

MASSACHUSETTS HOUSING & SHELTER ALLIANCE (MHSA)



HOME & HEALTHY FOR GOOD (HHG)

**REQUEST FOR PROPOSALS
FISCAL YEAR 2024**

Release Date: November 15, 2023
Applications will be accepted on a rolling basis – until March 31, 2024
Applicants are strongly encouraged to apply ASAP



Background

Since Fiscal Year 2007, the Massachusetts Legislature has included funding in the state budget for a statewide permanent supportive housing (PSH) initiative called Home & Healthy for Good (HHG). HHG provides flexible funds for housing operations, supportive services, and the development of new housing units in order to expand the network of high-quality, low-threshold PSH for unaccompanied adults experiencing chronic or long-term homelessness with a disabling condition. Through HHG, the Massachusetts Housing & Shelter Alliance (MHSA) and HHG providers have demonstrated that providing housing and supportive services to individuals through a Housing First model (Appendix A) is less costly and more effective than relying on emergency services as their primary source of care. As of the close of Fiscal Year 2023, HHG has supported services and operations in nearly 800 units of PSH and helped to create nearly 700 PSH units. To learn more about HHG, read the most recent [progress report](#).

HHG Funding Goals

HHG funds are allocated to support developers and service providers that provide high-quality, low-threshold PSH based on Housing First principles. The Housing First model is a cost-effective, evidence-based strategy that replaces reliance on emergency resources with a focus on housing and support services. In this model, individuals are placed in permanent, affordable housing without clinical preconditions, and then assisted in achieving long-term stability. The tenants at a minimum will have their own bedroom with a door that closes and locks; receive case management services from providers to sustain housing; and be provided behavioral health services, medical care, job training, substance use disorder treatment programs, and other resources.

Funding Source, Amount, and Uses

In the Fiscal Year 2024 state budget, the Commonwealth allocated up to \$2 million in additional funds to expand HHG. These HHG funds are intended to cover costs associated with NEW PSH units (i.e., newly constructed units or existing units converted into PSH through development or leasing) during FY24 (i.e., July 1, 2023 – June 30, 2024). Costs will be reimbursed and may be used to cover operations, supportive services, predevelopment and/or development. The amount of HHG funds awarded to projects may range from \$50,000 to \$500,000. Awards up to \$1 million are permissible if the project is assessed to be highly impactful.

Agencies receiving new HHG funding cannot supplant currently funded activities or fill in gaps for existing projects. Except for projects awarded one-time funds, the HHG awarded funds may extend beyond FY24 depending on the availability of state funds and project status. If renewed, the amount may or may not equal the amount awarded in prior years. HHG recipients may designate the funds for different purposes in each fiscal year to meet the needs of the project and residents. *Ex. The original funding amount might have been for the development of new PSH units, and the following year the funds, if awarded, could be applied toward support services or operations of those new PSH units.*

Table 1. Examples of the different types of costs for new PSH that can be reimbursed by HHG.

Predevelopment or Development	Housing Operations	Support Services
<ul style="list-style-type: none"> • Assisting with predevelopment costs for securing debt financing • Converting or renovating a building into NEW PSH • Acquiring property 	<ul style="list-style-type: none"> • Rent and/or leasing costs • Facilities and operations, such as utilities, insurance, cleaning, grounds upkeep, repairs • Staff salaries related to operations 	<ul style="list-style-type: none"> • Stabilization case management • Payroll costs for resident services coordinator • Other staff salary costs related to supportive services and administration



Request for Reimbursements

Reimbursement payments will be sent to successful applicants by Electronic Funds Transfer provided that all necessary contract and periodic reporting documents are received by the established deadlines.

Requests for reimbursements will be submitted monthly by the 20th of the month following the payment request period to comply with state requirements. Costs to be reimbursed may be incurred during FY24 from July 1, 2023 to June 30, 2024. The funds must be expended for reimbursement by the agency by June 30, 2024, thus, **applicants are strongly encouraged to apply as soon as possible.**

IMPORTANT DATES	
Eligible costs may be incurred between:	July 1, 2023 to June 30, 2024
Reimbursement requests to MHSA must be made by:	the 20 th business day of the month

Eligibility

The lead applicant or the partnering organization must be a housing, shelter, and/or service provider agency with a 501(c)(3) nonprofit status.

How to Apply

Applications and supporting documents will be accepted on a rolling basis until March 31, 2024. Only one application per project will be accepted. The application can be accessed [here](#). Additional items required for pre/development projects (see below chart) must be submitted to vskeete@mhsa.net. All applicants will receive an email confirmation within 48 business hours; if one is not received, then email vskeete@mhsa.net. MHSA may contact the agency with additional questions if needed.

Additional Materials Required for Predevelopment and Development Projects	
20-year Service Budget Plan	Site Control Agreement
20-year Operating Budget	Copy of the Deed (if applicant owns the property)
Sources and Uses	Development Team Members
Annual Audited Financial Statement	

The following documents will be required upon any notification of receiving a grant award at a deadline established by MHSA *and should not be submitted with the grant application*:

- Standard Subcontract Form
- Certificate of Insurance
- W-9 Form if a new MHSA Subcontractor
- Mass Docs Affordability Restriction

Evaluations

The application and supporting documents will be evaluated on criteria including the following:

- Adherence to Housing First low-threshold supportive housing principles (Appendix A)
- Feasibility of the project
- Impact on expanding the inventory of quality PSH units in the Commonwealth
- Commitment to advancing racial and ethnic equity; Minority Business Enterprises are strongly encouraged to apply
- Secured necessary funding from other expected funding sources
- Areas with high unsheltered homelessness or shelter occupancy or low housing affordability
- Geographic areas where there are currently no HHG projects (ex: South Coast, Lawrence, and North Central Worcester County will be given particular consideration – [see HHG progress report](#)).

Questions: Please reach out to vskeete@mhsa.net if you have any questions.

A **Q&A session** will be hosted on November 29, 2023, from 3-4pm. Please click [here](#) to register.

Appendix A

December 2021

Housing First Checklist:

Adapted from the United States Interagency Council on Homelessness checklist - September 2016

Core Elements of Housing First at the Program/Project Level

- 1. Access to programs is not contingent on sobriety, minimum income requirements, lack of a criminal record, completion of treatment, participation in services, or other unnecessary conditions.
- 2. Programs or projects do everything possible not to reject an individual or family on the basis of poor credit or financial history, poor or lack of rental history, minor criminal convictions, or behaviors that are interpreted as indicating a lack of “housing readiness.”
- 3. People with disabilities are offered clear opportunities to request reasonable accommodations within applications and screening processes and during tenancy, and building and apartment units include special physical features that accommodate disabilities.
- 4. Housing and service goals and plans are highly tenant-driven.
- 5. Supportive services emphasize engagement and problem-solving over therapeutic goals.
- 6. Participation in services or compliance with service plans are not conditions of tenancy, but are reviewed with tenants and regularly offered as a resource to tenants.
- 7. Services are informed by a harm-reduction philosophy that recognizes that drug and alcohol use and addiction are a part of some tenants’ lives. Tenants are engaged in non-judgmental communication regarding drug and alcohol use and are offered education regarding how to avoid risky behaviors and engage in safer practices.
- 8. Substance use in and of itself, without other lease violations, is not considered a reason for eviction.
- 9. Tenants in supportive housing are given reasonable flexibility in paying their share of rent on time and offered special payment arrangements for rent arrears and/or assistance with financial management, including representative payee arrangements.
- 10. Every effort is made to provide a tenant the opportunity to transfer from one housing situation, program, or project to another if a tenancy is in jeopardy. Whenever possible, eviction back into homelessness is avoided.