

Bridge Rental Assistance Program (BRAP)

VERMONT SENATE
HEALTH & WELFARE COMMITTEE

VERMONT STATE HOUSING AUTHORITY

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The Issue

Vermont's housing crisis has outpaced federal rental assistance

Only 1 in 4 eligible households receive federal rental assistance-
waiting lists are long

The lack of available federal subsidies is causing bottle-necks in other state-funded initiatives

Emergency responses are costly
do not create long-term stability

The Solution



A state-funded rental assistance program to bridge the widening gap left by inadequate federal support

Evidence & Precedent

Rental assistance is among the most effective homelessness prevention strategies

Improves housing stability, health outcomes, and system efficiency

Comparable programs operate in MA (MRVP), CT (RAP), and RI

VSHA has over 20 years of experience administering state-funded bridge programs

System Impact



Rental subsidies ensure the financial viability of affordable housing developments



Maximizes impact of state investments and initiatives such as VHIP



Reduces pressure on costly emergency shelter and healthcare systems

Estimated Annual Cost per Household

Emergency Shelter

\$54,750

In-state Incarceration

\$120,085

Skilled Nursing Facility

\$142,920

Emergency Department Use

\$553,340

Bridge Rental Assistance Program

\$12,240

How the Program Works



Partnership with the Agency of Human Services



Ongoing rental assistance with no time limits



Tenant rent capped at 40% of adjusted income at admission



State pays remaining rent up to a local payment standard



Administered by VSHA using existing systems



Annual legislative reporting on performance measures



Include a planning period to determine priorities, create policies and performance measures



Multi-year funding improves stability and landlord participation → time limits decrease long-term success



Optional cost-sharing by referring state agencies and/or departments

Priority Populations

Individuals and families exiting homelessness

Families engaged with the child welfare system (to support reunification)

Individuals exiting hospitals, corrections, or residential care

People with disabilities, including developmental/intellectual disabilities

Households on federal voucher waiting lists

Households receiving time-limited rental assistance

*Ultimately determined by the State

An annual investment of **\$3 million**,
can support 12 months of rental
assistance for up to **200 households**



Target population(s) and location will determine actual
costs and capacity:

Families exiting
homelessness
~\$1,436/month

Non-elderly
disabled households
~\$987/month

Mixed low-income
households
~\$1,089/month

Bottom Line



BRAP is a proven, cost-effective investment



Stabilizes vulnerable Vermonters



Reduces reliance on emergency systems



Lowers long-term public costs while strengthening housing stability

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