



PAUL R. LEPAGE GOVERNOR, MARY MAYHEW COMMISSIONER

Department of Health and Human Services
Adult Mental Health Services
32 Blossom Lane
11 State House Station
Augusta, Maine 04333-0011
Tel: (207) 287-4243
Fax: (207) 287-1022; TTY: 1-800-606-0215

Bridging Rental Assistance Program (BRAP) Monitoring Report Quarter 1 FY2012 (July, August, September 2011)

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. According to a recent report issued by the Technical Assistance Collaborative, *Priced out in 2010*, in Maine, 98% of a person's SSI standard monthly payment is needed to pay for the average one-bedroom apartment statewide. In Cumberland County the amount is 104% and Sagadahoc 106%. In the City of Portland 126% of a person's SSI is necessary to pay for the average one-bedroom apartment and in the KEYS area (Kittery, Elliot, York and South Berwick) 125%.

BRAP is designed to assist individuals who have a psychiatric disability 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 Policy Development Manager 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 is provided so ongoing activity can be readily measured against longitudinal trends.

The additional OAMHS allocation funding for BRAP in the amount of \$995,000 for FY'12 was made available on August 23rd. Since that time, the waitlists have dramatically decreased, as particularly evidenced by the decrease of persons waiting more than 90 days, from 167 to 17 during this quarter.

The bullets below highlight some of the details regarding persons who are currently waiting for a BRAP voucher: The percentage terms reflect the percentage of relative change compared to the

last report, the formula is ((Current Report Number – Previous Report Number) / Current Report Number).

- 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 decreased by 42 persons to 15, down 280%.
- Priority #2 applicants (Homeless) have decreased from 158 to 110, down 44%
- Priority #3 applicants (Substandard Housing) have no change, remaining at 1.
- Priority #4 applicants (Community Residential Facility) have increased from 47 to 56 persons, up 16%.
- Persons on the waitlist greater than 90 days have decreased from 167 persons to 17 down 882%.

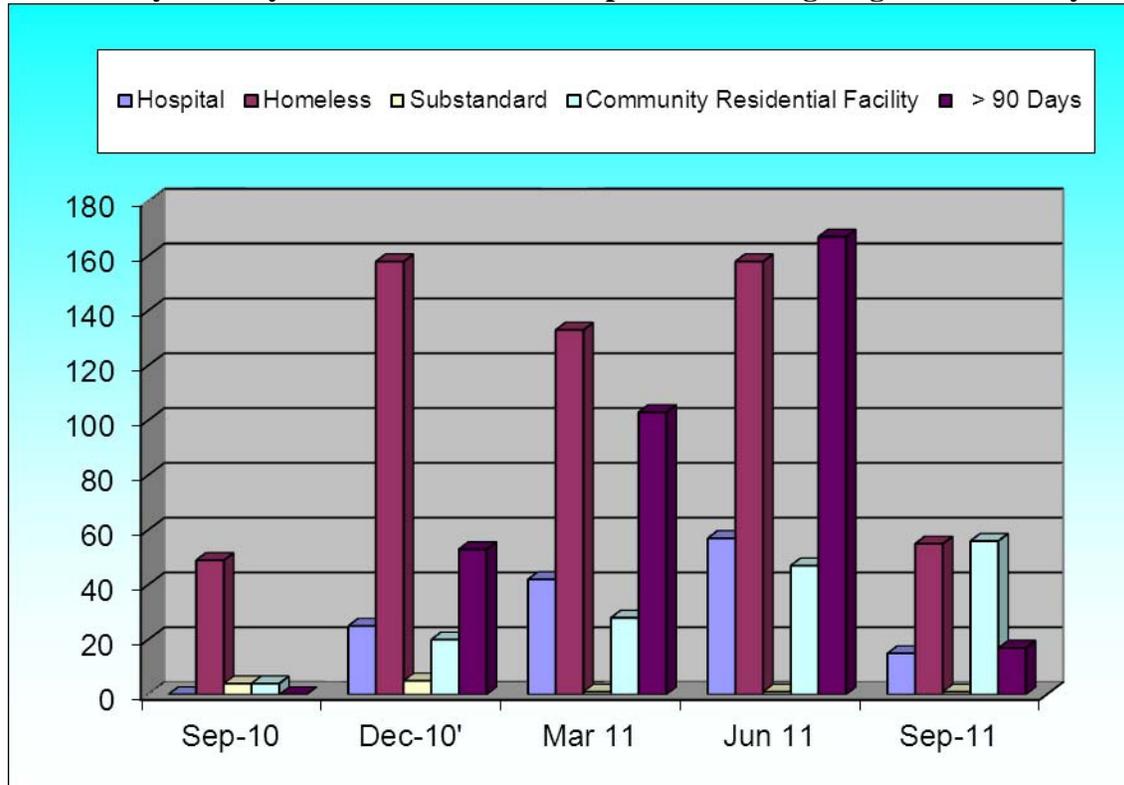
Since inception of the wait list, there has been a total of 1,361 BRAP vouchers awarded broken down as follows: Priority #1, 695; Priority #2, 512; Priority #3, 23; Priority #4, 121. Note that 10 vouchers have been awarded to persons with no priority.

The current BRAP census as of September 30, 2011 is 630 vouchers. The number of persons on the program for greater than 24 months, remains steady at 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.

HUD just revised their Fair Market Rents (FMR) effective October 1st, 2011. With the exception of the Lewiston area which had a 5.3% increase, every other area of the state has experienced a decrease of varying degrees, many substantial. In Piscataquis County, the decrease was up to 18.6% for a 1 bedroom apartment. This change in FMRs will impede the ability of persons with a voucher to find a unit to rent within HUDs guidelines, as landlords are facing continued upward pressure on operating costs.

The Office of Adult Mental Health Services also administers a substantial number of Shelter Plus Care vouchers, 927 as of September 30, 2011. This program is funded by the U.S. Department of Housing and Urban Development and has seen significant growth over the last decade, the result of OAMHS aggressively applying for and receiving new grants each year. The FY2012 annual budget for Shelter Plus Care is \$7.2 million. The total dollars for all SPC grants (one year renewals to 5 year new contracts) currently administered by OAMHS is \$11,173,212. Shelter Plus Care (SPC) is designed to provide permanent rental subsidies (housing vouchers) and supportive services (provided by MaineCare) to literally homeless individuals with: severe and persistent mental illness (63%), chronic substance abuse and mental illness (30%), and chronic substance abuse and HIV/AIDS (7%). For a detailed breakdown of the Shelter Plus Care program by disability type and CSN please see attached, *FY 2010 Shelter Plus Care Disability Categories*

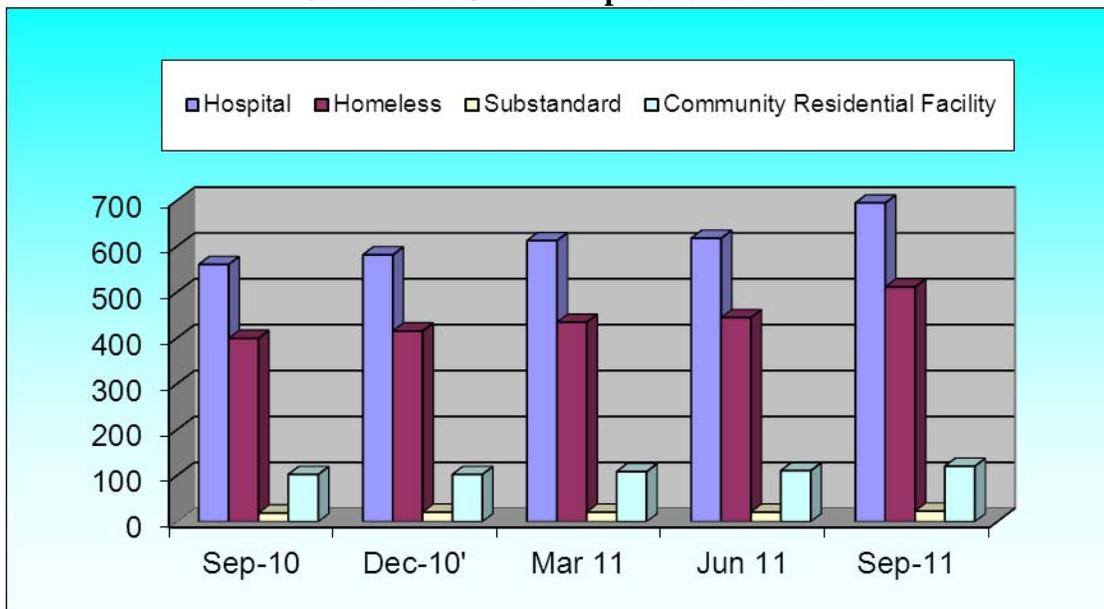
**BRAP Waitlist Status--Graph:
Detail by Priority Status to include those persons waiting longer than 90 Days**



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

Reporting Period	Sep-10	Dec-10'	Mar 11	Jun 11	Sep-11	% Change relative to Last Report
Total number of persons waiting for BRAP	57	209	205	264	127	-108%
Priority 1—Discharge from state or private psychiatric hospital within last 6 months	0	25	42	57	15	-280%
Priority 2—Homeless (HUD Transitional Definition)	49	158	133	158	55	-187%
Priority 3—Sub-standard Housing	4	5	1	1	1	0%
Priority 4—Leaving a Community Residential living facility	4	20	28	47	56	16%
Total number of persons on wait list more than 90 days awaiting voucher	0	53	103	167	17	-882%

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



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

Reporting Periods	Sep-10	Dec-10'	Mar 11	Jun 11	Sep-11	% Change relative to Last Report
Cumulative number of persons awarded BRAP	1093	1132	1188	1205	1361	11%
Priority 1—Discharge from state or private psychiatric hospital within last 6 months	561	582	613	618	695	11%
Priority 2—Homeless (HUD Transitional Definition)	400	416	435	445	512	13%
Priority 3—Sub-standard Housing	19	21	21	21	23	9%
Priority 4—Leaving a DHHS funded living facility	103	103	109	111	121	8%

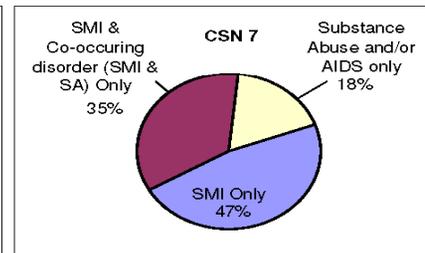
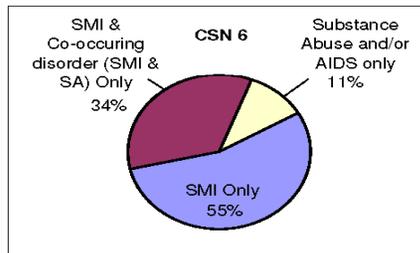
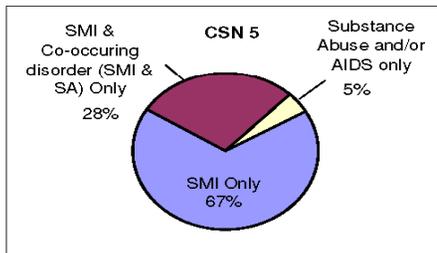
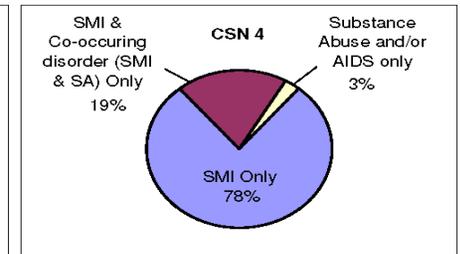
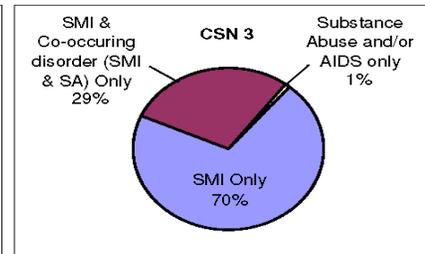
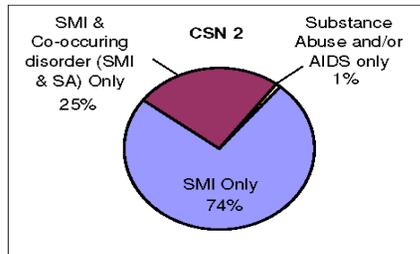
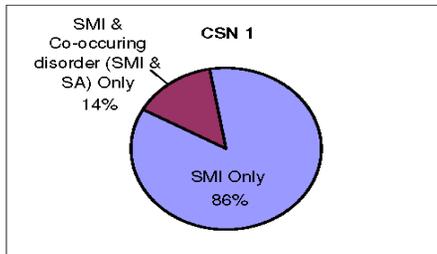
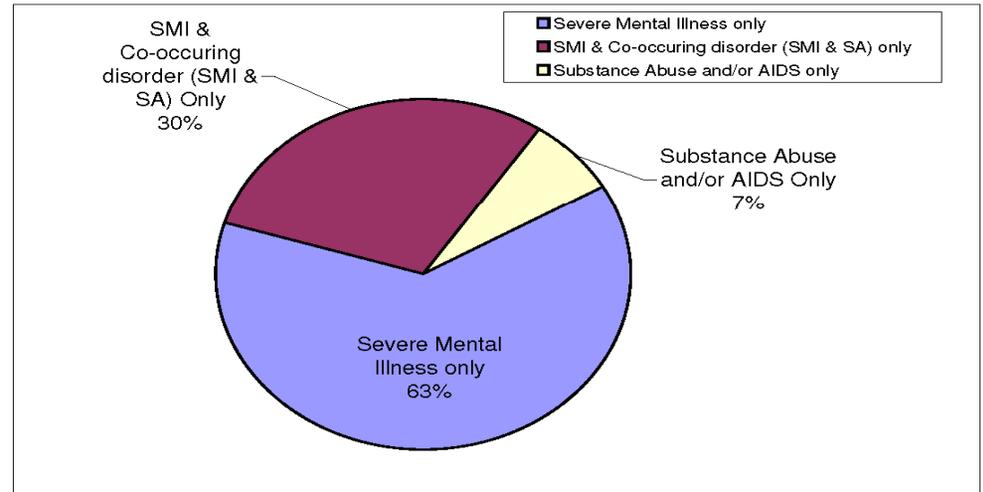
Note: 10 persons awarded with no priority

FY 2010 Shelter + Care Disability Categories

Disability Type	Count	Percentage
Severe Mental Illness only	641	63%
SMI & Co-occurring disorder (SMI & SA) only	301	30%
Substance Abuse and/or AIDS only	73	7%

Documented Diagnosis	Count	Percentage
Severe Mental Illness	942	93%
Chronic Alcohol Abuse	237	23%
Chronic Drug Abuse	186	18%
AIDS	13	1%
Physical Disability	27	3%

1015 Shelter Plus Care tenants
315 tenants had two or more documented diagnoses



	Region
CSN 1	Aroostook County
CSN 2	Hancock, Washington, Penobscot & Piscataquis
CSN 3	Kennebec & Somerset
CSN 4	Knox, Lincoln, Sagadahoc & Waldo
CSN 5	Androscoggin, Franklin & Oxford
CSN 6	Cumberland
CSN 7	York