**Section 145.50 Permanent Supportive Housing Models**

All PSH models will utilize Scattered Sites (as described below). The DMH PSH Bridge Subsidy model provides rental payments for all of the following:

a) Scattered Sites

Dwellings that exist in the private and public rental market for which the tenant holds the lease and rental payment agreements are made directly with the property owner. Units are not concentrated in any one building. Living arrangements in scattered-site housing include:

1) Single room occupancy (SRO) or studio/efficiency apartments that have self-contained kitchens and bathrooms;

2) One-bedroom apartments;

3) Two-bedroom or larger shared apartments as needed to accommodate larger households, live-in aides, or storage of necessary medical equipment (with no more than two unrelated consumers per unit under an arrangement agreed to by both consumers); or

4) Single family homes.

b) Project Based Developments

Multifamily dwellings that were developed and financed as a project for the purpose of providing supportive or affordable housing. The tenant holds the lease and rental assistance agreements are made directly with the landlord or property owner. If the project development receives public financing, in addition to funding from DHS-DMH, the funding regulations and tenant selection plans of the public funding entity (e.g., HUD) supersedes this Part. Living arrangements in project-based developments include:

1) SRO or studio/efficiency apartments that have a self-contained kitchen and bathroom; or

2) One-bedroom apartments or two-person two-bedroom shared apartments.

c) Master Leasing

Master leasing is a flexible resource that creates a variety of housing options in terms of housing type, density and location. This model is based on mutually beneficial relationships with private landlords or property management entities for which long-term agreements are made with guaranteed payment in exchange for discounted rental rates. The master leasing approach shall be focused primarily on existing rental housing to secure a targeted number of rental units as outlined in Section 145.210. DHS-DMH will utilize the SA entity to conduct all activities in accordance with Section 145.70.

(Source: Amended at 47 Ill. Reg. 7096, effective May 15, 2023)