Exhibit 13

MASH quarterly report to BSAS for July to September 2024

Source

Department of Public Health (DPH) public records production, request BSAS-2025-35, second production, pages 108 to 110.

Redactions

Redactions made by the producing agency are preserved as produced. In addition to those, the Vanderburgh Foundation has redacted email addresses and telephone numbers, and the names of newly certified homes. Our redactions are solid black boxes. Nothing else has been altered; pages appear in their original order.

MASH Q1 Report
July 1, 2024 - September 30, 2024

Summary

The Massachusetts Alliance of Sober Housing continues to provide support and guidance to prospective owners interested in certification and additional assistance to current owners going through the recertification process. MASH provides training opportunities for sober home operators and mentors to implement NARR 3.0 standards and additional training to offer opportunities for professional development. MASH serves as the primary unit of accountability for the voluntary statewide certified sober homes in the Commonwealth of Massachusetts.

I. Certify sober homes using national standards.

Breakdown of First Quarter

New homes in application stage	17
New homes awaiting inspection	0
New Home Inspections Completed (during time period)	10
Number of re-certifications completed	27
Number of homes awaiting re-certification inspection	0
Number of homes in “suspended” status	0
Houses Decertified (during time period):	6
Cause of decertification: Voluntary	6
Cause of decertification: Sprinkler Related	
Cause of decertification: For Cause	
Cause of decertification: Relocation	
Cause of decertification: Property sold	
Cause of decertification: Noncompliance of Recertification	
Number of grievances this quarter:	37
Number of grievances on noncertified homes	1
Number Substantiated	9
Number Unsubstantiated	25
Number Deferred (unable to determine yet)	2
Number leading to suspension	0
Number leading to decertification	0

II. Serve as the primary unit of accountability for the system of certified sober homes.

MASH started this quarter on July 1, 2024, with 197 certified sober homes and 2,967 certified beds and ended the quarter on September 30, 2024, with 199 certified sober homes and 3,033 certified beds.

In Q1, ten new homes were certified, and six homes were decertified. There were no suspensions in Q1.

New Homes Certified

Sober Home	Location	Serves	Beds
[redacted]	Bridgewater	Men	12
	Worcester	Men	25
	Boston	Men	13
	Boston	Women	11
	Quincy	Men	10
	Boston	Co-ed	6
	Lynn	Women	33
	Lynn	Women	7
	Worcester	Men	18
	Methuen	Women	22

Decertification

Six homes were decertified in Q1, and all were voluntary decertifications.

- Four homes decertified voluntarily by two operators due to closing their sober home businesses because of financial challenges.
- One home decertified by one operator and re-opened under a new operator and certified.
- One home, located in Orange, MA, closed due to a lack of employment and transportation in the area for residents.

Grievances

Thirty-seven grievances were filed in Q1.

- One grievance was filed on a non-certified home.
- Twenty-five grievances were found not substantiated.
- At the end of Q1, two grievances were deferred to MASH for the Ethics Committee to review and a determination will be made in Q2.

- Nine grievances were found to be substantiated.
  - One grievance was found substantiated related to drug screening policies. The operator was counseled by the Ethics Committee Chair and the procedure has been rectified.
  - One grievance was found to be substantiated related to the operators' social media that included the certified home and residents in some posts. Corrective action was recommended by the Ethics Committee and accepted by the operator.
  - Two grievances related to one certified home. The grievances were related to proper financial record keeping. One was associated with a refund owed to a resident and the other was regarding the home invoicing for grant funding for a resident for an incorrect time period. The Ethics Committee Chair counseled the operator on proper record keeping and expectations of MASH and the operator was required to reimburse the grant.
  - One grievance was related to an operator displaying inappropriate behavior toward residents after being notified a grievance was filed. The Ethics Committee Chair counseled the operator about the grievance policy and retaliation of residents for filing grievances.
  - One grievance was related to the questionable behavior of a house manager and operator in the removal of a resident. The Ethics Committee Chair spoke to the operator by phone and the operator reported that the resident left due to a stay-away order.
  - Three grievances were filed against one home with related issues. The related issues were with the upkeep of the home and heating system, and the male owner transporting female residents in his vehicle and appropriate behavior.

MASH transparently measures and reports on MASH-certified sober homes according to the MASH Code of Ethics, Standards and Chapter 165, Section 37 of the Acts of 2014.

All documentation submitted by applicants for certification is held by MASH in confidence and accessed by MASH staff for the sole purpose of determining initial and continuing compliance.

Only certified residences are visible to the public.

MASH provides technical support and assistance to prospective owners and certified owner/operators during the recertification process.

If a sober home was decertified, it is immediately removed from the public-facing listing on the MASH website, and BSAS, RHC, and the probation and parole departments are notified.

III. Supervision and Training:

- During this quarter, the MASH Certification Coordinator worked with operators to recertify 27 sober homes and 10 new homes. An additional 7 homes are in the application stage of certification heading into the next quarter. MASH staff provide technical assistance throughout the certification process over the phone, via Zoom, or in person.