



## MASSACHUSETTS ALLIANCE FOR SUPPORTIVE HOUSING (MASH) AMERICAN RESCUE PLAN ACT (ARPA) FREQUENTLY ASKED QUESTIONS FOR DEVELOPMENT AND CAPACITY BUILDING GRANT OPPORTUNITIES

1. **Can the development funds be used for acquisition costs?** Yes, the development funds can be used for acquisition costs.
2. **Do agencies need to have site control to submit for funding?** No, at the time of submitting one or more Pre-Qualification Forms, site control is not required.
3. **If a project already has commitments from the state for a project, but there is still a funding gap could these funds be applied?** Yes, this is an eligible way for the MASH-ARPA funds to be used.
4. **Does ARPA funding include a Davis Bacon provision?** No, the Davis-Bacon Act requirements (prevailing wage rates) do not apply to the MASH-ARPA funds from the [Coronavirus State and Local Fiscal Recovery Funds \(SLFRF\) program](#).
5. **Does a facility need to be a 501 (c) (3) organization?** Either the lead organization or the partnering organization needs to be a “nonprofit” defined as a tax-exempt organization under Section 501(c)(3).
6. **Is there funding for the development of non-congregate shelter?** The MASH-ARPA funds are intended to advance the creation of permanent supportive housing. Non-congregate shelter development is ineligible for these funds.
7. **What can the Development funds be used for?** The funds are to be used to advance the creation of permanent supportive housing for unaccompanied adults experiencing homelessness who have disabling conditions. Please read the [Grant Information Summary](#) for examples of how the funds can be utilized.
8. **What can the Capacity Building funds be used for?** The funds are to build the capacity of organizations to develop and/or operate supportive housing. Please read the [Grant Information Summary](#) for examples of how the funds can be utilized.
9. **Is it possible to apply for a capacity grant while also applying for a development grant?** YES, applicants can apply for both types of funding.
10. **Can applicants apply for multiple grant opportunities?** Applicants can submit Pre-Qualification forms for multiple Development AND/OR Capacity Building projects. However, applicants must submit one Pre-Qualification Form per project.
11. **Do either grant funding opportunities pay for a Project Manager to assist in the implementation of a medical respite (short or long-term) shelter program for persons experiencing homelessness?** The funding opportunities provided through MASH-ARPA are intended for the development of permanent supportive housing units for unaccompanied adults with disabling conditions experiencing homelessness; thus, unfortunately, the available funds do not cover the costs for a Project Manager to care for patients.
12. **Do you have a preference/recommendation for these funds to be paired with a particular source of financing?** No, there are no expectations around the other type of financing sources for your project; however, if you are applying with Low-Income Housing Tax Credits (LIHTC) then we will need to review your plans because there are some limitations to combining ARPA and LIHTC that may impact whether these funds would be an appropriate fit.



13. ***How will the funds be dispersed through the life of the project?*** The schedule for dispersing the funds is still being figured out with the state. MASH will update applicants once we receive notification from the Department of Housing and Community Development (DHCD).
14. ***Can these funds assist families exiting homelessness?*** The \$15 million in MASH-ARPA funds is designated for adult individuals experiencing homelessness. There will be \$50 million in ARPA funds that will be made available by DHCD later this year that will be allocated for supportive housing for individuals and families experiencing chronic homelessness.
15. ***Do all the units in a development project need to be reserved as affordable housing for unaccompanied adults with disabling condition(s) experiencing homelessness?*** No, it is not required that all the units will be reserved for this population. The number or percentage of units reserved for this population along with other factors will contribute to the competitiveness of the project.
16. ***Will new construction projects be subject to DHCD design standards?*** It is not a requirement for the MASH-ARPA funds that the projects meet DHCD design standards, but the projects need to meet best practices. If you are also competing for DHCD funds, then you need to prepare for the requirements of any of those programs.
17. ***How quickly you're able to turn around the Pre-Qualification Form?*** We are still waiting on our contracts with the state to be finalized before we can make decisions. Pre-Qualifications that are submitted by July 5<sup>th</sup>, which is 30-days after the launch of the MASH-ARPA funds, will be prioritized for review.
18. ***For projects that are currently in the works, is it permissible to bill for expenses incurred prior to being awarded MASH-ARPA funds?*** The amount and how far back expenses can be retroactively reimbursed will be dependent on the stipulations outlined in the MASH-ARPA contract with DHCD. As long as there are no stipulations put into our contract with DHCD then the MASH-ARPA funds should be available for this use.
19. ***Will these funds be used as an operating and/or supportive services capital reserve funds?*** No, MASH is not set up to distribute these funds in that way.
20. ***What are disabling conditions and is it a requirement?*** The standard Housing and Urban Development (HUD) definition for disabling conditions as defined in the McKinney-Veto Act includes mental illness, substance use, and/or chronic health conditions. More information regarding the definition of a "homeless individual with a disability" can be found [HERE](#).
21. ***Is MASH-ARPA adhering to the HUD definition of chronic homelessness?*** No, MASH-ARPA is not using the HUD chronic definition of homelessness to determine chronicity. Unaccompanied adults who are homeless and have disabling conditions and need low-threshold permanent supportive housing are eligible for the MASH-ARPA funds.
22. ***What is low-threshold permanent supportive housing?*** Please review the [Definition of low-threshold permanent supportive housing](#) to learn how more about permanent supportive housing.
23. ***Can developers use the MASH-ARPA funds to specifically reduce the amount of our permanent loan debt?*** There is not stipulation against using the MASH-ARPA funds for paying down permanent loan debt.
24. ***Do you know if there will be an expectation or a requirement that the local Coordinated Entry System will be used to select tenants?*** Local coordinated entry systems help place people experiencing homelessness into housing. However, it might be possible to not utilize a local Coordinated Entry System by submitting a simple plan to DHCD with a method to prioritize people in a way that upholds fair housing guidelines. The project would potentially retain management of the outreach and assessment process.



25. ***Does conducting criminal background checks of PSH rental applicants disqualify an organization from receiving these MASH-ARPA funds?*** The MASH-ARPA funds are intended to promote Fair Housing Practices for people experiencing homelessness with disabling conditions (i.e., chronic health conditions, mental illness, and/or substance use). We are following the recommendations of HUD, which states that “... providers should not exclude or deprioritize households on the basis of criminal history, with the exceptions of restrictions imposed by federal, state, or local law or ordinance (e.g., restrictions on serving people who are listed on sex offender registries)”. You can read more about HUD’s guidance about providing housing to people with criminal backgrounds [HERE](#). We will follow up with an applicant to learn about any extenuating circumstances if needed.