



**THE CENTER FOR
COMMUNITY RECOVERY
INNOVATIONS, INC.**

CCRI FY24 Grant Information Session
Monday July 24, 2023



CCRI

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 service and resources, geographically and for all populations, with a special focus on housing and services to women with children, adolescent/young women, youth, veterans, re-entering citizens (formerly incarcerated) or other underserved populations



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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 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 for proposals in FY24. Applications will be accepted for consideration immediately.



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



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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. ***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.***



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Eligible Projects and Costs

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

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.



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Definitions: Affordable Sober Housing

Affordable means within the ability of extremely low-income persons, e.g., those earning under 30% of Area Median Income (AMI), 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.**



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Definitions: 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 with shared bath and cooking for one individual.
- D. Bedroom units shared by more than one individual.



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Funding:

Applicants submitting Priority One: Housing proposal 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.



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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

Past sources of matching funds include CDBG, HOME, HIF, HSF, HPHTF, CBH, AHTF, and CPA from US HUD www.hud.gov, MA DHCD www.mass.gov/dhcd, and/or local government.

Other sources include FHLB funds www.fhlbboston.com, other private lenders, foundations, trusts, charities, individual donors and applicant cash.



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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.



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Grant Reporting

All applicants receiving awards under this RFP must:

- Provide quarterly progress reports until the project is fully completed and occupied
- 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.



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Affordability Restrictions and Grant Repayment

If a project is awarded and receives CCRI funding under this RFP, and subsequently creates or preserves housing, such housing must remain as affordable, alcohol and drug free housing for a minimum of ten years. Grantees will be required to sign a grant agreement agreeing to such conditions upon awarding of grant.

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



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Timetable

Applications will be accepted for consideration beginning immediately. No application will be accepted after *December 15, 2023*. 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 2024 Due Dates

- **September 21, 2023** All complete and viable applications received by this date are eligible for review and if recommended, a vote of the CCRI Board of Directors November 14, 2023.
- **December 15, 2023** In the event there are uncommitted FY23 CCRI funds under this RFP after the November 14, 2023 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 13, 2024.



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Attachments and Forms (see PDF) **Review Process (see PDF)**

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 (formerly incarcerated) and/or other underserved populations.



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Nichole Mikshenas

CCRI@masshousing.com

masshousing.com/CCRI