



HOME & HEALTHY FOR GOOD

A solution-driven permanent supportive housing model

January 2022 Progress Report:
July 1, 2006 - December 22, 2021

Prepared by the **Massachusetts Housing & Shelter Alliance** (MHSA), a nonprofit public policy advocacy organization with the singular mission of ending homelessness in Massachusetts.

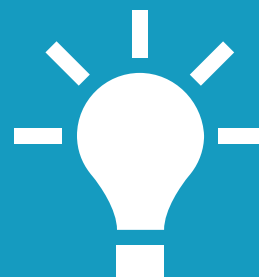
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Home & Healthy for Good

Ending chronic and long-term homelessness for unaccompanied adults in Massachusetts

A New Approach

In Fiscal Year 2007, the Massachusetts Legislature included funding in the state budget for a statewide Housing First program for individuals experiencing chronic homelessness. This program became known as **Home & Healthy for Good**, and presented an alternative to temporary emergency shelter.



Housing First

The Housing First model is a cost-effective and evidence-based strategy that replaces reliance on emergency resources with an end to homelessness. Individuals are placed in permanent, affordable housing without preconditions, and then assisted in achieving long-term stability.

Provider Network

Home & Healthy for Good participants receive case management services through one of 20+ providers across Massachusetts. Providers help participants to sustain housing and connect with behavioral health services, medical care, job training, and other resources.

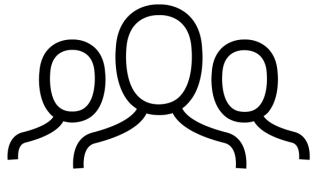


Flexible Funding

Home & Healthy for Good funds are flexible, which means they can be used for housing subsidies, supportive services, and even the development of new housing units. More recently, HHG funds have been used to assist with costs related to the COVID-19 pandemic.

Home & Healthy for Good BY THE NUMBERS

July 1, 2006 - December 22, 2021



1,343 individuals housed through HHG since the beginning of the program.

300+ new units of PSH created and supported with HHG funding

\$11,082

Average HHG spending per participant in FY22. HHG is used as flexible, gap-filler funding for PSH.

\$5,267

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

[Link to BCBS of Massachusetts Foundation study](#)

Permanent supportive housing saves money and provides stability.



79% of HHG participants are still enrolled or known to have exited to other permanent housing or to a more appropriate care setting. This includes all HHG participants housed since the beginning of the program.

Why Housing First?

The Housing First model recognizes that individuals experiencing homelessness can more easily maintain their sobriety, find employment, and achieve other health and life goals when they have a permanent place to live.



Individuals experiencing homelessness face many unique health challenges that cannot be addressed without housing.

Lack of transportation to appointments, lack of privacy for taking medicine, lack of safety while healing, and an increased risk for stress and physical/sexual violence, all contribute to worsening health.



Individuals experiencing chronic homelessness make up about 10% of the homeless population yet consume more than half of homeless resources.¹

By removing the barriers to housing, the Housing First model allows us to reach individuals struggling with complex medical and disabling conditions and help them achieve stability. The HHG program supports efforts to keep participants housed and connected to services.

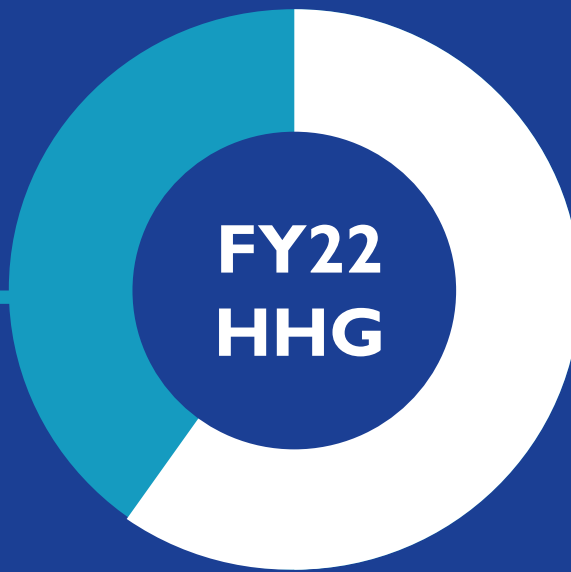
There are no compliance requirements to enter or stay in the HHG program, apart from those required in a standard tenancy. Participants are offered permanent housing, and case managers work to connect them with services based on their individual needs.

In FY22, Home & Healthy for Good offers housing and services to both individuals experiencing chronic homelessness and individuals experiencing long-term homelessness who rely on costly emergency services (“high-utilizers”).

This allows HHG to maximize cost savings by reaching some of the most vulnerable populations.

Funding Home & Healthy for Good

\$2.48 million
in COVID-19
relief funding



\$3.89 million
in funding for ongoing and
new PSH projects

In **FY22**, MHSA and the Massachusetts Alliance for Supportive Housing (MASH) continue to administer HHG funding, including remaining COVID-19 relief funds. MASH is a partnership between MHSA, the United Way of Massachusetts Bay and Merrimack Valley, and the Corporation for Supportive Housing (CSH).

FY22

FY21

In FY21, the Massachusetts Legislature allocated an additional \$1 million to the HHG line item, as well as \$5.8 million in COVID-19 relief for PSH providers.

FY20

In FY20, the Massachusetts Legislature allocated an additional \$500,000 for new permanent supportive housing (PSH) projects.

FY07

The FY07 state budget allocated \$600,000 to MHSA to operate the HHG program. This funding has been increased over the years.

Who Does HHG Serve?

July 1, 2006 - December 22, 2021

Race

American Indian, Alaska Native, or Indigenous	14	1%
Asian or Asian American	7	1%
Black, African American, or African	300	22%
Multi-Racial	13	1%
Native Hawaiian or Pacific Islander	10	1%
White	938	70%
Data Not Collected	61	5%

Ethnicity

Hispanic/Latinx	153	11%
Non-Hispanic/Latinx	1176	88%
Data Not Collected	14	1%

Gender

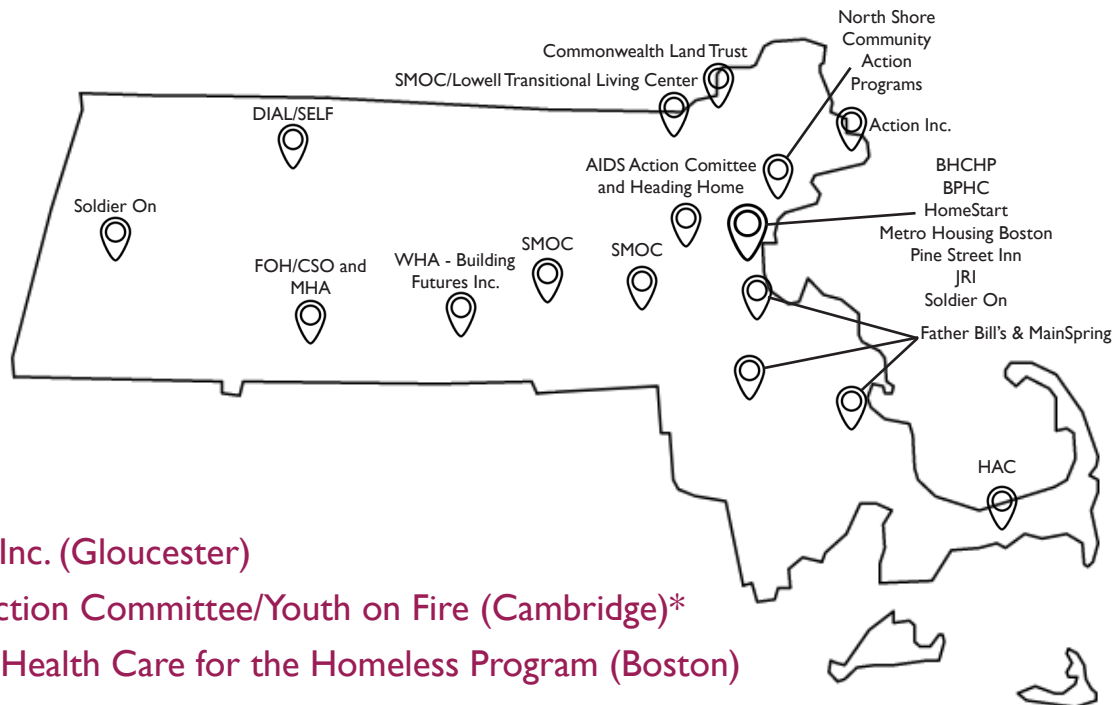
Female	289	22%
Male	998	74%
Transgender	18	1%
Data Not Collected	38	3%

Age

18-24	85	6%
25-34	148	11%
35-44	261	19%
45-54	401	30%
55-61	295	22%
62+	143	11%
Data Not Collected	10	1%

Total: 1,343 unique individuals

HHG Provider Network



Action, Inc. (Gloucester)

AIDS Action Committee/Youth on Fire (Cambridge)*

Boston Health Care for the Homeless Program (Boston)

Boston Public Health Commission (Boston)

Commonwealth Land Trust (Lawrence)

DIAL/SELF Youth & Community Services (Greenfield)*

Father Bill's & MainSpring (Quincy, Brockton, Plymouth)

Friends of the Homeless/Clinical & Support Options, Inc. (Springfield)

Heading Home (Cambridge)

HomeStart (Boston)

Housing Assistance Corporation/Duffy Health Center (Cape Cod)

Justice Resource Institute (Boston)*

Mental Health Association (Springfield)

Metro Housing Boston (Boston)

North Shore Community Action Programs, Inc. (Peabody)

Pine Street Inn (Boston)

South Middlesex Opportunity Council/Lowell Transitional Living Center (Framingham, Worcester, Lowell)

Soldier On (Pittsfield, Boston)

Worcester Housing Authority - Building Futures Inc. (Worcester)

* Provider for Youth LGBTQ+ Pilot Program

Program Outcomes

The HHG model continues to show impressive success, with **79% of participants** still enrolled or known to have exited to other permanent housing or to a more appropriate care setting.

79%

of HHG participants remain in housing (26%), have exited HHG to other permanent housing (36%), have passed away in permanent housing (9%), or have exited to a long-term care setting (8%).

12%

of HHG participants have exited to an unknown destination.

6%

of HHG participants are known to have returned to homelessness.

4%

of HHG participants are known to have exited to incarceration.

Subpopulation Highlights

In FY14, MHSA launched a pilot program specifically targeting young adults between ages **18 and 24 who identify as LGBTQ+** and who are experiencing homelessness. This pilot provides up to 32 units of housing in the Boston, Cambridge, and Greenfield areas.

In addition to positive housing outcomes, HHG helps to **decrease use of emergency medical and public services.**²



Home & Healthy for Good

COVID-19 RELIEF FUNDS

Permanent supportive housing providers faced many unexpected costs during the COVID-19 pandemic. The Massachusetts Housing & Shelter Alliance (MHSA) flagged this gap in funding for sites with a high-risk population not covered by FEMA or other federal emergency relief.

[Read the report here!](#)

The **Massachusetts state legislature** responded to the urgent need with \$5.8 million in relief funds.

The Massachusetts **Department of Housing and Community Development (DHCD)** asked MHSA to administer relief funds.

MHSA partnered with **United Way of Massachusetts Bay and Merrimack Valley** to distribute relief funds to sites as quickly as possible.

PSH providers utilized relief funds to cover unexpected costs related to the COVID-19 pandemic, including lost rent and cleaning expenses.



In FY22, the Massachusetts Alliance for Supportive Housing (MASH), a partnership between MHSA, United Way of Massachusetts Bay and Merrimack Valley, and the Corporation for Supportive Housing (CSH), continues to distribute remaining COVID-19 relief funding to permanent supportive housing providers across Massachusetts.

New Permanent Supportive Housing (FY20-FY22)

Since FY21, the Massachusetts Legislature has allocated an additional \$3 million in funds to the Home & Healthy for Good line item (7004-0104). This HHG flexible funding helps agencies cover construction and development costs for new projects, as well as housing operations and/or supportive services once the projects are established. In total, these targeted funds have supported the creation and maintenance of **300+ new PSH units**.

Father Bill's & MainSpring used funds to renovate a house and a converted hotel in Brockton, creating 75 new units of permanent supportive housing for homeless individuals. 6 of these units are based in the renovated house, while 69 units will be located in the renovated hotel building.

Pine Street Inn used funds to develop and support new housing units for 118 chronically and long-term homeless individuals. 7 units are located above the Inn's existing men's shelter, while the other units will be clustered in a fully renovated building.

South Middlesex Opportunity Council used funds toward pre-development costs for two multi-unit houses in Lowell. These houses will contain 31 units of permanent supportive housing for chronically homeless individuals.

Berkshire Housing Development Corporation is using funds to develop 15-20 units of permanent supportive housing at a new site in Pittsfield. The development will also include a housing resource center where supportive services will be available to tenants.

Soldier On used funds to manage the operations of two new permanent housing options for homeless veterans: a 14-unit development for female veterans in Pittsfield, and a 25-unit project for male veterans at Brighton Marine in Boston.

The **Worcester Housing Authority** used funds toward development costs for "A Place to Live," MHSA's micro-unit concept providing studio apartments for 25 homeless individuals.

St. Francis House used one-time funding to support pre-development costs for 25 units of permanent supportive housing dedicated to chronically homeless individuals and individuals experiencing long-term homelessness.



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.

References

- 1 Quinn, James (2011) Quality in Supportive Housing. PDF.
- 2 Brennan, Buggs, Zuckerman, Muyeba, et al (2020) The Preventative Effect of Housing First on Health Care Utilization and Costs Among Chronically Homeless Individuals.
<https://www.bluecrossmafoundation.org/publication/preventive-effect-housing-first-health-care-utilization-and-costs-among-chronically>

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