



TENANCY PRESERVATION PROGRAM

Housing Stability Department

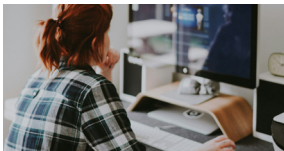
Fewer Evictions. Greater Opportunities.

HOUSING STABILITY

OVERVIEW

MassHousing's Housing Stability Department provides training, programming, and investments to reduce evictions and advance opportunity in multifamily communities across Massachusetts.

This is accomplished in three ways:



Knowledge & Capacity Building

Learning opportunities for property management and service providers focusing on the intersection of social issues and affordable housing in order to preserve and promote positive tenancies.



Impact Initiatives

Programs and grant support for MassHousing partners to provide opportunities, and foster inclusive, safe, healthy, and thriving communities.



Partnership Programs

Inter-governmental collaborations and partnerships to address disparities in housing access and stability for at-risk populations.

TENANCY PRESERVATION PROGRAM

Providing Sustainable Homelessness Prevention for Individuals and Families with Disabilities

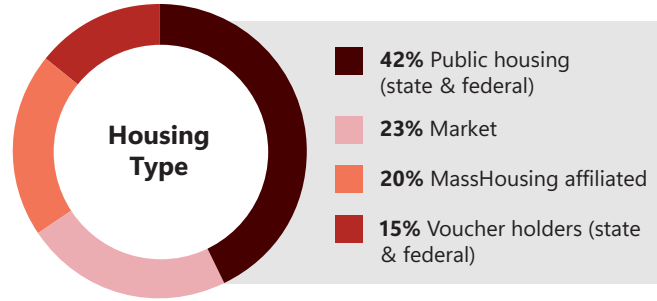
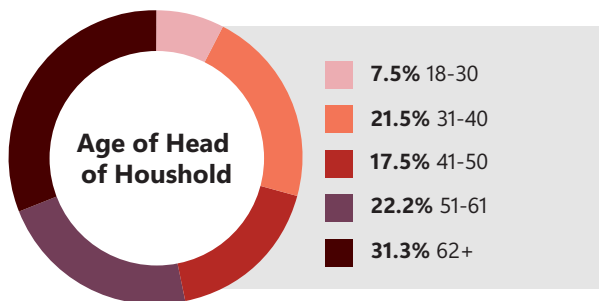
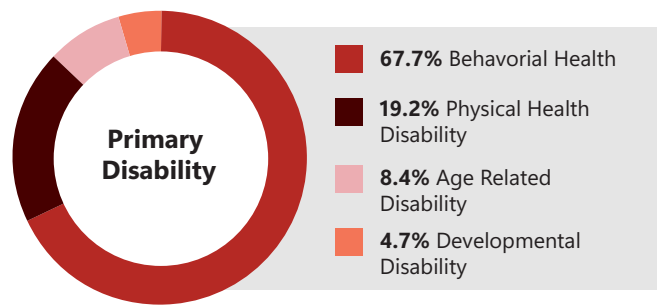
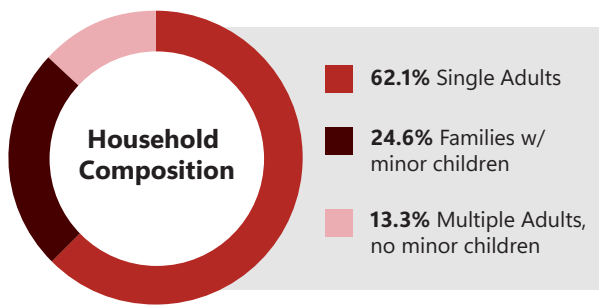
OVERVIEW

TPP is a joint effort by MassHousing, the Housing Courts, housing advocates, and state agencies to prevent homelessness among individuals and families who are facing eviction because of behavior related to a disability, behavioral health disorder, or other complex health condition.

HOW DOES IT WORK?

TPP acts as a neutral party between landlord and tenant and provides clinical consultation with the Housing Court. TPP staff assess the reasons for the eviction, identify needed services, develop a housing stabilization plan to maintain the tenancy, and monitor the case. If the tenancy cannot be preserved, the program works to find more appropriate housing.

DATA AND HIGHLIGHTS

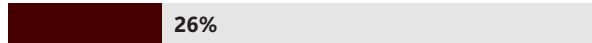


Area Median Income

below 30% AMI



30-50% AMI

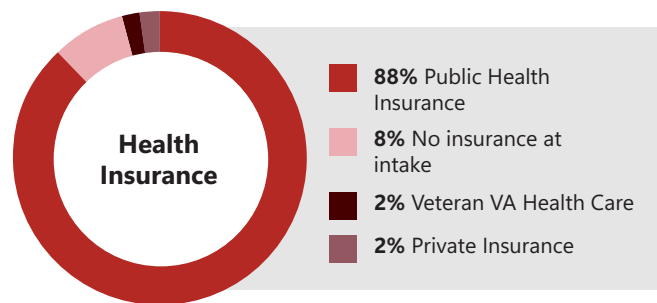
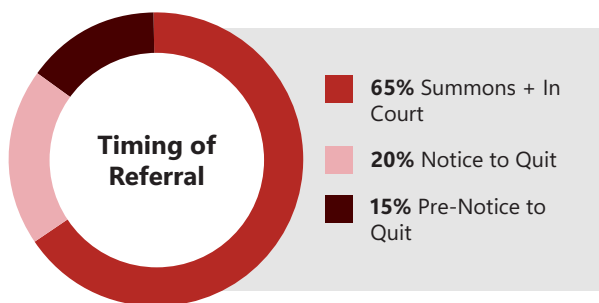


Housholds Served

816
households

90%
homelessness
prevented

1,089
referral
consultations



After reviewing health care cost data, MassHealth created the Community Support Program – Tenancy Preservation Program to allow TPP providers to bill MassHealth for services. Over \$500K in Medicaid revenue was generated in its first year to support increased staffing. As a Medicaid-funded service, the Commonwealth has a Maintenance of Effort requirement in its contract with the Centers for Medicare & Medicaid services and must maintain a baseline level of state funding for TPP.

CASE STUDY

CLIENT PROFILE

- 57-year-old woman
- Resides in public housing
- Facing eviction due to unsanitary conditions caused by pest infestation



Existing Supports

- DMH case management
- Homemaker services (initially inadequate)



Challenges

- Severe pest infestation leading to eviction risk
- Existing homemaker agency unable to meet needs
- Limited DMH support (prior to intervention)



TPP Interventions

- Assisted with decluttering and cleaning
- Prepared unit for multiple extermination rounds
- Discarded infested furniture
- Secured donated replacement furniture



Service Coordination

- Obtained new homemaker agency with increased hours
- Collaborated with DMH to increase support to weekly in-home visits



Outcomes

- Unit restored to sanitary condition
- Eviction prevented
- Homemaker services improved
- DMH support strengthened
- Case successfully closed after one year of involvement



KEY TAKEAWAYS

This case underscores the critical role of coordinated, multi-agency collaboration in addressing complex housing challenges. Effective partnerships enable organizations to leverage complementary resources and expertise, ensuring comprehensive support for individuals at risk of homelessness.

To learn more about Housing Stability, visit masshousing.com/housingstability



To visit the Housing Court's Tenancy Preservation Program page, scan the QR.

