



CONTRACT SUMMARY SHEET

Name of Facility: Balfour Road

RCEB FY 22-23 #6 Enhanced Behavior Support Home (EBSH):

Summary:

This Amendment to the Housing Agreement with Brilliant Corners represents Community Placement Plan (CPP) acquisition and renovation funds for the development of one Enhanced Behavioral Support Home (EBSH). RCEB will request funding in FY 23-24 for start-up funding for the provider for this home.

Contract Overview:

DDS originally approved \$350,000 for acquisition and \$400,000 in renovation funds for this project. During the Housing Acquisition Request (HAR) process, DDS approved additional acquisition funds in the amount of \$332,321 and additional renovation funds in the amount of \$263,054. DDS approved the additional funds due to the actual cost of purchasing the home and estimated costs of renovating the property. The additional renovation items for an EBSH include but are not limited to wall hardening, continuous piano hinges on doors, shatter resistant windows or window film, wall hung bathroom sinks and toilets. A portion of the large garage will also be converted to a multipurpose space and a sensory room. This amendment represents the increased CPP Funding.

This EBSH will serve four male clients who have co-occurring mental health support needs and intensive behavioral support needs. The individuals will also have forensic support needs. Individuals will be moving out of Porterville Developmental Center (PDC), exiting Institutions of Mental Disease (IMD), or individuals may already be living in the community.

Location of Facility: 3491 Balfour Road, Brentwood, CA 94513.

Ownership:

Brilliant Corners will own the home. Brilliant Corners will have restricted title on the home. The home will be held in perpetuity to serve clients of RCEB.

History of Company's Operation:

Brilliant Corners is an experienced Housing Development Organization (HDO). Brilliant Corners purchases, renovates and manages homes for individuals with Intellectual and Developmental Disabilities (I/DD) across the state of California. RCEB has collaborated with Brilliant Corners on eight other homes, two of which are EBSH Homes.

1. Community Crisis Home (N. Star 1) : 5939 Pleasants Valley Road, Vacaville, CA 95688
2. Community Crisis Home (N. Star 2): 7110 Steiger Hill Road, Vacaville, CA 95688
3. Community Crisis Home (N. Star 3): 3328 Shale Peak Lane, Vacaville, CA 95688 (destroyed in a fire in 2020- being rebuilt and opening in 2024)
4. Specialized Residential Facility: 3711 Lindero Drive, Concord CA, 94519
5. Enhanced Behavior Support Home: 205 Hillside Road, Antioch CA 94506
6. Enhanced Behavior Support Home: 1715 E. Tabor Avenue, Fairfield, CA 94533
7. Community Crisis House: 3293 Camino Diablo, Byron, CA 94514
8. Community Crisis House : 2371 Empire Avenue, Brentwood, CA 94513

Brilliant Corners has a dedicated team of staff to provide supportive housing management services to address the maintenance and up keep of the homes. Brilliant Corners uses a portal system to receive requests for maintenance, generate work orders and collect lease payments. Brilliant Corners employs a team of maintenance technicians who will go out to the home and help assess and address repair and maintenance issues as they arise.

Results of the Last QA Review:

This is not applicable.

Other RCEB-Funded Corporations Owned by the Same Individuals/Entity:

This is not applicable.