

FLEXIBLE HOUSING SUBSIDY POOL

The LA County Department of Health Services, Housing for Health division provides housing and supportive services to homeless clients with complex health conditions, high utilizers of County services, and other vulnerable populations.



FHSP OFFERS...

QUALITY AFFORDABLE HOUSING: The Flexible Housing Subsidy Pool (FHSP) is a supportive housing rental subsidy program of the Los Angeles County Department of Health Services (DHS), along with other governmental partners and the Conrad N. Hilton foundation. The goal of the FHSP is to secure quality affordable housing for homeless individuals.

A RANGE OF HOUSING OPTIONS: Brilliant Corners, the central coordinating community-based partner for the FHSP, works to secure a broad range of housing options, including single family homes, individual apartment units, blocks of units or entire buildings, including roommate/shared housing. Brilliant Corners identifies and secures units County-wide; provides move-in assistance, permanent and fixed-term rental subsidy disbursement; coordinates with case managers; and assists with landlord/neighborhood relations.

INTENSIVE CASE MANAGEMENT: All tenants housed through the FHSP are linked to intensive case management and wrap-around services to support their transition to permanent housing and promote housing stability. Case managers are available to respond when issues arise and support the long-term success of the tenant.

EASY LANDLORD PARTICIPATION: Brilliant Corners is currently seeking landlords to participate in the FHSP program.

FOR MORE INFORMATION, please contact:

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GOALS (Cumulative)

2014:
300 rental subsidies
(achieved)

60



2015:
0 rental subsidies
(achieved)

2016:
1200 rental subsidies
(on pace to meet)

2017:
2400 rental subsidies

WHO WE ARE...

The Los Angeles County Department of Health Services (DHS) is an integrated system of providers, clinics, and hospitals, striving to provide *the right care at the right place at the right time*. DHS operates four hospitals including three acute care hospitals (two of which are trauma centers) and one acute rehabilitation hospital. DHS hospitals and clinics are hubs of innovation and Centers of Excellence where physicians are breaking new ground in areas of disease management and treatment for society's most vulnerable populations.

As the nation's second largest county department of health services with a budget of over \$3.5 billion, DHS is making a significant investment in permanent supportive housing with a goal of 10,000 units linked to DHS. With the Flexible Housing Subsidy Pool as an effective tool to help reach that goal, DHS has committed 15-year master services agreements as a secure funding mechanism.

Brilliant Corners (formerly West Bay Housing) is a nonprofit supportive housing provider with offices in San Francisco, Los Angeles and San Diego. At Brilliant Corners, we believe supportive housing is the cornerstone of health, well-being and independence.

In addition to developing, owning and managing supportive housing and residential care homes, we manage innovative "scattered-site" supportive housing programs that create quick access to existing housing for people with disabilities and other vulnerable individuals and families, with an emphasis on those transitioning from homelessness or institutional settings.

Collaborating with affordable and market-rate housing providers, public housing and community development agencies, case managers, and public health agencies, we're creating new housing opportunities for thousands of California's most vulnerable citizens.

PARTNERS



Los Angeles County
Dept. of Health Services



501(c)3 nonprofit coordinating
community-based partner



Property owners throughout
Los Angeles County



Skilled and qualified
case managers



LADHS Supportive Housing
Rental Subsidy Program

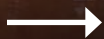
PROGRAM OPTIONS

	FIXED-TERM RENTAL SUBSIDY	PERMANENT RENTAL SUBSIDY
Rental Subsidy Duration	Ranging from 9 months to 2 years	In place for duration of tenants participation in the program
Resident Services	Receives case management and housing retention services; May receive employment services	Receives intensive case management and housing retention services
Tenant Populations	For single adults or families	For single adults or families
Tenant Contribution to Rent	Preparation for self-sufficiency through services and periodic tenant rent portion increases	Percentage of tenant income towards rent remains constant
Program Goal	Attain self-sufficiency and maintain long-term housing retention	Improved health outcomes and long-term housing retention

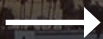
HOW FHSP WORKS



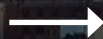
Landlord notifies Brilliant Corners of available unit(s)



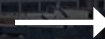
Brilliant Corners negotiates holding agreements and/or lease terms for one or more vacant units



Brilliant Corners works with DHS and case managers to identify tenants



Brilliant Corners coordinates lease signing, security deposit, rent payment, and move-in



Tenant receives on-going housing retention and case management services

WHY IT MATTERS...

HOMELESS PEOPLE IN LA COUNTY:

46,874

Of these, a total of
14,139 are **chronically homeless**.

LA HOMELESS TO NON-HOMELESS:

1:217

1 out of every 217 people in LA County is homeless, the 2nd highest ratio in the U.S.

LA'S HOMELESS LIVING ON SKID ROW:

8.5%

The vast majority are dispersed and in need of permanent housing throughout the County.

COST SAVINGS TO TAXPAYERS:

79%

Providing permanent supportive housing reduces public costs by \$27,492/year/person.

LANDLORD TESTIMONIALS

“Brilliant Corners’ innovative program was developed with apartment owner feedback and it shows! With speedy commitments that minimize vacancies and great resident support, they are a model for how public/private partnerships can be a win-win for all.”

Daniel Tenebaum, Property Owner

“From our perspective as a for profit developer, Brilliant Corners has been a phenomenal partner. They provide a reliable income stream on their leased units which minimizes our vacancy rate and mitigates our collection risks and related overhead typically associated with collections. In addition, Brilliant Corners provides comprehensive support services that help their tenants remain in good standing, and that helps us address problems that arise, minimizing the management resources required for their units. In addition, and more importantly, our partnership affords a sense of civic accomplishment that our team and investors can be very proud of.”

Amir Ohebsion, Haroni Investments, LLC

“I have worked with Brilliant Corners for the last couple of years and I couldn’t be any happier. They are extremely easy to work with and I prefer them over other similar rental assistance programs. I will continue to provide them with my apartments for years to come. I have recommended them to friends, and have nothing but great things to say about their staff.”

Jonathan Sedaghat, Starkwood, Inc.

“I want to commend the County on establishing the Flexible Housing Subsidy Pool and thank them for selecting Brilliant Corners to administer it. Unlike other government programs, the staff and service providers selected by the County and Brilliant Corners have been responsive, proactive and a real pleasure to work with. I look forward to working with them for many years to come and hope that together, with other property owners, we can make a real difference in housing and caring for our most vulnerable populations.”

Izek Shomof, Apartment Building Owner

HOW FHSP WORKS *FOR YOU*

FINANCIAL BENEFITS TO OWNERS WHILE HELPING OUR COMMUNITY.



IMPROVED COLLECTIONS

On-time payments every month from Brilliant Corners.

Security deposit assistance.

Vacant unit holding agreement.



HIGH OCCUPANCY / LOW TURNOVER

Reduced unit turnover cost and lower vacancy loss.

Targeting long-term tenancy and housing stability.

Reduced vacancy loss with holding agreement.



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 hot-line phone number for owners.

Brilliant Corners aims to maintain excellent neighborhood relations.