



**Lease: Line Drive Supportive
Housing and Low-Income
Housing Project**

Affordable Housing Continuum & Regional Roles



Emergency/Transitional

Permanent Supportive

Affordable Rental

Market Rental

Home Ownership

0-30% AMI

30-60% AMI

60-120% AMI

**Washoe County
Affordable Rate:**

Studio - \$490/mo
30% AMI – 1 person household

1 BDR - \$1,000/mo
60% AMI – 1 person household

3 BDR - \$2,400/mo
100% AMI – 4 person household

Mortgage \$3,600/mo
150% AMI – 4 person household

**Washoe County
Actual Rate:**

**Average Studio
\$1,161/month**

**Average 1 BDR
\$1,473/month**

**Average 3 BDR
\$2,215/month**

- Individuals on SSI/SSDI
- Hospitality and retail workers

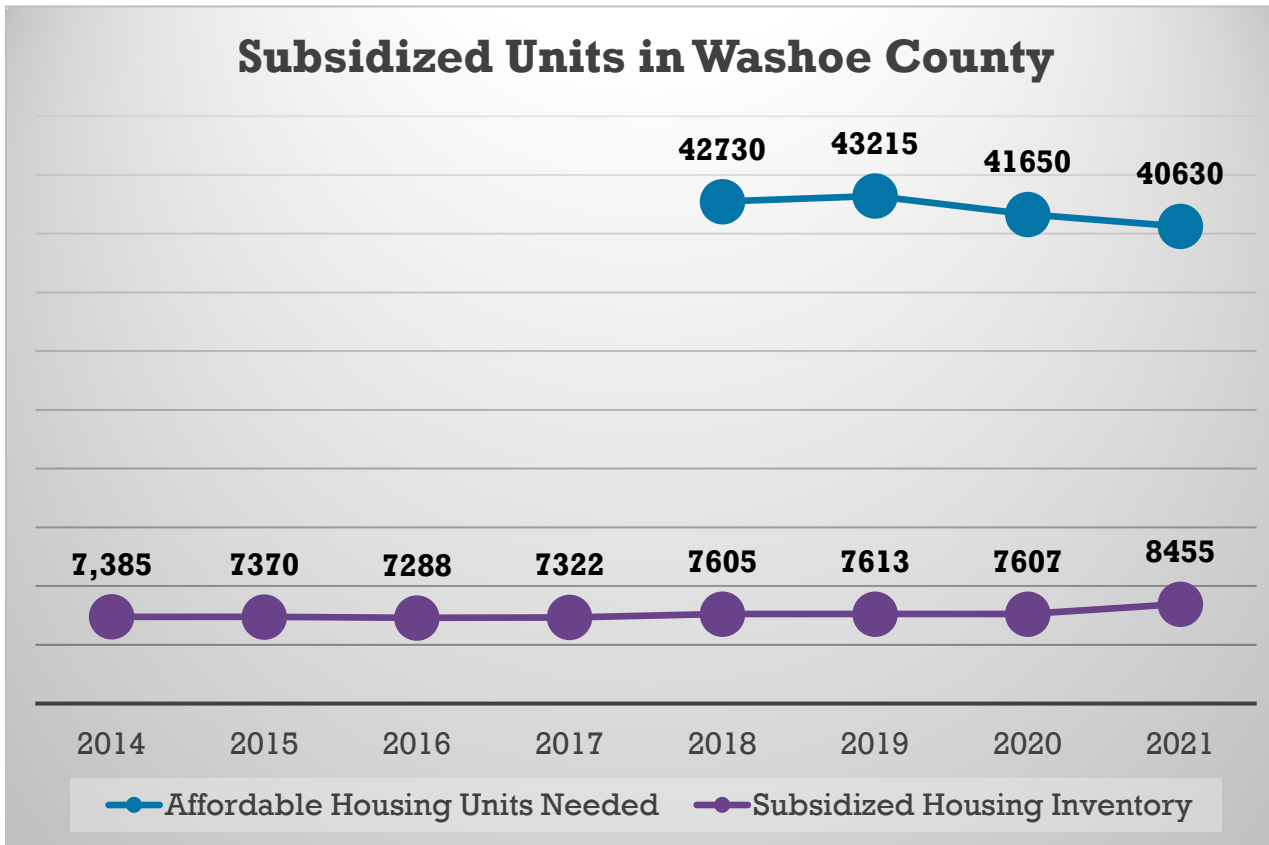
- 1st Year WCSD Teacher
- Warehouse Worker

- Registered Nurse, Sheriff Deputy
- Households w/ 2 fulltime incomes



Low-Income Affordable Housing Gap in Washoe County

Subsidized Units in Washoe County



Nevada Housing Division's 2021 Annual Housing Progress Report:

- 8,455 subsidized affordable housing units
- 40,630 subsidized affordable housing units needed
- **Current Gap is 32,175**

At the pace we have created new affordable housing since 2014, it would will take us another **225 years** to meet the current need.

* NHD began publishing the Annual Housing Progress Report in 2018. Data related Affordable Housing Units Needed not available for years prior to 2018.



Permanent Supportive Housing

Permanent Supportive Housing (“PSH”) is an innovative, cost-effective, and proven solution to addressing homelessness. It combines affordable housing with services for homeless households who face complex medical, mental health and/or substance use issues that are co-occurring.

Who does Permanent Supportive Housing Serve?

Chronically Homeless: A homeless individual with a disability as defined in section 401(9) of the McKinney-Vento Assistance Act (42 U.S.C. 11360(9)), who:

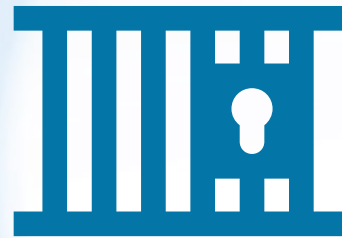
- Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter, and
- Has been homeless and living as described for at least 12 months* or on at least 4 separate occasions in the last 3 years, as long as the combined occasions equal at least 12 months

Disability: A person is considered to have a disability if the disability meets all of the following four criteria: 1. is expected to be of long, continuing, or indefinite duration; 2. substantially impedes the individual’s ability to live independently; 3. could be improved by the provision of more suitable housing conditions; and 4. is one or more of the following: (a) physical, mental, or emotional impairment, including an impairment caused by alcohol or drug abuse, post-traumatic stress disorder, or brain injury; and/or (b) developmental disability (please review full definition); and/or (c) the disease of acquired immunodeficiency syndrome or any condition arising from the etiologic agency for acquired immunodeficiency syndrome.

Average Costs in Washoe County



\$74 / day
Shelter Bed



\$161 / day
Detention



\$550 / trip
REMSA Transport

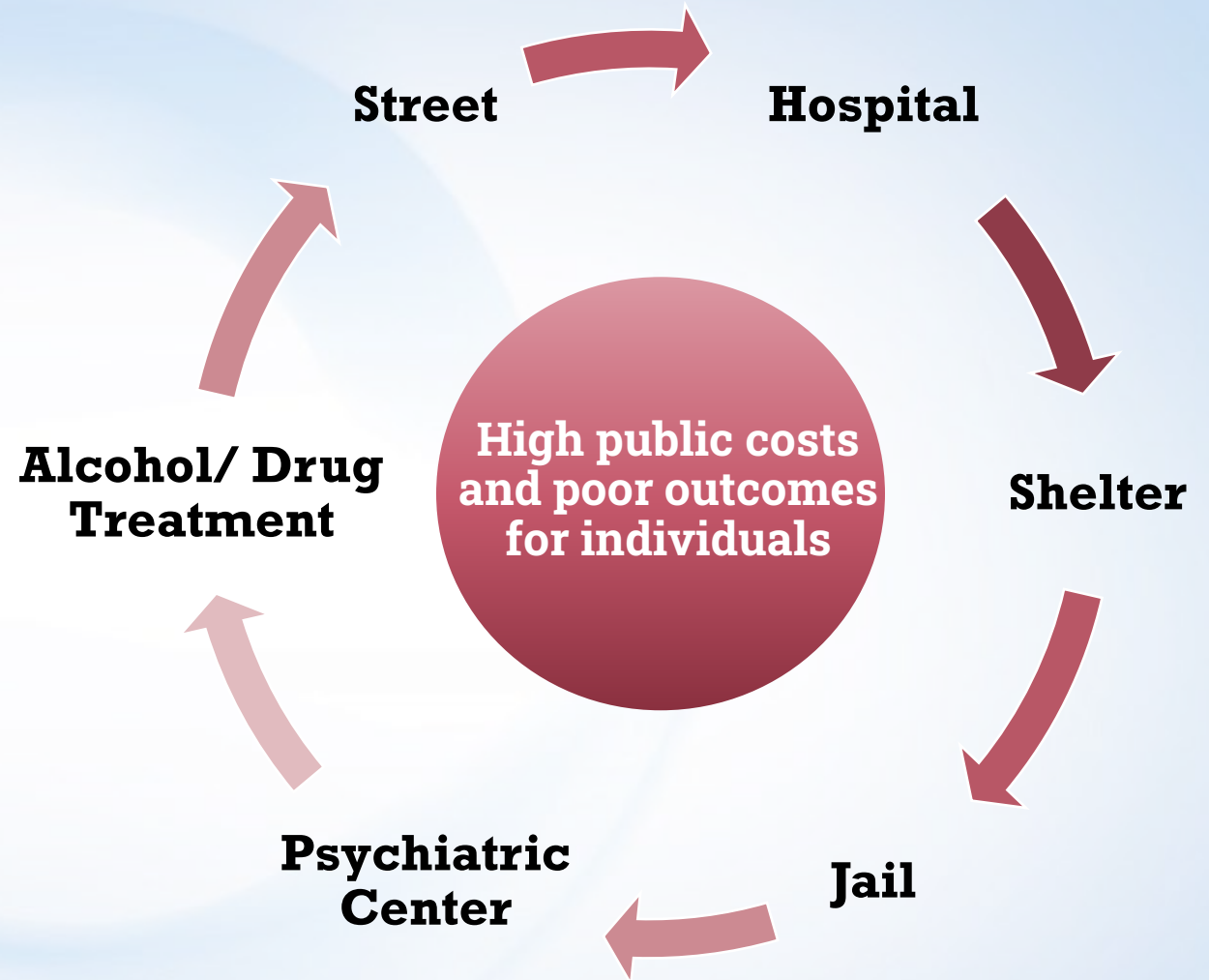


\$2,397 / day
Hospital

According to the National Alliance to End Homelessness, a person experiencing chronic homelessness costs the taxpayer an average of \$35,000 a year (2016)

**Adjusted for inflation =
approx. \$44,000**

Costs (on average) are reduced by 49.5% when a chronically homeless person is placed into supportive housing.

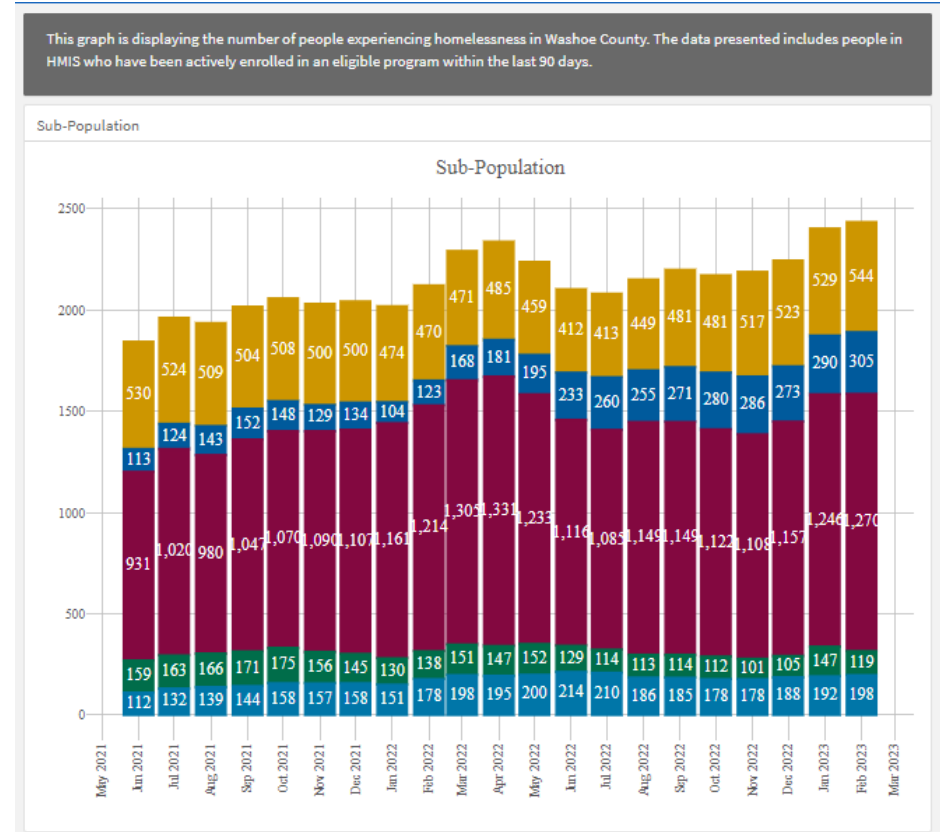




Homelessness in Washoe County (2022)

As of December 2022, Washoe County's By-Name List identified:

- **2,246** people experiencing homelessness
- **523** chronically homeless adults w/out children
 - Many of these individuals would significantly benefit from Permanent Supportive Housing (PSH)
 - Given the currently available Permanent Supportive Housing units and resources, it would take us **about 30 years** to offer those individuals appropriate housing opportunities.



Line Drive Supportive Housing and Low-Income Housing Project



5 Acre Property

- **Purchased from Reno Housing Authority for \$5.5 million. (assessed value)**
- **This purchase furthers the Reno Housing Authority's effort to build more affordable housing units in the region.**

2 Acre Property

- **Approx. 2 acres: retained by County for Cares Campus**
 - **Reconstruct a building into the Community Resource Center**

3 Acre Property

- **Approx. 3 acres: County contribution to and identified Public/Private Partnership for Permanent Supportive Housing**
 - **RFQ for a PSH Developer - Accessible Space sole qualified vendor.**
 - **Approx. \$42 million, 120-unit project (50 units Supportive and 70 Units Low-Income) to be built and operated at no future cost to Washoe County.**
 - **Home Means Nevada Grant - \$15.8 million**
 - **The HOME Technical Review Committee has recommended funding - \$2 million pending the lease agreement with Washoe County.**



Benefits to Washoe County

1. Project will house people off the Community Queue – including from Our Place, Cares Campus and other community programs

2. Saves Taxpayer Funds

• Cost of 50 individuals experiencing chronic homelessness, reduced:	\$44,000 /year x 50 units = \$2.2 million /year
• This cost can be reduced by 49.5% with supportive housing:	\$2.2 million /year x (1-49.5%) = \$1.1 million /year
• Public/Private PSH project:	$\frac{\\$3.3 \text{ million land (Approx. contribution.)}}{\\$1.1 \text{ million costs per year}} = 3 \text{ year return on investment}$

3. PSH = Higher quality of life for individuals experiencing chronic homelessness

Thank you

