

# **The Tenancy Preservation Program**

**Working with Individuals with Housing Instability**

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# What TPP Is

- The Tenancy Preservation Program (TPP) is a homelessness prevention program.
- TPP works with individuals and families with disabilities, behavioral health disorders, and complex health needs, facing eviction because of behavior related to the disability or health condition.
- TPP consults with the Massachusetts Housing Court and functions as a neutral party to the landlord and tenant.
- Since 2017, the TPP Upstream Pilot has accepted referrals prior to any legal action against the tenant.



# What TPP Does

- TPP clinicians assess the reasons for the eviction and the underlying disability and health issues, identify needed services, develop a service plan to maintain the tenancy, and monitor the household until stabilized.
- TPP makes regular reports to all parties involved in the case, i.e. the Court, property owner, and tenant.
- If the tenancy cannot be preserved, TPP will facilitate referrals to other agencies that may be able to offer transition services to prevent homelessness.



# Cases vs Consultations

- To be eligible for TPP services:
  - A member of the household must have a disability, impairment, behavioral health disorder or complex medical condition, which results in behavior that is violating a provision of the lease agreement;
  - There is a lease violation (Upstream) or the Landlord/Housing Provider has issued a Notice to Quit;
  - The tenancy must otherwise be sustainable, i.e. the household has sufficient income to afford the rent;
  - The household must agree to participate in a plan that addresses the lease violation; and
  - The landlord and/or the Court must agree to delay the eviction proceedings while TPP works with the household.
- Otherwise, TPP provides consultation and referral services.



# Regional Programs

- TPP operates within the regional jurisdictions of the Housing Court Divisions, through the following non-profit providers of clinical and/or homeless services:
  - Central Division, Community Healthlink
  - Eastern Division, Bay Cove Human Services
  - Metro South & Southeast Divisions, Father Bills & MainSpring
  - Northeast Division, Eliot Community Human Services
  - Western Division Berkshire, Berkshire County Regional Housing Authority
  - Western Division Tri-County, Mental Health Association



# Housing Court

- The Housing court is led by Chief Justice Timothy F. Sullivan and Deputy Court Administrator Benjamin O. Adeyinka.
- The Housing Court has 15 judges and covers all fourteen counties of the Commonwealth.
- The Housing Court has 6 divisions: Central, Eastern, Metro South, Northeast, Southeast, and Western.



# Housing Court

- The Housing Court is a specialty court and hears the following cases:
  - Landlord and Tenant Disputes
  - Evictions
  - Small Claims under \$7,000
  - Injunctions
  - Civil Suits
  - Receivership
  - Massachusetts State Sanitary Code and Building Code Enforcement
  - Criminal Citations for building and unit conditions



# Housing Court

- The Housing Court has the following Resources available:
  - The Housing Specialist Department
  - The Tenancy Preservation Program
  - The Lawyer for the Day Program
  - Referrals to Agencies
- Housing Specialist Department:

The Housing Specialist can provide litigants with the following:

  - Procedural Advice
  - Mediation
  - Alternative Dispute Resolution
  - Referrals to the Tenancy Preservation Program and other Agencies
  - Judge ordered: Property View



# Housing Court

- If you are looking to transfer your case to the Housing Court follow the steps below:
  1. If a case has been filed against you, you must file a Transfer Notice with the court where your case is currently filed.
  2. Transfer notice must be filed with your answer or before your Trial Date.
  3. Your case will then be transferred to the Housing Court.
  4. You will receive notice from the Housing Court of your new Trial Date which will include the location where your case will be heard.



# More Information? Questions?

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Housing Court Information is available at:  
<https://www.mass.gov/orgs/housing-court>

Link to statewide map with TPP regional contacts  
<https://masshousing.com/programs-outreach/community-services/housing-stability>