



IMPACT REPORT

2022/2023



DEAR FRIENDS,

As we reflect on "the COVID years," it is easy to be overwhelmed by the profound challenges and trauma that these two years have held. And, while we will not "look away" from this pain, this report is a deliberate celebration of the extraordinary resolve and resilience of our team and supporters, and, most of all, a celebration of our clients, who have achieved stability despite these challenges.

HomeStart's guiding star is our belief that we can end and prevent homelessness in Greater Boston by innovating and advocating for creative solutions, operating smartly, building efficient partnerships, and, more than anything, doing our best to love one another and our neighbors- one person at a time. The primary impact of the pandemic on HomeStart's team has been to increase that conviction.

Entering our next year, HomeStart's Housing Search and Stabilization Programs continue to be promoted by HUD as the most effective tools in the federal toolbox to address homelessness, and HomeStart's Eviction Prevention Program is expanding because it is an innovative solution to what was historically perceived as an intractable problem. As we highlight these activities, I'll share a reflection of thanks to you from a friend of HomeStart:

*Thank you for giving us strength, courage, wisdom, and love for people.
Thank you for sharing silver and gold, not for our own gain, but so that we may melt it into swords and spears so that we may fight for what is right and good and true.*



In Solidarity and With Thanks,

A handwritten signature in black ink, appearing to read 'Matt Pritchard'.

Matt Pritchard
President and Executive Director



HomeStart is a community of advocates, renters, landlords, housed and unhoused neighbors committed to supporting each other through the challenges of homelessness and housing instability.

Together, we are driven by a belief that home is the foundation of a thriving life and a fundamental dignity to which everyone has the right.



Together, our mission is to help neighbors experiencing homelessness or housing instability to regain and maintain a stable home— a safe, affordable place to live connected to a community of support.

We all want the opportunity to thrive, to plan for the future, to position our children and families for success in their own lives. Home is the first step to get us there. **Home is the Start.**



OUT OF HOMELESSNESS, NEW BEGINNINGS

EVICITION PREVENTION

Intervening to prevent families and individuals from experiencing homelessness by way of eviction through court advocacy, financial assistance, and stabilizing case management.

HOUSING SEARCH

Assisting families and individuals who are staying in shelters or living on the street with the process of finding and moving into a stable, affordable place to call home.

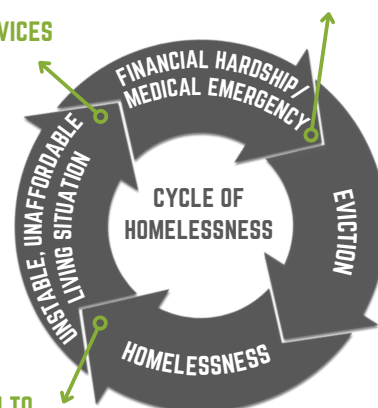
HOUSING STABILIZATION

Providing wrap-around case management and supportive services to help formerly homeless clients maintain stable housing connected to their communities of support.

HOMESTART'S ADVOCATES AND CASE MANAGERS SERVE AS A NETWORK OF SUPPORT TO PEOPLE EXPERIENCING HOMELESSNESS OR HOUSING INSTABILITY, INTERVENING AT CRUCIAL MOMENTS:

HOUSING STABILIZATION PROVIDES ONGOING, WRAP-AROUND SUPPORTIVE SERVICES

EVICITION PREVENTION INTERVENES WITH LEGAL AND FINANCIAL ASSISTANCE



HOUSING SEARCH TO TRANSITION FROM SHELTERS TO A SUSTAINABLE, PERMANENT HOME

REGAINING AND MAINTAINING HOME

Since its start, HomeStart has helped more than 14,000 people who were experiencing homelessness to find and move into a safe, stable place of their own and prevented more than 4,000 low-income households from being evicted– with 95% of those households remaining securely housed even 48 months after the intervention.

2022 AT A GLANCE

1,056

neighbors received the support they needed to move out of homelessness and to remain safe from eviction

464

formerly-homeless individuals living with disabilities received ongoing wrap-around supportive services to ensure their **Housing Stability**

390

Individuals experiencing homelessness received the **Housing Search** help they needed to move into a permanent, affordable place of their own

202*

Households remained safe from experiencing homelessness by way of eviction through **Prevention** court advocacy and financial assistance.

* In a typical year, the Prevention program assists over 450 households. This year's total reflects the incredible impact of eviction moratoria and COVID-related emergency funding for rental assistance. During the COVID-19 crisis, federal emergency housing payment assistance programs provided \$758.4M in crucial rental, mortgage and utilities assistance to residents across the Commonwealth of Massachusetts. Throughout, HomeStart's services continued to be a critical backstop for households who faced barriers to accessing COVID-related emergency rental assistance, as well as for households whose housing crisis could not be resolved without additional case management support. COVID-related emergency rental assistance programs ran out between December 2021 and June 2022. Now that they've expired, we anticipate a sharp increase in need for Prevention services in 2023.

A HUB FOR HOUSING SERVICES

HomeStart's network of advocates stationed throughout Greater Boston enables HomeStart to serve as a connecting hub for local homelessness services and affordable housing resources- connecting policymakers, emergency shelters, housing providers, legal advocates, and medical providers so that they can more effectively serve individuals experiencing homelessness or housing instability.

HomeStart's partnerships are resulting in a dramatically reduced demand for shelter beds in Greater Boston, accelerating/shortening a person's experience of homelessness, and making certain that households achieve long-term stability.

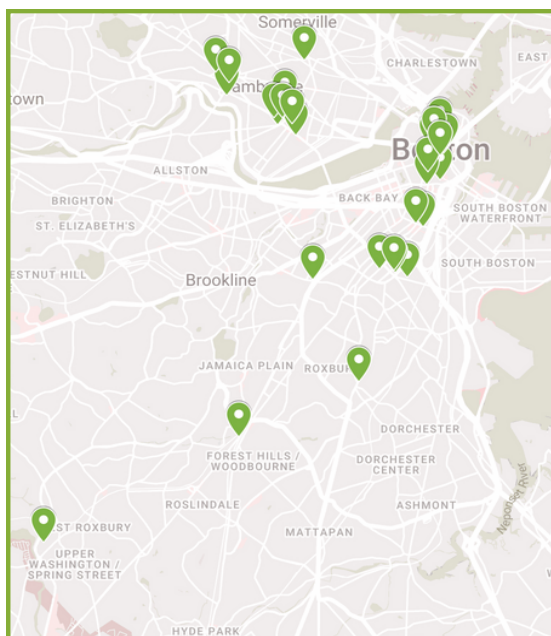
HOUSING SEARCH

PARTNERS AND IMPACT SITES

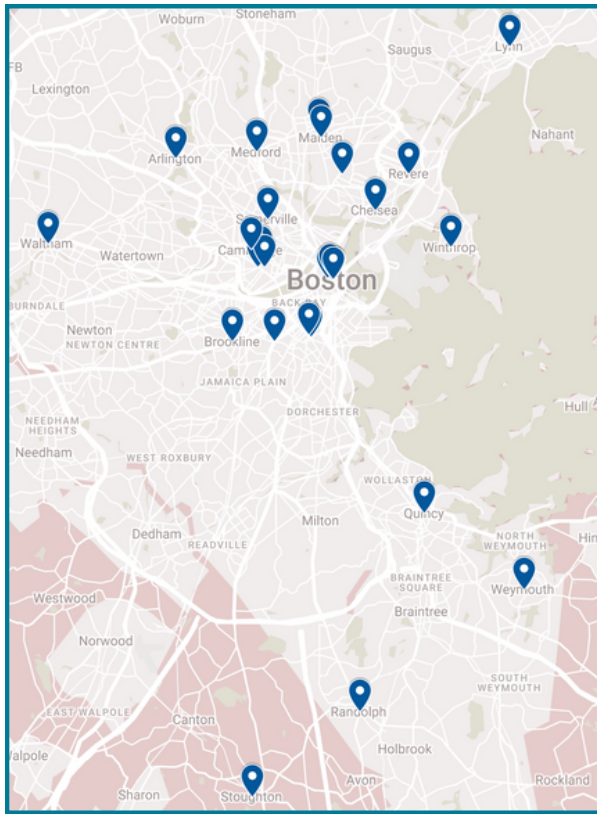
112 Southampton St Shelter*
A Home 4 Everyone
Asian Task Force Against Domestic Violence
Boston Housing Authority
Boston Rescue Mission/Kingston House*
Bridge Over Troubled Waters Inc*
Cambridge Housing Authority
Cambridge YMCA*
Casa Myrna Vasquez
Caspar inc*
City of Boston Mayor's Office of Housing
City of Cambridge Department of Human
Service Programs
Family Aid Boston
First Church Cambridge*
Harvard Square Homeless Shelter*

MA Department of Housing & Community
Development
Metro Housing Boston
New England Center & Home for Veterans
New Lease for Homeless Families
Pine Street Inn*
Project Place
Rosie's Place*
St. Francis House
St. Patrick's Shelter*
The Salvation Army Cambridge Corps Shelter
& Day Care*
Transition House*
West Roxbury VA Medical Center
Woods Mullen Shelter*
Y2Y Shelter*

* Shelters served by Housing Search advocates



HOUSING STABILIZATION

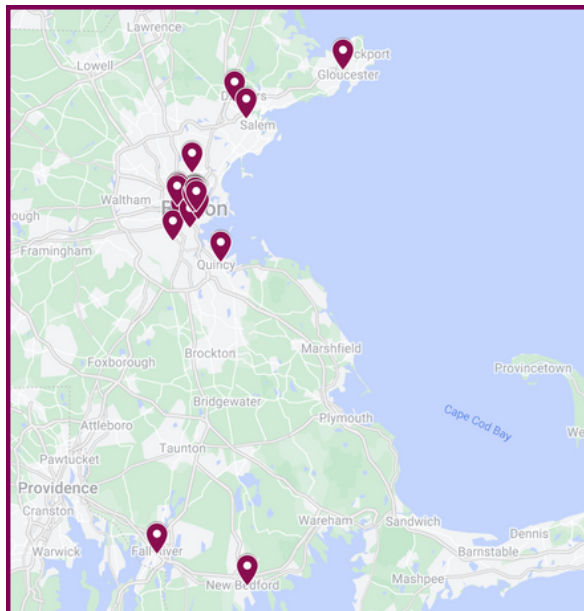


PARTNERS AND IMPACT SITES

Arlington°
 Boston°
 Boston Health Care for the Homeless
 Boston Medical Center Elders Living at Home Program
 Brookline°
 Cambridge°
 Chelsea°
 Everett°
 Heading Home inc
 Lynn°
 Malden°
 Massachusetts Housing & Shelter Alliance
 Medford°
 Quincy°
 Randolph°
 Revere°
 Somerville°
 Stoughton°
 Waltham°
 Weymouth°
 Winthrop°

° Cities with residents supported by visiting Housing Stabilization case managers

EVICTON PREVENTION

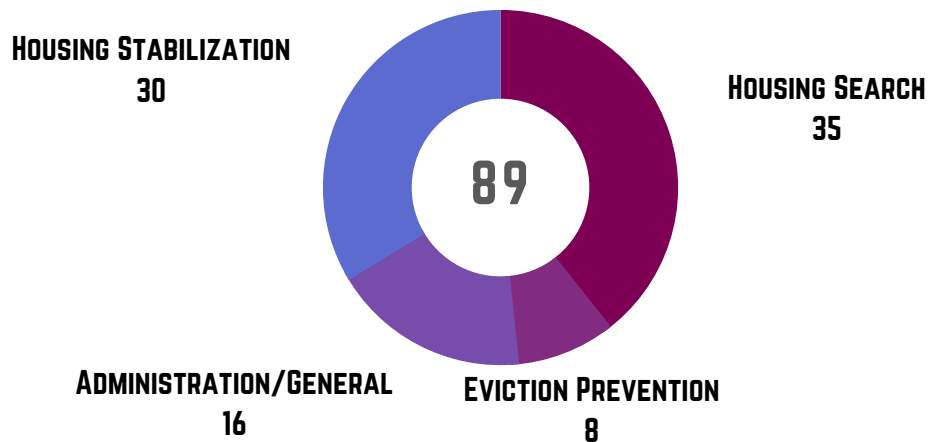


PARTNERS AND IMPACT SITES

Action for Boston Community Development
 Beacon Communities
 Cambridge Multi-Service Center
 Catholic Charities of Boston
 Cincinnati Greenlight Expansions (Not on map)
 Danvers Housing Authority
 Demello International Center
 Eastern District Housing Court
 Eliot Early Intervention Center - Malden
 Fall River Housing Authority
 Father Bill's & MainSpring (Father Bill's Place)
 Gloucester Housing Authority
 Greater Boston Legal Services
 Lend-a-Hand Society
 Peabody Housing Authority
 Project Hope Boston
 Trinity Management

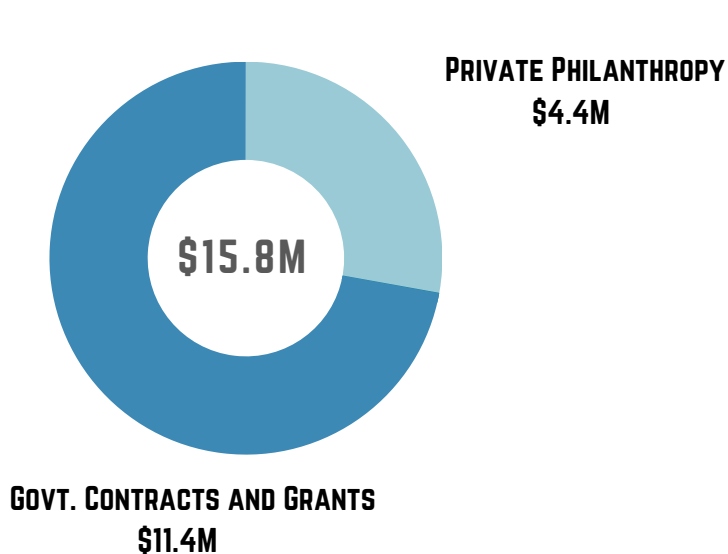
Home starts with people. Ending and preventing homelessness starts with a community of support. That is why HomeStart is people-first: grounded in the power of the authentic, supportive relationships built between our advocates and the neighbors we serve.

HOMESTART TEAM MEMBERS BY PROGRAM

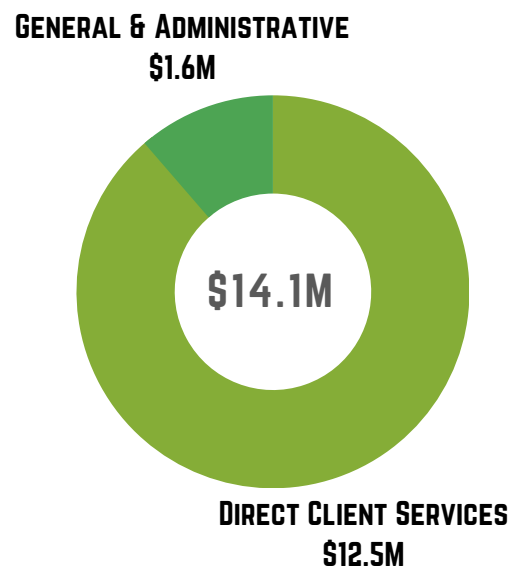


2022 FINANCIAL SNAPSHOT

REVENUES



EXPENSES

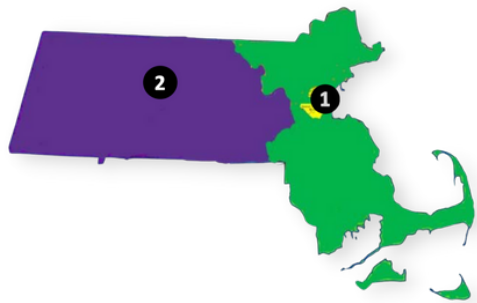


LOCAL SOLUTIONS WITH A NATIONAL IMPACT

The Renew Collaborative is an economically sustainable and scalable program that prevents homelessness due to non-payment eviction.

Through this transformative eviction prevention model, advocates create individualized plans for tenants to stay housed, negotiate directly with property owners to make payments toward back rent owed, and provide post-crisis stabilization services to help residents get back on their feet and pay the rest of their debt.

The Renew Collaborative is premised on a simple and compelling fact— the cost of a property owner executing a non-payment eviction in Massachusetts is three to five times more than the expense of stopping the eviction and preserving the tenancy. Therefore, property owners can actually save money by financially supporting eviction prevention, while also supporting the health and safety of tenants and communities.



THROUGH THE RENEW COLLABORATIVE, HOMESTART HAS ALREADY HELPED LOCAL PARTNERS TO REPLICATE ITS EVICTION PREVENTION SERVICES ACROSS EASTERN MA (GREEN ZONE 1)

WITHIN THE NEXT TWO YEARS, TENANTS IN EVERY COUNTY IN MA WILL BE PROTECTED BY AN EVICTION PREVENTION PROGRAM AS HOMESTART REPLICATES ITS SERVICES ACROSS WESTERN MA (PURPLE ZONE 2)



OUR LOCALLY-CREATED SOLUTIONS ARE ALSO HAVING A NATIONAL IMPACT:

THE WHITE HOUSE HIGHLIGHTED HOMESTART'S EVICTION PREVENTION PROGRAM AT THE BEGINNING OF THE PANDEMIC AS AN EXAMPLE OF EVICTION DIVERSION BEST-PRACTICES.

THE GREENLIGHT FUND, PARTNERING WITH THE CITY OF CINCINNATI, IDENTIFIED THE RENEW COLLABORATIVE AS THE NATION'S MOST EFFECTIVE, REPLICABLE EVICTION PREVENTION PROGRAM. WITH HOMESTART'S MENTORSHIP AND GUIDANCE, THEY'VE ESTABLISHED THE CITY'S FIRST EVICTION PREVENTION PROGRAM, FOCUSED ON PROTECTING RESIDENTS IN PUBLIC HOUSING.

HOMESTART IS WORKING CLOSELY WITH ABT ASSOCIATES TO PERFORM AN EVALUATION OF OUR PUBLIC HOUSING WORK IN CINCINNATI TO SHARE WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) TO ASSESS ITS POTENTIAL FOR WIDESPREAD APPLICATION AT A FEDERAL LEVEL.



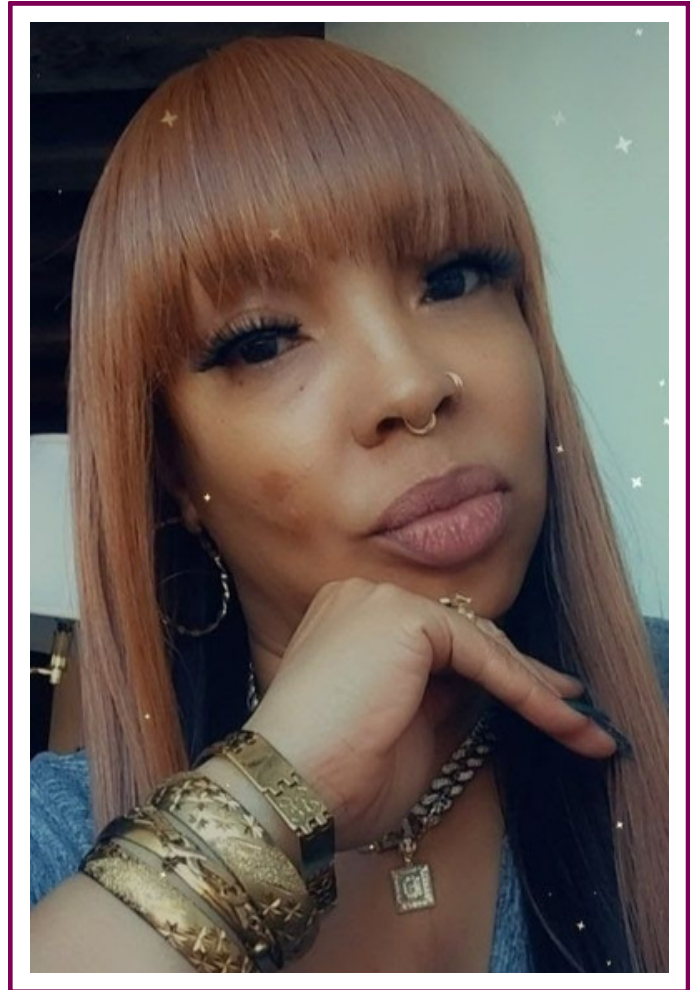
CHAMPIONING HOUSING JUSTICE

Latasha is a powerhouse educator and activist for people who have experienced incarceration–

devoted to breaking down barriers to jobs and housing access. Her passion is driven by personal experience with the challenges of trying to move out of homelessness.

“You have to be strong and diligent in this process- it’s not easy. The various barriers that you go through can make you feel as if you’re being conquered.”

Despite facing barrier after barrier for over two decades, Latasha remained unconquered. Recently, with the help of HomeStart Housing Search advocates who she connected to through a local women's shelter, she was able to find and move into her first apartment.



“A lot of people end up in a position where they’re let down and then they give up.... Feeling like you're lost and nobody will help you.”

Latasha points out a difficult truth that HomeStart’s unhoused clients know all too well: *the process to apply for subsidized housing opportunities is a long and arduous one.* For neighbors whose lives have been impacted by incarceration, there are even more barriers to break through, including social stigma and inflexible bureaucratic policies which can make the process of accessing affordable housing go from daunting to seemingly impossible. *Driven by a city and state-wide shortage of affordable housing, waitlists are often measured in years.*

Those were the barriers Latasha herself faced, after having been incarcerated in her early 20's, before being released into domestic violence support programs following a retrial. **"I was homeless for 23 years because of my record. In all those 23 years, I hadn't gotten in any kind of trouble. So for them to continue to bring it up... it was starting to mentally drain me."**

Fortunately, that's when she met Sabrina and then Gris, her Housing Search advocates stationed at Rosie's Place. **"They helped me by, you know, calling me when I didn't want to call anybody. They were there for me, you know? They're like a family for that. A family of growth and strength. I felt nurtured in the places that I needed to be nurtured. I felt supported. And I felt loved in an empathetic way."**

After finally coming to the top of the waitlist for a housing subsidy voucher, Latasha was again denied because of her record. **But she had a team- Sabrina and Gris helped her to file an appeal with Boston Housing Authority**, together with Justice 4 Housing, a group dedicated to supporting people who've been incarcerated. Her voucher was reinstated and she was able to move into her current apartment not long after.

Now, Latasha volunteers as a community organizer with Justice 4 Housing, working to eradicate barriers that keep people who've experienced incarceration from being able to access jobs and housing opportunities afterwards. She presents on panels about the challenges stacked against people re-entering the community after incarceration, including panels for Congresswoman Pressley and State Representative Tyler.

Moving out of homelessness and into a stable home isn't where our clients' stories end- **it's where they start.**

THANK YOU!



Home is
the Start.

WWW.HOMESTART.ORG



@homestartorg



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