

## Supportive Housing - Frequently Asked Questions

1. Is the lease agreement for SCIT Supportive Housing (SH) permanent?

No, the lease covers a 12 month period, and must be renewed on an annual basis. Supportive Housing management reviews each tenancy at least once a year. Any landlord has the right of non-renewal as long as it's a fair process and not retaliatory. With expiring leases the landlord (SH Management) reviews the vulnerability score of the tenant and decides if the tenant is still in need of supportive housing. Current tenants that do not use any services and are doing well on certain measures are candidates for non-renewal. Measures taken into consideration are but not limited to:

- Are they still dependent on services?
- Any incidents of relapse?
- Are they able to maintain employment?
- Any chronic mental health issues or cognitive impairment?
- Have they failed to engage in any form of harm reduction or support services?

If the tenant has been functioning well, not using any support services, and is independent, the lease will likely not be renewed. Non-renewal of lease is an option open to any landlord.

If the tenant has been compliant with the lease, still in need of supportive housing, and has demonstrated some level of engagement or harm reduction the lease will likely renew.

2. Is there a stipulation for automatic termination of the lease?

Yes under item 11 of the lease agreement.

- a. The Tenant(s) or the household members named in this Lease do not reside on the premises for a period of not less than thirty (30) days.
- b. The Tenant(s) did misrepresent to SCHD any information required by SCHD under this Lease Agreement.
- c. The Tenant(s) fail to comply with the annual recertification requirement within 30 days of the recertify date. Tenant(s) fails to sign a new lease on an annual basis.
- d. The Tenant(s) fails to pay the monthly rental as provided by this Lease.
- e. The SCHD-SH receives police report of tenant(s) criminal activities.
- f. Tenant(s) rental unit tests positive for meth or fentanyl contamination.
- g. The Multidisciplinary Team has determined it is in the best interest of the Supportive Housing Community to terminate the Tenant(s) residency.

3. Are SH staff obligated to report illegal activities to the authorities?

Yes, Supportive Housing is NOT a protected space for criminal activity. If staff see it, staff report it.

4. Is the Supportive Housing building a DV shelter?

No.

5. Is Supportive Housing an assisted living facility?

SH is NOT an assisted living facility and does not provide assistance with activities of daily living such as bathing, grooming, and toileting. SH does not provide medication administration or accompanying tenants during their medical appointments.

If a tenant needs assistance with activities of daily living, SH is not an appropriate living situation.

6. Is SH an adult foster care home?

No. Supportive Housing is not licensed for this type of housing and living assistance.

7. Are SH staff obligated to report child abuse and or neglect?

Yes. If staff see it, staff report it.

8. Is SH required to abide by the HIPAA?

- Release of information forms are on file for each tenant at the time they make application for admission. Without a signed ROI there is no admission.
- SCIT Supportive Housing does NOT provide any medical care, administer medications or provide any kind of treatments.
- SH does share tenant information with Tribal Agencies on an “as needed” basis for care coordination.
- Case Management communications are subject to HIPAA and safe guards are in place to protect tenant’s PHI.
- If there is a medical emergency SCIT First Responders are called.
- SH does have a privacy/confidentiality policy that staff are required to learn and observe.
- Any required professional credentials or licensure must be maintained by staff.

9. What does SH provide?

- Safe & clean housing,
- Security on the level of a gated community,
- Case Management services such as:
  - Accessing needs, monitoring needs
  - facilitate connection to services, resources, and community
  - Care coordination
  - Advocacy
  - Transports
  - Group support meetings.
- Harm reduction in the way of safe drug use education, and supplies are on hold for now. Current staff do not have enough experience and do not want this level of liability.
- Safe use education and supplies are available from the Isabella County Health Department.

10. Are supportive services mandatory for continued tenancy?

- Supportive Housing staff cannot “force” any person to participate. After operating for a year Management finds some tenants have zero motivation to achieve any measure of harm reduction and in some cases “using” has become worse.
- Supportive housing is a limited resource and potential tenants on the wait list are anxious to have an opportunity to be admitted to the program.
- The needs of applicants on the wait list can outweigh the needs of a current tenant.
- Supportive Housing management is now moving towards requiring some level of participation in support services or activities that promote harm reduction and healthier lifestyles.
- Every lease/tenancy is reviewed after a year. Failure to engage with support services at all, on any level, after 12 months may result in non-renewal of the lease.

11. How are evictions handled?

- If not an immediate eviction a Coordinated Entry Team meeting is scheduled to review the lease violations on a case by case basis.
- Afterwards either a tenant retention plan is written or SCIT Legal Review is consulted for a Notice to Quit, which begins the eviction process.
- SH will provide information to tenants subject to eviction or non-renewal on available rentals and housing programs in the area. SH is not obligated to ensure they have secured other housing.
- Any hold-overs after the expiration of the lease or vacate deadline will be considered trespassed and the authorities will be called.

For further information you may contact:

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