



THE CENTER FOR COMMUNITY RECOVERY INNOVATIONS, INC.

CCRI FY25 Grant Guidelines

The Center for Community Recovery Innovations, Inc. is pleased to offer \$700,000 in grant funding for Fiscal Year 2025.

1. The Center for Community Recovery Innovations, Inc.

CCRI Background

In 1983, MassHousing created the Tenant Assistance Program (TAP), the first effort of a housing agency in this country to address the effects of alcohol and drug use in housing. In subsequent years TAP grew to address a wide range of health, safety and social issues faced by housing management staff and residents. Since 1999, CCRI has furthered TAP's original purpose through its mission to develop creative strategies to deal with issues of addiction in housing communities.

CCRI Objectives

In furtherance of its mission, CCRI currently seeks to:

- increase the availability of affordable, alcohol and drug free housing in Massachusetts;
- promote intervention, recovery, and successful tenancies for residents with chemical dependency; and
- provide equitable services and resources, geographically and for all populations, with a special focus on housing and services to families with children, youth, veterans, re-entering citizens (formerly incarcerated), LGBTQIA+ and/or other underserved populations.

CCRI Commitments

Through June 2024, CCRI has awarded over \$15.5 million to create or preserve nearly 3,000 units of affordable sober housing in 54 communities across Massachusetts.



2. Grant Summary

The Center for Community Recovery Innovations, Inc. (“CCRI”), a nonprofit subsidiary corporation of the Massachusetts Housing Finance Agency (dba MassHousing) is accepting applications as follows:

Priority One One-time gap funding for ***Housing Proposals*** that increase or improve the stock of affordable sober housing in Massachusetts, such as a down payment to acquire property to be developed as affordable sober housing or renovation funds needed to preserve affordable sober housing.

Priority Two One-time funding for a very limited number of ***Innovation Proposals*** that support affordable sober housing and recovery communities, such as one time project startup, specific capacity building initiative, or projects that address service issues specifically related to drug and/or alcohol use disorder or addiction, especially those that benefit MassHousing residents and communities.

CCRI will award in total up to \$700,000 in FY25. Applications will be accepted for consideration immediately. See Section 6: Timetable for submission and decision dates.

3. Eligible Applicants

Applicants must propose projects that assist Massachusetts residents, and be a:

- 501(c)3 nonprofit organization with experience in developing and/or managing affordable sober housing. If the applicant does not also have experience with substance addiction and recovery, they must partner with an organization that does.
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CCRI strongly encourages applications from organizations owned or controlled by marginalized and/or under represented groups including, but not limited to; women, persons with disabilities, veterans, BIPOC, and LGBTQIA+ persons.

4. Eligible Projects and Costs

Proposed projects must be determined eligible under Priority One or Priority Two:

Priority One: Housing Proposals

- Tier 1: Applicants may request funding for projects that ***increase*** the stock of affordable sober housing in Massachusetts such as a down payment to acquire property to be developed as affordable sober housing; or
- Tier 2: Applicants may request funding for projects to ***improve*** the stock of affordable sober housing such as renovation needed to preserve affordable sober housing, provided no CCRI funding has been awarded in the past ten years for that specific project.



Eligible project costs for Priority One projects include pre-development, development, acquisition, rehabilitation, renovation, or other capital costs. (grant funds **may not** be used for vehicles, furniture, bedding and other impermanent household items) ***All Housing Proposals must meet all applicable Federal and State ADA accessibility laws, codes and requirements, including accessible entry, common space and individual housing units and adhere to Federal and State Fair Housing laws.***

Priority Two: Innovation Proposals

Applicants may propose projects that support affordable sober housing and communities such as; one time project startup, specific capacity building initiative, or projects that address service issues specifically related to drug and/or alcohol use disorder, addiction or recovery, especially those that benefit MassHousing residents and communities.

Eligible project costs for Priority Two projects include direct services, staffing and other operational and related administrative costs. (grant funds **may not** be used for employer costs such as FICA and 401k/403b match)

4. Definitions: Affordable Sober Housing / Housing Type

Affordable means within the ability of very low-income persons: those earning under 50% of Area Median Income (AMI) as defined by HUD, and/or those paying 30% of their monthly income toward rent at initial occupancy.

Sober means an actively supportive environment of alcohol and drug free living and recovery. This definition extends beyond a “dry” environment and includes an environment of abstinence and/or medication assisted recovery.

Housing means permanent or long-term dwelling units, independent or shared. **This definition does not include shelter, detox, short term transitional or treatment programs.**

Housing Type:

- A. Multi-bedroom units or apartments for families.
- B. 1-BR or studio efficiencies including private bath and limited cooking and refrigeration for one individual.
- C. Traditional SRO (Single Room Occupancy) housing for one individual with shared bath and cooking.
- D. Bedroom units shared by more than one individual.



5. Funding:

Applicants submitting Priority One: Housing proposals may request **UP TO** the following amounts:

- The anticipated maximum award for any project proposing to **increase** the stock of affordable housing (Tier 1) is \$150,000. Applicants who propose Housing Type A (see above), i.e., multi-bedroom units to house families, may apply for up to \$200,000.
- The anticipated maximum award for any project proposing to **improve** the stock of affordable housing (Tier 2) is \$100,000.

The maximum award for any Priority Two: Innovations proposal is \$40,000.

It is anticipated that at least 90% of total award amounts will be made available for Priority One Housing proposals and that no more than 10% of total award amounts will be made available for all Priority Two proposals.

CCRI reserves the right to increase or decrease the maximum award for each proposal, and to fund proposals from either or both Priorities (Section 2) and/or Preferences (Section 13).

6. Matching Funds

All applicants must provide a dollar-for-dollar documented match.

Example 1: A Priority One project requesting \$150,000 in CCRI funds must provide at least \$150,000 in documented match. Note: For renovation/preservation projects, equity or outstanding debt on the property are not countable as match.

Example 2: A Priority Two project requesting \$35,000 in CCRI funds must provide at least \$35,000 in documented match.

6. Timetable

Applications will be accepted for consideration beginning immediately. No application will be accepted after *December 13, 2024*. Application reviews and grant awards will be made according to the timetable listed below. CCRI reserves the right to award all or none of the total available funding for each fiscal year in each of the scheduled rounds.

FY 2025 Due Dates

October 11, 2024 All complete and viable applications received by this date are eligible for review and if recommended, a vote of the CCRI Board of Directors December 10, 2024.



December 13, 2024 In the event there are uncommitted FY25 CCRI funds under this RFP after the December 10, 2024 Board vote, all complete and viable applications received by this date are eligible for review and if recommended, a vote of the CCRI Board of Directors February 11, 2025.

7. Full Application can be found here: masshousing.com/CCRI

8. Preferences

CCRI will give preference to favorably reviewed applications that:

- request one-time gap funding for Priority One projects;
- request funding for Housing Types A and B;
- document a commitment of the majority of other project funds;
- demonstrate the most immediate readiness of a project to proceed, including timely occupancy;
- propose a reasonable cost per unit of housing;
- produce the most beneficial results utilizing CCRI funds; and
- target women with children, adolescent/young women, youth, veterans, re-entering citizens (ex-offenders) and/or other underserved populations.

9. Award Conditions

- Awards will consist of a one-time commitment for a twelve-month period. Any award amounts not expended within eighteen months may be recaptured by CCRI.
- CCRI will not make early commitments. Projects should be on a timetable for occupancy within a year of award.
- Depending on the nature of the project, funding may be awarded conditionally at CCRI's discretion, such as a one-time grant for a down payment, a partial grant (e.g., half up front, second half upon proof of rehab or other performance attainment), or on a cost reimbursement basis.
- All applicants receiving awards under this application must:
 - Provide quarterly progress reports until the project is fully completed and occupied, and
 - Provide an invoice and supporting documentation to receive payment from CCRI.
 - Provide yearly documentation after the project is completed and occupied certifying that the property remains affordable sober housing for 10 years.



- If a project is awarded and receives CCRI funding under this grant, and subsequently creates or preserves housing, such housing must remain as affordable, alcohol and drug free housing for a minimum of ten years. If for any reason, this ten-year minimum requirement is not met, the following shall apply:
 1. The applicant and any of its affiliate will not be eligible to participate in the CCRI program for a period to be determined at such time by CCRI; and
 2. CCRI reserves the right to require the applicant to repay the CCRI funding award according to the following schedule:
 - Less than five years since award: 100% repayment
 - Five to seven years since award: 75% repayment
 - Eight to ten years since award: 50% repayment

Upon repayment, CCRI may elect to reinstate the applicant and its affiliates as eligible to participate in the CCRI program.

The applicant understands and agrees that these provisions survive the award of CCRI funds under this grant.

10. Grant Application Terms

1. CCRI is soliciting applications pursuant to a determination that such a process best serves the interests of CCRI, and not because of any legal requirement to do so. CCRI accordingly reserves the right to accept any application; to withdraw or cancel this request; to modify or amend, with the consent of the proponent, any application prior to acceptance; to reject any or all applications or waive any informality and otherwise to affect any agreement that CCRI, in its sole judgment, deems to be in its best interest. CCRI also reserves the right to fund multiple programs or projects and increase or decrease maximum award limits.
2. Nondiscrimination Statement. MassHousing does not discriminate on the basis of age, race, religion, color, disability, sex, marital status, familial status, sexual orientation, gender identity or expression, pregnancy, genetic information, veteran status, alienage or citizenship status, ancestry, national origin, or any other characteristic protected by applicable federal, state, or local laws, or the receiving of public assistance in the access or admission to its programs or employment, or in its programs' activities, functions or services.
3. Diversity, Equity and Inclusion. MassHousing is an equal opportunity employer and encourages responses from entities which are certified as minority and women-owned business enterprises (MBEs and WBEs), veteran-owned business enterprises (VBEs), disability-owned business enterprises (DBEs), and lesbian/gay/bisexual/transgender-owned business enterprises (LGBTBEs).



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