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**Notice of Grant Funding Availability**  
**Gateway Housing Rehabilitation Program**  
**A MassHousing/DHCD Program**  
**February 13, 2023**

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MassHousing is pleased to announce the availability of \$2.2M in grant funds through the Gateway Housing Rehabilitation Program (GHRP). These GHRP funds are offered to municipalities, emerging developers, Community Development Corporations and non-profit developers for the rehabilitation or redevelopment of 1-4 unit homeownership or rental properties in Gateway cities and other similarly situated municipalities. MassHousing is administering this program, which is authorized by line item 7004-0052 of Chapter 99 of the Acts of 2018, in coordination with the Department of Housing and Community Development (DHCD).

**Grant Application Details and Instructions**

**How much grant assistance is available?**

- \$2,204,000 total program funds are available in FY 2023
- Up to \$125,000 per affordability restricted unit

**Who is eligible to apply for funding?**

Gateway Cities and other similarly situated municipalities, as well as emerging developers and small landlords, Community Development Corporations and non-profit developers working in Gateway Cities and other similarly situated municipalities are eligible for funding.

**What are the eligible Gateway Cities and similarly situated municipalities?**

Projects must be located in Gateway Cities and similarly situated municipalities. These include:

- The 26 Cities and Towns identified by the Massachusetts Legislature as Gateway Municipalities: Attleboro, Barnstable, Brockton, Chelsea, Chicopee, Everett, Fall River, Fitchburg, Haverhill, Holyoke, Lawrence, Leominster, Lowell, Lynn, Malden, Methuen, New Bedford, Peabody, Pittsfield, Quincy, Revere, Salem, Springfield, Taunton, Westfield, Worcester.
- Municipalities identified by DHCD as “similarly-situated”: Agawam, Framingham, Gardner, Gloucester, Greenfield, Randolph, and West Springfield.

**What properties are eligible?**

- **Conditions:** Eligible properties must have been cited for/have code violations or be subject to loss or denial of property insurance due to blight or substandard conditions.
- **Size:** Project size is limited to 1-4 unit residential properties or buildings that are suitable for 1-4 unit residential redevelopment.
- **Funding:** Other available funding resources must be pursued and shown to be unavailable or insufficient to address the necessary rehabilitation costs of the project.

**What types of projects are eligible?**

- Limited to 1-4 unit residences
- Rehabilitation of unoccupied residential properties for homeownership opportunities
- Rehabilitation of occupied or vacant rental properties
- Redevelopment of suitable non-residential buildings for residential use
- Repair and rehabilitation of owner-occupied properties by entities currently administering housing rehabilitation programs.

### **What are the affordability requirements?**

- Assisted units must remain affordable for 15 years.
- Affordability requirements will depend on the needs of individual communities, but homebuyer, homeowner and renter household incomes may not exceed 110% of Area Median Income (AMI).

### **What are the Program Priorities?**

- Development teams lead by or which include emerging developer(s)<sup>i</sup>;
- Projects located in municipalities which previously participated in the GHRP;
- 1-4 unit new homeownership opportunities;
- Development teams that include Minority Businesses Enterprises (MBE's) and/or Women Business Enterprises (WBE's)
- Activities and Projects that promote and support minority homeownership in accordance with Fair Housing laws

### **How do I apply?**

- **Complete and submit the online application found at: [www.masshousing.com/ghrp](http://www.masshousing.com/ghrp)**
- Email all required attachments in one email to [GHRP@MassHousing.com](mailto:GHRP@MassHousing.com) and include in the Subject line: GHRP Grant Application – *Project Name and/or Address*
- Request an automatic delivery/read receipt.

### **What is the anticipated timetable for submission and funding decisions?**

- Funding availability announced: February 13, 2023
- Applications accepted: On a rolling basis until all funds are expended
  
- MassHousing will make awards within a reasonable timeframe as applications are received and reviewed.
- Applications will be accepted until all program funds have been committed.
  - An application waiting list may be kept in anticipation of additional funding
- If additional program funds are made available, the application period will be extended

### **Selection & Award of Grant Funds will take into consideration:**

- Alignment with GHRP Preferences
- Qualifications and experience of development team
- Readiness to Proceed and Program Schedule
- Strength of Diversity, Equity and Inclusion Plan

Section 6 of the Application for GHRP funds provides specific criteria for project review.

### **For more information:**

- Go to [www.masshousing.com/ghrp](http://www.masshousing.com/ghrp) for Guidelines, application materials and more program details
- Contact the staff at [GHRP@MassHousing.com](mailto:GHRP@MassHousing.com)

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<sup>i</sup> “Emerging Developer” shall mean a real estate professional with a minimum of 3 years of experience, in the process of completing or having completed at least 1 and up to 20 units of housing, as further described in the Program Guidelines.