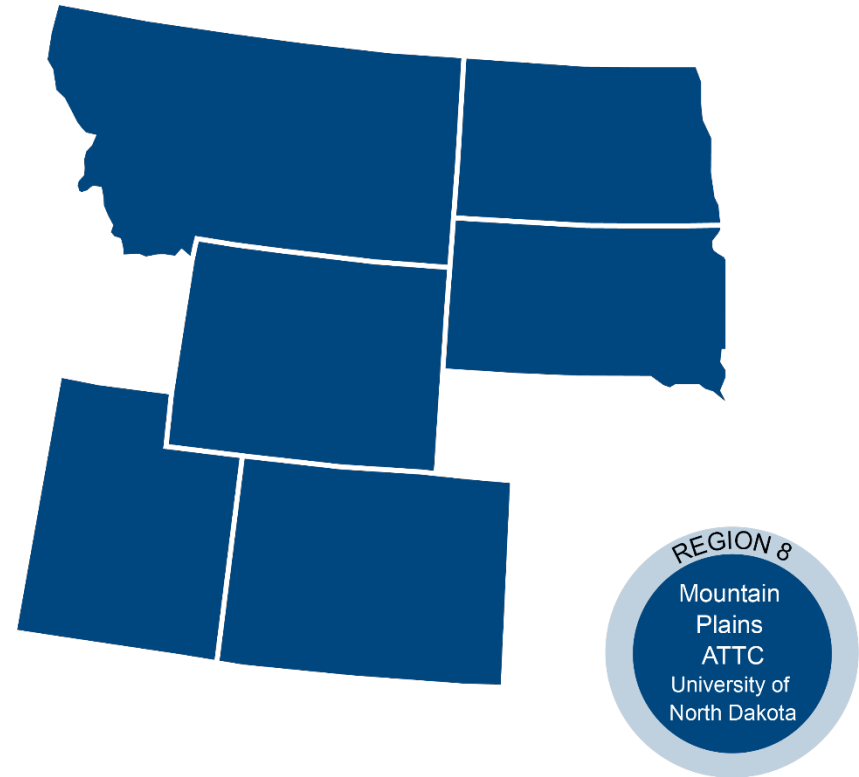


The Mountain Plains Addiction Technology Transfer Center

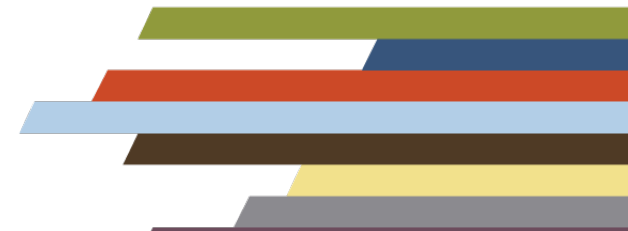
Provides training and technical assistance on evidence-based practices to providers offering substance use disorder in Region 8 (North Dakota, South Dakota, Montana, Wyoming, Colorado, and Utah). We are funded by the Substance Abuse and Mental Health Service Administration (SAMHSA)



Disclaimer

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At the time of this presentation, Elinore F. McCance-Katz, served as SAMHSA Assistant Secretary. The opinions expressed herein are the views of Jessica Thomasson and do not reflect the official position of the Department of Health and Human Services (DHHS), SAMHSA. No official support or endorsement of DHHS, SAMHSA, for the opinions described in this document is intended or should be inferred.





Mountain Plains ATTC (HHS Region 8)

ATTC

Addiction Technology Transfer Center Network

Funded by Substance Abuse and Mental Health Services Administration

Housing as an Intervention

Applying supported housing
principles in rural North Dakota

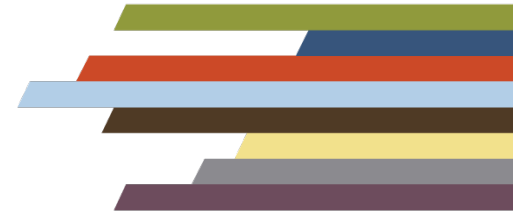
Presented by:
Jessica Thomasson

SAMHSA

Substance Abuse and Mental Health
Services Administration



Lutheran
Social
Services
Housing

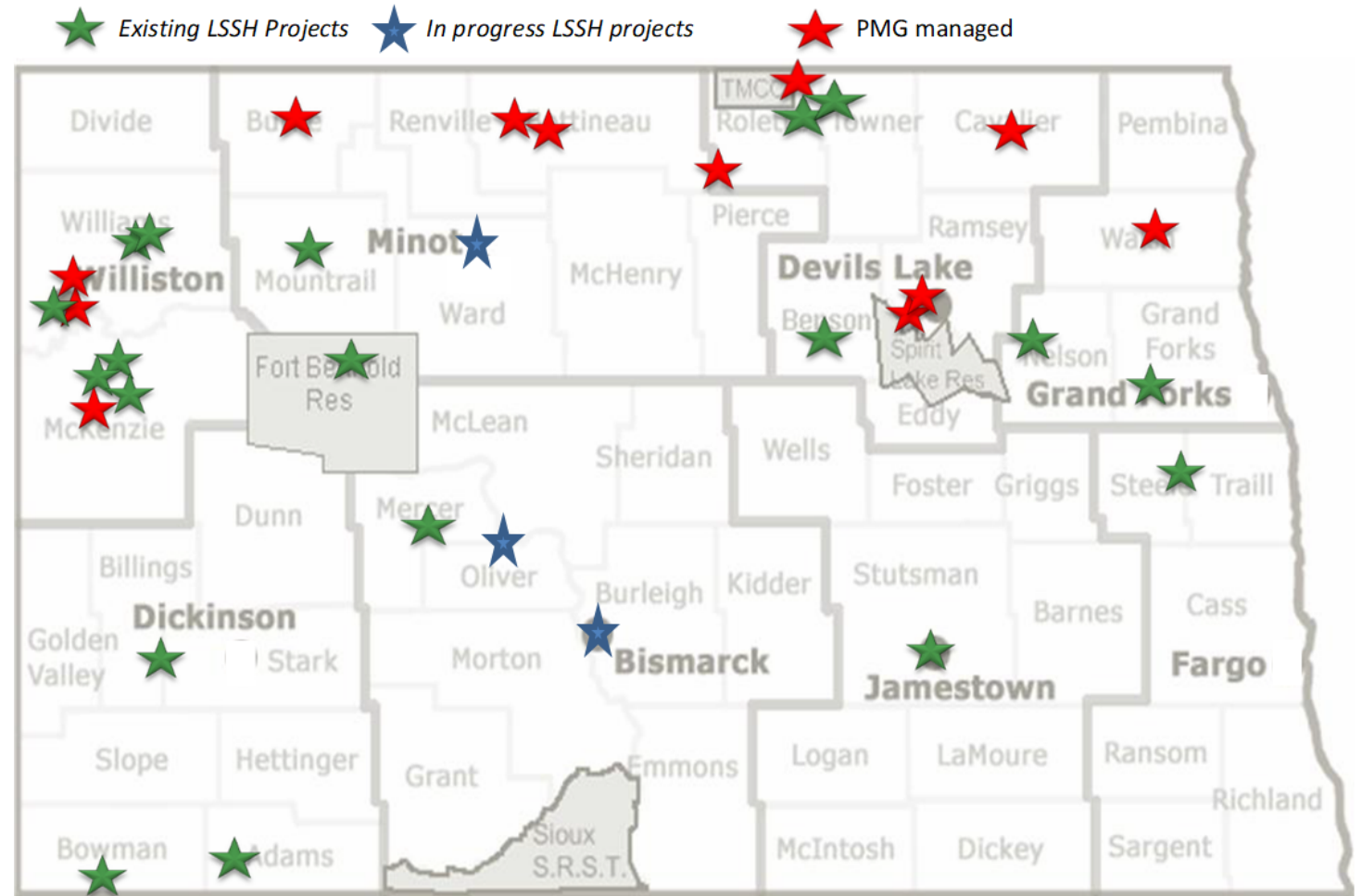


Providing housing in communities across North Dakota

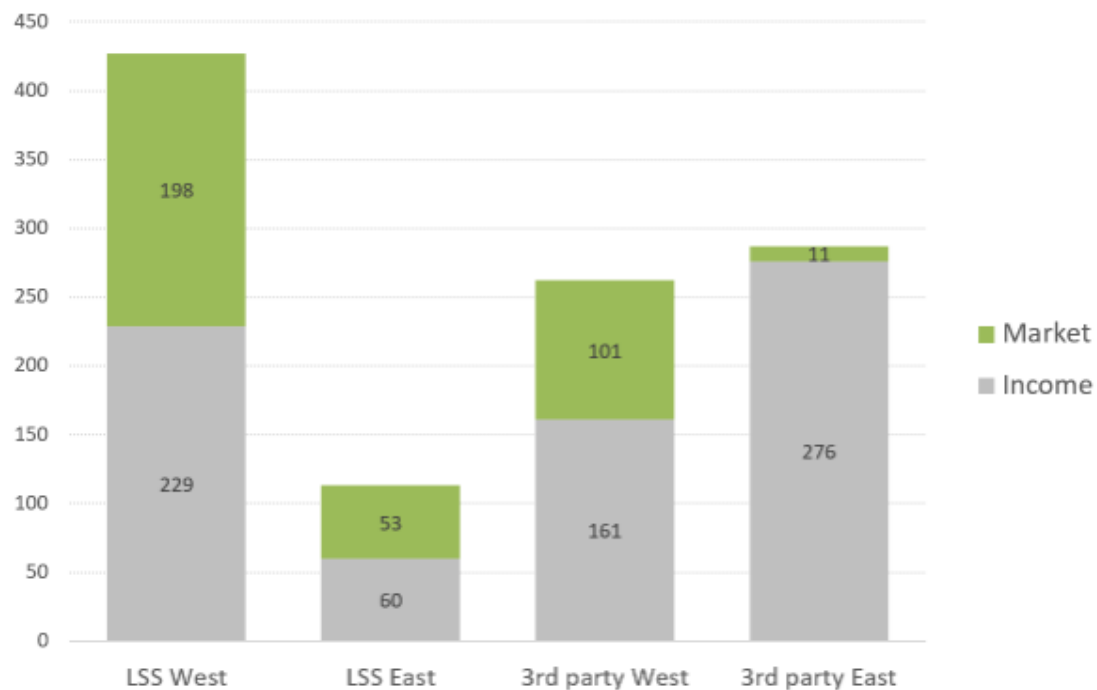
- 1,100 units under management
- 36 properties in 25 communities
- Population of 340 to 75,000

Properties range from:

- 8-units to 124 units
- Duplex-style cottages to multi-story new construction
- Adaptive reuse of historic buildings

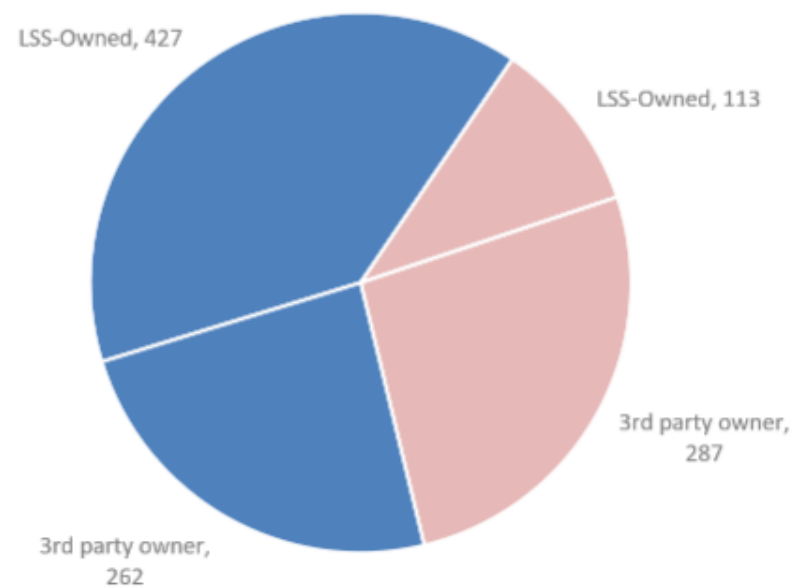


67% of the units managed by LSS PMG are income-restricted for lower income households



LSS Property Management Group is responsible for 1089 apartments across North Dakota.

63% are located in western ND



What defines our affordable housing work?



We provide housing to people who need it in the places they choose to live.



You shouldn't have to change your address when your need for supportive services changes.



Stable housing and stable employment are critical stability factors for every household.



Both tenants and landlords have rights and responsibilities related to the successful preservation of an individual's housing stability.



Having an affordable place to live is a basic necessity for every family's success. Without it they will not be able to focus on making change in other areas of their life that may need concerted attention.



Preserving affordable housing keeps communities strong but it will not happen without intentional effort to identify, retain, and reinvest in existing housing stock.

What is driving our approach to human services?



Shift from institution to community-based services (system to natural supports)



Focus on prevention and early intervention (family life stages/pressure points and what/how to intervene)



Individual approach by geography, with centralized practice standards



Client driven, family centered, culturally responsive, trauma-informed

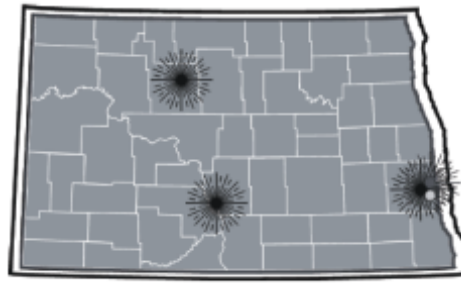


Connect to the most appropriate source of revenue

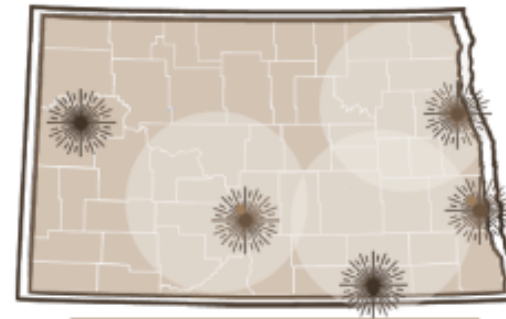


Seek out opportunities to engage in a non-partisan, inclusive way

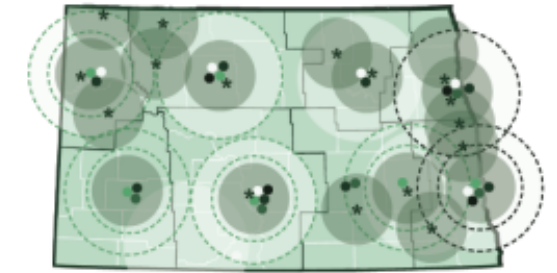
Innovating Service Delivery



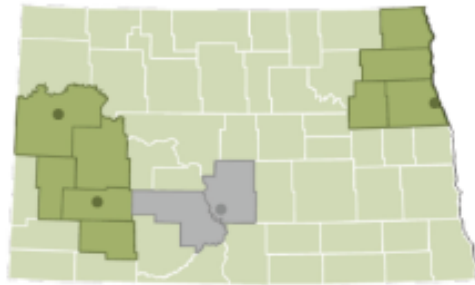
- - Adoption Staff and area they cover (outline)
- - Luther Hall Facility (coverage statewide)
- - Unaccompanied Refugee Minors



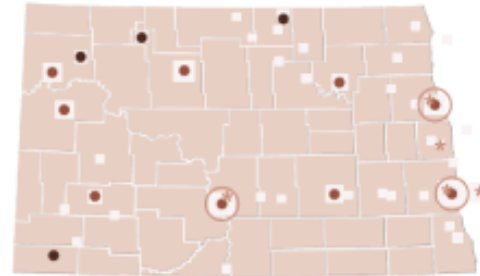
- - Disaster Response in FY19 (coverage statewide)
- - Immigration Services (coverage statewide)
- - Refugee Resettlement Site
- - Labor Trafficking Support



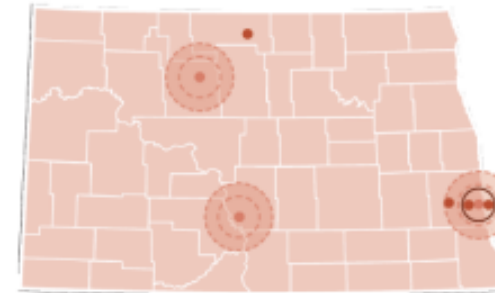
- - Gamblers Choice staff base + service location (Gambler Healing available statewide)
- - Abound Counseling Staff • - Tele-health site + 30 mile radius
- - In-home counseling (regions/counties served outlined)
- - Violence Free Support Groups
- - Free Through Recovery + 60 mile radius



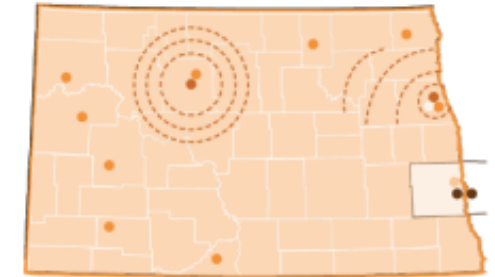
- Dots - Office locations
- Outlines - Counties served
- Gray - Healthy Families office and counties served not a part of Family Strengthening Hubs



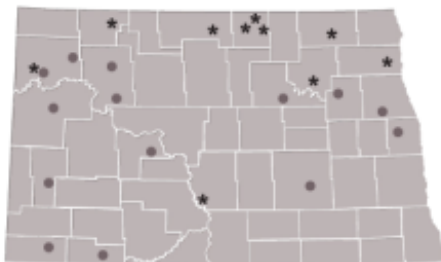
- - LSS Satellite/Home Offices
- - LSS Offices
- - Intern Hosting Offices
- - Intern's College Campus
- - Staff (size represents # of staff)



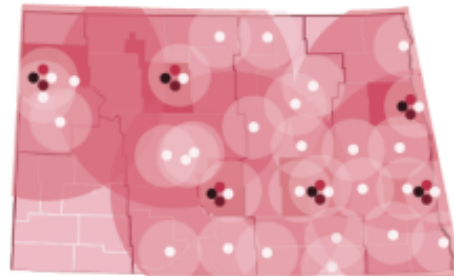
- - Imagine Thriving Film Screenings
- - Skills Coaches + 30 mile radius
- - Access to Care - FMWF school districts + student connector



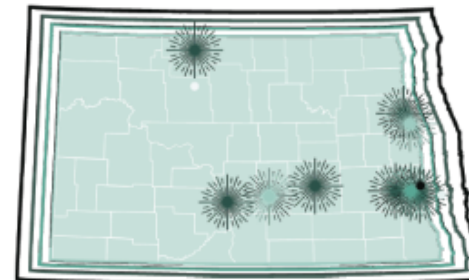
- - Youth Court
- - Attendant Care
- - Restorative Justice Facilities
- - YCAP (Cass County)
- - Day Report



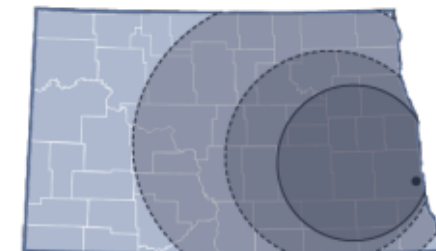
- - LSS Housing owned
- - LSS Housing managed



- - Senior & Volunteer Companions - Station + 30 mile radius
- - Community Transitions - Office + 100 mile radius
- - RSVP - Dot at office and counties served outlined
- - Aging Life Care - Office + 100 mile radius



- - Parent Referral
- - Child Care Business Consulting and CQI
- - Growing Futures
- - Child Care Inclusion staff (available statewide)
- - Violence Free Support Groups



- - 3H Interpreter Services
- - Primary Service Area
- - Extended Service Area
- - Services available statewide via telecommunication

Property
Management
as a Human
Service



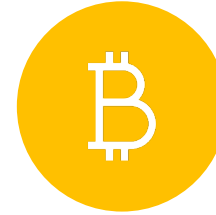
SAMHSA model is an effective frame for Permanent Supported Housing



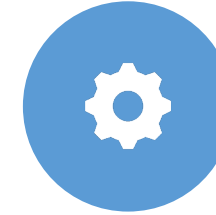
CHOICE OF HOUSING TO
MEET TENANT
PREFERENCES



SEPARATION OF HOUSING
AND SERVICES TO
MAXIMIZE CHOICE



SUBSIDY FOR DECENT,
SAFE, AFFORDABLE
HOUSING



INTEGRATED SETTINGS
FACILITATE INTERACTION



RIGHTS OF TENANCY
AREN'T TIED TO SERVICE
NEEDS



OCCUPANCY ISN'T TIED
TO SERVICE ACCEPTANCE



FLEXIBLE, VOLUNTARY,
RECOVERY-FOCUSED
SERVICES

What is Housing First?

- Immediate access to housing with no housing readiness conditions
- Consumer choice and self determination
- Recovery orientation
- Individualized and person-driven supports
- Social and community integration





=



+



Our Approach to assuring safe, decent housing for our tenants

- Background check
- Community rules
- Violations
- Active property management
 - Inspect each unit
 - Get to know each other
 - Tenant support services
 - Enforce guest policies
 - Parking permits
- Crime prevention through environmental design

Why is it difficult for people to

Find Housing

- Ability to pay rent
- Criminal background
- Rental History

Keep Housing

- Ability to pay rent
- Behaviors that damage property
- Behaviors that harm other tenants
- Not adhering to a property's "community rules"

Housing
Stability Plans
help...

Overcome Barriers to Application Approval

- Waiver of guidelines related to income/rent ratios (rent overburdened)
- Waiver of guidelines related to criminal background/rental history

Avoid Eviction

- Repeat lease violations (2 or more strike letters)
- Late or non-payment of rent

What's going on around us that makes this more possible than ever before?



Social Determinants of Health



Family First Preservation Services Act



Justice system reforms

Challenges

- Finding providers with capacity to bill MA for services
- Ability to pay for services for people without MA coverage
- Availability of rent subsidy
- Resistance to Housing First approach
- Finding services that focus on housing stability
- Natural tension between responsibilities of property managers and service providers

Thank you for all you do to help people find and maintain stable housing!

For more information



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Lutheran Social Services Housing

www.lsshousing.org

