



HOME&HEALTHY FOR GOOD

A solution-driven permanent supportive housing model

Progress Report:
July 1, 2023 – February 29, 2024

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

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Pictured: A photograph from the ribbon-cutting ceremony for Worcester Housing Authority's recently opened supportive housing development

HOME & HEALTHY FOR GOOD

Ending long-term homelessness for individuals in Massachusetts

Massachusetts is in a Housing Crisis

People experiencing long-term homelessness, particularly those with disabilities, are hit hardest by this 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: A Housing First Approach

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

Supportive housing replaces reliance on emergency responses with a solution to homelessness.

Individuals are placed in permanent, affordable housing first, and then supported in achieving long-term stability.



In Fiscal Year 2007, the Massachusetts Legislature first funded a statewide Housing First program for individuals experiencing chronic homelessness: Home & Healthy for Good.

Flexible Funding for Supportive Housing

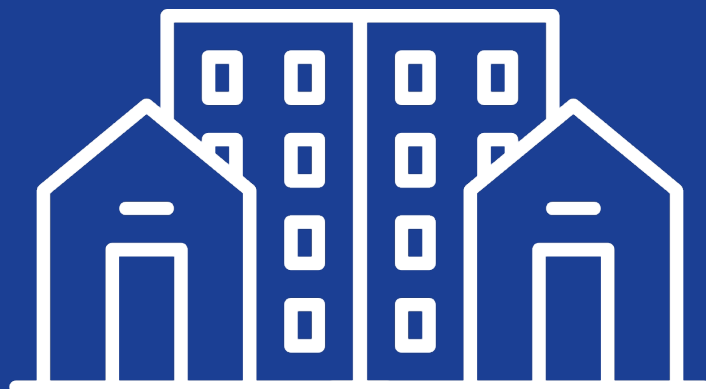
HHG funds low-barrier, permanent supportive housing for people experiencing chronic or long-term homelessness who struggle with challenges including mental illness, substance use disorders, and complex health conditions.

HHG funds are flexible. Housing providers may initially use HHG to cover predevelopment and development costs for new projects and then, once the housing is opened, shift and use HHG to fund housing operations and/or supportive services. HHG flexible funding adapts as needs evolve. It also fills budget gaps and leverages other government and private resources.

Tenants receive case management support through service providers across Massachusetts. Providers are expected to offer intensive support. They help participants to sustain housing and connect with behavioral health services, medical care, job training, and more.

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?

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.



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. HHG supports efforts to keep participants housed and connected to services.



Father Bill's & MainSpring - Roadway Apartments

There are no compliance requirements to enter or stay in HHG-funded units, 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.

HHG offers housing and services to individuals experiencing chronic or long-term homelessness with disabling conditions who frequently rely on costly emergency services.

This allows HHG to reach some of the most vulnerable populations and generate significant cost savings.

Home & Healthy for Good Units

By the Numbers

July 1, 2023 – February 29, 2024



1,182

Permanent supportive housing units receiving flexible funding in FY24 (including existing units and units in development)

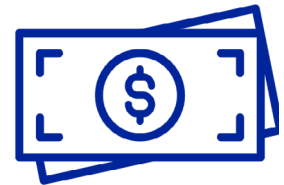
\$5,267

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.

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

Permanent supportive housing saves money and provides stability.



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

In FY24, HHG supported 28 units in the Boston and Greenfield areas.

Home & Healthy for Good

Supportive Housing Sector By the Numbers

New for FY24, HHG funding supports data analysis of the entire supportive housing sector. Access to the data for analysis is made possible through a partnership with the state's Rehousing Data Collective. The Massachusetts Continuum of Care (CoCs) also shared supportive housing inventory data from the 2023 annual Housing Inventory Charts, as included here.

8,881

Total number of supportive housing units in Massachusetts

7,554

Total number of supportive housing units for individuals

1,327

Total number of supportive housing units for families

400

Approximate number of new units of supportive housing added in the past year

10,000

Number of new units of supportive housing that need to be created by 2030 to meet the demand in Massachusetts

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

Developing NEW Supportive Housing

The FY24 State Budget included a \$2 million increase to HHG for new supportive housing projects. MHSA issued an application process prioritizing high-need communities, including those not yet served by HHG, and emerging developers. In less than 10 weeks, MHSA received requests totaling over \$6 million.

MHSA has awarded development funds to 7 projects to create an estimated 184 new units of supportive housing. Once open for tenancy, each of these projects will use HHG funds for ongoing operations and supportive services for tenants.

MHSA is working towards creating more equity in the development of supportive housing. Organizations that received new funding in FY24 include one minority business enterprise (MBE) and three organizations that are partnering with MBEs.

HHG funds are being used by the following organizations to create supportive housing:

Cambridge Housing Authority in partnership with Eliot Community Human Services – Cambridge – Renovation – 22 units

New HHG provider, serving couples and individuals in a former college dormitory

Commonwealth Land Trust, in partnership with Massachusetts Coalition for the Homeless – Lynn – Construction – 40 units

Pairing HHG funds with capacity-building funds from the Massachusetts Alliance for Supportive Housing (MASH)

Community Counseling of Bristol County – Dighton – Renovation – 10 units

New HHG provider and region, converting a former nursing home into supportive housing for seniors

Father Bill's & MainSpring – Brockton – Construction – 32 units

Colocated with a new Housing Resource Center on federal land

Home City Development, in partnership with Mental Health Association – Springfield – Renovation – 23 units

New HHG provider, renovating a former YMCA

Renaissance Development, LLC, in partnership with Mental Health Association – Springfield – Renovation – 21 units

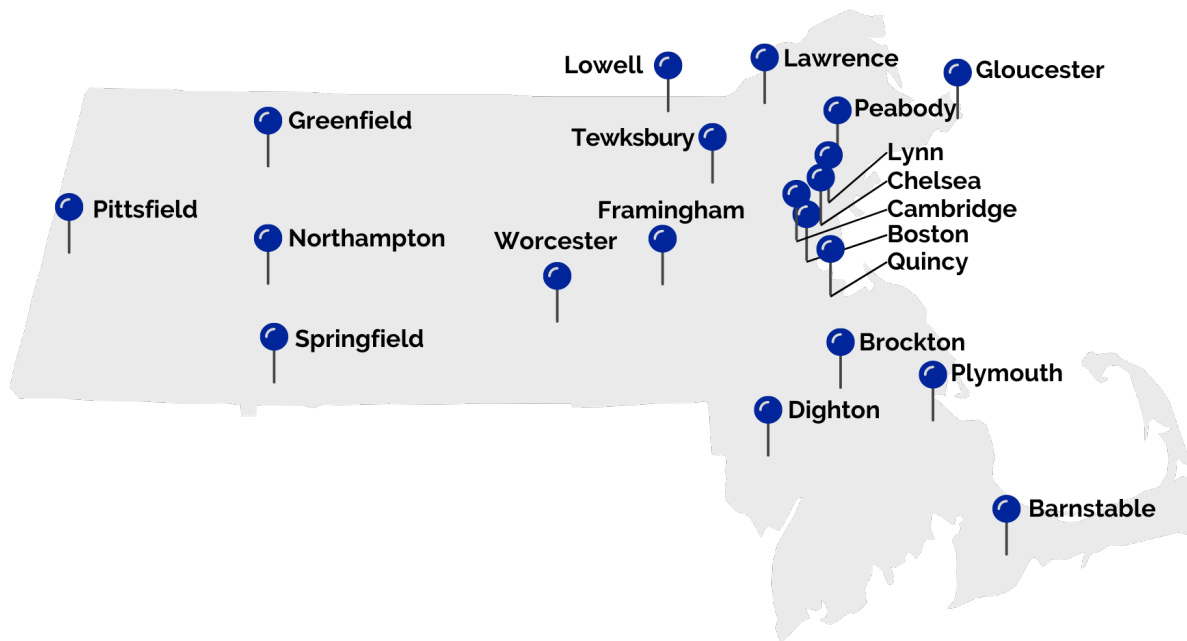
New HHG provider, converting warehouse into supportive housing with additional commercial space, pairing HHG funds with MASH development funds

Women's Lunch Place – Boston – Renovation – 36 units

New HHG provider, serving women

FY24 HHG Provider Network

Organizations receiving HHG funds to support new and existing permanent supportive housing



How HHG Funds are Being Used in FY24

Funding for Existing Supportive Housing

Action Inc. - Gloucester
Bay Cove Human Services - Chelsea
Boston Public Health Commission - Boston
DIAL/SELF Youth & Community Services - Greenfield
HomeStart - Boston
Housing Assistance Corporation - Barnstable
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

Funding for New Development

Berkshire Housing Development Corporation - Pittsfield
Cambridge Housing Authority - Cambridge
Community Counseling of Bristol County - Dighton
Community Teamwork Inc.- Lowell
Home City Development - Springfield
Renaissance Development, LLC - Springfield
Worcester Community Housing Resources - Worcester
Worcester Housing Authority/Building Futures - Worcester
Women's Lunch Place - Boston

Funding for Existing Supportive Housing and New Development

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



A supportive housing unit in Chelsea

Systems Change to End Homelessness

Ending homelessness requires a systems approach that analyzes data, convenes stakeholders, identifies best practices and solutions to barriers, and assists communities to address homelessness and expand housing options – **all work supported by HHG.**

In FY24, funding from HHG supported MHSA's work to:

Partner with the state to identify systemic barriers and work toward a **plan to end homelessness.**

Launch a **Community of Practice** of over 70 supportive housing providers across the state to address bottlenecks and challenges and navigate barriers.

Gather and analyze **data** on supportive housing inventory and population to inform planning and policy.

Provide individualized **technical assistance** for providers and communities planning for and developing supportive housing.

Identify **emerging issues** related to individual homelessness and convene stakeholders to develop **solutions.**



Worcester Community Housing Resources, Oriol Drive project

Tenant Voices

CATHY

Independent Housing Solutions



Cathy is 64 years old and, with the help of HHG and Independent Housing Solutions (IHS), moved into her room in Northampton in 2023. After over two decades of homelessness outside and in shelter, she is happy to have the safety of her own place where she can address her health. "I have had 17 placements in emergency shelters, temporary shelters, not to mention living outside, and rehabilitation before finally getting housing here." Cathy looks positively toward her present life and her hopeful future. "I am so happy and relieved to finally have a place of my own. I can get on my feet again."

KAHLIL

Justice Resource Institute

Kahlil is a 23-year-old tenant supported with HHG services through Justice Resource Institute's (JRI) LGBTQ+ youth program. He grew up in Dorchester and attended Marymount College in New York, studying fashion design. Kahlil's precarious housing began when he had to return to Dorchester at the onset of the COVID-19 pandemic, sleeping on friends' and relatives' couches. He was able to connect with JRI through a drop-in center. "It's so expensive just to eat and live, but they helped me to find housing! The rental help from JRI made it easier to live and be happy and not worry so much. I now have a job as a full-time salesperson. My life is good! I don't know where I'd be right now if I didn't have JRI to help me get where I am right now!"



CATHERINE

North Shore Community Action Programs



After many years of substance use and surviving abusive relationships, Catherine found herself homeless. "I hit the streets, sleeping in freezing buildings and trucks. It takes a lot out of you to be homeless - mentally, physically, emotionally. Homelessness takes a lot away from people. It takes your dignity; it can take your life." She recognizes how far she has come since finding stability in her housing with financial and service support from North Shore Community Action Programs (NSCAP). "I am so glad [NSCAP] came into my life. If you have strong case management and people who really care, like NSCAP really cares, there is trust both ways. Without NSCAP, the support, the outreach, I am not so sure I would be here today."

Permanent Supportive Housing Spotlights

BERKSHIRE HOUSING DEVELOPMENT CORPORATION

Berkshire Housing Development Corporation is using HHG funds combined with Massachusetts Alliance for Supportive Housing (MASH) funds to convert space in a local church into 9 units of supportive housing in Pittsfield. HHG helped fund the community planning to win support for this project, two other supportive housing projects, and a housing resource center.

SOUTH MIDDLESEX OPPORTUNITY COUNCIL (SMOC)

South Middlesex Opportunity Council (SMOC) used HHG funds to purchase and renovate two multifamily homes in Lowell and create 31 units of supportive housing. HHG funding now supports services for tenants in the buildings.



Interior and exterior photos of SMOC's congregate HHG site in Lowell

WORCESTER HOUSING AUTHORITY

Worcester Housing Authority recently opened a supportive housing development with 24 studio apartments. HHG funds were used flexibly to fund predevelopment and development gaps and will support ongoing operations and supportive services starting in FY25.



Exterior photos of the Worcester Housing Authority's recently opened supportive housing development



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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