



Neighborhood Stabilization Program

A MassHousing/EOHLC Program

MassHousing, in partnership with Massachusetts Executive Office of Housing and Livable Communities (EOHLC) is pleased to announce the FY2024 Neighborhood Stabilization Program (NSP) funding round.

A total of \$7 Million is available to eligible applicants to improve or redevelop sub-standard or blighted residential properties throughout the commonwealth. The application form and materials are available beginning Thursday, October 12, 2023 on the MassHousing website (www.MassHousing.com/NSP); applications are due no later than Thursday, December 7, 2023 at 5 pm.

Since the Neighborhood Stabilization Program (NSP) was launched in the spring of 2022, MassHousing has awarded over \$12 million dollars to organizations and municipalities across the Commonwealth to rehab or redevelop 46 units of new affordable homeownership, develop or rehab 36 rental units and to improve 4 existing homeowner units. We are excited to once again make funding available to eligible applicants and projects across the commonwealth.

Municipalities, non-profits and community development corporations (CDCs) are invited to apply for these new NSP grant funds, up to \$250,000 per unit, to transform blighted properties into 1-4 unit homeownership opportunities and to assist low- and moderate-income homeowners and owners of small rental properties in need of major health and safety code-related rehabilitation and repairs.

In support of MassHousing's mission, and its longstanding commitment to confront the housing challenges facing the Commonwealth to improve the lives of its people, we expect the organizations with which we do business to support our core principles of diversity, equity, and inclusion.

What funding is available?

There is a total of \$7 M available for eligible projects in this FY2024 funding round. Eligible applicants may apply for up to \$250,000 per unit to transform blighted properties into homeownership opportunities, to assist low- and moderate-income homeowners, and to assist small rental properties in need of major health and safety code-related rehabilitation and repairs.

Who is eligible to apply?

Cities and towns and their agencies, boards, commissions, authorities, departments, or instrumentalities can apply, as can CDCs and non-profit organizations. For-profit developers may be included as development partners, but not as lead applicants.

How can the NSP funds be used?

MassHousing will consider proposals for rehabilitation or creation of 1-4 unit homebuyer properties, small rental properties with 15 or fewer units, or major rehabilitation of homeowner properties.



Funds can be used for activities where the scope of work includes acquisition, demolition, repair, reconstruction, remodeling, redevelopment, hazardous material abatement, rehabilitation or improvement of eligible properties, and other work that will mitigate blighted or substandard conditions.

What properties are eligible?

Eligible properties must have been cited for building and/or safety code violations or are subject to loss of property insurance due to substandard conditions or are otherwise blighted and substandard.

What are the affordability requirements?

Assisted units must remain affordable for 15 years.

Affordability requirements will depend on the needs of individual communities, but for first-time homebuyer units, affordability should generally be between 60% of AMI and 120% AMI. For existing homeowner projects, owner incomes should be no higher than 120% AMI. For rental properties, affordability should be 80% AMI or lower. Deed restrictions are required.

What are the program preferences?

- 1-4 unit new homeownership opportunities
- Participation by community development corporations or local non-profits
- Organizations that secure a local match or private funds for eligible activities
- Activities with the greatest impact on weak market communities, including rural communities and communities that have been disproportionately impacted by the COVID-19 public health crisis; and census tracts with foreclosure rates higher than the state median rate.
- Activities promoting and supporting minority homeownership
- Development teams that include MWBE businesses and/or offer opportunities for MWBEs
- Projects which include sustainable materials and/or designs

Application process:

Application forms with a list of required exhibits are available at www.masshousing.com/nsp as of Thursday, October 5, along with program guidelines, budget forms and this information sheet.

Application Information Sessions and Budget Development Workshop are scheduled for:

Info Sessions: Wednesday, October 18, 2023, 11-12 noon and Thursday, October 19, 2023, 1-2 pm

Info Session and Budget Development Workshop: Tuesday, October 24, 2023, 10 – 11:30 am

Application due date is Thursday, December 7, 2023 at 5 pm.

Please contact the Neighborhood Stabilization Program at neighborhoodstabilization@masshousing.com for more information or for specific questions about potential projects and programs.