

DHCD EA Monthly Report, Statewide Summary

September 2020

EA Applications and Placements

EA Applications	Sep-20	Aug-20	FY21 YTD
Families Applying for EA	322	589	1,172
Health & Safety Assessments Completed	126	100	321
Families with Health & Safety Risk	105	85	275
Families Entering EA (Shelter, Motels, and HomeBASE)	185	182	499
Placement-to-Application Ratio	57%	31%	43%

Notes:

Families submitting more than one application during a month were counted once.

Families entering EA includes families entering shelter or hotels/motels and families diverted from shelter or hotels/motels into HomeBASE at the front door.

The standard used to determine substantial health and safety risk can be found at the following link:

<https://www.mass.gov/files/documents/2016/07/oe/healthandsafetyassessmentinitiativeadministrativeplan.pdf>

EA Placements	Sep-20		Aug-20		FY21 YTD	
	Number	Percent	Number	Percent	Number	Percent
Total Entering EA or HomeBASE	185	100%	182	100%	499	100%
Entering EA Shelter/Motels	162	88%	161	88%	439	88%
Presumptive Placements	62	34%	71	39%	193	39%
Shelters	162	88%	160	88%	438	88%
Motels	0	0%	1	1%	1	<1%
HomeBASE Diversions (Front Door)	23	12%	21	12%	60	12%

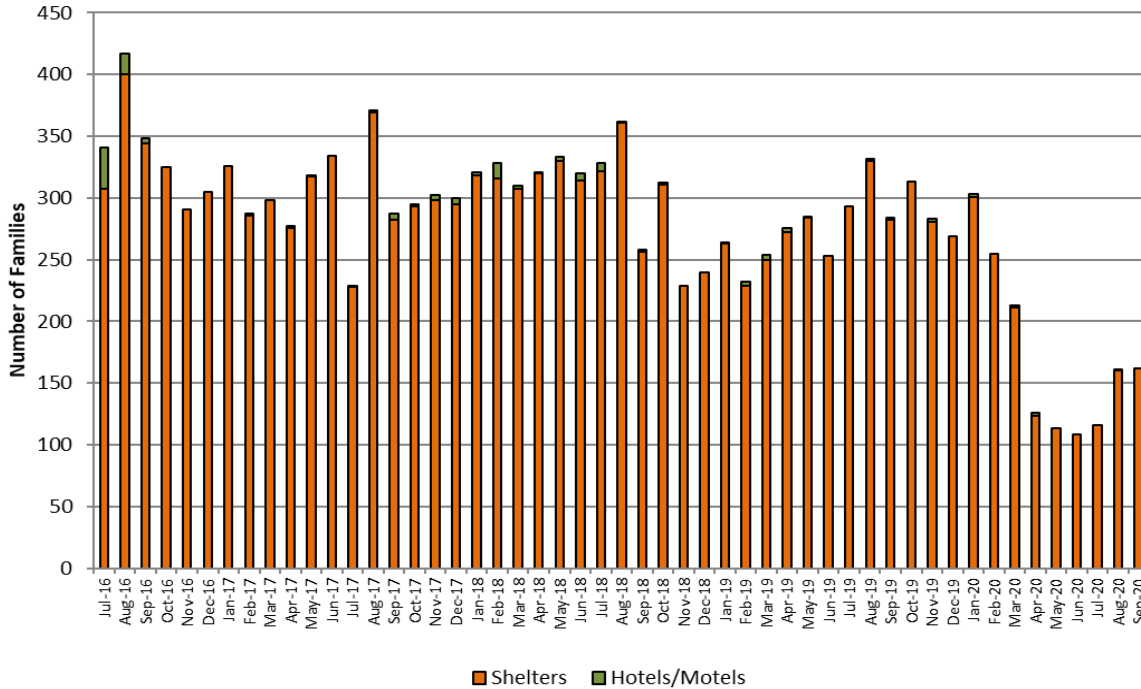
EA Shelter/Motels Placements, Reasons for Homelessness

	Sep-20		Aug-20		FY21 YTD	
	Number	Percent	Number	Percent	Number	Percent
Total	162	100%	161	100%	439	100%
Domestic Violence	32	20%	40	25%	97	22%
Fire/Natural Disaster	2	1%	3	2%	7	2%
Evict: Condemnation	1	1%	1	1%	2	<1%
Evict: Excused Conduct	0	0%	0	0%	0	0%
Evict: Foreclosure	0	0%	0	0%	0	0%
Evict: Non Payment - Medical	0	0%	0	0%	0	0%
Evict: Non Payment - Disability	0	0%	0	0%	0	0%
Evict: Non Payment - Income Loss	0	0%	1	1%	1	<1
Evict: Non Renewal of Tenancy	1	1%	0	0%	2	0%
Threatened Evict - Unauthorized Tenant	24	15%	7	4%	37	8%
H&S: Violent Conduct	2	1%	4	2%	7	2%
H&S: Mental Illness	3	2%	3	2%	8	2%
H&S: Substance Abuse	1	1%	2	1%	3	1%
H&S: Conditions in Unit	0	0%	2	1%	8	2%
H&S: Irregular Housing situation	57	35%	56	35%	168	38%
H&S: Not Meant for Human Habitation	28	17%	36	22%	77	18%
TESI or Aid Pending	11	7%	6	4%	22	5%

Note: Families whose HomeBASE rental assistance benefit ended during the month may be placed in later months.

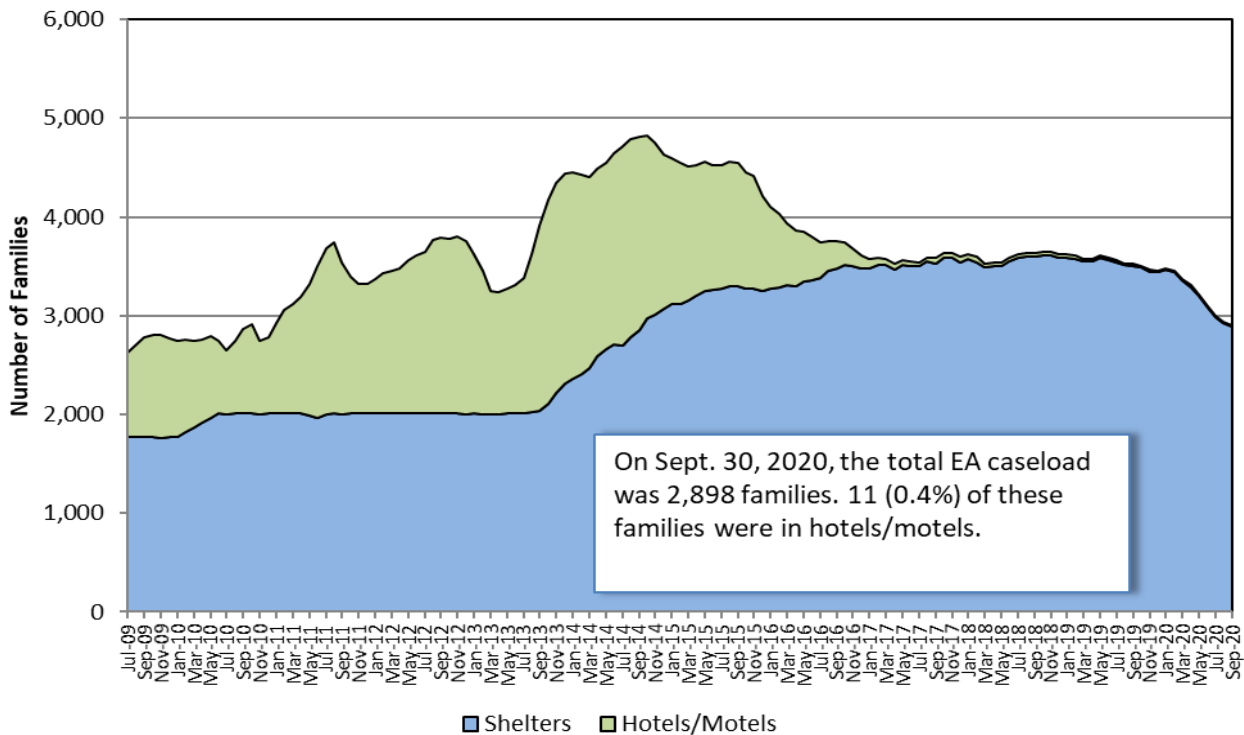
Sources: EA Daily Entry Reports and ASIST.

EA Shelter and Hotel/Motel Placements



EA Caseload

EA Shelter & Hotel/Motel Caseload, Jul. 2009- Sept. 2020



Note: Methodology for calculating shelter caseload changed in FY15 from an average daily number of contracted units (minus vacancies) to an end-of-the-month count of occupied shelter units using DHCD's bed registry.

Children Served

Age Range	Sep-20		Aug-20		FY21 Monthly Average	
	# Children	% Children	Number	Percent	Number	Percent
Total	5,874	100%	5,948	100%	5,957	100%
0-2 yrs.	1,212	21%	1,239	21%	1,234	21%
3-4 yrs.	792	13%	783	13%	791	13%
5-8 yrs.	1,399	24%	1,395	23%	1,402	24%
9-11 yrs.	897	15%	931	16%	925	16%
12-14 yrs.	709	12%	732	12%	730	12%
15-18 yrs.	688	12%	698	12%	698	12%
19-20 yrs.	177	3%	170	3%	176	3%

Note: Data indicate children active in EA shelters or hotels at end of the month.

EA Exits

Families Exiting Shelter and Hotels/Motels	Sep-20		Aug-20		FY21 YTD	
	Number	Percent	Number	Percent	Number	Percent
Total Exits	168	100%	202	100%	564	100%
Abandoned	17	10%	24	12%	61	11%
Criminal Activity	1	1%	0	0%	1	<1%
Feasible Alternative Housing with HB	121	72%	127	63%	378	67%
Feasible Alternative Housing without HB	19	11%	29	14%	76	13%
Ineligible	1	1%	2	1%	8	1%
Rejected Placement	0	0%	2	1%	2	<1%
Noncompliance	0	0%	1	<1%	1	<1%
Temporary Shelter Interruption	9	5%	17	8%	37	7%
Other/Unknown	0	0%	0	0%	0	0%

Notes:

Families terminated from shelter for abandoning their placements or non-compliance may return to the system pending an appeal.

Families receiving a Temporary Shelter Interruption may return to the system within 30 days.

Types of Subsidies	Sep-20		Aug-20		FY21 YTD	
	Number	Percent	Number	Percent	Number	Percent
Total Families Receiving Subsidies	134	100%	145	100%	420	100%
ESG	0	0%	0	0%	0	0%
HomeBASE	121	90%	127	88%	378	90%
HUD CoC	2	1%	2	1%	7	2%
MRVP	0	0%	6	4%	9	2%
Private Subsidized Housing	10	7%	10	7%	33	8%
Section 8 Mobile Voucher	57	43%	60	41%	166	40%
Section 8 Project-Based Voucher	11	8%	4	3%	23	5%
Other Public Housing	9	7%	15	10%	29	7%
Transportation	1	1%	1	1%	2	<1

Notes:

Families may receive multiple subsidy types. Therefore, the sum of the subsidy types do not equal the number of families.

Data based on date of shelter/hotel exit. HomeBASE data based on the date that checks are issued may vary.

RAFT - Homelessness Prevention

RAFT	Sep-20		Aug-20		FY21 YTD	
	Number	Percent	Number	Percent	Number	Percent
Total Applying	1,222		1,136		3,201	
Total Approved	1,029	100%	905	100%	2,725	100%
Upstream rent arrears-public/subsidized	11	1%	48	5%	80	3%
Upstream rent arrears-market rent	71	7%	103	11%	276	10%
Upstream mortgage arrears	6	1%	7	1%	28	1%
Doubled up and asked to leave	59	6%	52	6%	168	6%
Domestic violence	16	2%	10	1%	29	1%
Eviction-public/subsidized	119	12%	115	13%	338	12%
Eviction-market rent	574	56%	437	48%	1,409	52%
Foreclosure	29	3%	28	3%	84	3%
Fire/flood/natural disaster	2	<1%	4	<1%	10	<1%
Health/safety	51	5%	42	5%	114	4%
Overcrowding	2	0%	0	0%	4	<1%
Utility shutoff	29	3%	28	3%	75	3%
Other	26	3%	16	2%	61	2%
COVID-inability to pay future market rent	25	2%	14	2%	39	1%
COVID-inability to pay future mortgage	9	1%	1	<1%	10	<1%

Note: Families approved for RAFT may have applied during the previous month.

DHCD - EA Monthly Report

Sep-20

	Sep #	Sep %	Aug #	FY21 YTD	
Families Applying for EA					
Total	322	100%	589	1,172	100%
Boston	85	26%	180	310	26%
Central Mass	24	7%	49	97	8%
North Shore	79	25%	152	318	27%
South Shore	59	18%	97	211	18%
Western Mass	75	23%	111	236	20%
Families Placed in EA Shelter and Hotels/Motels					
Total	162	100%	161	439	100%
Boston	71	44%	78	194	44%
Central Mass	17	10%	19	49	11%
North Shore	22	14%	25	63	14%
South Shore	32	20%	20	71	16%
Western Mass	20	12%	19	62	14%
HomeBASE Entries (Diversion and Exits)					
Total	175	100%	166	501	100%
Berkshire Housing	2	1%	4	9	2%
Community Teamwork, Inc.	11	6%	23	41	8%
Franklin County	0	0%	0	0	0%
Housing Assistance Corp.	7	4%	1	12	2%
Way Finders	27	15%	25	76	15%
Metro Housing Boston	81	46%	74	226	45%
RCAP Solutions	1	1%	3	7	1%
South Middlesex Opportunity Council	8	5%	9	23	5%
NeighborWorks Housing Solutions	24	14%	20	71	14%
Lynn Housing Authority	10	6%	5	26	5%
Central MA Housing Alliance	4	2%	2	10	2%

DHCD - EA Monthly Report, Cumulative Data
September 2020

Families Applying for EA	Jul	Aug	Sep	FY21 YTD #	FY21 YTD%
Total Families Applying	261	589	322	1,172	100%
Boston	45	180	85	310	26%
Central Mass	24	49	24	97	8%
North Shore	87	152	79	318	27%
South Shore	55	97	59	211	18%
Western Mass	50	111	75	236	20%
Health & Safety Assessment					
H&S Assessment Completed	95	100	126	321	100%
Families with H&S Risk	85	85	105	275	86%
Families Placed in Shelter/Motels					
Total	116	161	162	439	100%
Families Placed in Hotels/Motels	0	1	0	1	0%
Presumptive Placement	60	71	62	193	44%
Boston	45	78	71	194	44%
Central Mass	13	19	17	49	11%
North Shore	16	25	22	63	14%
South Shore	19	20	32	71	16%
Western Mass	23	19	20	62	14%
Monthly Caseload (# of Families)	7/31/2019	8/31/2020	9/30/2020	FY21 Monthly Average	
Total	2,996	2,933	2,898	2,942	
Shelter	2,985	2,922	2,887	2,931	
Hotel/Motel	11	11	11	11	
Children Served	Jul	Aug	Sep	FY21 Monthly Average	FY21 %
Total	6,048	5,948	5,874	5,957	100%
0-2 yrs.	1,252	1,239	1,212	1,234	21%
3-4 yrs.	798	783	792	791	13%
5-8 yrs.	1,411	1,395	1,399	1,402	24%
9-11 yrs.	948	931	897	925	16%
12-14 yrs.	748	732	709	730	12%
15-18 yrs.	709	698	688	698	12%
19-20 yrs.	182	170	177	176	3%

	Jul	Aug	Sep	FY21 Monthly Average	
Placement to Application Ratio	51%	31%	57%	43%	
Reasons for Homelessness, Shelter/Motels	Jul	Aug	Sep	FY20 #	FY20 %
Total Placements	116	161	162	439	100%
Domestic Violence	25	40	32	97	22%
Fire/Natural Disaster	2	3	2	7	2%
Evict: Condemnation	0	1	1	2	<1%
Evict: Excused Conduct	0	0	0	0	0%
Evict: Foreclosure	0	0	0	0	0%
Evict: Non Payment - Medical	0	0	0	0	0%
Evict: Non Payment - Disability	0	0	0	0	0%
Evict: Non Payment - Income Loss	0	1	0	1	<1
Evict: Non Renewal of Tenancy	1	0	1	2	0%
Threatened Evict - Unauthorized Tenant	6	7	24	37	8%
H&S: Violent Conduct	1	4	2	7	2%
H&S: Mental Illness	2	3	3	8	2%
H&S: Substance Abuse	0	2	1	3	1%
H&S: Conditions in Unit	6	2	0	8	2%
H&S: Irregular Housing situation	55	56	57	168	38%
H&S: Not Meant for Human Habitation	13	36	28	77	18%
Aid Pending	1	2	6	9	2%
Replacement/TESI	4	4	5	13	3%
Shelter and Hotel/Motel Exits					
Total	194	202	168	564	100%
Abandoned	20	24	17	61	11%
Criminal Activity/Fraud	0	0	1	1	<1%
Feasible Alternative Housing with HB	130	127	121	378	67%
Feasible Alternative Housing without HB	28	29	19	76	13%
Ineligible	5	2	1	8	1%
No Show/Rejected Placement	0	2	0	2	<1%
NonCompliance/Termination for Cause	0	1	0	1	<1%
Temporary Shelter Interruption	11	17	9	37	7%
Other/Unknown	0	0	0	0	0%

Hotel/Motel Exits	Jul	Aug	Sep	FY21 YTD #	FY21 YTD%
Total Exits	0	1	0	1	
Abandoned	0	0	0	0	
Criminal Activity	0	0	0	0	
Feasible Alternative Housing with HB	0	1	0	1	
Feasible Alternative Housing without HB	0	0	0	0	
Ineligible	0	0	0	0	
No Show/Rejected Placement	0	0	0	0	
NonCompliance/Termination for Cause	0	0	0	0	
Temporary Shelter Interruption	0	0	0	0	
Other/Unknown	0	0	0	0	
Types of Subsidies at Exit					
Total Families Receiving Subsidies	141	145	134	420	100%
ESG	0	0	0	0	0%
HomeBASE	130	127	121	378	90%
HUD CoC	3	2	2	7	2%
MRVP	3	6	0	9	2%
Private Subsidized Housing	13	10	10	33	8%
Section 8 Mobile Voucher	49	60	57	166	40%
Section 8 Project-Based Voucher	8	4	11	23	5%
Other Public Housing	5	15	9	29	7%
Transportation	0	1	1	2	<1
HomeBASE Entries (Diversion and Exits)					
Total	160	166	175	501	100%
Berkshire Housing	3	4	2	9	2%
Community Teamwork, Inc.	7	23	11	41	8%
Franklin County	0	0	0	0	0%
Housing Assistance Corp.	4	1	7	12	2%
Way Finders	24	25	27	76	15%
Metro Housing Boston	71	74	81	226	45%
RCAP Solutions	3	3	1	7	1%
South Middlesex Opportunity Council	6	9	8	23	5%
NeighborWorks Housing Solutions	27	20	24	71	14%
Lynn Housing Authority	11	5	10	26	5%
Central MA Housing Alliance	4	2	4	10	2%

HomeBASE Diversion by Region		Jul	Aug	Sep	FY21 YTD #	FY21 YTD%
Total		16	21	23	60	100%
Berkshire Housing		0	0	0	0	0%
Community Teamwork, Inc.		3	10	5	18	30%
Franklin County		0	0	0	0	0%
Housing Assistance Corp.		3	0	3	6	10%
Way Finders		1	4	6	11	18%
Metro Housing Boston		1	0	2	3	5%
RCAP Solutions		0	0	0	0	0%
South Middlesex Opportunity Council		0	0	1	1	0%
NeighborWorks Housing Solutions		6	7	6	19	32%
Lynn Housing Authority		2	0	0	2	3%
Central MA Housing Alliance		0	0	0	0	0%
HomeBASE Shelter Exits by Region						
Total		144	145	152	441	100%
Berkshire Housing		3	4	2	9	2%
Community Teamwork, Inc.		4	13	6	23	5%
Franklin County		0	0	0	0	0%
Housing Assistance Corp.		1	1	4	6	1%
Way Finders		23	21	21	65	15%
Metro Housing Boston		70	74	79	223	51%
RCAP Solutions		3	3	1	7	2%
South Middlesex Opportunity Council		6	9	7	22	5%
NeighborWorks Housing Solutions		21	13	18	52	12%
Lynn Housing Authority		9	5	10	24	5%
Central MA Housing Alliance		4	2	4	10	2%
HomeBASE Hotel Exits by Region						
Total		0	0	0	0	
Berkshire Housing		0	0	0	0	
Community Teamwork, Inc.		0	0	0	0	
Franklin County		0	0	0	0	
Housing Assistance Corp.		0	0	0	0	
Way Finders		0	0	0	0	
Metro Housing Boston		0	0	0	0	
RCAP Solutions		0	0	0	0	
South Middlesex Opportunity Council		0	0	0	0	
NeighborWorks Housing Solutions		0	0	0	0	
Lynn Housing Authority		0	0	0	0	
Central MA Housing Alliance		0	0	0	0	

RAFT	Jul	Aug	Sep	FY21 YTD #	FY21 YTD%
Total Applying	843	1,136	1,222	3,201	
Total Approved	791	905	1,029	2,725	100%
Upstream rent arrears-public/subsidized	21	48	11	80	3%
Upstream rent arrears-market rent	102	103	71	276	10%
Upstream mortgage arrears	15	7	6	28	1%
Doubled up and asked to leave	57	52	59	168	6%
Domestic violence	3	10	16	29	1%
Eviction-public/subsidized	104	115	119	338	12%
Eviction-market rent	398	437	574	1,409	52%
Foreclosure	27	28	29	84	3%
Fire/flood/natural disaster	4	4	2	10	<1%
Health/safety	21	42	51	114	4%
Overcrowding	2	0	2	4	<1%
Utility shutoff	18	28	29	75	3%
Other	19	16	26	61	2%
COVID-inability to pay future market rent	0	14	25	39	1%
COVID-inability to pay future mortgage	0	1	9	10	<1%