



February 28, 2025

Timothy Carroll, House Clerk  
Office of the Clerk of the House

Michael D. Hurley, Senate Clerk  
Office of the Clerk of the Senate

The Honorable Aaron Michlewitz  
House Ways & Means Chair

The Honorable Michael J. Rodrigues  
Senate Ways & Means Chair

The Honorable Richard M. Haggerty  
Chair of the Joint Committee on Housing

The Honorable Julian Cyr  
Assistant Majority Whip  
Chair of the Joint Committee on Housing

Secretary Ed Augustus  
Executive Office of Housing and Livable Communities

On behalf of the Massachusetts Housing & Shelter Alliance (MHSA), please find attached our most recent report on MHSA's **Home & Healthy for Good (HHG)** initiative, pursuant to item 7004-0104 of Section 2 of Chapter 140 of the Acts of 2024.

HHG funds low-barrier, permanent supportive housing for people experiencing chronic or long-term homelessness who struggle with challenges including mental illness, substance use disorders, and complex health conditions. HHG funds also support MHSA's critical systems change work to advance the creation of supportive housing and solutions to homelessness.

Thank you, and please do not hesitate to reach out with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Joyce Tavon".

Joyce Tavon  
Chief Executive Officer  
[jtavon@mhsa.net](mailto:jtavon@mhsa.net)

A handwritten signature in black ink, appearing to read "Caitlin Golden".

Caitlin Golden  
Chief Policy & Strategy Officer  
[cgolden@mhsa.net](mailto:cgolden@mhsa.net)



# HOME&HEALTHY FOR GOOD

*Advancing solution-driven supportive housing*

Progress Report:  
July 1, 2024 – February 28, 2025

Prepared by the Massachusetts Housing & Shelter Alliance (MHSA), a nonprofit, public policy advocacy organization dedicated to ending homelessness in Massachusetts.

PO Box 8638 | Boston, MA 02114 | 617.367.6447 | [www.mhsa.net](http://www.mhsa.net)

*Pictured: A former rooming house in Lowell acquired by Community Teamwork Inc. to provide supportive housing for people experiencing homelessness. The project, which now features 19 efficiency apartments, each with their own kitchenette and private bath, was funded by both Home & Healthy for Good and Massachusetts Alliance for Supportive Housing funds.*

# HOME & HEALTHY FOR GOOD

## Ending long-term homelessness for individuals in Massachusetts

Our communities are strongest when we all have safe, stable housing and the support we need to thrive.

But as Massachusetts confronts a housing shortage at all income levels, people experiencing long-term homelessness – particularly those with disabilities – are hardest hit by the lack of housing. Shelters are full and tent encampments are growing across the state.

Fortunately, Massachusetts has housing models that work.

### Home & Healthy for Good (HHG): A Housing First Approach

Housing First is a cost-effective and evidence-based approach.

**Supportive housing** replaces reliance on emergency responses with a **solution to homelessness** for people experiencing chronic or long-term homelessness who struggle with medical or behavioral health conditions.

Individuals are placed in **low-barrier, permanent, affordable housing** first. Service providers offer **voluntary, intensive support** to help tenants sustain housing and connect with behavioral health services, medical care, job training, and more.



*Pictured: HHG funds were used by Action Inc. to acquire this property in Gloucester, which offers 7 supportive housing units.*





## Flexible Funding

HHG funds are **flexible**. Housing providers may use HHG funds to support the three key components of supportive housing:

- Capital
- Operations
- Services

This flexibility allows providers to adapt their use of the funds as needs evolve.

HHG fills budget gaps and leverages other public and private resources.

## Systems Change to End Homelessness

HHG funds also support MHSA's critical systems change work to advance the creation of supportive housing and solutions to homelessness.





# WHY HOUSING FIRST?

Individuals experiencing homelessness face many challenges that are difficult to address without housing:

- Lack of transportation to medical appointments, employment opportunities, and other critical supports
- Lack of privacy for taking medicine
- Lack of safety while healing
- Increased risk for stress and physical/sexual violence
- Increased risk of relapse and overdose



The Housing First model recognizes that when individuals experiencing homelessness have *a place to live*, they can more easily:

- Maintain their sobriety
- Prioritize their health
- Seek employment
- Achieve life goals

People struggling with complex medical and disabling conditions **can achieve stability** through **low-barrier housing** paired **with support services** driven by their individual needs.

By offering both **housing and services** to this population, which frequently relies on costly emergency services, HHG-funded programs can reach some of our most vulnerable community members while **generating significant cost savings**.

*Pictured: A Women's Lunch Place guest with keys to her new home.*



# HOME & HEALTHY FOR GOOD UNITS

BY THE NUMBERS | JULY 1, 2024– FEB. 28, 2025



**1,247** supportive housing units receiving flexible funding in FY25  
(including existing units and units in development)

**\$5,267**

Estimated annual health care savings, per person, per year, with the implementation of the HHG program.

In addition to positive housing outcomes, HHG helps to decrease use of emergency and acute health services, and decreases Medicaid costs.

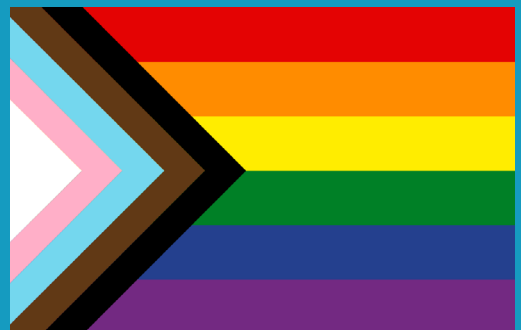
Find the study at: <https://shorturl.at/ZlsPx>

Supportive housing saves money and provides stability.



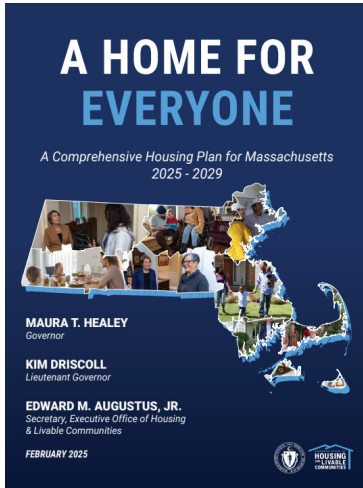
HHG funds supportive housing for young adults 18-24 who identify as LGBTQ+ and are experiencing homelessness.

In FY25, HHG is supporting 28 units in the Boston and Greenfield areas.



# Home & Healthy for Good

## Supportive Housing Sector by the Numbers



HHG funding supported the first-ever comprehensive data analysis for the entire Massachusetts supportive housing inventory.

MHSA gathered and analyzed supportive housing data from across the Commonwealth.

This data was used by the Healey-Driscoll Administration in *A Home for Everyone: A Comprehensive Housing Plan for Massachusetts* – the state's first-ever comprehensive housing plan.



**9,472**

Total supportive housing units in Massachusetts



**86%** of units are for individuals



**14%** of units are for families



**214**

Total number **new units of supportive housing** added in 2023\*



**10,000**

Number of new supportive housing units that **need to be created by 2035**

*\*Most recent data available*

MHSA is currently working on gathering and analyzing demographic and housing retention data for tenants in supportive housing.

Ongoing access to the data for analysis is made possible through a partnership with the state's Rehousing Data Collective as well as information from the 2024 Housing Inventory Charts shared by the Massachusetts Continuum of Care (CoCs).



# DEVELOPING NEW SUPPORTIVE HOUSING

In FY24, the Legislature invested an **additional \$2 million** in HHG for the development of supportive housing. As a result:

- **2 new projects (32 units)** are currently housing people formerly experiencing homelessness
- **4 new projects (152 units)** are still in development
- **1 project (36 units)** had to be cancelled due to community opposition

**In FY25, HHG received level funding.**

In addition to sustaining ongoing projects, MHSA was able to use over **\$530,000 to fund the development of 105 new units** of supportive housing.

Programs receiving new funding in FY25 for development:

- **Commonwealth Land Trust** | 42 units | Boston
- **NeighborWorks Housing Solutions** | 22 units | Attleboro
- **Victory Programs Inc.** | 41 units | Boston
- ***One additional project under consideration***



*Pictured:*

*Left: NeighborWorks,  
Attleboro*

*Center: Cambridge Housing  
Authority, Cambridge*

*Right: Victory Programs Inc.,  
Boston*



# FY25 HHG PROVIDER NETWORK

Organizations receiving HHG funds to support new and existing supportive housing



## How HHG Funds are Being Used in FY25

### Funding for Existing Supportive Housing

Action Inc. - Gloucester  
Bay Cove Human Services - Chelsea  
Boston Public Health Commission - Boston  
Cambridge Housing Authority - Cambridge  
Community Counseling of Bristol County - Dighton  
Community Teamwork Inc - Lowell  
DIAL/SELF Youth & Community Services - Greenfield  
HomeStart - Boston  
Independent Housing Solutions - Northampton  
Justice Resource Institute - Boston  
Mental Health Association - Springfield  
Metro Housing Boston - Boston  
North Shore Community Action Programs - Peabody  
Pine Street Inn - Boston  
South Middlesex Opportunity Council - Framingham, Lowell, Worcester  
Worcester Housing Authority - Worcester

### Funding for New Development

Hearthway, Inc - Pittsfield  
Home City Development - Springfield  
NeighborWorks Housing Solutions - Attleboro  
Renaissance Development, LLC - Springfield  
Victory Programs Inc. - Boston  
Worcester Community Housing Resources - Worcester

### Funding for Existing Supportive Housing and New Development

Clinical and Support Options - Greenfield, Springfield  
Commonwealth Land Trust - Boston, Lawrence, Lynn  
Father Bill's & MainSpring - Brockton, Plymouth, Quincy  
Heading Home - Boston  
Housing Assistance Corporation - Barnstable  
Soldier On - Boston, Pittsfield, Tewksbury



*Worcester Community Housing Resources is converting this former hotel into 90 units of supportive housing. HHG provides critical funding for this project.*

# SYSTEMS CHANGE TO END HOMELESSNESS

Examples from  
MHSA's systems  
change work in  
FY25

## Planning & Innovation

**New supportive housing models –**  
Promoting master leasing and modular construction to add supportive housing quickly

### Health care and housing:

- Preparing to launch technical assistance to maximize MassHealth funding for tenancy supports
- Developing a supportive housing model for medically complex adults that partners a health insurance entity, service provider, and private developer

## Supporting Providers & Local Communities

**Unsheltered homelessness –** building partnerships with local government, nonprofits, and statewide groups to develop alternatives to anti-camping bans

**Siting supportive housing –** creating training resources for providers and communities

**Supporting providers –** advising on how to develop and fund supportive housing

**Engaging with municipalities –** pulling together partners to reduce homelessness and expand supportive housing (Worcester, Lowell, Somerville)

## Collaboration

**Monthly Supportive Housing Community of Practice –** convening over 100 providers statewide, topics including:

- Sex trafficking and its impact on supportive housing
- Older adults and aging in supportive housing
- Substance use in supportive housing

**Training on interactions with immigration enforcement –** over 330 participants

**Full-day retreat with multiple workshops –** over 100 participants, topics including:

- Responding to high-risk behaviors in supportive housing
- Reentry solutions for justice-involved individuals

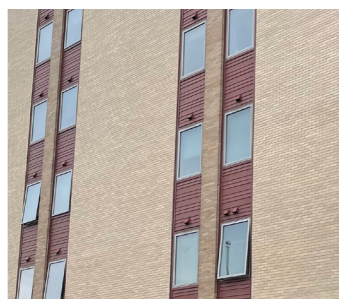
**Full-day conference on older adult homelessness in May 2025 –** partnering with Older Adult Behavioral Health Network

## Data Analysis

**Data analysis** of supportive housing inventory and need – cited in state housing plan, *A Home For Everyone*

**See page 6 for results from the analysis.**

*Pictured: Home City Development is converting this YMCA into 32 units of supportive housing in Springfield.*





# HOME & HEALTHY FOR GOOD SPOTLIGHTS



What we appreciate most about HHG funding is its flexibility. **HHG can be used to fill gaps** in areas where funding isn't provided, especially for supportive services. For our project in Greenfield, we were able to use HHG one year to **fund development** and the next year to **fund supportive services**.

- Keleigh BenEzra, CSO



HHG allowed Action Inc. to start its Housing First Program more than 10 years ago. MHSA and HHG have continually supported permanent supportive housing for individuals, and Action Inc. has seen time and time again the transformative power of supportive housing. **HHG is a critical resource** that has an **immediate and lasting impact** and could provide even more if additional funding was allocated.

- Erin George, Action Inc.



*[Life before permanent housing was] horrible. I was living in tents or tarps under railroad bridges or occasional shelters. It was all because when I lost my first wife with the divorce and her death, I was looking for something else and nothing else was there.*

*Without the help of Action Inc., I wouldn't have the beautiful house that I have, groceries, the health support, and the psychological health support.*

*Without Action Inc., I don't even know where I'd be right now. **I'm healthy, I'm happy, and I'm safe.** My diabetes has gotten better. My mental stability is off the charts.*

- Robert, PSH Tenant at Action Inc.

*Pictured:*

*Top: Robert, HHG Tenant at Action Inc.*

*Right: Commonwealth Land Trust is using HHG funds to create 26 units of supportive housing in Boston.*





Through Home & Healthy for Good, MHSA continues to demonstrate that providing housing and supportive services to individuals through a Housing First model is less costly and more effective than managing their homelessness and health problems on the street or in shelter.

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