

TPP

The Boston Tenancy Preservation Project

A program designed to prevent homelessness for adults and families with disabilities who are facing eviction from their homes

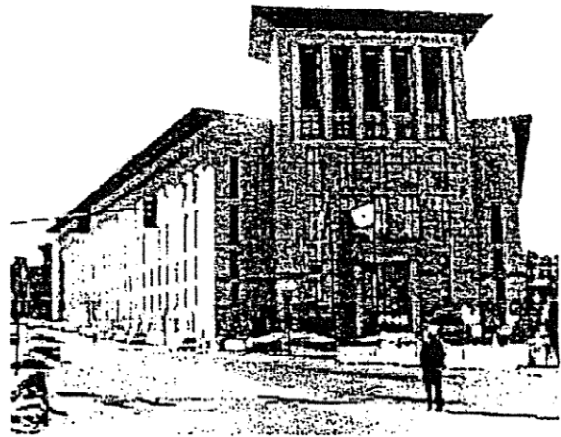
People

The Boston Tenancy Preservation Project (TPP) assists individuals and families with disabilities such as mental illness, addiction disorders or mental retardation who are at risk for possible eviction. This program prevents homelessness by helping these people stay in their current housing or by accessing more appropriate housing that better meets their needs.

TPP Clientele

TPP services are offered to those Boston residents who come to the attention of the Boston Housing Court due to serious lease violations that jeopardize their tenancy. Approximately two hundred people comprise a routine "Thursday's docket" at the Boston Housing Court and an estimated 25% of these people are estimated to have significant disabilities that jeopardize their tenancy and put them at imminent risk of homelessness. TPP services can mitigate the tragic consequences of eviction and ensuing homelessness for the majority of these people.

Represented in this population that comes weekly to the Housing Court's attention are Boston Housing Authority (BHA) residents, veterans and female headed families. Participants range in ages from young parents with young children to elders. Income levels served include the very poor, who are eligible for transitional assistance from the state, and the working poor, who have very low paying jobs. Given the impact that permanent disabilities have on earning potential, most clients in this program fall in the very poor category (with



The TPP office is located in the Brook Court House on New Chardon Street in downtown Boston.

annual earnings for a single adult estimated at under \$7000 per annum).

The BHA has numerous housing developments (sixty-four in total) that serve elders, people with disabilities and families. These are scattered throughout Boston's neighborhoods. Given that the BHA provides housing to 10% of Boston's residents through their developments and leased housing programs, it is no surprise that a large number of residents who come to the attention of the Housing Court Summary Process are involved in BHA housing.

Staff and Services Provided

The diverse TPP team of experienced clinicians works with participants, court staff, and housing management staff to address the specific lease violations and to develop an individualized plan that addresses the underlying causes in each case.

Services through TPP are individualized and pragmatic, addressing participants' immediate needs and facilitating their engagement in treatment and other supports that will foster their successful tenancy over the long term. Built into the design and delivery of TPP services are protocols for data collection and measurement that will serve to assess and improve program outcomes.

Program Limitations

Not all participants in the Boston TPP program are expected to successfully maintain their

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tenancy in their current housing. Some people need more structured care and support, and this does not become apparent until the person's circumstances unfold through the eviction process. Such people are often reluctant to give up their homes and may not agree to moving into alternative housing (such as that provided through a nursing home or group home) until they are face-to-face with eviction proceedings and likely homelessness. The TPP staff helps to identify individuals in need of transition to other housing situations. The program works with the person, with social and health agencies, and with the court to facilitate the person moving to other housing without landing on the streets or in shelters in the interim.

TPP cannot be successful in securing alternative housing or avoiding eviction and resulting homelessness for all participants. For some people, their personal circumstances are so formidable that their capacity to make use of available individualized services will not work despite their best efforts, the best efforts of the TPP staff, and the commitment and flexibility of other involved parties.

Technology in the treatment of addiction and psychiatric disorders has far to go to help those who are either non-compliant or non-responsive to current treatment and rehabilitative efforts. At times, symptoms, helplessness, or maladaptive behaviors are unrelenting and the discouraged person may have experienced too many failures. In such situations, TPP staff assists the person or family in orientation to the shelter and emergency needs network of services.

Program Costs

The TPP program costs approximately \$250,000 on an annual basis, a relatively small investment of money which saves the state and the city of Boston the significant costs of sheltering these individuals and families in an already overloaded homeless service network. More importantly, TPP salvages the homes and basic

dignity of many of the city's most vulnerable persons and families.

Funding Sources

TPP services are funded through varied sources including the Mass Housing Finance Agency, the City of Boston Jobs and Community Services Division, and the Executive Office of Health and Human Services Emergency Shelter Grant Funds. For the program's first and second years of operation, Bay Cove has also received a grant from the Vincent Mulford Foundation.

Building Location

The Housing Court at the Brook Courthouse (located close to North Station) provides the TPP team's free office space as an in-kind contribution to this initiative.

Admissions Process

TPP services are offered to those Boston residents who come to the attention of the Boston Housing Court due to serious lease violations that jeopardize their tenancy. The court refers individuals and families that have a disability to the TPP team operated by Bay Cove Human Services.

*For more information about this program,
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