



Preliminary Project Proposal to
The Asset Management Board

Low Threshold Housing Leasing Project Commonwealth of Massachusetts

**Lemuel L. Shattuck Hospital
Jamaica Plain, Massachusetts**

July 18, 2017

Proposed by:

Commonwealth of Massachusetts

Executive Office of Health and Human Services

Department of Public Health
Monica Bharel, Commissioner

In Collaboration with

Interagency Council on Housing and Homelessness
Linn Torto, Executive Director

TABLE OF CONTENTS

I. PROJECT SUMMARY	3
II. DESCRIPTION OF THE PROJECT	4
Background.....	4
Description of Asset	5
III. PUBLIC PURPOSE AND PUBLIC BENEFITS	7
IV. LAWS AND REGULATIONS TO BE WAIVED	7
V. ALTERNATIVE DISPOSITION PROCESS	8
VI. FINANCIAL FEASIBILITY	9
VII. IMPLEMENTATION AND PERFORMANCE MONITORING	11
VIII. PUBLIC PARTICIPATION	11
IX. MATERIALS FOR FINAL PROJECT PROPOSAL	12
X. CONCLUSIONS	12
ATTACHMENTS	14

I. PROJECT SUMMARY

Proposing Agency:

The Department of Public Health (DPH)

In collaboration with

Interagency Council on Housing and Homelessness (ICHH)

Summary Description of the Project:

The Commonwealth of Massachusetts, through its Executive Office of Health and Human Services (EOHHS) and DPH and in collaboration with ICHH, seeks approval to enter into a long-term lease with a developer/provider of Low Threshold Housing for the chronically homeless on a portion of property under the care and control of DPH on the campus of the Lemuel L. Shattuck Hospital (Shattuck), 170 Morton Street, Jamaica Plain, Massachusetts (the “Land”). The Asset Management Board (AMB) is being asked to review and approve a long-term lease to a provider of Low Threshold Housing to be selected through a competitive process.

The opportunity to develop Low Threshold Housing at a location that already provides services to this population is a unique opportunity that the proponent thinks should be capitalized upon. Housing the chronically homeless is consistent with the purposes of the Commonwealth. This particular campus currently hosts the Lemuel Shattuck Hospital Shelter for Homeless Men and Women, an emergency shelter operated by the Pine Street Inn, among many other uses.

Description of Transaction

The target size for this project is 75 to 100 units with both common and service areas and associated parking. This development would help to alleviate homelessness in the City of Boston, focusing on the chronically homeless who have few options and are particularly difficult to house. The facility would be paired with a services component that would provide assistance typically needed by this population to remain in occupancy of housing and stable.

It is anticipated that ground rent will need to be nominal to ensure the financial feasibility of the project. While this project is not expected to be a revenue generator for the Commonwealth, it will serve a public need in providing housing and services for a systemically underserved population. It will provide an

opportunity for chronically homeless individuals to secure stable housing and services and relieve pressure on temporary shelter operations. Low-income housing tax credits, other federal, state and city funds, grants and other affordable housing funding sources will be heavily relied upon to make this project financially feasible.

Accordingly, EOHHS and DPH, in collaboration with ICHH, seek the authorization of the AMB to enter into a lease to facilitate the development of Low Threshold Housing notwithstanding the requirement of authorization by the General Court under M.G.L. c. 7C § 34. It is anticipated that the lease would be for a term not to exceed 99 years. The Commissioner of the proponent agency, DPH, the Department of Mental Health, the Department of Transitional Assistance, MassHealth, the Executive Office of Elder Affairs, as well as the Executive Director of ICHH and the City of Boston, through its Department of Neighborhood Development, have endorsed this proposal. Please refer to Letters of Support in **Attachment III**.

This project is proposed to meet the following stated goals of the Commonwealth:

1. reduce homelessness in Boston;
2. provide a stable housing option for the underserved, chronically homeless populations in the City of Boston as determined by the Commonwealth;
3. reduce reliance on shelters; and,
4. Reduce MassHealth costs by providing some health services at the housing site instead of relying on more expensive emergency services.

II. DESCRIPTION OF THE PROJECT:

Background

The goal of this project is to provide permanent supportive housing by combining affordable housing with robust supportive services. When such housing is also low-threshold - with few or no preconditions to entering housing - it is based on the evidence-based practice known as “Housing First.” The Housing First approach asserts that vulnerable people are more likely to be successful in achieving stability when they are no longer experiencing the chaos of homelessness and have a stable home. Long-term homelessness among people with disabilities can be most efficiently reduced by providing access to this type of permanent supportive housing. Services proposed to be offered at the facility are shown in **Attachment II**.

Low Threshold Housing focuses on simplifying the process of accessing housing by streamlining the housing application process and removing unnecessary documentation or meetings. This type of housing is targeted to the most disabled and the most vulnerable among those with the longest histories of homelessness. At the same time, the key to the success of this type of housing is to offer 24-hour on-site staff to respond to tenant needs and crises when they arise. Participation in mental health or recovery services is not a prerequisite to accessing housing or a condition of maintaining it. Instead, the stability that a low threshold unit provides bolsters a tenant's ability to participate in these services. Tenants will be expected to follow the rules and regulations established by the manager of the lease.

Research conducted over the past fifteen years has shown that low threshold permanent supportive housing is highly effective in promoting housing stability, particularly among people who have been homeless for long periods of time and who have serious psychiatric disabilities, substance use disorders and/or other disabilities. Studies have also shown there is very little difference in the level of tenant substance use and psychiatric symptoms between residents living in low threshold vs non- Low Threshold Housing models. Local and national data show that emergency services costs, such as ambulance rides, emergency room utilization, and hospitalizations significantly decrease among tenants of low-threshold permanent supportive housing.

Private sector participation is a key component of this project. Responses to the request for proposals are expected to come from non-profit organizations that specialize in homelessness partnered with developers. To be financially feasible, this project will rely upon a variety of public funding sources as well as the contribution of a land lease for nominal consideration from the Commonwealth.

EOHHS and DPH request the AMB waive the requirement for legislative authorization to enter into a long-term lease for the development of Low Threshold Housing to benefit the chronically homeless.

Description of Asset

Lemuel L. Shattuck Hospital, 170 Morton Street, Jamaica Plain, MA



The Lemuel L. Shattuck Hospital campus land was transferred to the Commonwealth by the City of Boston in 1949 pursuant to Chapter 770 of the Acts of 1949 (the “Act”). The Act directed that the land be held for the purposes of DPH.

The Lemuel Shattuck Hospital today is a fully accredited hospital that provides acute, subacute, and ambulatory care to patients referred by public agencies and private sector providers. The Hospital's services enable economically and socially disadvantaged patients to obtain high quality, cost-effective care from a staff that respects their dignity.

The campus is 13± acres containing the hospital, parking for 575 cars, a power plant/service building and the Personnel Building, which is in poor physical condition and scheduled for demolition by the end of 2017. This building is currently home to the Shattuck Child Care Center which anticipates vacating the premises by the summer of 2017.

The 429,000 square foot Shattuck Hospital serves the community with 260 inpatient beds, including DPH, DMH and DOC beds, as well as 104 vendor-run residential treatment beds. The power plant/service building offers 122 vendor-run shelter beds and 54 vendor-run stabilization beds, run by the Pine Street Inn. The campus also offers an array of outpatient services, including surgical services, outpatient specialty clinics and comprehensive radiological imaging and clinical laboratory services. The Hospital's inpatient services fill several gaps in the health care system, including the need for extended care for individuals from the community with co-morbidities and psycho-social issues that are challenging for other providers. Inpatient beds managed by the Massachusetts Department of Mental Health provide continuing care to individuals with severe and chronic mental illness. The Hospital collaborates with the Massachusetts Department of Correction and the County Sheriffs to provide state and county inmates with high quality inpatient and outpatient care in a safe and secure setting.

Area targeted for Low Threshold Housing

With the demolition of the Personnel Building imminent, there will be space to accommodate a Low Threshold Housing facility.

The lease site (“Lease Site”) will be up to 2 acres located within the gold shaded area (“Lease Area”) shown in **Attachment I**. The Lease Area contains approximately 3.4 acres. The exact location and size of the Lease Site will be determined upon further coordination with the Executive Office of Health and Human Services, the Department of Public Health and Shattuck Hospital, developer selection and negotiation of a lease.

III. Public Purpose and Public Benefit

Public Purpose

The purpose of this Low Threshold Housing project is to reduce homelessness in the City of Boston, provide a stable housing option for the chronically homeless and to reduce reliance on overburdened shelters.

Public Benefit

Low Threshold Housing contributes to healthy communities by offering assistance to vulnerable populations and by reducing the myriad ills associated with homelessness. Low Threshold Housing models provide housing stability and access to services to meet basic needs while creating an opportunity to engage in the community. These models result in relief of stress in the targeted population. Local and national data show that emergency services costs, such as ambulance rides, emergency room utilization, and hospitalizations significantly decrease among tenants of low-threshold permanent supportive housing.

IV. Laws and Regulations to be Waived

EOHHS, DPH and DCAMM will be requesting that the AMB waive the following laws and regulations for this proposed transaction when the Final Project Proposal is submitted for your approval:

M.G.L. Chapter 7C, Section 33

M.G.L. Chapter 7C, Section 34

M.G.L. Chapter 7C, Section 41

M.G.L. Chapter 30, Sections 39F through 39R inclusive (but not Section 39H)

M.G.L. Chapter 149, Sections 44A through 44J inclusive, except for certification of noncollusion in contracting requirement.

810 CMR 2.06(2)(c)

M.G.L. c. 7C, § 33 – Establishes the process for the disposition of surplus Commonwealth property. This section should be waived to make clear that state and local polling is not required for this transaction.

M.G.L. c. 7C, § 34 – Establishes the process for the disposition of surplus Commonwealth property when legislative authorization exists. This section should be waived to make clear that AMB approval is in lieu of express legislative authorization for the proposed project.

M.G.L. c. 7C § 41 – Prohibits certain private uses of public land without legislative authorization. AMB approval is requested in lieu of legislative approval.

M.G.L. Chapter 30, Sections 39F through 39R inclusive (but not Section 39H)

M.G.L. Chapter 149, Sections 44A through 44J inclusive, except for certification of noncollusion in contracting requirement – These laws govern competitive procurement of construction contracts by state authorities, departments and municipalities. While a competitive process will be required, the selection will be based on factors including, but not limited to, cost of construction and therefore the public construction laws will not apply. The noncollusion in contracting requirement would not be waived, nor would any laws pertaining to the payment of prevailing wages for improvements constructed on state-owned property.

810 CMR 2.06(2)(c) (Polling Requirement – Second Sentence Only) –The first sentence of this section requires the Commissioner of DCAMM to certify receipt of an inventory of the agency’s assets and that such inventory is accurate and correct. The inventory and the Commissioner’s certification will be included in the Final Project Proposal. The second sentence of Section 2(c) requires the DCAMM Commissioner to also certify that the project does not conflict with the current and foreseeable needs of any agency of the Commonwealth. Since this transaction does not require state polling, the requirement in this second sentence should be waived to make it clear that the Commissioner’s certification is not required.

V. Alternative Disposition Process

EOHHS and DPH seek AMB authorization to lease up to two acres on the Lemuel Shattuck Hospital campus for a term of up to 99 years including extension options. A developer/lessee will be selected through a competitive RFP process. DCAMM,

on behalf of EOHHS and DPH will administer the developer selection process as described below. The RFP will solicit proposals beneficial to the Commonwealth and appropriate to both the Hospital and the community to be served.

Competitive Selection Process

Upon AMB approval of a Final Project Proposal for this transaction, DCAMM on behalf of EOHHS and DPH, in accordance with M.G.L. Chapter 7C, will undertake the following process to select a lessee for the site:

1. Prepare RFP: DCAMM, in consultation with EOHHS and DPH and in collaboration with ICHH, will prepare and issue an RFP to lease up to 2 acres on the Lemuel Shattuck Hospital campus. The RFP will contain site information, number of units and parking spaces, general terms of the proposed transaction, specifications of a service component, an outline of submission requirements and a description of the selection process and criteria. The RFP will specify the date, time, and place for submission of proposals.
2. Advertise RFP: The RFP will be advertised as required by law and in accordance with Chapter 7C, Section 36.
3. Receive, Evaluate, Select Proposals: Proposals will be submitted to DCAMM by a certain date and time, and at a specific location, all as specified in the RFP. Proposals will be evaluated on criteria specified in the RFP. The Commissioner of DCAMM, upon the recommendation of a designated selection committee which will include representation from EOHHS, DPH, DCAMM and ICHH, will select the successful proposers.
4. Documentation: DCAMM, in consultation with EOHHS and DPH, will prepare the necessary legal documents for the lease transaction.
5. Execute Lease

VI. Financial Feasibility

Developers are expected to submit proposals that are financially feasible and clearly define expected sources of funding. The developer who is selected through the competitive process will be responsible for obtaining project permits and approvals and financing. The City of Boston, through its Department of Neighborhood Development (DND), has developed a sample pro forma to test the feasibility of the project and the Department of Housing

and Community Development (DHCD) has reviewed the sample pro forma and determined it to be feasible.

Based on the sample pro forma developed by DND and reviewed by the DHCD, the total development cost for the project is estimated to be between \$30 and \$35 million. Seventy Percent (70%) of the total development cost is expected to be for construction costs with 30% for soft costs. Operating costs are estimated at \$12,000 per unit, which is inclusive of support services.

The revenue stream to support the cost of operations is anticipated to be from the income from rental subsidies for the 75 to 100 units. The potential sources of the rental subsidy are:

- The 811 program, a Federal program that provides rental subsidies to persons with disabilities. DHCD receives an annual allocation of 811 subsidies from HUD and is expected to have 200 subsidies that will be allocated throughout the Commonwealth in the next two years.
- Section 8 Project-based Vouchers are HUD rental subsidies that are managed by the Boston Housing Authority and DHCD. HUD regulation allows Section 8 vouchers to be project-based for permanent supportive housing projects.
- The Massachusetts Rental Voucher Program is the Commonwealth's rental assistance program managed by DHCD. DHCD can also provide project-based subsidies for permanent supportive housing projects.
- Continuum of Care rental subsidies. DND currently manages over 1,200 HUD funded rental subsidies that serve homeless persons and are targeted to those with the highest need including those who are chronically homeless. DND is able to apply for new subsidies annually, when made available, and/or can convert existing subsidies to this project.

Permanent financing for the project will likely be provided through the typical sources that fund affordable housing projects in the Commonwealth. These include State subsidy sources, i.e. the Affordable Housing Trust Fund (AHT), Facilities Consolidation Fund (FCF), Housing Stabilization Funds (HSF), and the HOME Program; City of Boston funds, i.e. Neighborhood Housing Trust Funds, Housing 2030 and HOME; Low Income Housing Tax Credits; a permanent loan provided by a conventional lender, and deferred developer fee. The selected developer will be responsible for identifying and securing necessary funding.

VII. Implementation and Performance Monitoring

Monitoring and Reporting: EOHHS and DPH, in consultation with DCAMM and in collaboration with ICHH, will assist the AMB in monitoring the performance of the proposed transaction by reporting annually to the AMB pursuant to its regulations (810 CMR 2.08).

The successful performance of this transaction can be measured objectively by the following criteria:

- The Procurement Process will yield a lease, including service contract component supporting tenants in the proposed Low Threshold Housing;
- The lease and services contract will be compatible with the primary functions of the Hospital;
- The lease and services contract for the proposed Low Threshold Housing will not result in windfall profits to any individual as per 810 CMR 2.02(1)(e);
- The lease and services contract for the proposed Low Threshold Housing will maximize the physical utilization of the Commonwealth's real estate assets at this location.
- The project will be financially feasible over the term of the lease.

VIII. Public Participation

Prior to submitting a Final Project Proposal to the AMB, DCAMM, with the assistance of EOHHS, DPH and ICHH, will conduct the following public notice and hearing process:

1. Public Notice: DCAMM, in consultation with EOHHS and DPH and in collaboration with ICHH, will publish a "Notice of Intent to Submit a Proposal and Public Hearing" with an invitation for public comment. The notice will be advertised once a week for two consecutive weeks in the Central Register and once a week for two consecutive weeks in at least one local newspaper for the property. The last notice will appear no less than seven days prior to the submission of the Final Project Proposal to the AMB. A copy of the notice will be sent, certified mail, return receipt requested, to members of the General Court in the legislative district(s) involved and to the appropriate municipal officials representing the cities/towns affected by the Project. Municipal officials will be asked to post the notice in a public place in the city/town hall.

2. Public hearing: A public hearing will be conducted in the legislative district where the Project is located. The public hearing will be advertised in newspapers of general circulation in the cities/towns.

Written comments and public hearing comments, if any, will be considered in the drafting of the Final Project Proposal and copies will be provided to the AMB.

IX. Materials for Final Project Proposal

Subject to approval of this Preliminary Project Proposal, EOHHS and DPH will prepare and submit a Final Project Proposal for consideration by the AMB. As required by 810 CMR 2.06(2), the Final Project Proposal will include only the items listed below from the list in the 810 CMR 2.06(2):

- A detailed description the Project with all noted items;
- Secretariat approval;
- Identification of agency assets underutilized at Project location;
- Public comments and agency response;
- Appraisal;
- Statement of conflicting laws and regulations to be waived and description of competitive disposition process;
- Agency plan to assist AMB in monitoring the project;
- Statement of agency responsible for project implementation;
- Trust fund information;
- Applicable reports and studies;
- A schedule for implementation showing major milestones and completion dates;
- Identification of private individuals and consultants involved in proposal preparation; and,
- Additional information as needed.

*NOTE: Estimated revenues are not relevant to this project and will not be provided.

X. Conclusion

EOHHS and DPH believe that this request for authorization to enter into a long term lease with a partnered non-profit and developer, through a competitive request for proposals process, is in the public interest and meets the standards as set forth in 810 CMR 2.02(1)(a) through (g). Should the AMB approve this Preliminary Project Proposal, EOHHS and DPH, in consultation with DCAMM

and in collaboration with ICHH, will conduct the public review process outlined above and develop a Final Project Proposal for the AMB's review and approval.

ATTACHMENTS

ATTACHMENT I
Lease Area



Lemuel Shattuck Hospital
Location: 170 Morton Street
Total Lot Size: 12.98 acres / 565,581 sq ft

Lease Area
3.39 acres / 147,732 sq ft

**Nurses Home
(Personnel Building)**

Main Hospital

Service Building



Yakovlev, I. M., *Polnaya Sovetskaya Entsiklopediya*, 1964, 1977, 1989, and 1992. *Mer*
Samoyed

ATTACHMENT II:
Services Proposed to be Offered at the Shattuck Low Threshold Housing Facility

Services Proposed to be Offered at Shattuck Low Threshold Housing Facility

Department of Public Health (DPH): In addition to supporting this housing project with a leasehold at nominal cost, DPH will help facilitate residents with access to other health services currently existing at the Shattuck Hospital site and throughout DPH. Through one of its vendors, DPH will offer other health services such as harm reduction, substance abuse treatment and other clinical support.

Department of Mental Health (DMH): Through its local services sites at Mass Mental Health Center, DMH will provide assessment, triage and intervention services for proposed residents to determine authorization for DMH services. If authorized, ongoing service and support needs will be identified through the continuum of community services including DMH case management, community based flexible support, program of assertive community treatment, clubhouse, homeless outreach team and clinic based behavioral health treatment services.

MassHealth: MassHealth will provide proposed residents with screening and application services to determine eligibility for Medicaid and MassHealth. Services may include the Community Support Program for People Experiencing Chronic Homelessness (CSPECH) from the Mass Behavioral Health Partnership as well as Community Support Program services for chronically homeless individuals through Managed Care Organization/Care Plus and Senior Care Options (SCO) plans.

Through the Executive Office of Elder Affairs, residents will be provided with on-site access and application services to determine eligibility to programs including Home Care Programming. Other elderly insurance support will be provided through programs such as Program for All Inclusive Care for the Elderly (PACE).

Department of Transitional Assistance (DTA): DTA will partner with DPH to provide residents with coordinated on-site access to information and screening for eligibility determination for DTA's various income and nutrition assistance programs including Emergency Aid to the Elderly and Disabled, Supplemental Nutrition Assistance, Emergency Assistance, Supplemental Security Income and State Supplemental Program. Employment services will also be provided.

ATTACHMENT III:
Letters of Support



The Commonwealth of Massachusetts
Department of Public Health
250 Washington Street, Boston, MA 02108-4619

CHARLES D. BAKER
Governor

KARYN E. POLITO
Lieutenant Governor

MARYLOU SUDDERS
Secretary

MONICA BHAREL, MD, MPH
Commissioner

Tel: 617-624-8000

March 27, 2017

Asset Management Board
c/o Carol W. Gladstone, Chair
One Ashburton Place, 15th Floor
Boston, MA 02108

RE: Asset Management Project Proposal for the Low Threshold Housing Leasing Project, dated May 16, 2017, proposed by the Department of Public Health (the "Proposal")

Dear Members of the Asset Management Board:

The Department of Public Health (DPH) seeks the Asset Management Board's authorization to enter into a long-term lease with a developer of low threshold housing. Specifically, DPH is interested in leasing up to a two acres parcel on the Lemuel Shattuck Hospital campus for development of 75 to 100 units of low threshold housing for the chronically homeless.

The Department of Public Health, along with many others in the Commonwealth, is committed to finding solutions that will help end homelessness. Low threshold housing specifically addresses the needs of chronically homeless individuals, who have challenges finding housing and are a key part of the solution to homelessness.

Prior to submitting the proposal to the Asset Management Board, DPH worked with the Department of Housing and Community Development (DHCD), the Interagency Council on Housing and Homelessness (ICHH) and the Division of Capital Asset Management and Maintenance (DCAMM) to explore the economic feasibility of both the long-term ground lease and the low threshold housing project. We have determined that the land lease must be at nominal consideration in order for the housing project to be financially feasible.

It is my hope that the Asset Management Board will act favorably on our proposal and allow DPH to take advantage of this opportunity and enter into a long-term lease for this site at Lemuel Shattuck Hospital campus. Low threshold housing is compatible with DPH's mission and with operations on the campus.

Thank you for your consideration of this proposal.

Sincerely,

Monica Bharel, MD, MPH
Commissioner
Department of Public Health



The Commonwealth of Massachusetts
Executive Office of Health and Human Services
Department of Mental Health
25 Staniford Street
Boston, Massachusetts 02114-2575

CHARLES D. BAKER
Governor

KARYN E. POLITO
Lieutenant Governor

MARYLOU SUDDERS
Secretary

JOAN MIKULA
Commissioner

(617) 626-8000
www.mass.gov/dmh

March 27, 2017

Asset Management Board
c/o Carol W. Gladstone, Chair
One Ashburton Place, 15th Floor
Boston, MA 02108

RE: Asset Management Project Proposal for the Low Threshold Housing Leasing Project, dated May 16, 2017,
proposed by the Department of Public Health (the Proposal)

Dear Members of the Asset Management Board:

The Massachusetts Department of Mental Health (DMH) supports the Department of Public Health in its proposal for the long-term lease of a parcel of land located on the Lemuel Shattuck Hospital campus for Low Threshold Housing for the chronically homeless.

DMH's mission, as the State Mental Health Authority, assures and provides access to services and supports to meet the mental health needs of individuals of all ages, enabling them to live, work, and participate in their communities. The Department establishes standards to ensure effective and culturally and linguistically competent care to promote Recovery. The Department sets policy, promotes self-determination, protects human rights, and supports mental health training and research. This critical mission is accomplished by working in partnership with other state agencies, individuals, families, providers, and communities.

In support of this proposal, DMH, through one of its local service sites at the Mass Mental Health Center is prepared to provide assessment, triage and intervention services for all proposed residents to determine DMH authorization. If the proposed residents are authorized for DMH services, the site will identify ongoing service and support needs for residents through its continuum of community services. Currently these services include: DMH case management, Community Based Flexible Support, Program of Assertive Community Treatment, Clubhouse, the Homeless Outreach Team and clinic based behavioral health treatment services.

Thanks you for the consideration of this proposal.

Sincerely,

Handwritten signature of Joan Mikula.
Joan Mikula
Commissioner



*Commonwealth of Massachusetts
Executive Office of Health and Human Services
Department of Transitional Assistance*

CHARLES D. BAKER
Governor

MARYLOU SUDDERS
Secretary

KARYN POLITO
Lieutenant Governor

JEFF McCUE
Commissioner

March 24, 2017

Asset Management Board
C/o Carol W. Gladstone, Chair
One Ashburton Place, 15th Floor
Boston, MA 02108

RE: *Asset Management Project Proposal for the Low Threshold Housing Leasing Project, dated May 16, 2017, proposed by the Department of Public Health (the "Proposal")*

Dear Members of the Asset Management Board:

The Department of Transitional Assistance (DTA) is very pleased to support the Department of Public Health in its proposal for the long-term lease of a parcel of land located on the Lemuel Shattuck Hospital campus for Low Threshold Housing for the chronically homeless.

DTA assists and empowers low-income individuals and families to meet their basic needs, improve their quality of life, and achieve long-term economic self-sufficiency. Located within the Executive Office of Health and Human Services, DTA ensures that the emergency and transitional needs of the individuals and families of the Commonwealth are met through a combination of federal and state-funded programs.

DTA oversees expenditures of more than \$ 2.2 billion annually and provides services to more than 800,000 needy households across the Commonwealth. The programs administered by DTA include: Transitional Aid to Families with Dependent Children (TAFDC), Emergency Aid to the Elderly, Disabled and Children (EAEDC), Supplemental Nutrition Assistance (SNAP, formerly Food Stamps), Emergency Assistance, Supplemental Security Income (SSI) and State Supplement Program (SSP), and Employment Services.

DTA is committed to partnering with the Department of Public Health in this effort by providing the residents of the Low Threshold Housing with easy, coordinated and on-site access to information, application and eligibility determinations for DTA's various income and nutrition assistance programs.

Thank you for the consideration of this critical and much needed proposal.

Sincerely,


Jeff McCue



The Commonwealth of Massachusetts
Executive Office of Health and Human Services
Office of Medicaid
One Ashburton Place, Room 1109
Boston, Massachusetts 02108



CHARLES D. BAKER
Governor

KARYN E. POLITO
Lieutenant Governor

MARYLOU SUDDERS
Secretary

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March 22, 2017

Asset Management Board
c/o Carol W. Gladstone, Chair
One Ashburton Place, 15th Floor
Boston, MA 02108

RE: *Asset Management Project Proposal for the Low Threshold Housing Leasing Project, dated May 16, 2017, proposed by the Department of Public Health (the "Proposal")*

Dear Members of the Asset Management Board:

MassHealth supports the Department of Public Health in its proposal for the long-term lease of a parcel of land located on the Lemuel Shattuck Hospital campus for Low Threshold Housing for the chronically homeless.

This proposal is in keeping with MassHealth's Waiver goal to implement delivery system reforms that promote care coordination, person-centered care planning, wellness, chronic disease management, successful care transition, integration of services, and measurable health outcome improvements.

In support of this proposal, MassHealth will screen all proposed residents for Medicaid eligibility and MassHealth services for which they may be eligible. Such services include the Community Support Program for People Experiencing Chronic Homelessness (CSPECH) of our behavioral health vendor Massachusetts Behavioral Health Partnership, as well as Community Support Program (CSP) services for chronically homeless individuals available through our Managed Care / Care Plus and Senior Care Options plans. These services link this vulnerable population with medical and behavioral health care, enhancing their daily living skills and assisting them with maintaining housing.

Thank you for the consideration of this proposal.

Sincerely,

Daniel Tsai
Assistant Secretary



The Commonwealth of Massachusetts
Executive Office of Elder Affairs
One Ashburton Place, 5th Floor
Boston, Massachusetts 02108

CHARLES D. BAKER
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March 17, 2017

Asset Management Board
c/o Carol W. Gladstone, Chair
One Ashburton Place, 15th Floor
Boston, MA 02108

RE: *Asset Management Project Proposal for the Low Threshold Housing Leasing Project, dated May 16, 2017, proposed by the Department of Public Health (the "Proposal")*

Dear Members of the Asset Management Board:

The Massachusetts Executive Office of Elder Affairs (EOEA) supports the Department of Public Health in its proposal for the long-term lease of a parcel of land located on the Lemuel Shattuck Hospital campus for Low Threshold Housing for the chronically homeless.

EOEA's mission is to promote the independence, empowerment, and well-being of older adults, individuals with disabilities, and their caregivers. Through a network of 26 Aging Service Access Points, the Home Care Program currently serves approximately 50,000 consumers. Over one third of these consumers are eligible for skilled nursing facility level of care and rely on the Home Care services they receive to live in the community. Home Care consumers remain in the community for an average of 2.8 years after they are at a nursing facility level of care.

In addition to the Home Care Program, EOEA works closely with MassHealth Office of Long Term Services and Supports to ensure that older adults and individuals with disabilities have access to MassHealth managed and integrated care programs to allow them to age in community.

In support of this proposal, EOEA will screen and enroll all residents of the Low Threshold Housing for any benefits and services to which they may be entitled.

Thank you for the consideration of this proposal.

Sincerely,


Alice Bonner



APR - 3 2017

CITY OF BOSTON • MASSACHUSETTS
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
MARTIN J. WALSH, MAYOR

March 23, 2017

Asset Management Board
c/o Carol W. Gladstone, Chair
One Ashburton Place, 15th Floor
Boston, MA 02108

RE: Asset Management Project Proposal for the Low Threshold Housing Leasing Project, dated May 16, 2017,
proposed by the Department of Public Health (the "Proposal")

Dear Members of the Asset Management Board:

The City of Boston's Department of Neighborhood Development (DND) would like to extend its support for the Department of Public Health's (DPH) proposal to create housing for the chronically homeless, under a long term lease on the parcel of land located on the Lemuel Shattuck Hospital compact. It is our understanding that this housing would serve individuals that have been homeless for years and in many instances have significant disabilities. In addition to safe and decent housing, this type of project would provide significant support services to assist its residents. This type of housing is consistent with the City of Boston's plan to house all of its chronically homeless individuals currently living in shelter or on the street.

The City of Boston has been working closely with the State's Department of Housing and Community Development, Department of Health and Human Services agencies and the Interagency Council on Housing and Homelessness to assist in addressing the issue of homelessness. DND is looking forward to collaborating on this important project.

DND offers funding for affordable housing projects through competitive funding rounds. Housing projects that serve the chronically homeless are among the City's highest funding priorities. The overall feasibility of a potential project and the amount of an award would be evaluated once a proposal is submitted for review. DND would perform a financial underwriting analysis and provide technical development assistance to the Development Team selected.

Sincerely,

Sheila A. Dillon
Director and Chief of Housing
Department of Neighborhood Development

