



Massachusetts Alliance
for Supportive Housing



Massachusetts Alliance for Supportive Housing (MASH) American Rescue Plan Act (ARPA)

Q&A Session –\$15M for Permanent Supportive Housing

June 9, 2022



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Overview of the funds

From the \$4 billion ARPA award to MA:

- ▶ Coronavirus State and Local Fiscal Recovery Funds (SLFRF) - part of the American Rescue Plan Act (ARPA) through U.S. Treasury
- ▶ One-time funding
- ▶ Still being determined: reporting requirements, any restrictions on mixing with certain development funds (Low Income Housing Tax Credits)

\$150 million for production of permanent supportive housing (PSH)

- ▶ Administered by the Department of Housing and Community Development
- ▶ MASH earmark (\$15M) and MASH input (\$50M)

“Not less than” to be allocated as follows:

- ▶ **\$15M** – to address homelessness (see next slide) – MASH earmark
- ▶ **\$50M** – individuals and families classified as chronically homeless – with MASH input
- ▶ **\$65M** – any of the populations listed in the bill
- ▶ **\$20M** – veterans

Time period:

- ▶ MASH to submit draft outline for \$15M to DHCD by end of February
- ▶ ARPA-SLFR Funds must be obligated by Dec. 31, 2024, and expended by Dec. 31, 2026



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Goals for the \$15M

- ▶ **Create more PSH for unaccompanied adults with disabilities experiencing homelessness**
 - ▶ Projects that can be fast-tracked
 - ▶ Providers without capacity for complex development financing
- ▶ **Targeted impact**
 - ▶ Homeless encampments and shelter occupancy
 - ▶ Racial/ethnic equity
 - ▶ COVID hot spots
 - ▶ Gateway cities, rural/underserved areas
- ▶ **Systems change**
 - ▶ Simplify and speed development
 - ▶ Build capacity of additional providers
 - ▶ Include more Minority-Owned Business Enterprises (MBEs) in the creation of PSH



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Overview of the MASH-ARPA funding

▶ **Non-grant funds:**

- ▶ Technical Assistance
- ▶ Administration

▶ **Grant Opportunities:**

- ▶ Development Grant
- ▶ Capacity Building Grant
- ▶ The lead applicant or partnering organization must be a 501(c)(3) nonprofit organization.
- ▶ MASH will use a competitive two-step application process.



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Development Grant

▶ **Description:**

- ▶ MASH will award up to \$13.5 million for flexible capital grants to close critical gaps in the creation of permanent supportive housing for adults experiencing homelessness.
- ▶ Gaps may include, but are not limited to predevelopment, acquisition, renovation, or new construction costs.

▶ **Funding Amount:**

- ▶ Potentially in the \$2-\$4 million range per project with flexibility based on requests.

▶ **Examples of potential projects:**

- ▶ Filling in budget gaps for a project in development
- ▶ Assisting with predevelopment costs for securing debt financing
- ▶ Converting or renovating a building into permanent supportive housing
- ▶ Paying for an acquisition of a property



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Capacity Building Grant

▶ **Description:**

- ▶ MASH will award up to \$2 million in grants to build the capacity of organizations to develop and/or operate supportive housing.
- ▶ Organizations must have specific supportive housing development projects in mind to be eligible for these grants.

▶ **Funding Amount:**

- ▶ Potentially ranging from \$100,000 - \$200,000 per project with flexibility based on requests

▶ **Examples of potential projects:**

- ▶ Building organizational capacity to initiate a housing project (e.g., hiring project manager)
- ▶ Meeting critical training needs (e.g., construction and project management)
- ▶ Reducing barriers to help Minority-Owned Business Enterprises become equitable partners in the development and/or operation of supportive housing
- ▶ Establishing a partnership with a housing developer



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How to apply

▶ **First step:**

- ▶ Will require the completion of a Pre-Qualification Form
- ▶ As part of the review, MASH staff may contact applicants, if necessary, to clarify any responses on the Pre-Qualification Form.
- ▶ Please note that MASH will begin the first step of the application review process while finalizing its contract with the Commonwealth, thus MASH-ARPA funds will not be available to be awarded until that contract is finalized.

▶ **Second step:**

- ▶ Applicants will be invited to submit the Full Application based on meeting the threshold criteria.



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How to apply

- ▶ Applicants may apply for both types of funding.
- ▶ Applicants can submit Pre-Qualification forms for multiple Development and/or Capacity Building projects.
- ▶ Applicants must submit one Pre-Qualification Form per project.
- ▶ Submitting a Full Application for either type of funding opportunity will not impact the possibility of receiving the other type of funding.
- ▶ MASH reserves the right to redirect projects and requested funds to the most appropriate of the two funding mechanisms.



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Timeline

- ▶ **Pre-Qualification Forms:**
 - ▶ Forms submitted by **July 5th**: (30 days after the launch date (June 3, 2022)), will be prioritized for review.
 - ▶ Applicants may continue to submit Pre-Qualification Forms for review on a rolling basis for one year after the launch or until the funds are depleted, whichever comes first.
- ▶ **Full Application:**
 - ▶ Submitted by invitation ONLY
 - ▶ Details regarding the Full application timeline will follow (once the MASH-DHCD contract is finalized).
 - ▶ MASH commits to review Full applications and to provide notification of grant awards within 90 days of the submission of the Full Application
- ▶ MASH anticipates making initial grant awards as quickly as possible once funds are available.
- ▶ The funding timelines for the grants may overlap.



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Selection Process

- ▶ Given the limited funds and the potential number of projects, only a select number of Pre-Qualification Forms will be invited to submit a Full Application.
- ▶ **Projects will be awarded that demonstrate the following:**
 - ▶ Feasibility
 - ▶ Impact
 - ▶ Adherence to Housing First low-threshold supportive housing
 - ▶ Commitment to advancing racial and ethnic equity (We encourage MBEs to apply AND for applicants to partner with MBEs for these grant opportunities.)
 - ▶ Prioritization of COVID hotspots, gateway cities, rural/underserved cities, and/or areas with homeless encampments and/or high shelter occupancy
 - ▶ Alignment with DHCD One Stop and/or other expected funding sources



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Summary of Key Points

- ▶ MASH will use a competitive two-step application process
 - ▶ Development Grant
 - ▶ Capacity Building Grant
- ▶ **Pre-Qualification Forms submitted by July 5th (30 days after the launch date (June 3rd)) will be prioritized for review.**
- ▶ Applicants will be invited to submit the Full Application based on meeting the threshold criteria.
- ▶ The two-step application process is anticipated to remain open on a rolling basis for twelve months after the launch of the Pre-Qualification Form or until the funds are depleted, whichever comes first.
- ▶ MASH anticipates making initial grant awards as quickly as possible once funds are available.



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Important links

▶ **Application Instructions:**

- ▶ Please click [HERE](#) for detailed instructions on how to apply for these funding opportunities

▶ **Pre-Qualification Forms:**

- ▶ [Development Pre-Qualification Form](#)
- ▶ [Capacity Building Grant Pre-Qualification Form](#)

▶ **Recording of the Q&A session**

- ▶ [MASH/ARPA webpage](#)



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Additional Information

- ▶ General questions may be submitted to Calpurnya Roberts, at MHSA, croberts@mhsa.net at any point
- ▶ A frequently asked questions (FAQ) list will be posted on the [webpage](#) and will be updated regularly