



Brilliant Corners

We provide innovative supportive housing for people who need it.



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Introduction

Brilliant Corners provides innovative supportive housing for people who need it.

Everyone wants to live in their own home – and the vast majority of people, with the right kinds of supports, can do just that. At Brilliant Corners, we believe a home is the cornerstone of health, well-being and independence. We partner with government, health care, service providers, landlords and developers to create supportive housing solutions that empower people to achieve housing stability. Because when each individual has a corner of the world to call their own, our whole community shines.



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Supportive Services

Scattered Site Settings

Case Management staff provide support to over 365 households across LA and Riverside Counties

Project Based Settings

3 sites in various stages of development. Onsite case management will provide support to 160 households when fully leased up

Best Practices

- Critical Time Intervention
- Harm Reduction
- Housing First
- Trauma Informed Care



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Best Practices for Success

- Property Management (Scattered Sites)
- Information sharing (share early & often)
 - Values, Vision & Priorities

Evidence-based supportive housing solution that connects unhoused individuals to available units and provides wrap-around supportive services

At scale, a pooled housing approach matches vulnerable households with housing options in real time to meet the public health emergency of homelessness. This model works for all populations.



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LA County's Flexible Housing Subsidy Pool

- 2014 partnership with LA County Department of Health Services (DHS)
- Provide rental subsidies and housing services
 - Housing location, move-in assistance, and housing retention services
- 12,000+ housing placements since inception



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Inner Workings

-  **Braided Funding**
-  **Contract Structure**
-  **Partner Relationships**

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Partners



Health Services
LOS ANGELES COUNTY

LOS ANGELES COUNTY
DEPARTMENT OF
MENTAL HEALTH
Hope, recovery, wellbeing.

OFFICE OF DIVERSION
AND REENTRY

JUSTICE
CARE AND
OPPORTUNITIES

L.A. Care
HEALTH PLAN




PROBATION

Department of Social Services
CDSS

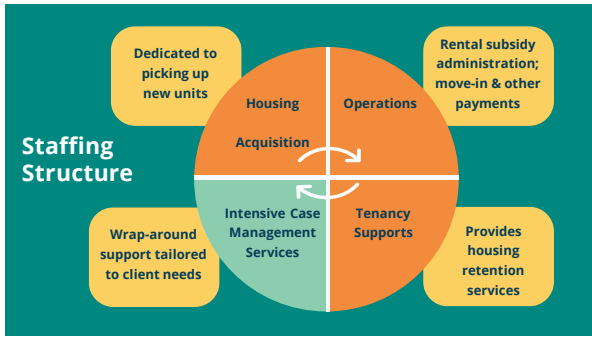
CONRAD N.
Hilton
FOUNDATION

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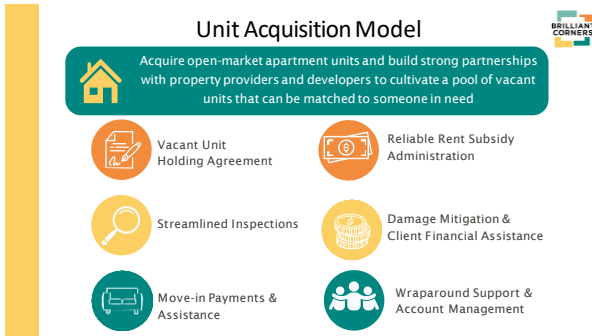
FHSP Model Overview

-  **Landlord Engagement Creates Portfolio of Units**
-  **Tenancy Supports Team Ensures Housing Stability**
-  **Operations Team Streamlines Lease & Rent Process**
-  **Intensive Case Management Provides Wrap-Around Support**

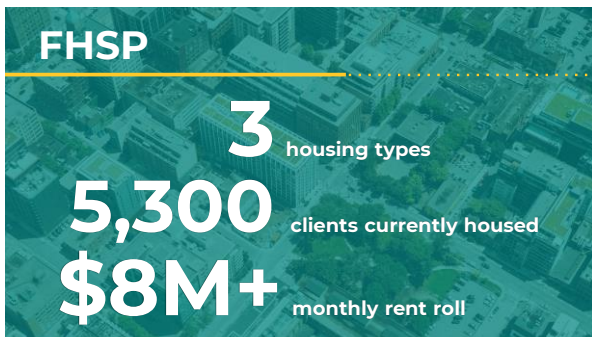
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Damage Mitigation Funding



The FHSP Damage Mitigation Fund acts as an added protection to landlords willing to rent to FHSP participants.

The fund can be utilized to cover the cost of excessive damages to the rental unit or lost rent incurred beyond the original security deposit.



Client Financial Assistance

FHSP General Assistance supports the participant's housing retention and clinical goals and addresses the participant's health, safety, and/or housing habitability.

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Brilliant Corners Tenancy Support Services

- Housing Coordinator
- Move in assistance
 - Security deposit
 - Furniture
- Housing navigation assistance
- Housing retention services
- Partnership with case management agencies
- General Assistance and Reasonable Accommodation support
- Landlord Mediation



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WHAT'S THE IMPACT?

There were **171** housing placements in Year 1 of LA County's Flex Pool. Since then, there have been over **12,000** cumulative placements.



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How FHSP Works for Landlords



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 housing coordinator 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.



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OUR IMPACT AT A GLANCE

12000+ PERMANENT SUPPORTIVE HOUSING PLACEMENTS



EACH MONTH, WE MOVE 200+ PEOPLE OUT OF HOMELESSNESS INTO PERMANENT HOMES.



1000+ PEOPLE WITH DEVELOPMENTAL DISABILITIES HOUSED




1700+ PEOPLE SERVED THROUGH INTENSIVE CASE MANAGEMENT


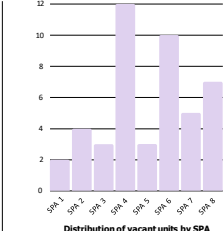


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TBV Portfolio Snapshot

- **Approximately 3,300** units currently leased up
- **822** units acquired in 2023
- **46** active units in current vacancy portfolio
- **Goal:** additional 1500 units by 2025

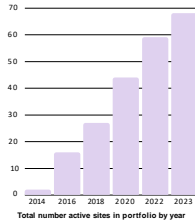


Distribution of vacant units by SPA

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PBV Portfolio Snapshot



- 73 MRSA agreements executed
- 67 sites with Occupancy
- 1,872 active units
- 12 projects opening in 2024
- Goal: 1,191 additional units by 2025
 - Already secured 500 units
- Largest building has 106 units

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Success Stories

NPR featured the Flex Pool and our amazing participant **Tameka Swain**, who was connected to Brilliant Corners through the Office of Diversion and Reentry after experiencing incarceration and homelessness. She now lives in a one-bedroom unit in Inglewood, is back in school, and started her own podcast. **Tameka credits her success to her support network, including her Brilliant Corners Housing Coordinator, Lorena, and her case manager.**

“It feels like a second family,” Swain says, “somebody that I could call when I’m in need, to even talk or be around.”



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Creating New Housing Opportunities



FHSP is looking to support projects that support the development of PSH in privately owned units via RFP process. Awarded projects receive 5 year commitments for operating subsidy and accompanying services.



- Tenancy Supports Services
- On-Site ICMS
- Operating subsidy may include
 - Rental subsidy
 - 60-day Vacancy coverage
 - Security deposits
 - Damage mitigation

RFP currently open @ brilliantcorners.org/fhsp-procurement/

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Thank you!

Please contact us with any further questions:

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