

**Bridging Rental Assistance Program (BRAP)
Monitoring Report
Quarter 1 FY2010 (July, August, September 2009)**

The Bridging Rental Assistance Program (BRAP) has been established in recognition that recovery can only begin in a safe, healthy, and decent environment, a place one can call home. The Office of Adult Mental Health Services recognizes the necessity for rental assistance for persons with mental illness, particularly those being discharged from hospitals, group homes, and homeless shelters. There is not a single housing market in the country where a person receiving Social Security as their sole income source can afford to rent even a modest one-bedroom apartment. In Maine, 96.1% of a person's SSI standard monthly payment is needed to pay for the average one-bedroom apartment in Cumberland or Sagadahoc Counties; and in the Kittery, Elliot, York and South Berwick area (York County), up to 124% of a person's SSI is required to pay for the average one bedroom apartment.

BRAP is designed to assist individuals with housing costs for up to 24 months or until they are awarded a Housing Choice Voucher (aka Section 8 Voucher), another federal subsidy, or alternative housing placement. All units subsidized by BRAP funding must meet the U.S. Department of Housing and Urban Development's Housing Quality Standards and Fair Market Rents. Following a *Housing First* model, initial BRAP recipients are encouraged, but not required to accept the provision of services to go hand in hand with the voucher.

The monitoring of the Bridging Rental Assistance Program (BRAP) is the responsibility of the Office of Adult Mental Health Services (OAMHS) and particularly the Director of Housing Resource Development within the OAMHS.

On July 13, 2007, because the number of persons with BRAP vouchers was 41 over the maximum, the BRAP Wait List Protocol was fully activated. The following report details the census activity over the most recent four quarters. Trending information from the previous reports (September, December 2008 and March, June 2009) is provided so ongoing activity can be readily measured against longitudinal trends. Since the last report:

The number of persons waiting for a BRAP voucher has increased, up 33% from the previous quarter, to 248 persons. The bullets below highlight some of the details regarding persons who are currently waiting for a BRAP voucher:

- Priority #1 applicants (Discharge from a psychiatric hospital within the last 6 months). Riverview and Dorothea Dix consumers are typically not waiting more than 5 days from the date of a completed application. Priority 1 applicants waiting for a BRAP voucher have increased from 54 to 83 persons, up 54%.
- Priority #2 applicants (Homeless) have increased from 91 to 132 persons, up 45%

- Priority #3 applicants (Substandard Housing) have decreased from 9 to 7 persons, down 22%
- Priority #4 applicants (Community Residential Facility) have decreased from 32 to 29 persons, down 9%
- Persons on the waitlist greater than 90 days have increased from 103 to 160, up 55%. It should be noted that as of the writing of this report, we have issued 79 award letters to persons on the waitlist in October, beginning with the longest lengths of stay. We anticipate issuing additional award letters in the next quarter. Persons within this category are expected to dramatically decrease over the next quarter.

Since inception of the wait list, there has been a total of 788 BRAP vouchers awarded broken down as follows: Priority #1, 416; Priority #2, 301; Priority #3, 12; Priority #4, 59.

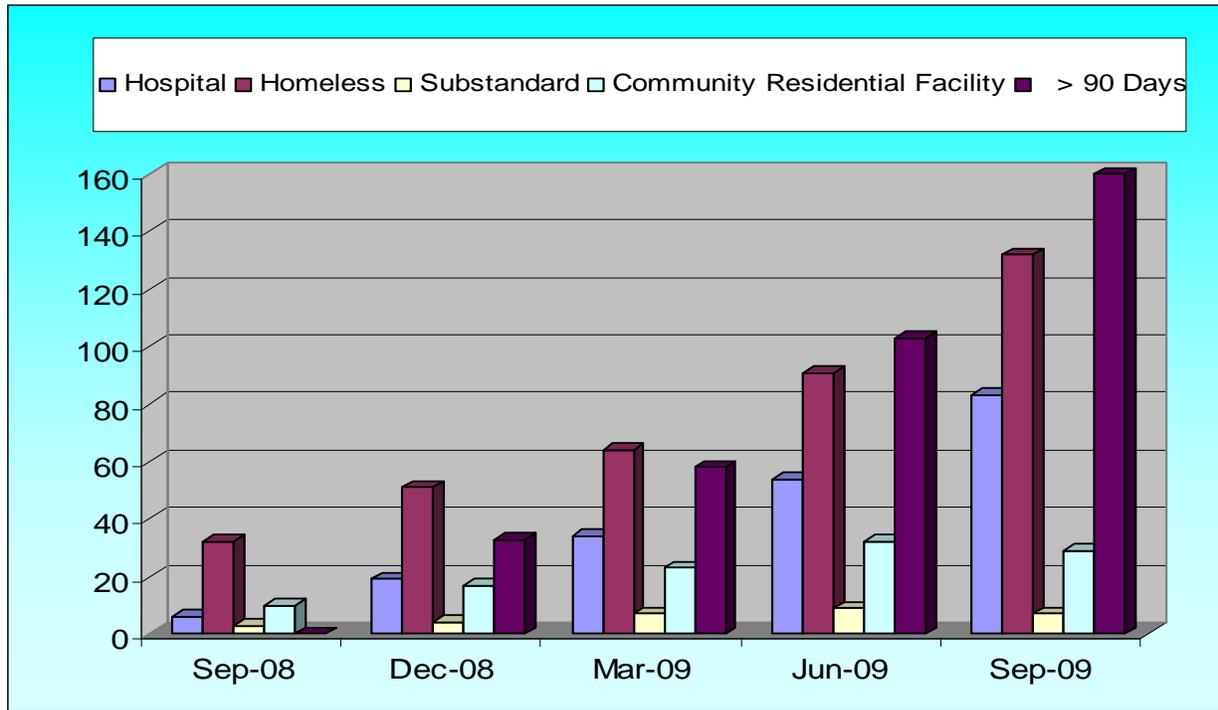
There has been a substantial increase in the number of persons on the program for greater than 24 months, now representing 25% of the entire program. This is principally a result of decades of federal and state cuts to low-income and supportive housing programs. The lack of availability of these resources, particularly Section 8 at the federal level, has translated to increased pressures on state programs such as BRAP.

The Office of Adult Mental Health Services and our network of Local Administrative Agents continue to work closely with several Public Housing Authorities in pursuing a cohort of Section 8 vouchers, known as MainStream Vouchers. These vouchers are administered by Local Public Housing Authorities (PHAs), often with services coordinated by DHHS.

HUD published the Fair Market Rents effective October 1, 2009. These are the rent guidelines followed by BRAP, Shelter Plus Care, Section 8, and many other federal and state rental assistance programs. The average increase in the Fair Market Rents this year is 6%. This will have a negative effect on the total census projections that we will be making for the next fiscal year. Current census as of September 30th 2009 is 513 persons. As we issue more awards over the next quarter, we can anticipate a reduction in the overall numbers of persons on the waitlist.

Since we began longitudinal tracking of the BRAP census in 2001, the average growth rate in periods without a waitlist is 2% per month. Meeting this growth rate in the future and eliminating the current waitlist will require additional funds.

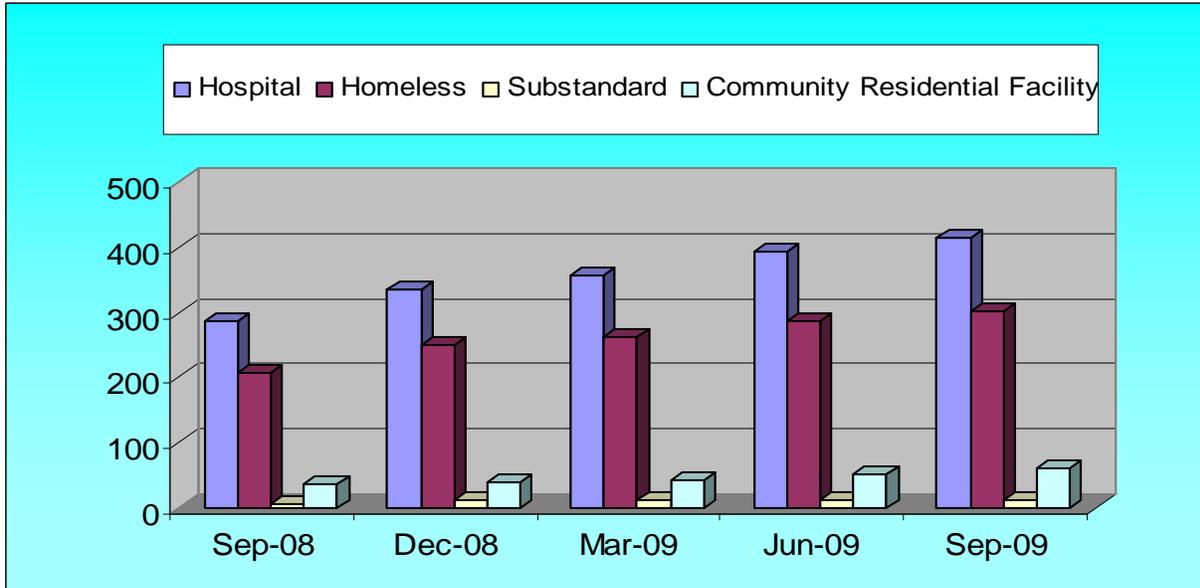
**BRAP Waitlist Status--Graph:
Detail by Priority Status to include those persons waiting longer than 90 Days**



**BRAP Waitlist Status—Table:
Detail by Priority Status to include those persons waiting longer than 90 Days**

| Reporting Period | Sep-08 | Dec-08 | Mar-09 | Jun-09 | Sep-09 | % Change relative to Last Report |
|--|--------|--------|--------|--------|--------|----------------------------------|
| Total number of persons waiting for BRAP | 51 | 91 | 128 | 186 | 248 | 33% |
| Priority 1—Discharge from state or private psychiatric hospital within last 6 months | 6 | 19 | 34 | 54 | 83 | 54% |
| Priority 2—Homeless (HUD Transitional Definition) | 32 | 51 | 64 | 91 | 132 | 45% |
| Priority 3—Sub-standard Housing | 3 | 4 | 7 | 9 | 7 | -22% |
| Priority 4—Leaving a Community Residential living facility | 10 | 17 | 23 | 32 | 29 | -9% |
| Total number of persons on wait list more than 90 days awaiting voucher | 0 | 33 | 58 | 103 | 160 | 55% |

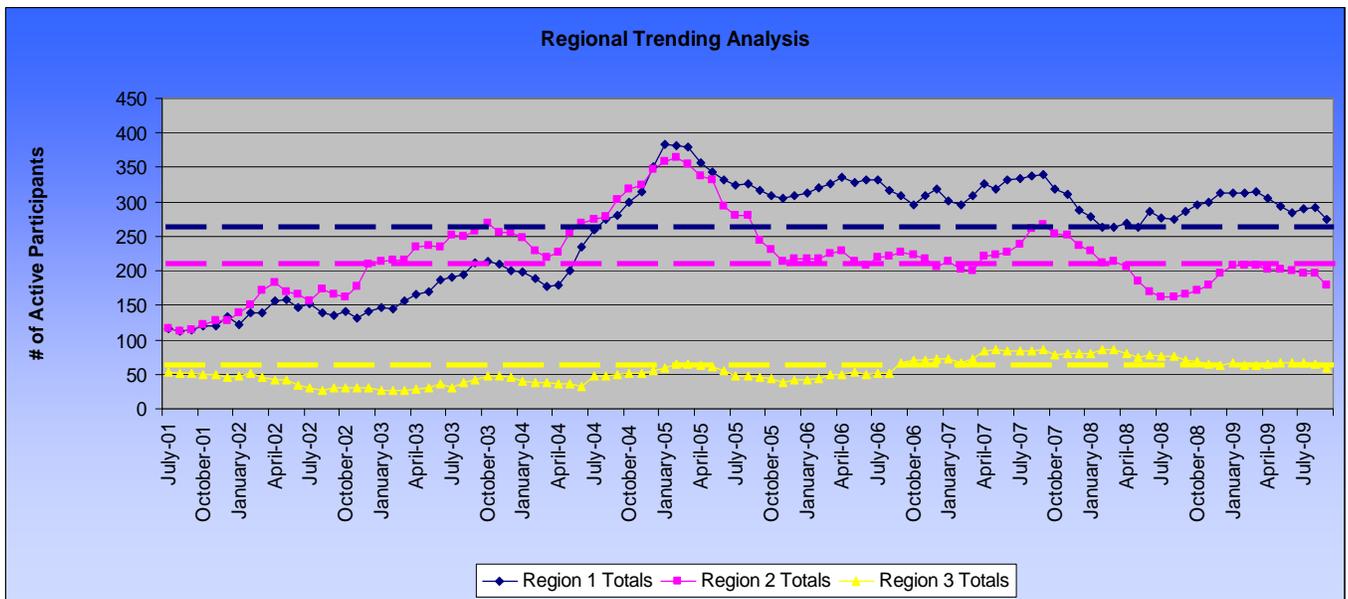
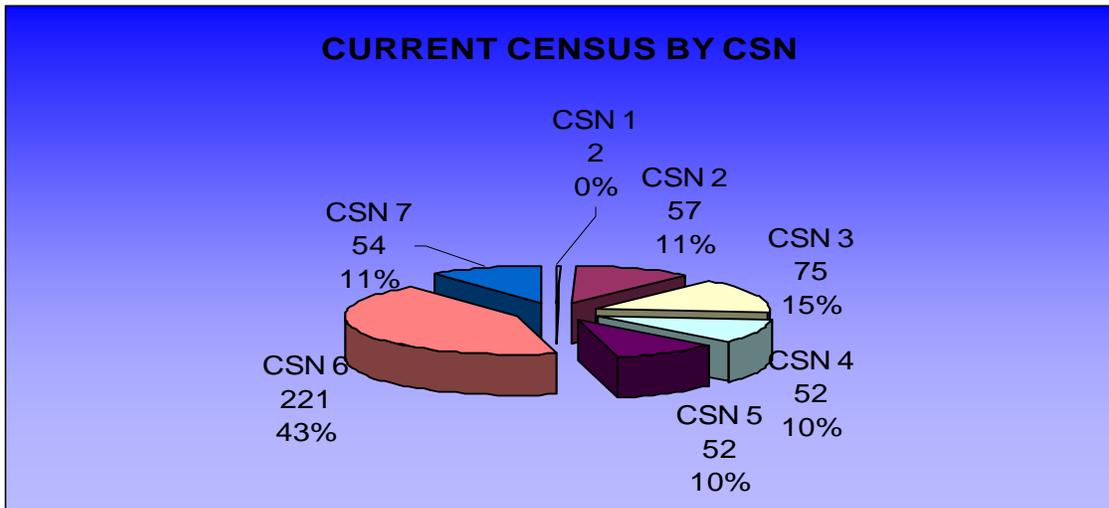
**BRAP Awards—Graph
Cumulative Since Inception of Waitlist**



**BRAP Awards—Table
Cumulative Since Inception of Waitlist**

| Reporting Periods | Sep-08 | Dec-08 | Mar-09 | Jun-09 | Sep-09 | % Change relative to Last Report |
|--|--------|--------|--------|--------|--------|----------------------------------|
| Cumulative number of persons awarded BRAP | 537 | 635 | 671 | 745 | 788 | 6% |
| Priority 1—Discharge from state or private psychiatric hospital within last 6 months | 288 | 337 | 356 | 394 | 416 | 6% |
| Priority 2—Homeless (HUD Transitional Definition) | 208 | 249 | 262 | 288 | 301 | 5% |
| Priority 3—Sub-standard Housing | 6 | 10 | 10 | 11 | 12 | 9% |
| Priority 4—Leaving a DHHS funded living facility | 35 | 39 | 43 | 52 | 59 | 13% |

Location status of Current BRAP voucher holders as of September 30, 2009:



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