

FY22 ANNUAL REPORT



ON THE ROAD TO ENDING HOMELESSNESS FOR GOOD



REPORT REFLECTION

Fiscal Year 2022 was a time of excitement, transition and change for the Massachusetts Housing & Shelter Alliance (MHSA). Not only were we still addressing the impact of COVID-19 on housing and shelter providers across the Commonwealth, we were also facing a funding procurement from the Commonwealth of Massachusetts and the Department of Housing and Community Development (DHCD) that posed certain challenges to the way MHSA funded its work to advance its mission of reducing the Commonwealth's reliance on emergency resources to address poverty, substance use disorder, mental illness, and lack of sufficient housing. It was time for MHSA to reassess and take a close look at our priorities, and it allowed us to invest our time and resources even more intensely toward housing. It was a time of letting go and deciding once again that we would be "mission driven" as opposed to "funding driven." Thanks to support from the Massachusetts State Legislature, we were able to sustain our traditional role of promotion, resource development and technical assistance related to permanent supportive housing and solutions to homelessness.



We became deeply engaged in the American Rescue Plan Act (ARPA) process at the state level and the use of other state funding, securing \$15 million for supportive housing development to respond to the public health emergency of homelessness, evident in densely populated congregate shelters and growing encampments. MHSA also secured a seat at the table to determine how DHCD would allocate \$50 million committed to supportive housing development for those experiencing chronic homelessness. As a result, we have engaged organizations across Massachusetts in the development of permanent supportive housing, and thanks to DHCD were able to add units. Fiscal Year 2022 was also a time when we further promoted the concept of "sponsor-based" housing, securing the funds to help refurbish the Chelsea Commons housing complex and set in motion the development of new projects in Lynn with our partner Eliot Community Human Services.

It was a time of continued growth for the MHSA Board of Directors. Made up of volunteers committed to MHSA's historic mission of ending homelessness, the Board continued to put in place the structures and development necessary to ensure that the organization is best positioned to move toward the future. MHSA board members' dedication was evident in the one-of-a-kind event held at Polar Park in Worcester that honored those making a difference in Massachusetts to end homelessness. It was evident in the ongoing effort to diversify and address the racial equity issues so central to the reality of homelessness in our state.

MHSA also launched our first-ever Member Advisory Board (MAB). This group of providers from across the state strengthens our membership's engagement in our advocacy. It also provides a think tank for our leadership to address trends and policies and to promote best practices emerging from the community. The MAB is changing how we form our advocacy strategy, and this provides us with immeasurable value.

Of course, we could not do this without the generous support of all our donors. Your support enables us to reimagine how we address poverty and homelessness in Massachusetts. Your support allows us the flexibility to challenge the public not just to do more, but to do better. We remain committed to our partnership with you and invite you to contact us at any time. Thank you so much for making such a difference.

Thank you,

Joe Finn
President & Executive Director

Ben Josephson
Chair, MHSA Board of Directors

ABOUT MHSA

The mission of the Massachusetts Housing & Shelter Alliance (MHSA) is to end homelessness through advocacy, collaboration, education, housing, and the implementation of outcome-based programs. MHSA is dedicated to innovative solutions that reduce public reliance on emergency resources.

STAFF

As of December 31, 2022

- Betzaida Arroyo - Leasing Specialist
- Paralita Arteh - Community Engagement Manager
- Meg Calleja, CFRE - Director of Development
- Brenda Cassidy - Director of Programs & Compliance
- Joe Finn - President & Executive Director
- Bill Fonte - Assistant Director of Finance & Administration
- Caitlin Golden - Director of Public Policy
- Michael McLaughlin - Assistant Finance Director of Program Contracts
- Natercia Nazaire - Development Specialist
- Mary Powers - Communications Manager
- Monica Regueiro - Director of Leasing Programs
- Calpurnya Roberts, PhD - Director of A Place to Live
- Sam Salem - Program Manager
- Joyce Tavon - Senior Director of Policy & Programs
- Kaye Wild - Vice President
- Thomas Yotts - Director of Finance & Administration



BOARD OF DIRECTORS

As of December 31, 2022

- Ben Josephson - Chair
- Robin Callahan - Vice Chair
- James Shea - Secretary
- Samantha Lozzi, CPA - Treasurer

- Bill Beckeman
- Anna Bissonnette *
- Delphia Bizzell
- Lyndia Downie
- Pamela Feingold *
- Danielle Ferrier, MBA, LICSW
- Kiley Gosselin
- Daniel Joo

- Emily J. Kowtoniuk
- Deepa Krishnamurthy
- Singumbe Muyeba, PhD
- Brian Newkirk
- James O'Connell, MD*
- Stephen Rosenfeld
- James Sabitus *

* Emeritus Board Member



FY 22 HIGHLIGHTS

FY 22 HIGHLIGHTS

MHSA serves a unique role as a statewide intermediary organization. We partner with direct service providers, policymakers, and funders to develop and expand solutions to homelessness across the Commonwealth. We are a leading advocate for permanent supportive housing (PSH) for unaccompanied adults who have experienced years of homelessness and have complex disabling conditions. MHSA remains committed to our most vulnerable neighbors.



We advocate for resources and policies that meet the needs of people experiencing homelessness and strengthen our communities.



We collaborate with MHSA member agencies, government, and a range of community partners to develop and implement housing and service models that work to end homelessness.



We educate communities about the realities of homelessness and systemic changes that are necessary to provide equitable housing and services that are accessible to all.



We innovate new programs and solutions to homelessness that help ensure people have access to the housing and support services they need to thrive.

These principles are demonstrated through our major accomplishments of the year. In FY22, MHSA:

- **Secured a total of \$17 million in new resources to develop PSH** thanks to MHSA's strategic legislative advocacy for Home & Healthy for Good and the state's American Rescue Plan Act funding.
- **Distributed predevelopment and development funds** to partner organizations to help create more than 400 units of supportive housing. This was made possible through Home & Healthy for Good funding and the distribution of PSH COVID-19 Relief Funds that were secured in FY20.
- **Served as a leading organization in the statewide Supportive Housing Pipeline Coalition**, alongside United Way of Massachusetts Bay and Citizens' Housing and Planning Association (CHAPA), to create more PSH for individuals experiencing long-term homelessness with disabling conditions.
- **Continued to grow the Eliot Community Human Services Enhanced Navigation (E-Nav) model**, a new approach of mobile outreach, care coordination, housing placement, and housing stabilization that ends homelessness for unsheltered people with serious disabling conditions. Thanks to MHSA's expanded investment in FY22, E-Nav engaged and rehoused more than 150 people from tent encampments at Boston's Mass. & Cass area.



- **Created more housing opportunities through partnerships with private landlords**, despite an increasingly tight housing market. MHSA helps secure funding and master leases buildings; then it partners with social service providers, coordinates the project, and handles the leasing management. In FY22, this approach resulted in an expanded and transformed single-room occupancy building in Chelsea and new housing on the horizon in Lynn, adding nearly 100 units by spring 2023.



- **Launched the first-ever MHSA Member Advisory Board.** The board consists of representatives from MHSA member agencies who share insights about emerging trends and practices in addressing homelessness, advise MHSA on policy issues and help shape our advocacy. The Member Advisory Board elected Danielle Ferrier, CEO of Heading Home, as its Chair and representative on the MHSA Board of Directors.

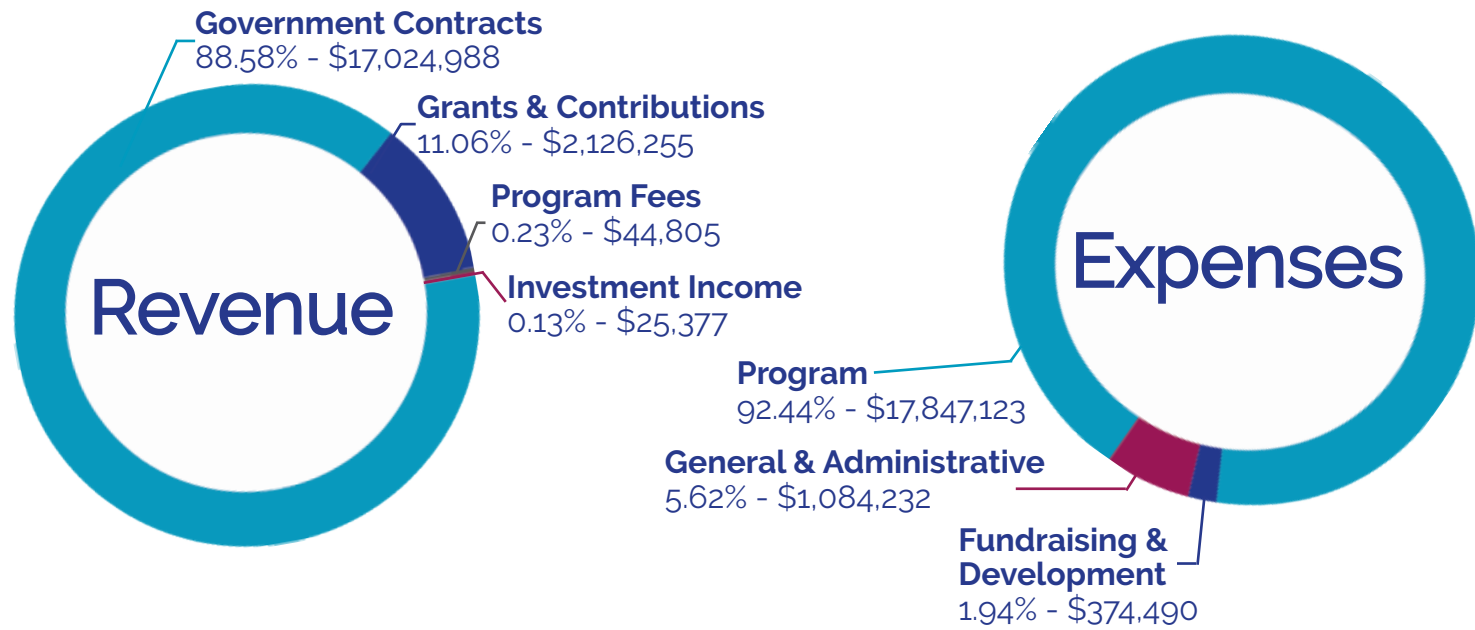
- **Recognized leaders in the effort to end homelessness** at MHSA's fundraising reception, Home for Good at Home Plate, which took place May 5 at Polar Park in Worcester. The honorees included Worcester City Manager Edward M. Augustus, Jr., recipient of the Canon Brian S. Kelley Public Servant Award; Alex Corrales, CEO of Worcester Housing Authority, recipient of the Bob Ray Partnership Award; James Arthur Jemison, former Deputy Undersecretary, Department of Housing & Community Development, Commonwealth of Massachusetts, recipient of the Rep. Byron Rushing Commitment to Housing Award; and Pamela Schwartz, Director, and the Western Massachusetts Network to End Homelessness, recipients of the Cornerstone Award. Lead sponsors included Eastern Bank, Eliot Community Human Services, and Rasky Partners.



- **Completed a comprehensive evaluation with three Continuums of Care (CoCs) to assess racial equity** within their systems. The findings indicated there is an interest and need among staff and clients to better understand and dismantle individual, interpersonal, institutional, structural, and system-level forms of racism. MHSA also engaged in listening sessions and discussions with people who have lived experience of homelessness in order to understand the challenges they face and obstacles within the homeless system. This information has been, and will continue to be, used to address necessary systemic change for more appropriate and accessible services for the people who need them.



HOW WE DO OUR WORK



MEMBER ADVISORY BOARD

As of December 31, 2022

Leah Bradley
Executive Director
Central Massachusetts Housing Alliance, Inc.

Lyndia Downie
President and Executive Director
Pine Street Inn

Jason Ercolano
Associate Director of Day Shelter Services
St. Francis House

Danielle Ferrier
Chief Executive Officer
Heading Home

Susan Gentili
President & Chief Executive Officer
South Middlesex Opportunity Council (SMOC)

Erin George
Assistant Director of Housing Services
Action Inc.

Brad Gordon
Executive Director/Staff Attorney
Berkshire County Regional Housing Authority

Hariel Morency
Director of Behavioral Health
Hearth, Inc.

Andy McCawley
President and Chief Executive Officer
New England Center and Home for Veterans

Heidi Nelson
Chief Executive Officer
Duffy Health Center

Pamela Schwartz - Director
Western Massachusetts Network to End Homelessness

Regina Small
Founder/Executive Director
A Home 4 Everyone, Inc

John Yazwinski
President & Chief Executive Officer
Father Bill's & MainSpring



MHSA MEMBERSHIP

MHSA membership includes nearly 100 community-based organizations across Massachusetts who are dedicated to a common mission: ending homelessness. MHSA member agencies are on the front lines providing housing and services to thousands of people every day, and their insights and partnership strengthen MHSA's advocacy and commitment to secure resources for evidence-based programs and policies.

MEMBER AGENCIES

BOSTON

- A Home 4 Everyone, Inc
- Action for Boston Community Development
- AIDS Action (Fenway Community Health Center)
- Arbour Hospital
- Back on My Feet Boston
- Bay Cove Human Services
- Boston Alcohol and Substance Abuse Programs (Boston ASAP)
- Boston Health Care for the Homeless Program
- Boston Medical Center Elders Living at Home Program
- Boston Public Health Commission
- Boston Rescue Mission
- Bridge Over Troubled Waters
- Brighton Marine
- Center for the Prevention of Elder Abuse and Neglect at Hebrew SeniorLife
- Children's Services of Roxbury
- common cathedral (Ecclesia Ministries, Inc.)
- Commonwealth Land Trust
- Community Work Services
- FamilyAid Boston
- Heading Home
- Hearth, Inc.
- HomeStart
- Metro Housing|Boston
- New England Center and Home for Veterans
- Pine Street Inn
- Project Bread
- Project Hope
- Project Place
- Rosie's Place
- Self Esteem Boston Educational Institute
- St. Francis House
- UU Urban Ministry
- Victory Programs

GREATER BOSTON

- Volunteers of America Massachusetts
- Women's Lunch Place
- Cambridge Multi-Service Center
- Catholic Charities St. Patrick's Shelter
- C4 Innovations
- Eliot Community Human Services
- Health Care Without Walls
- Housing Families
- Justice Resource Institute
- Middlesex Human Service Agency, Inc.
- On the Rise
- Phillips Brooks House Association
- The Salvation Army of Cambridge
- Solutions at Work
- Somerville Homeless Coalition
- Veterans Legal Services
- Wayside Youth & Family Support Network

NORTHEASTERN MASSACHUSETTS

- Action Inc.
- Amirah, Inc.
- Bridgewell
- Community Teamwork
- Emmaus, Inc.
- The Haven Project
- Lawrence Community Development Department
- Lifebridge North Shore
- Lynn Shelter Association
- Neuro-Rehab Management, Inc.
- The Psychological Center
- Root

SOUTHEASTERN MASSACHUSETTS/CAPE COD

- Cape and Islands Veterans Outreach Center
- Catholic Social Services
- Duffy Health Center
- Father Bill's & MainSpring

- High Point Treatment Center
- Housing Assistance Corporation
- Quincy Community Action Programs
- Steppingstone Incorporated
- Veterans Transition House

CENTRAL MASSACHUSETTS

- Abby's House
- Athol Area YMCA
- The Bridge House (New England Aftercare Ministries)
- Central Massachusetts Housing Alliance, Inc
- Community Healthlink
- Dismas House
- The Health Foundation of Central Massachusetts, Inc.
- Jeremiah's Inn
- LUK, Inc.
- Net of Compassion
- Our Father's House
- RCAP Solutions
- South Middlesex Opportunity Council (SMOC)
- Veterans Inc.

WESTERN MASSACHUSETTS

- Berkshire County Regional Housing Authority
- CHD
- Clinical & Support Options, Inc.
- Community Action Pioneer Valley
- Craig's Doors - A Home Association, Inc.
- DIAL/SELF Youth & Community Services
- Louison House
- Mercy Medical Center - Health Care for the Homeless
- MHA
- ServiceNet
- Soldier On
- Way Finders
- Western Massachusetts Network to End Homelessness

As of December 31, 2022



**PO BOX 8638
BOSTON, MA 02114
WWW.MHSA.NET
INFO@MHSA.NET**