

Increasing EA Exits: HomeBASE and Other Tools



Agenda

- EA Family Shelter Program Updates
- Shelter Exit Strategies
- HomeBASE Admin Plan & Stabilization Targets
- New Rehousing Team at EOHLC
- Your Feedback



Shelter Exit Strategies

With the shelter capacity limit and the waitlist for placements, shelter exits are a top priority that will help us serve as many families as possible.

Several program updates have been made to push more exits:

- HomeBASE Benefit Increase
- HomeBASE Landlord Bonus
- Real Estate Commission Broker Bonus
- Flexible Funds through SRI & ED

What's to expect moving forward:

- HomeBASE Admin Plan & Rehousing Targets
- New EOHLC Rehousing Teams



HomeBASE Benefit Increase

The HomeBASE maximum benefit amount has been increased from **\$30,000** (within a 24-month period) **to \$45,000** (within a 36-month period).

Who is eligible?

Eligible families include: *families exiting EA Shelter, *families enrolled in Diversion, or *families referred to HomeBASE from a Domestic Violence & the Bureau of Substance Abuse Services program.

Total benefit allocation

The first \$30,000 of funds must be used within the first 24-month period, with the remaining \$15,000 used between months 25 and 36.

Have allowable expenses changed?

Allowable expenses remain the same.



HomeBASE Landlord Bonus

A new allowable expense has been added to the HomeBASE program. Now landlords can receive an extra bonus equal to one month's rent upon leasing up a family.

- **Allowable up-front payments to landlords now include:**
 - ✓ First month rent
 - ✓ Last month rent
 - ✓ Security deposit
 - ✓ (NEW!) Bonus payment equal to the cost of one full month's rent
- This bonus can only be paid upon lease execution with a HomeBASE family



How to Request HomeBASE Landlord Bonus

- EOHLC working on permanent & better solution for requesting (target Jan 2024)
- Current Solution - In the tenant portal, the Housing Search worker will request the LL Incentive Payment as part of 'Moving' expense, categorized as 'other'

E2E Tenant Portal

In the moving or Additional Expense Request

- Choose Expense Category : Other
- Estimated Amount : One month's rent
- Company Name : Write in the Landlord / Payee Name
- Brief Description : LL Incentive Payment

Add Moving or Additional Expense (If known)

Expense Category *

Other

Estimated Amount *

\$ 1,500.00

Company Name *

Landlord LLC

Brief Description (Other) *

LL Incentive Payment



Real Estate Commission Broker Bonus

Real estate brokers/agents are now eligible for a **\$500 bonus** for each eligible family successfully exited from shelter and into a leased-up housing unit.

Eligibility Criteria:

- Brokers must be licensed in Massachusetts
- The bonus applies to EA Family Shelter participants seeking housing solutions
- The unit must meet minimum health and safety standards, as well as additional standards required by the subsidy received by the family
- The lease agreement must be fully executed with a confirmed move-in date

See the “Real Estate Commission Program Protocol” memo for additional details.



Flexible Funds through SRI & ED

\$15 million is now available for flexible spending for facilitating quicker exits out of shelter and increased diversion

- **Strategic Rehousing Initiative (SRI)**: Financial assistance for families exiting shelter where additional funds exceeding the allowances under HomeBASE are necessary to rehouse a family quickly
- **Enhanced Diversion (ED)**: Funds that cover costs where additional funds exceeding the allowances are needed to avoid shelter entry

We encourage all providers to be as flexible and creative as possible to facilitate quick access to stable housing, rapidly exit families from shelter and divert families from entering shelter at application approval.



HomeBASE Admin Plan & Rehousing Target Goals

You will soon receive the updated **HomeBASE Admin Plan** with all the changes we have talked about so far.

You should have received your **Rehousing Target Goals**. Please reach out to Joanne Camara & your contract manager if you have not received these goals.

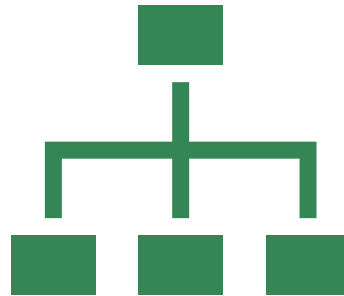
Our hope: You will be able to exceed the target goals and substantially increase exits.



The HomeBASE Rehousing Team at EOHLC

A sizable Rehousing Team (12) is being built under Joanne Camara at EOHLC.


This team will be out in the field working with you to increase exits and diversions.






New Provider Resource Portal


All tools, training and updates will be shared here:
www.mass.gov/info-details/homebase-resource-portal

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HomeBASE Resource Portal

The Executive Office of Housing and Livable Communities (EOHLC) is partnering with all shelter and diversion providers to create more learning and engagement opportunities so that we are better positioned to reach our shared goals. We invite staff to use this page to learn about tools, training and updates.





We Want Your Feedback!



Please share your feedback, ideas, and suggestions to Joanne Camara
(Joanne.Camara@mass.gov)

What is working on exits?

What isn't?

How can we do more?

Questions?



Thank You!

