

# Tenancy Preservation Program

*Providing Sustainable Homelessness Prevention for Individuals and Families with Disabilities*

Line Item	FY2018	FY2019 Governor	FY2019 House	FY2019 Senate	FY2019 Conf Committee	FY2019 Final
7004-3045	\$500,000	\$500,000	TBD	TBD	TBD	TBD

**FY19 Budget Request: \$1,300,000** An increase of \$800,000 will fund 12 FTEs to serve the additional cities and towns covered by the Housing Court’s statewide expansion, including the new Metro South Division, as well as to continue an upstream early intervention pilot designed to keep at-risk households out of Housing Court.

**What TPP is:** The Tenancy Preservation Program (TPP) is a homelessness prevention program. TPP works with individuals and families with disabilities, facing eviction because of behavior related to a disability (e.g. mental illness, developmental disability, substance abuse, aging-related impairments). TPP consults with the Housing Court and functions as a neutral party to the landlord and tenant.

**What TPP does:** TPP clinicians assess the reasons for the eviction, identify needed services, develop a treatment plan to maintain the tenancy, and monitor the household until stabilized. TPP makes regular reports to all parties involved in the case (i.e. the Court, property owner, and tenant). If the tenancy cannot be preserved, TPP will facilitate referrals to other agencies that may be able to offer transition services to prevent homelessness. During FY17, TPP directly assisted 877 households.

**How TPP differs from other prevention programs:** TPP focuses clinical services specifically on the housing problem, providing short-term intensive case management and addressing underlying issues threatening the tenancy (e.g. undiagnosed and/or untreated disabilities, limited parenting and job skills, poor time and money management). When a TPP case is successfully closed, the tenancy is stable and sustainable.

**How well TPP works:** In FY17, 652 cases were closed by TPP and homelessness was prevented in 607 of those cases (93% homelessness prevention rate). TPP staff also provided consultation services to an additional 2,472 households ineligible or waitlisted for services.

**How much TPP costs and saves:** For FY17, the cost per TPP case (total statewide budget/total number of households directly assisted) was \$2,339. In comparison, DHCD estimates on average a homeless family stays in a shelter for 324 days at a cost of \$37,908 per family.

## How TPP is currently (FY18) funded:

DHCD (incl 7004-3045)	\$1,345,730	Veterans	\$70,000
MassHousing	\$659,999	DMH	\$37,704
Local/Municipal	\$80,000	Foundations	\$8,000
		Total FY18	\$2,201,433

**How TPP operates:** TPP operates statewide. Local, nonprofit providers of clinical and /or homeless services operate each regional program. TPP Local Advisory Committees, consisting of representatives from the Housing Court, MassHousing, state agencies, service provider agencies, housing providers, and legal services, guide the operations of each of the regional programs. The TPP Statewide Steering Committee, chaired by Judge MaryLou Muirhead, Boston Housing Court, addresses over-arching programmatic issues.

Court Division	TPP Provider	Court Division	TPP Provider
Western (Berkshire)	Berkshire County Regional Housing Authority	Northeast	Eliot Community Human Services
Western (Tri-County)	Mental Health Association	Eastern	Bay Cove Human Services
Central	Community Healthlink	Southeast	Father Bill's & MainSpring
Metro South	TBD		

**What people think of TPP:** TPP was a semi-finalist for the Ford Foundation's Innovations in Government award, the winner in the Special Housing Needs category of the National Council of State Housing Agencies, and the winner of the Wernet Award for Innovations in Community Behavioral Healthcare from the National Association of County Behavioral Health Directors.

TPP provider agencies have also received grants from the Oak Foundation, the Carlisle Foundation, the Gillette Foundation, Liberty Mutual and Tufts Health Plan.

TPP was acknowledged as a promising program in HUD's *Strategies for Preventing Homelessness*.

The University of Massachusetts Donahue Institute concluded in its Evaluation Report, "Once TPP becomes involved with a troubled tenancy, the program is highly successful in achieving a positive outcome for tenants."

## For more information contact:

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