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To ensure access to high-quality, patient-centered, cost-effective health care to Los Angeles County residents through direct services at DHS facilities and through collaboration with community and university partners.



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July 9, 2019

Restore Neighborhoods LA, Inc. Attn: John Perfitt 315 W. 9th Street #503 Los Angeles, CA 90015

Re: 920 West 81st Street Project

Dear Mr. Perfitt:

The Los Angeles County Department of Health Services (DHS) Housing for Health (HFH) division is partnering with housing developers to provide affordable housing linked to appropriate services for individuals and families who are experiencing homelessness. DHS works closely with partners such as RNLA to provide support to projects such as the Normandie Apartments project to house medically complex and vulnerable populations in need of safe and affordable housing. DHS greatly appreciates the collaboration with RNLA for the purpose of delivering supportive housing with intensive case management services to people experiencing homelessness. We affirm that this project will address a serious local housing need related to homeless and chronically homeless individuals, and we look forward to assisting in the development and successful operation of the proposed development.

Project Description

This new construction project is located at 920 West 81st Street in the City of Los Angeles, and will be designed to complement the neighborhood while providing a high-quality and safe environment for its residents. The project aims to deliver high-quality, secure housing to an underserved area. The property is comprised of 4 one-bedroom units and 4 studio units. The development will also contain space for one case management office. The site will feature modern compact living, including onsite washer and dryer, Ikea kitchen, abundant natural light, and a solar electric system. all eight units will be ADA adaptable or ADA accessible. The project was site-planned to include a common courtyard area for tenants to enjoy and use for guests. The project completion is anticipated for September 2020.

Support Services Commitment

The County intends to provide supportive services for up to 8 homeless and chronically homeless individuals identified by DHS through the Coordinated Entry System at the project. The County shall enter into contract with an approved Intensive Case Management Services (ICMS) provider at an estimated funding amount of up to \$43,200 per year. The Housing for Health program office, the ICMS provider, RNLA and the Property Management entity will collaborate to ensure tenants receive the support needed to remain housed and stable, including creation of an acceptable tenant selection criteria in collaboration with DHS, the provision of high quality ICMS which includes, transportation to medical and other relevant appointments, ongoing reassessments for care, connection to in home supportive services, and attending and/or convening periodic meetings with partners to problem solve around tenant support needed to remain housed and stable, or convening periodic meetings with partners to problem-solve around tenant, building and community issues.

Rental Subsidy Commitment

The Department of Health Services will work with RNLA to support the 8 units through an allocation of rental subsidies to ensure affordability of the units. The Flexible Housing Subsidy Pool will ensure affordability of these units, which will be administered by Brilliant Corners. The units available for this population will each have a rent set at

HACLA Voucher Payment Standards (VPS), currently set at \$1,273 for studios and \$1,522 for one bedroom units. Rents will be determined at the time of lease up to ensure the most current and up-to-date rent standards are applied. Tenants will pay 30% of their income towards their rent and the subsidy will cover total rent minus tenant rent contribution. The rental subsidy will be administered by Brilliant Corners through a contract with DHS. Brilliant Corners will enter into a Master Rental Subsidy Agreement with the property owner for a 5-year term with two 5-year extension options.

Upon receiving the various capital funding commitments necessary to ensure project feasibility, DHS will, through our established funding approval and contracting procedures, engage in contract negotiations with appropriate parties to provide the services and funding described above. The term of the current Master Support service agreement ICMS providers is through June 30, 2022, inclusive of DHS' authority to exercise subsequent 5-year extension options. In all likelihood, barring unforeseen financial difficulties for the County, and assuming the project continues to operate in good standing, contracts for this project would be renewed at the end of the contract term to ensure that formerly homeless tenants of the project continue to receive high quality housing.

Once again, we are extremely enthusiastic about this project and happy to be partnering with RNLA.

Sincerely,



Cheri Todoroff
Director, Housing for Health
Department of Health Services
County of Los Angeles

