaccinations. The third wing would be set up with job training, educational programs and life skills while the largest wing would be converted entirely into housing and processing. The 2nd floor would be devoted entirely to housing. In addition this would take advantage of four unique partnerships.



The first of the four partnerships would benefit the 20% of the homeless population in Oklahoma City that doesn't have a High School Diploma or GED by proposing a partnership with Santa Fe High School in the local area to have some of the teachers teach and administer the program. The second would be with Hudiburg Auto Group given their location to sell and finance used cars as a center project for low income individuals and the recent homeless transitioning back into non homeless life while having transportation opportunities for both gaining and keeping employment. This would also help the 61% of OKC homeless who currently walk. For those looking to obtain a college degree the center could partner with both

Rose State and Oklahoma City Community to help obtain and facilitate access. The fourth partnerships would be with local businesses needing to hire people in which case they would call up the job training center, say I need you to teach/train these skills, upon completion of the class swoop in and hire these trained individuals. In addition the center would be a location that all officers could take the homeless to and get them processed. This would also help to solve problems one and two out of five of the most common reason why homeless people didn't stay in the shelters between being full or too crowded. In addition as the Vatican⁴⁹ has pushed continually across Italy to install showers in public restrooms for the homeless, each housing unit in the proposed design would have a miny shower.

Another issue that arises for the homeless and those in poverty seeking employment is obtaining access to government ID's. Under this proposal the processing center on the first floor within the housing wing would include a City of Oklahoma City issued idea that could be made in house and then fingerprinted and added into a city database as to identify the homeless. In addition the homeless could rent PO Boxes assigned at this location so they have a physical mailing address for when seeking employment. On top of the existing shelters, this would greatly increase the current capacity available shelter spaces.

⁴⁹ Wooden Cindy Nov 13th, 2014 National Catholic Reporter *Vatican Public Restrooms to Include Showers for the Homeless* <https://www.ncronline.org/news/vatican/vatican-public-restrooms-include-showers-homeless> Accessed and viewed: December 12th, 2019

HOUSING FIRST

Recently a trend has started to take hold in research on homelessness as housing first which basically states in order to address the problem, you first give someone a stable home and then work on medication, therapy, counseling and education. This trend has also expanded to education with safety and full stomach first before learning. As of Nov 8th, 2019 (last checked on Dec 12th, 2019) there are 1064 abandoned⁵⁰ buildings/residences⁵¹ unused and being unoccupied in Oklahoma City. With the proper renovation it is theoretically possible (since some homeless are family) to give each of the current 1,273 a home. However since they are various locations across the cities and the efficiency apartments being built are separate units far away from the services, it doesn't make sense to do this as a first step. Instead housing first should be done with the shelter along with the services and as people gain more Independence have these independent homes along with a car loan program from job skills to transition them into nicer living conditions and work their way up.

⁵⁰ Oklahoma City Abandoned Buildings <https://www.okc.gov/departments/development-services/code-enforcement/abandoned-buildings> Accessed and Viewed December 12th, 2019

⁵¹ Oklahoma City AB Cases Declared And Still Active Report Jan 1st, 2015-Nov 8th, 2019 <https://www.okc.gov/home/showdocument?id=5517> Accessed and Viewed December 12th, 2019 In addition to smart efficiently apartment complexes owned, run and maintained by OKC if built, some of the structures in this Abandoned buildings and residence report is already allocated in the \$50 million in MAPS 4 for fighting homelessness.

CONCLUSION

7 Stage Planned Change	Lynch City Planning	Process/Process
1: Problem	Status Quo:	Homelessness/Current Programs not working.
2: Goals/Objectives:	Futuristic Vision:	Solve it/Implement Crossroads.
3: Policy Design	Obstacles:	Crossroads/Chamber
4: Action Planning:	Power Grab:	MAPS 5 around Crossroads/Run for City Council to get it on the ballot.
5: Improvement/Monitoring:	Opposition Weedout:	Too early/Anti MAP'ers.
6: Evaluation:	Times:	Too early/Climate Change, Immigration and Infrastructure.
7: Reassess/Review:	Coming of Age:	Critical Critique/Release.

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