

Types of Development

Can this funding be used to develop Non-Congregate Shelter (NCS) units at the same location as semi-private units for single individuals?

The goal of NCS is to increase the overall local availability of emergency shelter space. Taking an already established shelter and repurposing the space as NCS would not be in alignment with the purpose of this program. However, project proposals would meet initial eligibility if there were space not currently used for overnight shelter (ex. Classrooms, other program space) which would be repurposed as NCS. This would be considered rehabilitation by definition.

Can it be used for the tiny home village?

For the purposes of this grant, MSHDA has determined that tiny home villages in any kind of design do not align with the requirements of this funding and MSHDA's vision for NCS units.

Could these funds be used to build an addition to an existing shelter? The addition would be new construction.

Additions to existing structures would qualify under the terms of this funding if the project 1) ultimately increases the overall number of emergency shelter units and 2) meets the definition of NCS as defined by HUD.

We are going to do a new shelter construction project that includes NCS family units plus semi-private rooms for individuals. There'd be a net increase in shelter beds. Would we then write this proposal and budget to just cover the costs for the NCS units?

Yes, any proposals must be specifically written for costs associated with NCS units.

I have a motel that will sell to me. Do I need an official buy/sell agreement or an intent to purchase? Also, what about zoning? Does that need to be guaranteed before awards are announced?

At this time, an intent to purchase or a letter of support from the potential seller will be required as part of the Phase 1 documents. MSHDA will outline all requirements regarding Phase 1 documents in the forthcoming RFP.

We recommend starting the conversation with your local zoning board if you anticipate the property you intend to use for the purpose of this grant will need to be rezoned. MSHDA will continue to update guidance for this question.

Please reach out to MSHDA with any questions regarding zoning and purchasing. Each applicant's challenges or steps will be nuanced.

Funding

Is the \$1.5 million funding cap per project or per organization producing projects?

The funding for this grant is on a per project basis and is not allocated by Continuum of Care (CoC) or geographic region. Please note that CoCs and Local Planning Bodies (LPB) are limited to one project, if approved (a CoC or LPB will not have more than one NCS project awarded under this RFP).

Does MSHDA anticipate an abundance of applications and awarding partial awards?

This RFP will have specific requirements to ensure proposed projects meet defined thresholds. MSHDA will provide guidance and technical assistance during the proposal development period to aid interested applicants through the process. These requirements may be burdensome and ultimately impact the number of proposals submitted. Any partial awards offered by MSHDA will be reviewed with approved applicants to support overall project success.

Is there a minimum amount to be awarded? I may have seen somewhere of \$500,000.

At this time, there is no determined minimum award amount. MSHDA will continue to update guidance for this question.

Pairing Other Funding Streams

MDHHS just recently announced awards for shelter infrastructure grants and they were not able to fully fund some projects. Can we pair the grant for NCS with the MDHHS infrastructure grant?

If the approved project meets criteria under both the MDHHS infrastructure grant and HOME-ARP NCS, it is possible to pair these funds. It is important to note that the timeline and benchmarks for each grant will be different and must be taken into consideration. Any requests to pair funds will be evaluated on a case-by-case basis. Both programs must provide approval before expenditure.

How does NCS align with other programs like the Emergency Shelter Program (ESP) or the Emergency Solutions Grant (ESG)?

Unlike ESP and ESG, NCS funds through HOME-ARP cannot be used to operate emergency shelter or provide supportive services. There is no language in the [Notice](#) that prevents an organization from using other funding streams for operations and supportive services. If a project is approved for NCS and the applicant wishes to use other grant funds for ineligible costs, please be sure to contact the funder for additional clarification on use of funds. For ESP, please contact MDHHS for further guidance. For ESG, please contact the assigned [Homeless Assistance Specialist at MSHDA](#).

Populations to be served

As a program type, would transitional housing be eligible?

Per the [HOME-ARP Notice](#), approved NCS projects have the ability to convert to permanent housing following the minimum use period. Transitional housing was not identified as a specific conversion option in the Notice. MSHDA will seek further guidance on this question.

Would MSHDA consider an NCS project that is limited to a specific population (ex. Veterans)?

All HOME-ARP qualifying populations must be considered for any HOME-ARP projects. This is affirmed through the HOME-ARP MOU completed with each CoC. Projects may indicate a prioritization of service for specific populations within the defined qualifying populations. MSHDA will continue to update guidance for this question.

Under HOME-ARP, what is the difference between preference and prioritization?

Prioritization is the process by which an organization prioritizes which clients are served while being open to any of the Qualifying Populations. Applicants may define their prioritization for their shelter in the application.

Preference is an exclusion of any of the Qualifying Populations. MSHDA's allocation plan does not preference any one qualifying population.

Miscellaneous

For the budget portion of Phase 1 of the application, will up-to-date supporting estimates from builders be required?

Typically, a contractor's estimate is viable for 30-90 days. MSHDA will outline requirements for estimates in the forthcoming RFP.

Are Independent Jurisdictions included in this funding or did they go directly to HUD already? MSHDA is the non-entitlement recipient for the State of Michigan and HUD has approved MSHDA's allocation plan for HOME-ARP funding to cover the entire state. There are other recipients in Michigan that are awarded direct allocations for cities or counties ([information for all HOME-ARP recipients can be found here](#)). Each recipient can choose which HOME-ARP program components will be included in their allocation plan based on local data and evidence of need. Some recipients may not include NCS as a component or may have very limited funding to support an NCS project, so MSHDA allows Independent Jurisdictions to apply under this RFP. More information on approved allocation plans may be found [here](#). (Note: There may be delays in posting approved plans. Check with the recipient to confirm plan approval or for more information.) MSHDA's approved allocation plan can be found on the [HOME-ARP webpage](#).

Can we talk with someone directly about our idea for a project to make sure it is a viable idea for this stream of funding?

MSHDA can help confirm if the proposed project falls within the guidelines of the HOME-ARP Notice. Please email Jen McNeely (mcneelyj2@michigan.gov) for more information.