The Tenancy Preservation Program:
An overview of the existing program and the expanded EDI services

Eviction Diversion Initiative Providers

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What TPP is

- The Tenancy Preservation Program (TPP) is a homelessness prevention program.
- TPP operates collaboratively with the Housing Court Department, functioning as a neutral party to the landlord and tenant.
- TPP works with individuals and families with disabilities, behavioral health disorders, and complex health needs, facing eviction because of behavior related to the disability or health condition.

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What TPP does

- TPP specialists assess the reasons for the eviction and the underlying disability/health issues, identify needed services, develop a service plan to maintain the tenancy, and monitor the household until stabilized.
- TPP will communicate with all parties (tenant, landlord, Court) involved in the case as needed.
- If the tenancy cannot be preserved, TPP will facilitate referrals to other agencies that may be able to offer transition services to prevent homelessness.

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When to refer

- Referrals can be made to TPP by anyone at any time.
- Landlords and providers can make upstream referrals, prior to a Notice to Quit.
- For cases already in Housing Court, TPP will consult with the Housing Specialists Department and Judges regarding delaying proceedings to allow the program time to conduct an assessment and develop recommendations.

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TPP case study (Julia)

- Julia is a 65 y.o. woman, living in subsidized housing. She received a NTQ for non-payment, disturbances, failed inspections.
- In court, she disclosed previous Tx for mental illness. The Judge continued the case for 1 month pending assessment and service planning.
- TPP discovered lapsed health insurance, no access to psychiatric medication. TPP assisted with health insurance and DMH applications, connected Julia to treatment providers and bill paying service, monitored her Tx plan compliance until approved for DMH services

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What TPP EDI is

- TPP EDI works with households experiencing a housing crisis caused or made worse by COVID-19 pandemic (self-certification).
- TPP EDI does not require a disability for eligibility, but still targets high barrier households who are unable to otherwise access RAFT/ERMA or other stabilization services.
- TPP EDI will prioritize EA-eligible households (family w/ kids <21 or pregnant & 115% FPL), DV, and low-income seniors (80% AMI or below).

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What TPP EDI does

- TPP EDI will focus on assisting households with the RAFT/ERMA process, completing applications, obtaining documentation, etc.
- TPP EDI will also assess for social service needs and make necessary referrals.
- The expectation is that the TPP EDI cases will be closed when the RAFT/ERMA payments are made to the landlord, unless the household needs TPP support until they are transitioned to another community-based provider.

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When to refer to TPP EDI (after Dec 15th)

- If a tenant expresses serious concerns or confusion about completing the RAFT/ERMA application or you have serious concerns.
- If a tenant expresses other social service needs/concerns (e.g. issues with kids) that are jeopardizing their tenancy.
- If a homeowner expresses concerns or confusion about completing the ERMA application or you have serious concerns.

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TPP & TPP EDI eligibility comparison

Requirements	Existing TPP	TPP EDI
Disability	Yes (ADA definition)	No
COVID	No	Yes (self cert)
Lease violation	Yes	Yes, for tenants
Sustainability	Yes (affordability)	Yes (RAFT/ERMA)
Household participation	Yes	Yes
Landlord or Court participation	Yes	Yes
Priorities	Court referral or Subsidized tenancy	EA eligible, Domestic Violence, or Low-Income Seniors (62+)

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Regional programs

TPP operates within the regional jurisdictions of the Housing Court Divisions, through the following non-profit providers of clinical and/or homeless services:

- Central Division, **Community Healthlink**
- Eastern Division, **Bay Cove Human Services**
- Metro South & Southeast Divisions, **Father Bills & MainSpring**
- Northeast Division, **Eliot Community Human Services**
- Western Division Berkshire, **Berkshire County Regional Housing Authority**
- Western Division Tri-County, **Mental Health Association**

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Need more information? Questions?

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Link to statewide map with TPP regional contacts
https://masshousing.com/-/media/Files/Community-Services/TPP/TPP_Map.ashx

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