

# Supportive Housing Models

Nevada Regional Behavioral Health Policy Board,  
Housing Subcommittee  
February 22, 2022



CSH is a touchstone for new ideas and best practices, a collaborative and pragmatic community partner, and an influential advocate for supportive housing



TRAINING AND  
EDUCATION



LENDING



POLICY REFORM



CONSULTING &  
TECHNICAL  
ASSISTANCE

## Affordable Housing Score Card:

In **Nevada**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,135**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,785** monthly or **\$45,416** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$21.83**  
PER HOUR  
STATE HOUSING  
WAGE

### FACTS ABOUT NEVADA:

| STATE FACTS                 |                |
|-----------------------------|----------------|
| Minimum Wage                | <b>\$9.75</b>  |
| Average Renter Wage         | <b>\$17.52</b> |
| 2-Bedroom Housing Wage      | <b>\$21.83</b> |
| Number of Renter Households | <b>479,997</b> |
| Percent Renters             | <b>44%</b>     |

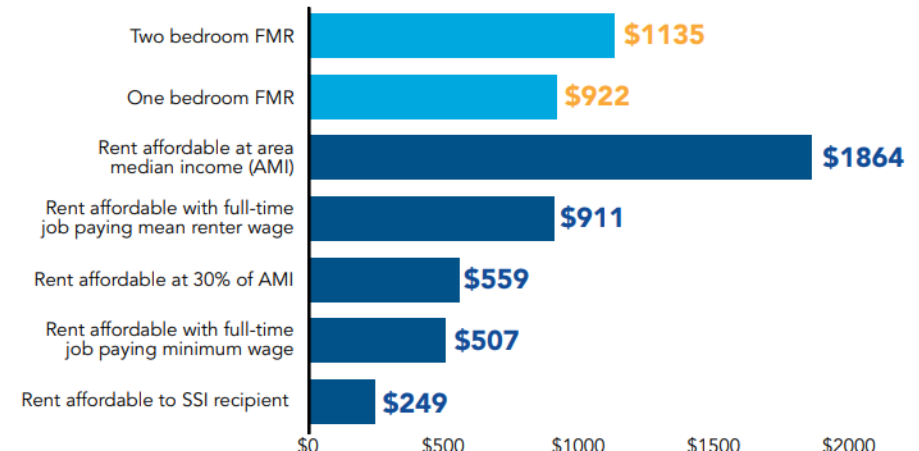
**90**  
Work Hours Per Week At  
**Minimum Wage To Afford a 2-Bedroom  
Rental Home** (at FMR)

**73**  
Work Hours Per Week At  
**Minimum Wage To Afford a 1-Bedroom  
Rental Home** (at FMR)

**2.2**  
Number of Full-Time Jobs At  
**Minimum Wage To Afford a  
2-Bedroom Rental Home** (at FMR)

**1.8**  
Number of Full-Time Jobs At  
**Minimum Wage To Afford a  
1-Bedroom Rental Home** (at FMR)

| MOST EXPENSIVE AREAS             | HOUSING WAGE   |
|----------------------------------|----------------|
| Reno MSA                         | <b>\$23.40</b> |
| Las Vegas-Henderson-Paradise MSA | <b>\$21.98</b> |
| Carson City MSA                  | <b>\$19.67</b> |
| Douglas County                   | <b>\$19.48</b> |
| Lander County                    | <b>\$17.98</b> |



MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

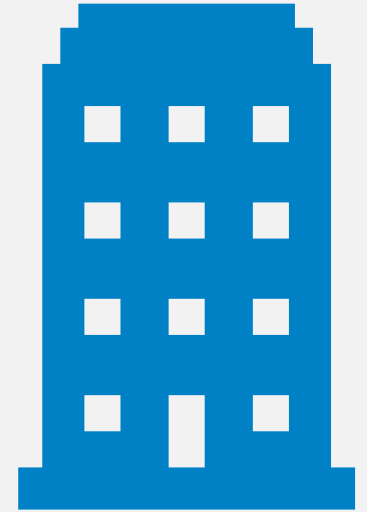
# It Costs the Same to Provide:



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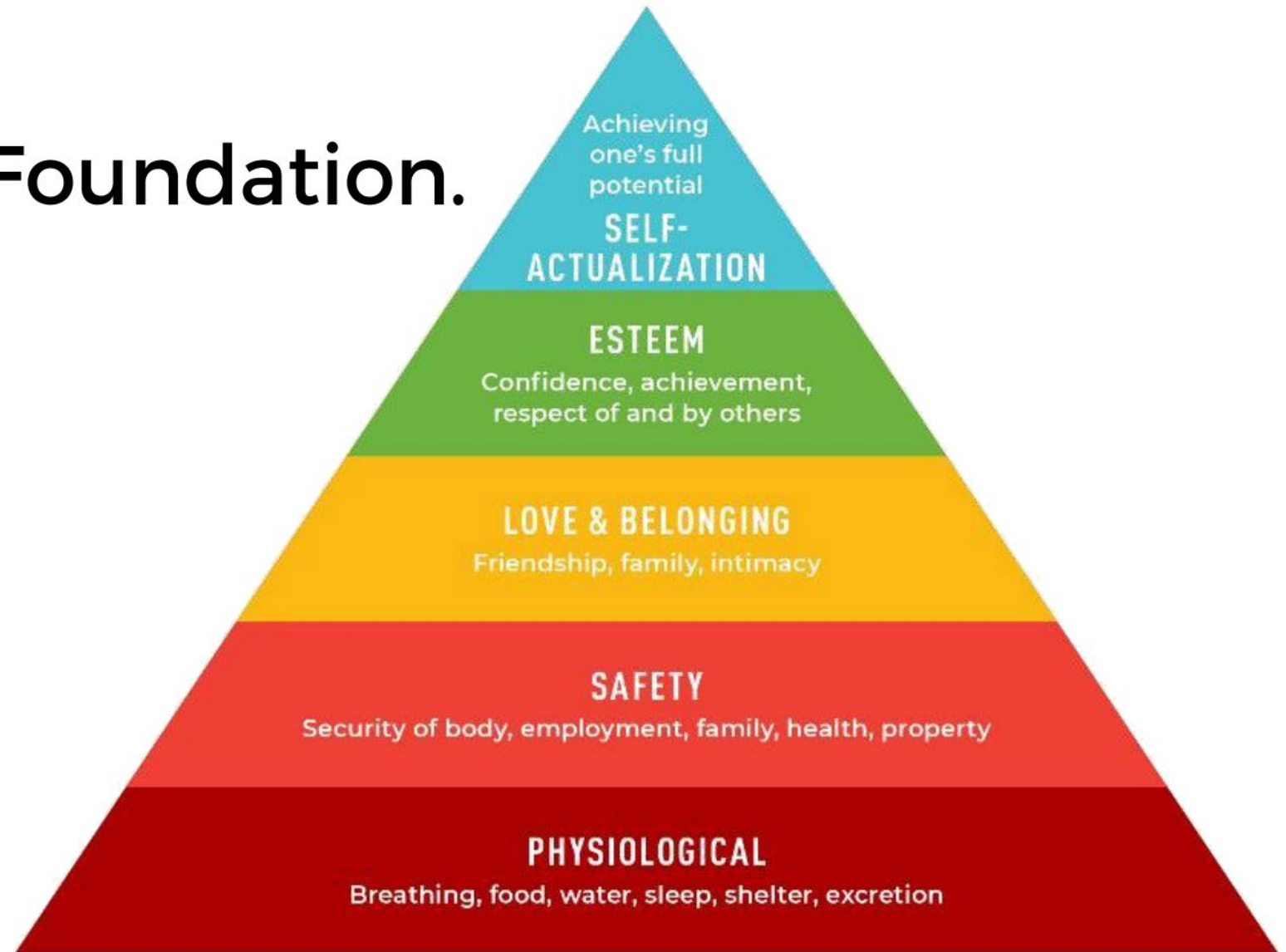
3 Days at UMC

3 Months at CCDC

One Year of  
Supportive Housing



# Housing First. Housing as a Foundation.



# What is Supportive Housing?

Supportive housing combines affordable housing with services that help people who face the most complex challenges to live with stability, autonomy and dignity.



# Housing Models

## Affordable Housing

- Household pays 30% of income for rent
- Has a lease, Subsidy continues as long as compliant with the lease
- Scattered Site and Project Based

## Supportive and Service Enriched Housing

- Household pays 30% of income for rent
- Has a lease, subsidy continues as long as compliant with the lease
- Services are voluntary, on site/ home and community based
- Scattered Site and Project Based

## Rapid Re Housing

- Household pays 30% of income
- Has a lease, remains 3-18 months
- Lite touch services that are housing focused
- Expected to pay full market rent at the end of the program

## Transitional Housing

- 30% of income
- 3-24 months
- Intensive Services
- Expected to pay full market rate rent at the end of the program

# Housing Models

## Board and care/ Group Home Settings

- Person pays 90% of income or going rate for room and board
- Has a service agreement, limited rights

## Assisted Living

- Persons pays most of income or going rate for Room and Board
- Agreement with operator.

## Recovery Homes

- Limited standards including what persons pays for continued residence.
- Person required to remain clean and sober, must leave if cannot maintain sobriety, often returning to homelessness
- Most commonly, a Service Agreement with the operator



# Housing Models

## Nursing Homes

- Person pays all income (if any) or going rate for room and board
- Service Agreement with the operator

## Other Institutions

- Person pays all income (if any) or going rate for room and board
- Service Agreement, Limited rights

# Supportive Housing is for People Who:

Are experiencing chronic homelessness.

Cycle through institutional and emergency systems and are at risk of long-term homelessness.

Are living with intellectual and developmental disabilities

Are living with chronic health conditions

Are being discharged from institutions and systems of care.

Without housing, cannot access and make effective use of treatment and supportive services.



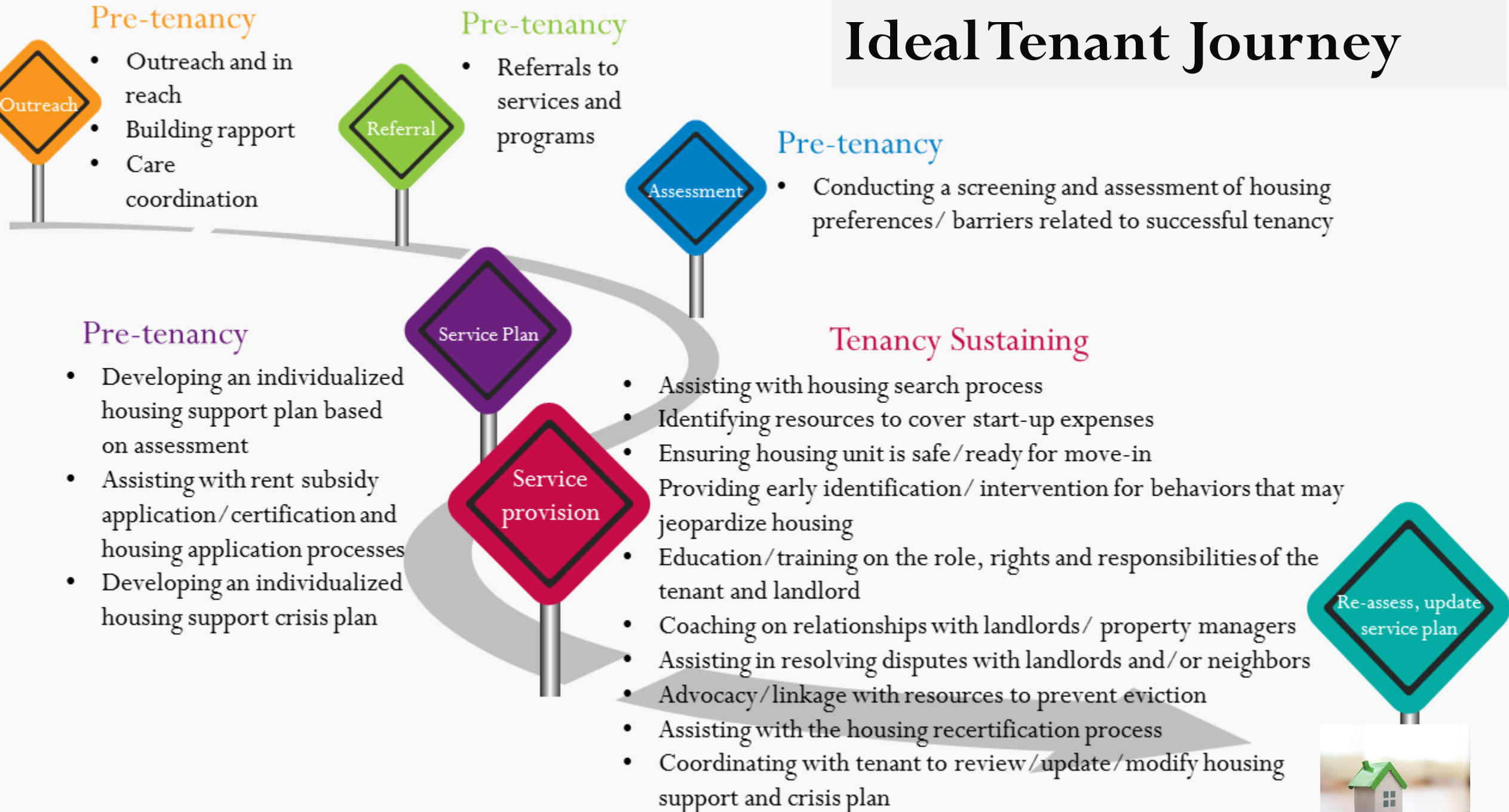
# Supportive Housing is the Solution



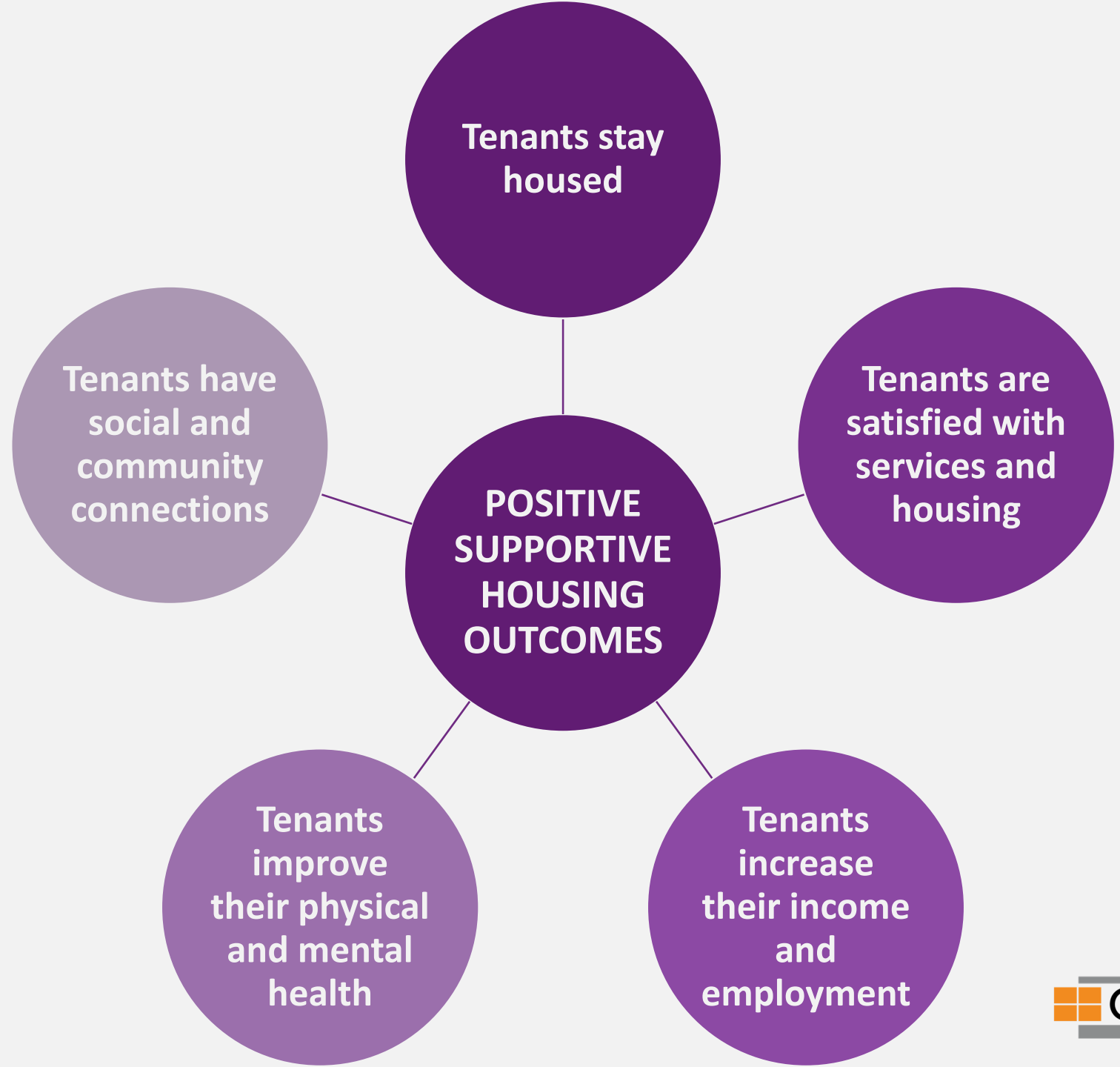
Housing:  
*Affordable*  
*Permanent*  
*Independent*

Support:  
*Flexible*  
*Voluntary*  
*Tenant-centered*  
**Coordinated Services**

# Ideal Tenant Journey



# Quality Practices Result in Positive Outcomes

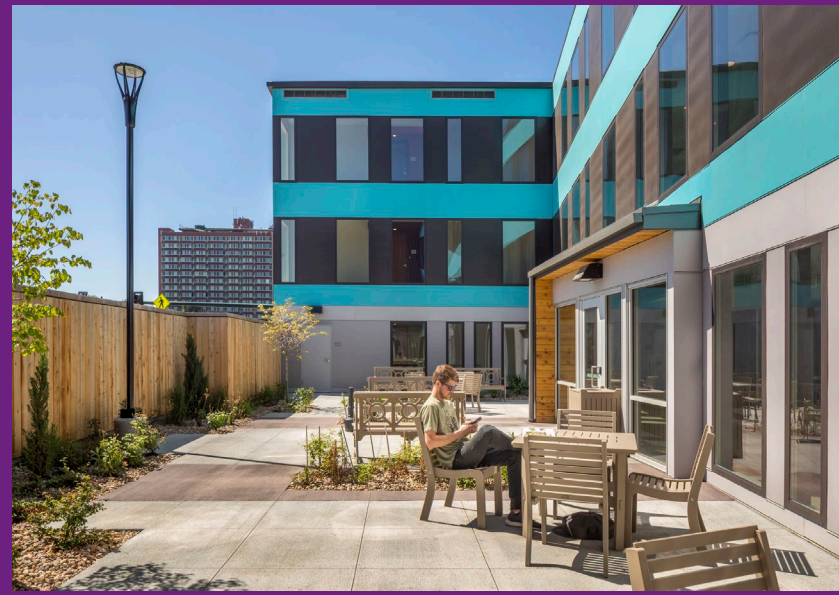


# Sanderson Apartments

- **Permanent Supportive Apartments Homes**
- Provides a safe, open and inviting environment that minimizes the effects of trauma, avoids any sense of confinement, and ensures that residents feel safe.
- Visit: [Permanent Supportive Housing \(mhcd.org\)](https://mhcd.org)







LOOK AND FEEL OPEN BUT AT THE SAME TIME BE SECURE

- (INDIRECT OBSERVATION)

# Blackburn Center - Portland OR Mixed Use Model: Integrated FQHC, Behavioral Health, Respite Care



## Project Details:

- Fully integrated FQHC, BH and Housing
- 51 medical respite; 10 palliative care
- 80 Transitional; 34 PSH focus on SUD programs

## Ownership

- Central City Concern, experienced supportive housing provider and FQHC

## Financing

- Total Development Costs: \$52 million
- Financing: NMTC, Housing is Health/Health System grant
- Local rent subsidies for some of the units;
- Medicaid Managed Care for respite units, HC revenues and 330 Grant





# Ways to Get Involved!

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Support advocacy efforts for Supportive Housing

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Advocate for TSS and other funding for support services

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Host a Series of Conversations

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Activate your Network to Lean into the Conversation

# Thank You

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