

Housing Resource	Originating Funding Source	Grantee	Administrator(s)	Temporary (up to 24 months) or Permanent	Tenant Based or Project Based	Eligibility Criteria/Populations Served Regulations Best Practice	Unique Program Characteristics
<p>Shelter Plus Care (SPC)</p> <p>Inventory: +/- 900 Vouchers</p> <p>Voucher Budget: + \$7,000,000 per annum</p> <p>+ \$10,000,000 and 23 active grants under management ranging from 1 year renewals to 5 year new.</p> <p>Services: +/- \$9,000,000 MaineCare Services to population per annum</p> <p>Outcome Reporting/Measures: Contracting Process</p> <p>21 page HUD Annual Progress Report for each grant</p> <p>HUD Logic Model for each grant</p> <p>Cost of Homelessness Benefit of Shelter Plus Care white paper co-authored by Sheldon Wheeler and Melany Mondello—presented at national and regional conferences on homelessness</p>	<p>U.S. Dept. of HUD</p> <p>New grant applications are competitive in each of the three Continuums of Care and Nationally, with renewals being funded non-competitively.</p>	<p>-DHHS, Office of Adult Mental Health</p> <p>-98% of SPC in state is administered by DHHS—with HUD’s encouragement, the City of Portland and Maine Housing turned over Granteeship of their SPC vouchers to DHHS due to the combination of their administrative burden and our effective management and systems of accountability which have been adopted as models in other states.</p> <p>-City of Bangor has approx. 2% of SPC in state.</p>	<p>-Shalom House (Central Administrative Agent for DHHS) in conjunction with 8 Local Administrative Agents (Community Based Mental Health Centers) provides coverage through out the state.</p> <p>-City of Bangor</p>	<p>Considered permanent under CFR 582, however, SPC is often funded in a combination of year to year renewable and 1-5 year grant terms.</p>	<p>-Regulations allow for either tenant-based, sponsor based, or project based. Nearly all SPC in the state is Tenant Based, only a few sponsor based vouchers exist.</p> <p>-We are using some tenant-based vouchers in a specific project for up to one year in order to enhance the delivery of services.</p>	<p>ELIGIBILITY: -Applicants must be Homeless as defined by HUD and have a mental illness, substance abuse, co-occurring, or HIV/AIDS. Target population are homeless persons with mental illness</p> <p>-Very low income.</p> <p>REGULATIONS: -Component of Consent Decree and Settlement Agreement -Highly regulated federal rental assistance program under Code of Federal Regulations 582.xxx -Fair Housing Laws -Americans with Disabilities Act -State statutes governing rental assistance</p> <p>BEST PRACTICE: -Consumers have increased choice, control, and independence regarding their living situation with any tenant-based voucher. SPC is nearly 100% tenant based.</p> <p>-The Housing First approach to Shelter Plus Care (and BRAP) has earned DHHS national recognition at the National Alliance to End Homelessness 2008 conference. DHHS is one of the few and perhaps the first SPC grantee in the Country to break the traditional mandate of services tied to housing. Whenever possible, DHHS encourages these services but does not typically require them as a precursor to the housing voucher. This is unique in that SPC mandates \$1 of services for every \$1 of housing assistance on a grant by grant basis. DHHS is able to meet and exceed this obligation through MaineCare assistance provided to most of the SPC voucher holders.</p> <p>-Maine’s SPC administrative model has been adopted in several other states and components of our system (maps to mainstream resources) have been adopted by a National Technical Assistance group and are now incorporated into all SPC--HUD contracts in the Country.</p> <p>-Maine’s utilization of SPC vouchers is often over 100% of the initial grant award, sometimes exceeding 140%. This is due to the combination of a successful administrative model and linking tenants to mainstream resources (health care & income supports) which are then used leverage additional units under each grant.</p>	<p>Rent Subsidy.</p> <p>Persons pay 30% of their adjusted income for rent up to the Fair Market Rent.</p> <p>Program may pay for security deposit.</p>

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<p>Bridging Rental Assistance Program (BRAP)</p> <p>Inventory: +/- 650 Active Vouchers Budget: +/- \$4,000,000 per annum</p> <p>47% of current recipients were homeless in FY2010.</p> <p>Outcome Reporting/Measures: Contracting Process</p> <p>Quarterly Report to the Court</p> <p>Quarterly Census Summary including longitudinal data</p> <p>Monthly utilization report...Custom Excel document containing monthly and longitudinal detail of program, finance, agency, and client level data.</p>	<p>State of ME- DHHS</p> <p>General Fund Dollars</p> <p>Component of OAMHS budget process</p>	<p>-DHHS, Office of Adult Mental Health</p>	<p>-Central Administrative Agent for DHHS in conjunction with 7 Local Administrative Agents (Community Based Mental Health Centers) provides coverage through out the state.</p>	<p>Temporary— however we have been waiving persons onto the program who have exceeded their 24 month allocation due principally to the lack of Section 8 vouchers throughout the state.</p>	<p>Tenant Based</p>	<p>ELIGIBILITY:</p> <p>-Adults having documented severe and disabling mental illness who meet the DHHS Core Population Criteria as defined in Section 17.01-5 of the Maine Medical Assistance Manual, for which they are currently receiving or are in the process of being reinstated Supplemental Security Income (SSI) and/or Social Security Disability Income (SSDI)--in circumstances where an applicant has no income, General Assistance must be utilized until benefits from the Social Security Administration or other income is obtained, whichever is sooner; AND,</p> <p>-Applicants must have previously applied for Section 8 Rental Assistance through their local Public Housing Authority or other local Section 8 administering agency; AND,</p> <p>DHHS will provide funds, as available, on a ranked basis as indicated below:</p> <ol style="list-style-type: none"> 1. Eligible people who are leaving State psychiatric institutions; and individuals in private psychiatric hospital beds; or those who have been discharged in the last six months from any of these institutions. 2. Eligible people who are homeless as defined by the Stewart B. McKinney Homeless Assistance act as funded by the U.S. Department of Housing and Urban Development--. 3. Eligible people who are living in Substandard Housing in the community, as defined by U.S. Department of Housing and Urban Development. 4. Eligible people who are moving from community residential programs, funded by DHHS, to more independent living arrangements. <p>REGULATIONS:</p> <p>-Component of Consent Decree and Settlement Agreement -Program guides developed by DHHS -Fair Housing Laws, Americans with Disabilities Act, State statute</p> <p>BEST PRACTICE:</p> <p>-Consumers have increased choice, control, and independence regarding their living situation with any tenant-based voucher.</p> <p>-The emphasis on SSI/SSDI engagement not only helps the individual, it results in municipalities being able to re-capture General Assistance. It also helps hospitals and mental health agencies retro-actively bill for services.</p> <p>-BRAP has also utilized a Housing First approach. In fact, a critical component of the Consent Decree called upon DHHS to, whenever possible, not mandate the provision of services linked to housing. Both BRAP and SPC have long since adopted this practice.</p>	<p>Rent Subsidy.</p> <p>Persons pay 51% of their adjusted income for rent up to the Fair Market Rent.</p> <p>Program may pay for security deposit.</p>

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<p>Private Non-Medical Institutions (PNMI)</p> <p>Budget: +/- \$52,000,000 State and Federal</p> <p>608 MH Beds</p> <p>Outcome Reporting/Measures: Contracting Process</p>	<p>Centers for Medicaid Services— Federal portion of Rehabilitation and treatment.</p> <p>Component of OAMHS budget process</p>	<p>-DHHS, Office of Adult Mental Health</p>	<p>26 Designated Community Support Providers of Mental Health Services</p>	<p>Rehab focused, typically under 24 months however there are some longer term stays</p>	<p>Typically project based</p>	<p>ELIGIBILITY -Persons with severe and persistent mental illness</p> <p>-66 Adult MH PNMI beds (32 OSA PNMI beds) are dedicated to homeless persons</p> <p>REGULATIONS Section 97 of the MaineCare Benefits Manual</p> <p>BEST PRACTICE These facilities are designed to provide intensive rehabilitation and treatment, typically in group settings. Housing and Services are linked.</p>	<p>Housing and services are explicitly linked in this model</p>
<p>Projects for Assistance in Transition from Homelessness (PATH)</p> <p>Budget: \$300,000, flat funded formula grant program per annum</p> <p>Services: \$445,000 in MaineCare and other services-avg.</p> <p>RFP in FY2011</p> <p>Outcome Reporting/Measures: Contracting Process</p> <p>Annual provider report electronically submitted to SAMHSA includes agency and statewide data for entire program.</p> <p>Integration with Maine's HMIS\</p>	<p>U.S. Dept of Health and Human Services- SAMHSA Formula Grant</p> <p>Component of OAMHS budget process</p>	<p>-DHHS, Office of Adult Mental Health, Office of Children and Family Services</p>	<p>7 Adult/Youth Homeless Outreach Programs</p>	<p>N/A</p>	<p>N/A</p>	<p>ELIGIBILITY: -Recipients must be homeless or are at imminent risk of being homeless who have mental illness and/or co-occurring substance abuse</p> <p>REGULATIONS: -Public Health Service Act, Part C, Sec. 521—535</p> <p>BEST PRACTICE: -PATH funds are perhaps the most flexible of all federal funding—focus on outreach to literally homeless.</p> <p>-FY 2010 launch client level data collection initiative into Maine's Homeless Management Information System</p> <p>-FY2012 HMIS participation mandatory</p>	<p>50% Adults 50% Youth This allocation may change depending on response to RFP</p> <p>Flexible outreach & prevention funding</p>

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<p>WRAP around funds & Discretionary funds</p> <p>Budget: +/- \$400,000 per annum</p> <p>FY2009 moved into contracting process which restricted OAMHS discretionary nature of program</p> <p>Outcome Reporting/Measures: Contracting Process</p>	<p>State of ME-DHHS</p> <p>General Fund Dollars</p> <p>Component of OAMHS budget process</p>	<p>-DHHS, Office of Adult Mental Health</p>	<p>One MH Agency in each Community Service Network. There are 7 CSNs</p>	<p>N/A</p>	<p>N/A</p>	<p>ELIGIBILITY: -MH consumer of DHHS services</p> <p>REGULATIONS: -Flexible</p> <p>BEST PRACTICE: -Typically used as emergency funds for MH Consumers, particularly security deposits and 1st months rent.</p>	<p>Flexible funding source often used to find/maintain consumers in housing</p>
<p>Intensive Case Management Program</p> <p>Budget: +/- \$1,976,176</p> <p>Outcome Reporting/Measures: EIS and quarterly reports to the court</p>	<p>State of ME-DHHS</p> <p>General Fund Dollars</p> <p>Component of OAMHS budget process</p>	<p>-DHHS, Office of Adult Mental Health</p>	<p>OAMHS and Regional MH Teams</p>	<p>N/A</p>	<p>N/A</p>	<p>ELIGIBILITY: -Persons with mental illness who are homeless or incarcerated who are not currently engaged in mainstream mental health resources.</p> <p>REGULATIONS: -Governed by OAMHS policy and Section 17 of MaineCare Benefits Manual -Component of Consent Decree and Settlement Agreement</p> <p>BEST PRACTICE: -ICM's are stationed in or perform outreach to: all major shelters, jails, prisons, and some hospitals -Staffed positions under new unit of OAMHS, Div. of Community Forensic and Outreach Services</p>	<p>Safety net program assisting persons with mental illness to connect with mainstream resources and community supports.</p>
<p>Targeted Case Management</p> <p>\$2,841,759 Calendar year 2008 to homeless shelters</p>	<p>Centers for Medicaid Services funding service portion</p> <p>State General Fund, Seed</p>	<p>DHHS,OMS</p>	<p>17 Specific agencies, shelters, and municipalities operating shelters</p>	<p>N/A</p>	<p>N/A</p>	<p>ELIGIBILITY: -Includes Homeless or at risk of homeless</p> <p>REGULATIONS: -Governed by Section 13 of MaineCare Benefits Manual</p> <p>BEST PRACTICE: -Utilize General Fund, Shelter Operating Subsidy (SOS) as seed, pass through MSHA</p>	<p>Currently under rule making revisions</p>

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<p>General Assistance & Emergency Assistance</p> <p>\$1,661,243 FY08 spending on Emergency Housing such as Shelters and Hotels</p> <p>\$6,484,966 FY08 spending on Shelter Expense and Homeless Prevention</p>	<p>Costs shared between Municipality and State—formula driven.</p>	<p>DHHS, OIAS and Municipalities</p>	<p>Municipalities</p>	<p>Temporary</p>	<p>N/A</p>	<p>ELIGIBILITY: -As determined by particular municipality. -For individuals who are unable to meet basic living expenses, as determined by local ordinances under guidance from DHS rules.</p> <p>REGULATIONS: -Local ordinances combined with DHHS program manual and rules.</p> <p>BEST PRACTICE: -Considered as financial assistance program of last resort.</p> <p>-Often used in conjunction with the BRAP program. Reduces financial burden on both programs while ensuring consumer is in a safe and decent housing.</p> <p>-GA can re-capture funds from SSI/SSDI retroactively.</p>	<p>-Over 72% of GA budget is dedicated to housing.</p>

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Non-DHHS Resource Matrix—very rough estimates of dollars and numbers served							
Section 8 Housing Choice Voucher Program MSHA is largest Section 8 administrator in the state with approx. 3,800 vouchers and an estimated annual budget of \$20,000,000	U.S. Dept. of HUD	-HUD -MaineHousing (MSHA as a PHA) -Public Housing Authorities (PHAs are municipal based)	-Public Housing Authorities -MSHA -MSHA Agents -Local PHAs	Permanent	Both	ELIGIBILITY: Very Low-income individuals/families, the elderly, and persons with disabilities MSHA is the only PHA in the state with a homeless preference REGULATIONS: Federally regulated BEST PRACTICE: -MSHA Admin. Plan specifically identifies homeless persons as a priority population and includes previous homeless BRAP participant as a priority. -All non-MSHA PHAs have a time/day stamp wait list protocol.	Rent Subsidy. Persons typically pay 30-40% of their adjusted income for rent up to the Fair Market Rent.
Rental Assistance Coupon Plus (RAC +)	Fed HOME	MaineHousing	MSHA Housing Coordinators	Transitional	Tenant-based	ELIGIBILITY: -Housing Voucher built on BRAP -like program with unique characteristics, available to: homeless persons, youth, and persons being discharged from corrections REGULATIONS: -Funding from FED HOME program BEST PRACTICE: -Corrections population represent a targeted group with emphasis on a service or self-improvement contract tied to housing assistance	Service Plan required that typically involves: job training, education, other life building skills development 30% of income to rent
Section 8 Moderate Rehabilitation aka Mod-Rehab units <i>FOIA request to Mark Seltzer of HUD to get # of units and facilities</i>	U.S. Dept. of HUD, MaineHousing	HUD	MaineHousing Public Housing Authorities	Permanent	Project Based	ELIGIBILITY: -Very low income persons REGULATIONS: -HUD/MSHA BEST PRACTICE: -Mortgage restrictions on owner to serve target population with deep subsidy in exchange for re-hab dollars.	Project based Rent Subsidy. Persons typically pay 30% of their adjusted income for rent up to the Fair Market Rent.
Section 8 Housing Choice Voucher Program-MainStream Vouchers Approx. 165 Vouchers statewide with estimated annual budget of \$867,000	U.S. Dept. of HUD	HUD -Augusta PHA 50 vouchers -Brunswick PHA 15 vouchers -Westbrook PHA 100 Vouchers	-Public Housing Authorities: Augusta Brunswick Westbrook MaineHousing	Permanent	Both	ELIGIBILITY: -Very Low income individuals/families with disabilities as defined by HUD -Has a disability as defined in Section 223 of the Social Security Act -Up to 3% of these vouchers can be dedicated to persons receiving Home & Community Based Waiver Services under Medicaid's 1915c program REGULATIONS: -Federally regulated BEST PRACTICE: -Only three PHAs with very good utilization rates have been eligible to apply for these vouchers in recent years	Rent Subsidy. Persons typically pay 30-40% of their adjusted income for rent up to the Fair Market Rent.

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Supportive Housing Program—Transitional Housing	U.S. Congress—HUD	Continuum of Care-HUD	Grantees through Continuum of Care process	Temporary	Project Based	ELIGIBILITY: -Homeless persons/families with very low income -Service requirement REGULATIONS: -Federally regulated, McKinney Vento Homeless Assistance Act BEST PRACTICES: -HUD is discouraging applicants to apply for supportive services funding	Bricks & Mortar and option to fund supportive services, however HUD is discouraging services funding - 30% of income to rent
Supportive Housing Program—Permanent Housing for Persons with Disabilities	U.S. Congress—HUD	Continuum of Care-HUD	Grantees through Continuum of Care process	Permanent	Project Based	ELIGIBILITY: -Homeless persons/families -Very low income persons -Service requirement -One structure or scattered sites REGULATIONS: -Federally regulated, McKinney Vento Homeless Assistance Act BEST PRACTICES: -HUD is discouraging applicants to apply for supportive services funding	Bricks & Mortar and option to fund supportive services, however HUD is discouraging services funding 30% of income to rent
Supportive Housing Program—Supportive Services Only	U.S. Congress—HUD	Continuum of Care-HUD	Grantees through Continuum of Care process	Both	Both	ELIGIBILITY: -Homeless persons/families -Very low income persons -Service requirement -One structure or scattered sites REGULATIONS: -Federally regulated, McKinney Vento Homeless Assistance Act BEST PRACTICES: -HUD is discouraging applicants to apply for supportive services funding	Acquisition, rehab., leasing, and supportive services, HUD is discouraging new grants under this category. 30% of income to rent
Supportive Housing Program—Safe Haven	U.S. Congress—HUD	Continuum of Care-HUD	Grantees through Continuum of Care process	Both	Project Based	-Hard to reach Homeless persons/families with severe Mental Illness -Very low income persons -Site specific or clearly identifiable portion of a structure HUD is discouraging applicants to apply for supportive services funding	Bricks & Mortar and supportive services 30% of income to rent
Supportive Housing Program—Innovative Supportive Housing	U.S. Congress—HUD	Continuum of Care-HUD	Grantees through Continuum of Care process	Both	Both	-Homeless persons/families outside of the scope of other SHP programs, yet eligible for SHP activities -Very low income persons -Program is new to area and can be replicated HUD is discouraging applicants to apply for supportive services funding	Bricks & Mortar and/or supportive services 30% of income to rent
Housing Opportunities for Persons With Aids (HOPWA)	U.S. Congress—HUD	Continuum of Care-HUD	Grantees through direct application to HUD	Both	Both	- low income persons -Wide arrange of Housing and supportive services resources for persons with HIV/AIDS	Very flexible funding 30% of income to rent

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Section 811 17 Facilities, 131 Units Statewide	U.S. Congress- HUD	Grantees through direct application to HUD	Grantees through direct application to HUD	Permanent	Project Based	-Very low income Persons with Disabilities -Typically also funds a service component	Bricks & Mortar up front with project based rental assistance (PRAC). Persons typically pay 30% of their adjusted income for rent up to negotiated contract rent.
Section 202 23 Facilities, 652 Units Statewide	U.S. Congress- HUD	Grantees through direct application to HUD	Grantees through direct application to HUD	Permanent	Project Based	-Very low income Elderly Persons (62 years or older) designed for independent living...typically with set-aside of 10% of units for disabled or handicapped persons.	Bricks & Mortar up front with project based rental assistance (PRAC). Persons typically pay 30% of their adjusted income for rent up to negotiated contract rent.
Low Income Housing Tax Credit Approx. \$20,000,000 annually in subsidy.	I.R.S.	MSHA	Grantees through direct application to MSHA	Permanent	Project Based	-Low income persons with ranges of minimum and maximum income guidelines - Tenants in LIHTC projects typically pay 30-40% of income to rent -MSHA's Qualified Allocation Plan (QAP) provides two (2) points to be awarded to developers submitting applications with a set-aside commitment for disability populations at 20% of their total units developed. -11 of the 13 Tax Credit awards went to projects serving the Elderly, 2007.	Tax Credits typically capitalize 60-80% of a low income development. Credits are awarded through MSHA and privately syndicated.
State HOME funds Fluctuating funding dependent on Real Estate market and State budget priorities. Typically \$18,000,000	Maine Real Estate Transfer Tax set-aside	MSHA	Grantees through direct application to MSHA	Both	Both	-Recent years have seen a substantial (100%) set-aside for homeless populations -Other states (ie. New Jersey) have created a statute driven, Housing Trust Fund that often mandates joint cooperation with and/or specific set-asides of a % of units to multiple constituencies (Corrections, Youth, Elders, Mentally Ill, etc.)	

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<p>Maine Affordable Housing Bond—passed by voters 1998 and again in 2003</p> <p>\$30,000,000 bond package in 2009 allocation to homeless unknown</p>	State of ME-Treasury	MSHA	Grantees through direct application to MSHA	Both	Project based	<p>Target Populations</p> <ul style="list-style-type: none"> -Workforce housing -Persons with mental illness -Persons fleeing domestic violence -Persons who are homeless -Direct DHHS participation into program design and RFPs. <p>-Awards to agencies structured as zero P&I, 30 year deferred.</p>	Leveraging other capital sources strongly encouraged and/or required.
MaineHousing-Debt Program	Multiple sources	MSHA	Grantees through direct application to MSHA	Both	Both	-Typically in layered with multiple funding streams...ie. Supportive Housing Program, Low Income Housing Tax Credit program, State/Fed HOME, Federal Home Loan Bank of Boston, Private Capital, etc.	Flexible.
Maine State Housing Authority-Homeownership Programs	Privately raised Bonds, underwritten with General Obligation from ME Legislature	MSHA	Community Action Programs, Participating Lenders, and MSHA agents	Permanent	Project Based	<p>-low income Maine families eligible for below market interest rates.</p> <p>-MSHA currently underwrites, or provides financing guarantees, for +/- 20% of all mortgages in Maine</p>	
Below market interest rate financing or higher risk financing	Community Reinvestment Act	All private banks & lending institutions	Grantees through direct application to Private lenders	Both	Project Based	-Typically low income persons or marginalized communities	Loans under the CRA act are essentially voluntary on behalf of the institution.
Low interest debt and zero interest forgivable debt.	Federal Home Loan Bank (FHLB) of Boston	Participating banks and lenders	Grantees through direct application on behalf of participating bank/lender to FHLB	Both	Project Based	<p>-Typically low income persons</p> <p>-Application process is technical and requires a degree of sophistication and coordination often w/multiple lenders</p>	Great source of cheap capital
Rural Development-Homeownership Programs	USDA	Rural Housing Service Regional Offices (RHS)	RHS Community Action Programs	Permanent	N/A	<p>-Low to moderate income individuals/families</p> <p>-Mortgages can be subsidized down to 1%</p>	Guaranteed and direct below market interest rate mortgages.

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Federal Emergency Assistance	Federal Emergency Management Agency (FEMA)	State of ME-DECD	Community Action Programs, Red Cross, Private non-profits	Temporary	N/A	-One time public assistance available on a first come first served basis to individuals demonstrating an urgent need to obtain/maintain housing. Also used for other stabilization purposes.	Flexible and limited funding. Usually available in Fall and gone by December.
Private Landlords	N/A	N/A	Private non-profit sponsoring agencies (LAAs)	Both	Project	-As determined by private non-profit sponsor often based on BRAP, Section 8, or Shelter Plus Care -Building is on tax roles and avoids nimbyism -Landlord has a reliable revenue stream—the subsidy.	Private non-profit sponsor leases unit/building from landlord and sub-leases to qualified tenant.
Technical Assistance Program CLOSED	U.S. Congress-HUD (CHDO, HOME, McKinney Vento)	Maine Technical Assistance Collaborative	Coastal Enterprises Inc.	N/A	N/A	-Funding for non-profit developers, municipalities, and agencies utilized for the promotion of development of low income and supportive housing -Group organized and often delivered hands-on technical assistance to non-profit housing provider groups in Maine.	Typical development & capacity building & training grants range from \$3,000—7,000. DHHS had seat on this TA Board
Homeownership Assistance Venture Program CLOSED	Multiple funding sources	DHHS	Coastal Enterprises Inc.	Permanent	Project Based	-DHHS eligible individual with income eligibility to meet underwriters terms -70 homes sold to adults with MH or MR. Only 3 foreclosures in 10 years.	Funding up to \$10,000 to support soft second mortgage.
Lease Purchase Program CLOSED	Multiple funding sources	Coastal Enterprises Inc.	Coastal Enterprises Inc.	Permanent	Project Based	-Low income persons typically with poor credit histories and little up front capital -CEI purchases property then leases back the home to individual/family typically for two years while credit is being repaired/built in order to meet underwriter's thresholds. Once credit is established, CEI sells property back to lease holder.	