# 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



### **NEVADA**

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**:

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

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

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

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

Wo
Minimum Wage
Rental Home (at FMR)

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

Work Hours Per Week At

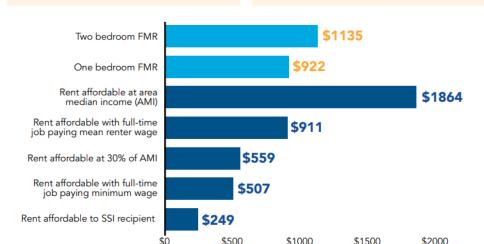
Minimum Wage To Afford a 1-Bedroom
Rental Home (at FMR)

1.8

Number of Full-Time Jobs At
Minimum Wage To Afford a

1-Bedroom Rental Home (at FMR)

**73** 



Source: NLIHC

### It Costs the Same to Provide:



3 Days at UMC

3 Months at CCDC

One Year of Supportive Housing



### Housing First. Housing as a Foundation. one's full potential SELF-**ACTUALIZATION ESTEEM** Confidence, achievement, respect of and by others LOVE & BELONGING SAFETY Security of body, employment, family, health, property



Breathing, food, water, sleep, shelter, excretion





#### 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**



# 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

EMPLOYMENT MENTAL HEALTH PHYSICAL HEAL TH & WELLNESS Supportive Housing MEANINGFUL DAILY ACTIVITY

Support:
Flexible
Voluntary
Tenant-centered
Coordinated Services

Housing:
Affordable
Permanent
Independent



### Pre-tenancy

- Outreach and in reach
- Building rapport
- Care coordination

### Pre-tenancy

Referrals to services and programs

Assessment





Conducting a screening and assessment of housing preferences/barriers related to successful tenancy

### Pre-tenancy

- Developing an individualized housing support plan based on assessment
- Assisting with rent subsidy application/certification and housing application processes
- Developing an individualized housing support crisis plan

Service Plan

- Assisting with housing search process
- Identifying resources to cover start-up expenses
- Ensuring housing unit is safe/ready for move-in

Providing early identification/intervention for behaviors that may jeopardize housing

Education/training on the role, rights and responsibilities of the tenant and landlord

**Tenancy Sustaining** 

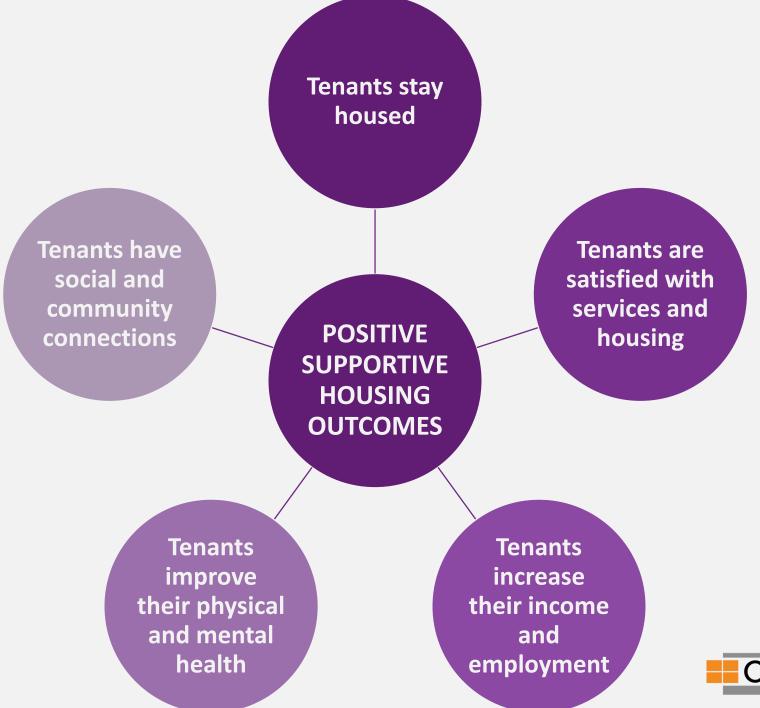
- Coaching on relationships with landlords/property managers
- Assisting in resolving disputes with landlords and/or neighbors
- Advocacy/linkage with resources to prevent eviction
- Assisting with the housing recertification process
- Coordinating with tenant to review/update/modify housing support and crisis plan







### **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: <u>Permanent Supportive</u> Housing (mhcd.org)













LOOK AND FEEL OPEN BUT AT THE SAME TIME BE SECURE



# 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!

Support advocacy efforts for Supportive Housing

Advocate for TSS and other funding for support services

Host a Series of Conversations

Activate your Network to Lean into the Conversation

# Thank You

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