

FLEXIBLE HOUSING SUBSIDY POOL

A supportive housing rental subsidy program of the Los Angeles County Department of Health Services, designed to secure quality affordable housing for DHS patients who are homeless.



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 DHS patients who are homeless.

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 apartments, blocks of units or entire buildings. Brilliant Corners identifies and secures units County-wide; provides move-in assistance and 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 Tyler Fong at tyler@brilliantcorners.org or (213) 232-0134 x204.

GOALS (Cumulative)

"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



WHO WE ARE...

SECURED FUNDS

- » **Initially started as an \$18 million dollar fund**, with \$4 million from the Conrad N. Hilton Foundation.
- » **For the upcoming fiscal year, an additional \$4 million annually will go into the program**, in addition to contributions from other public and private entities.

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 and Los Angeles. At Brilliant Corners, we believe supportive housing is the cornerstone of health, wellbeing 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.

HOW FHSP WORKS

Landlord notifies Brilliant Corners of available unit(s)

Brilliant Corners negotiates lease terms for one or more 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

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

"Our partnership with Brilliant Corners and the Department of Health Services has been effective and valuable to our business. They go out of their way to support the tenants they place in housing and ensure harmony within our buildings and the surrounding neighborhood."

- Coalition for Responsible Community Development, Property Owner

WHY IT MATTERS...

HOMELESS PEOPLE IN LA COUNTY:

39,461

Of these, a total of
10,139 are chronically homeless.

LA HOMELESS TO NON-HOMELESS:

1:250

1 out of every 250 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.

Sources: LA Homelessness Analysis Collaborative; Economic Roundtable

"As a property management company, we truly appreciate working with Brilliant Corners. Our job is easier because we receive rent from Brilliant Corners on time every month. We can rely on Brilliant Corners to be helpful and responsive if any tenant concerns arise. We can see that the support services tenants receive also make a huge difference."

- Levine, Property Management Company



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.



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.