

Housing for Health: Evaluation Shows Cost Savings

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**Supported by
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HEALTH



LA County's Housing for Health program



Targets homeless
with frequent
health care use



Bundles housing
with health care
and case
management



"Permanent
supportive
housing"

Los Angeles County Flexible Housing Subsidy Pool



FHSP Goals

FHSP combines housing brokerage, rent subsidy administration, and ongoing housing supports and intensive case management services to:

1. **Create 10,000** units of housing rapidly
2. **Reduce inappropriate** use of expensive health care resources
3. **Improve health** for vulnerable populations
4. **End homelessness** in LA County

FHSP Administration

Brilliant Corners' Role

- Central Housing Liaison, 15-Year Contract
- Housing Brokerage / Landlord Engagement Services
- Rent Subsidy Administration
- Coordination with Intensive Case Management Providers
- Property-Related Tenant Services



How FHSP works

1

- Brilliant Corners & ICMS partners identify available unit(s) and engage landlords

2

- Brilliant Corners negotiates lease terms using a portfolio of incentives and customized legal instruments

3

- DHS, Probation, ODR, LA Care, and Coordinated Entry System refer clients to Brilliant Corners; then, an Occupancy Specialist matches clients to available units

4

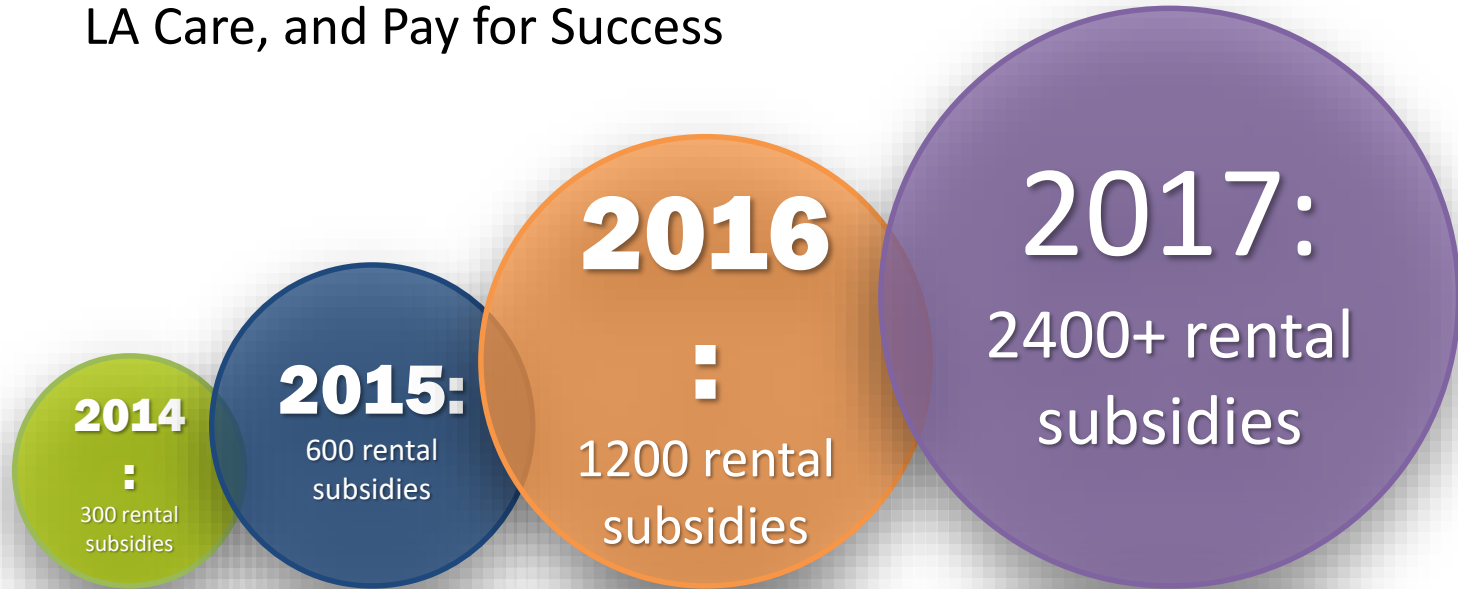
- Brilliant Corners coordinates lease signing, security deposit, rent payment, and move-in

5

- Tenant receives on-going housing retention and case management service

FHSP Accomplishments

- 3,400+ people housed across Los Angeles
- Investments from Probation, Office of Diversion & Reentry, Dept. of Mental Health, LA Care, and Pay for Success



What's the secret sauce?

- Flexible partners
- Flexible rental rates
- Flexible portfolio of housing options (RRH, PSH PBV, PSH TBV, higher levels of care)
- Flexible funding
- Flexible approach—ability to move *quickly* and creatively
- Resourced to SCALE



How FHSP Works for Landlords

Landlords benefit financially 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.

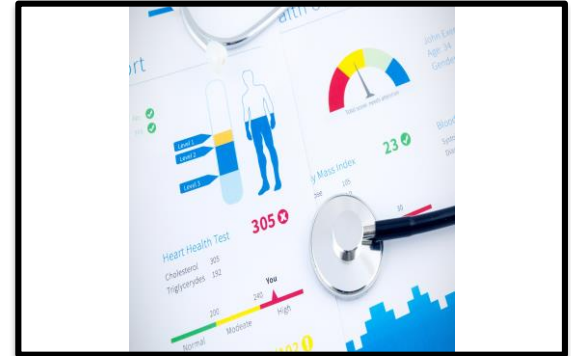
Brilliant Corners aims to maintain excellent neighborhood relations.

RAND evaluated progress toward program goals

Reduce
county
service use

Save money

Improve
participant
health



Evaluation Methods

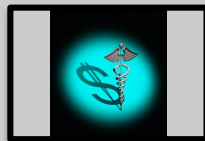
County Service Use

- HFH program data
- ELP data
 - DHS
 - DMH
 - DPH
 - General Relief
 - Jail days
 - Probation



County Service Costs

- Departments or Wu & Stevens (2016) report



Health Functioning

- Standardized survey of physical and mental health functioning (SF-12)



Participant utilization/costs 12 months before HFH and 12 months after HFH

At housing entry and 12 months later

After one year in housing, client county service use declined

DHS

Emergency Room Visits	-67.5%
Inpatient Stays	-76.7%
Outpatient Visits	-25.2%

DMH

Inpatient Stays	-1.8%
Crisis Stabilization Services	-59.5%
Outpatient Visits	-24.5%

DPH

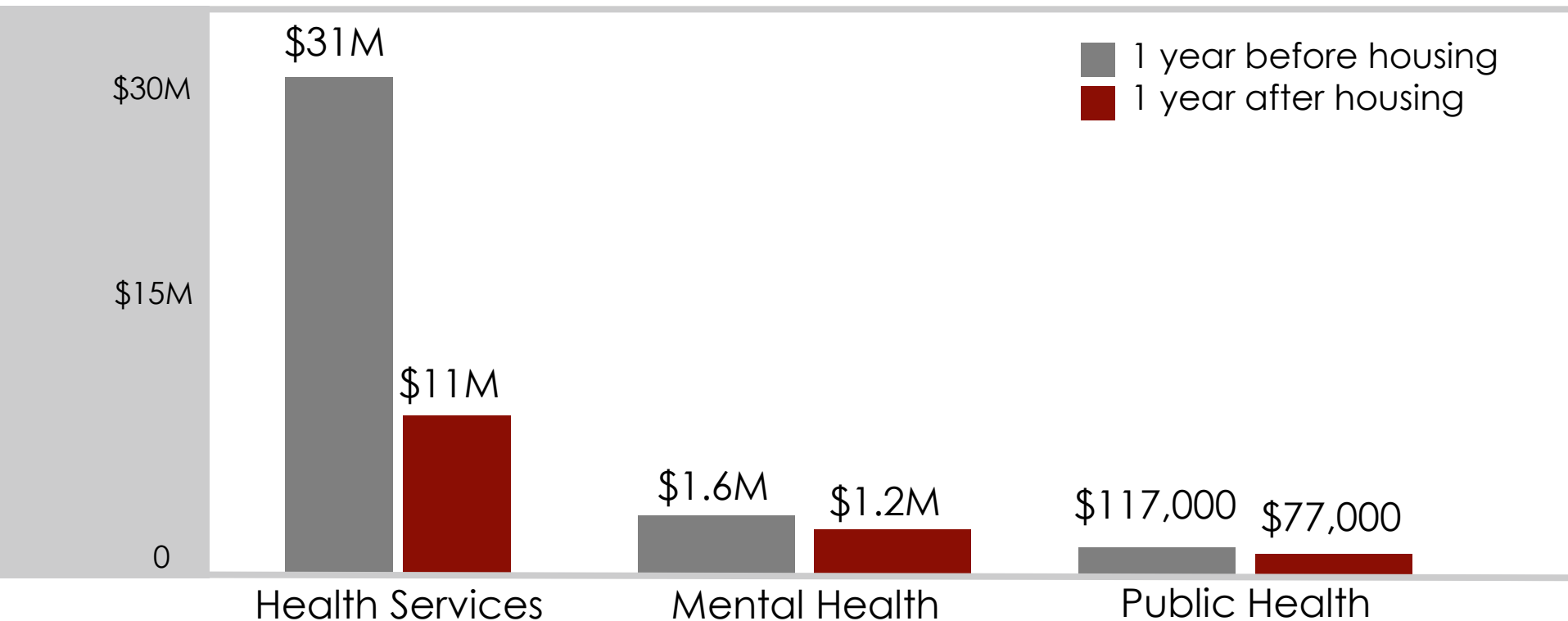
Days of SUD Services	+49.2%
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GR

Months	-17.1%
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N=890

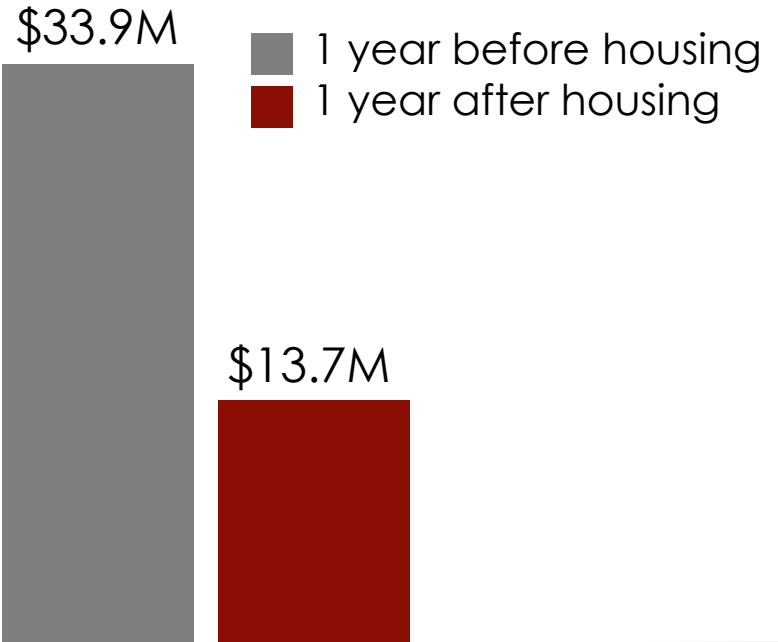
Dramatic decreases in health agency costs



HFH program led to a 60 percent reduction in overall public spending

County spending on services

- Health Services
- General Relief
- Law Enforcement



HFH produced savings for LA County

Per client county service spending fell

\$38K

\$15K

Average PSH costs per client

\$15K

Net savings, factoring in program costs

20%

■ 1 year before housing
■ 1 year after housing

Mental health functioning improved but physical health functioning remained low

Mean scores
before and after
HFH

■ Entering housing
■ 1 year later

50 (Population Norm)



Physical
component

Mental
component

What did we learn from this evaluation?

Reduce
county
service use

Housed clients
spent 60
percent less on
county
services

Save money

Net savings of
20% to LA
County

Improve
client health

Client mental
health
improved

Thank You!
Questions/comments:

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