

Housing Acquisition Model



Standard Financial Tools

Unit Holding Agreement

Funding to immediately place a vacant unit on hold while a participant is matched to the unit.

Move-in Payments

Security deposit, first month's rent, and last month's rent (as needed).

Move-in Assistance

Funding for household goods, such as furniture, bedding, cookware, etc., and utility turn-on fees.

Property Provider Incentives

Various incentives to encourage property provider participation, such as a lease-signing bonus and inspection repair funds.

Flexible Financial Assistance

Funding necessary to support and maintain a participant's tenancy, such as: past-due rent balances; unit repairs during tenancy; minor unit modifications; etc.

Rent Subsidy Administration

Brilliant Corners can administer ongoing rental payments, which requires increased Operations Team capacity. Alternatively, programs can utilize federal vouchers, which requires additional Tenancy Support capacity and more funding for Unit Holding and Property Provider Incentives.



Staff Structure

Housing Acquisition Team

Finds new units; develops relationships with property providers to source new units and maintain existing housing units. Minimum staff size: one Housing Acquisition Supervisor; three Housing Acquisition Specialists.

Tenancy Support Team

Provides housing retention services to participants; facilitates move-in process; liaises between the participant, case manager, and property provider to resolve all tenant-specific, housing-related issues, such as past-due rent balances, maintenance issues, minor unit modifications, etc. Caseload ratio is highly dependent on the subsidy type and levels of case management.

Operations Team

Administers all payments, including rent subsidy payments and move-in assistance payments; processes applications; performs various administrative and financial support functions for the Housing Acquisition and Tenancy Support Teams. Minimum staff size: Highly dependent on the subsidy type (local vs. federal).



Intensive Case Management Services

Case Management

All participants receive intensive case management services (ICMS). Typically, program participants receive ICMS from third-party case management service providers; however, Brilliant Corners does provide ICMS for certain programs.