The Flexible Housing Subsidy Pool

Brilliant Corners
39,461 people, or 1 OUT OF EVERY 250 RESIDENTS, are homeless in LA County.
GOALS

1. Create **10,000** units of housing **quickly**
2. End homelessness in LA County
3. Reduce inappropriate use of expensive health care resources
4. Improve health outcomes for vulnerable populations.
WHY HOUSING MATTERS TO DHS

- $70 million/year inpatient costs for homeless patients
- $32,000 year-over-year savings following housing a DHS client
- Reduction in hospital utilization by homeless before and after housing:
  - 77% reduction in emergency room visits
  - 77% reduction in inpatient admissions
  - 85% reduction in inpatient days
Homeless DHS patients with
- Complex physical and
- Behavioral health conditions
HEALTH OF CLIENTS

MOST COMMON CONDITIONS:

- Hypertension
- Diabetes
- Asthma
- Heart disease
- Congestive heart failure
- Cancer
- HIV/AIDS
- Hepatitis
- Depression
- Bipolar disorder
- PTSD

Most HFH clients have MULTIPLE CHRONIC HEALTH CONDITIONS
Three out of ten clients housed are MALE AND OVER AGE 50.

The majority of clients housed are male, with 69% being male and 31% female. The ages of the clients housed are as follows:

- **18-29**: 3%
- **30-39**: 1%
- **40-49**: 10%
- **50-59**: 20%
- **60-69**: 20%
- **70+**: 46%

The total number of clients housed is 282.
HFH CLIENT PROCESS

PATIENT IDENTIFICATION
by DHS Hospitals and other clinical partners

REVIEW/EVALUATE/ROUTE REFERRALS
by HFH Administrative/Clinical Team

INTERIM HOUSING

PERMANENT HOUSING

RECUPERATIVE CARE

STABILIZATION HOUSING

PERMANENT HOUSING

Health Services
Los Angeles County
INTENSIVE CASE MANAGEMENT

- Every client connected to services.
- Individualized service planning and linkages to health, mental health, and substance use disorder services.
- Help clients retain housing and reach health and wellbeing goals.
- Services provided by on-site staff or mobile teams.
FLEXIBLE HOUSING SUBSIDY POOL
NEW RENTAL SUBSIDY PROGRAM

- **Launched:** January 2014 by Housing for Health
- **Mission:** Quickly and effectively house homeless
- **Initial Funding:** $18 million (w/ $4 million from Conrad N. Hilton Foundation)
- **Housing Types:** Supportive; Affordable; Private market housing
- **Product Types:** SFHs; single apt. unit; blocks of units; entire building
FHSP PARTNERS

Los Angeles County Dept. of Health Services + 503(c) nonprofit coordinating community-based partner + Property owners throughout Los Angeles County = LADHS Supportive Housing Rental Subsidy Program
RENTAL SUBSIDY OPERATOR

BRILLIANT CORNERS Operates FHSP:

- Identifies/secsures inventory of decent, safe, and affordable housing countywide
- Agreements to lease/procure housing
- 24/7 response to property owners and landlords
- Housing retention services
- Monthly rental subsidy payments to owners/operators
# HOW FHSP WORKS

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<table>
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<tr>
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<tbody>
<tr>
<td><strong>1</strong></td>
<td>Landlord notifies Brilliant Corners of available unit(s)</td>
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<tr>
<td><strong>2</strong></td>
<td>Brilliant Corners negotiates lease terms for one or more units</td>
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<tr>
<td><strong>3</strong></td>
<td>Brilliant Corners works with DHS and case managers to identify tenants</td>
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<tr>
<td><strong>4</strong></td>
<td>Brilliant Corners coordinates lease signing, security deposit, rent payment, and move-in</td>
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<td><strong>5</strong></td>
<td>Tenant receives on-going housing retention and case management service</td>
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RENTAL SUBSIDIES GOALS

2014: 300 rental subsidies
2015: 1200 rental subsidies
2016: 2400 rental subsidies
2017: 2400 rental subsidies

GOALS (Cumulative)
HOW FHSP WORKS FOR LANDLORDS

Financial benefits to owners while helping our community:

**IMPROVED COLLECTIONS**
- On-time payments every month from Brilliant Corners.
- Security Deposit assistance.

**HIGH OCCUPANCY / LOW TURNOVER**
- Reduced unit turnover cost and lower vacancy loss.
- Targeting long-term tenancy and housing stability

**EASE OF MANAGEMENT**
- Single point-of-contact for all tenant issues. Each lease will be assigned a case manager to support the long-term success of the tenant.
- Intensive case management and wrap-around services to support tenants and promote housing stability.
- 24-hour emergency phone number for owners.
- Brilliant Corners aims to maintain excellent neighborhood relations.
HFH UNITS ARE COUNTYWIDE
NEIGHBORHOOD STABILIZATION PROJECT

- South Los Angeles
- Scattered site program
  - 15 newly renovated properties
  - 56 total units
- Acquired/renovated w/ NSP funding in partnership with City of LA Housing Agencies
- Support Services provided by Housing Works
THE STAR APARTMENTS

- Downtown Los Angeles
- 100-unit innovative housing complex w/ modular pre-fabricated units
- Owned by Skid Row Housing Trust with onsite support services
- 15,000 sq. ft. of outdoor community space (track, basketball, garden, kitchen, wellness center)
- Home of HFH primary care clinic specializing in integrated health care for homeless DHS patients
PARKVIEW PLACE

- City of San Fernando
- Senior complex (62+) with 20 units set aside for DHS homeless high utilizers
- Across from park with senior center and aquatic park
- Support services provided by LA Family Housing
THE ALEXANDRIA

- Downtown Los Angeles
- Iconic landmark once hosted Charlie Chaplin & Humphrey Bogart
- Studio / Micro-Loft Apartments
- 110 units for DHS patients through FHSP
- Support services provided onsite by LAMP Community
The Flexible Housing Subsidy Pool