Residential Retrofit Webinar

Housing Operator Webinar
March 2024

Welcome!

While we wait for people to join the meeting, please use the chat to share what organization you are representing.
Agenda

1. Program Overview & Goals
2. Housing Eligibility
3. Process Overview
4. Timeline
5. Additional Program Activities
6. Upcoming Events
7. Questions
Meeting Goals

- Provide an overview of the Residential Retrofit Program.
- Describe eligibility requirements of housing entities.
- Clarify relationship with Apartment WiFi Program & answer any questions!
Massachusetts is Positioned to Achieve 100% Universal Service and Lead the Nation in Connectivity

Every location has highspeed internet available. Every resident can utilize and afford the internet. Every location has reliable service.

Providing Public Housing and Affordable Housing Developers resources, technical assistance, and direct support are core elements to achieving these goals.
Broadband and Housing

Avg. share of households in development’s Census tract without broadband subscription, 2021

- **Public Housing**
  - Gateway Cities: 30%
  - Boston: 38%

- **LIHTC**
  - Gateway Cities: 42%
  - Boston: 33%

Source: HUD and American Community Survey
The top priority shared by many in attendance is the internet infrastructure in the old building, which was originally built as a hotel in 1905 before being transformed into apartments in 1982.

“I had a technician last week … they can’t fix this ancient wiring,” said resident Pamela Goodwin, who helped facilitate the focus group. “In this building we all know how often the ambulance comes … because of our health and safety, this is urgent. I just want people to hear that.”

- Greenfield Reporter, Connectivity woes bedevil The Weldon in Greenfield. Published: 02-26-2024 2:51 PM
Apt WiFi Program: Live Pilot Sites

Prattville Apartments, Chelsea Housing Authority **128 Family Units**

O’Brien Towers, Quincy Housing Authority **278 Senior/Disabled Units**

Rose Pomona Apartments, Revere Housing Authority **100 Family Units**
Apt WiFi Program: Round Two

Redwood Housing Kings Beach Tower, Lynn, **183 Senior Units**

Somerville Housing Authority Mystic River and Mystic View Apartments, **445 Family Units**

Urban Edge, Columbus Ave Corridor, Boston, **884 Family Units**

North Adams Housing Authority Complete Portfolio, **305 Family/Senior Units**

Preservation of Affordable Housing, Hyannis, Springfield, and New Bedford Sites, **445 Units**
Residential Retrofit Program

Funding Source and Parameters:
- $22M Grant Program
- US Treasury ARPA Capital Projects Fund
- Must be expended by 12/31/2026

Grants will be made directly to ISP’s to:
- Build fiber infrastructure into affordable housing buildings;
- Install fiber or CAT 6 cabling into units within affordable housing buildings;
- Install smart panels or other needed in unit termination points for improved wiring within affordable housing buildings; and
- Other required cabling, RF, or telecommunications equipment as required by individual building conditions within affordable housing buildings.
MBI MDU Housing Programs

**Apartment WiFi**

- WiFi service is shared among residents through a building internet subscription. MBI pays for capital and operating expenses (1 year). Run by MAPC on behalf of MBI.

  Funded via ARPA SLRF

**Residential Retrofit**

- Internet service is delivered to individual units via a traditional internet subscription plan. MBI pays for capital expenses related to fiber to the unit construction, does not include operating expenses. Run by MBI.

  Funded via ARPA CPF
Program Eligibility

Required for both programs

• State and federally funded public housing developments.

• Developments supported by Low Income Housing Tax Credits or other deed-restricted affordable housing developments.

• Housing developments that serve residents that fall at or below 300% of Federal Poverty Guidelines for household size or income at or below 65% of Annual Median Income

Required for only Retrofit

• Mixed income affordable housing developments will only be eligible if they are located in “Qualified Census Tracts” (QCTs).

• MBI will not invest in properties where less than 50% of the units are deed restricted affordable unless the property owner can provide sufficient information regarding the long-term affordability of the property and that residents meet US Treasury definitions of “Impacted” or “Disproportionately Impacted”

• MBI will not invest in properties where internal wiring upgrades have been made in the past five years or if there is fiber connectivity to the building and unit, or CAT 6 ethernet cabling to the unit.
Unified Expression of Interest

Submit an Expression of Interest!

Both Apartment WiFi and Residential Retrofit programs will use a unified Expression of Interest form.
Retrofit Process

- Housing operator submits sites via expression of interest.
- MAPC / MBI review property for size, construction, building typology and qualitative responses to EOI.
- For sites deemed appropriate for Apt WiFi, MAPC will execute a contract with housing operator for a not to exceed amount related to capital costs and 1 year of operating expenses.
- MAPC coordinates procurement for ISP service, MSP service, cabling, and any needed IT Support services.
- Housing Operator absorbs operating expenses beyond year 1.

Apt WiFi Process
WiFi service is shared among residents through a building internet subscription.

Internet service is delivered to individual units via a traditional internet subscription plan.
Building operator pays for internet subscription. Service is free to residents.

Either, building operator pays for internet subscription and service is free to residents – or – Individual units subscribe to internet service.
Building operator holds contracts for internet service and network management.

Building operator enters into an agreement with an ISP, but does not hold a contract unless purchasing a building level subscription.
Property Owner is responsible for reporting on grant award.

Property owner is not responsible for reporting on grant award – the ISP is.
Construction Disruption

**Apartment WiFi**

Minimal disruption to residents. Does not require entering units.

**Residential Retrofit**

Some disruption to residents – requires entering units.
Technical Customization

Apartment WiFi

Highly customizable. Can support a landing page with building information, traffic shaping, speeds, etc.

Residential Retrofit

Not customizable – service determined by ISP package.
Likely will require multiple site visits to conduct network analysis.

Likely will require one site visit to determine building access, equipment placement, and configuration.
**Expression of Interest Opens to Housing Operators**

- **2/22/24:** Expression of Interest will stay open to accept submissions on a rolling basis. MBI will coordinate with operators to ensure accuracy of information.

**MBI Issues RFI to ISP’s**

- **March:** RFI will inform RFP development

**Apt WiFi Applicant Review Round 3**

- **March:** MBI and MAPC will evaluate submissions for Apt WiFi program.
- **Round 3 Awards made by 4/22.**

**RFI Closes**

- **April:** MBI will review responses through RFI and integrate into RFP.

**RFP launches**

- **May:** MBI launches RFP with list of all housing submissions not awarded to Apt WiFi program.
Key Procurement Dates

Funding Source and Parameters:
- $22M Grant Program
- US Treasury ARPA Capital Projects Fund
- Must be expended by 12/31/2026

Quarterly RFP and Award Cycles to Follow Until Funding is Expended.

- May: RFP 1 Launches
- July: RFP 1 Closes
- August: RFP 1 Awards
Next Steps

Submit an Expression of Interest!

Both Apartment WiFi and Residential Retrofit programs will use a unified Expression of Interest form.
Join the MBI team for a networking opportunity with Housing Operators, Internet Service Providers, and workforce development organizations to discuss how to increase affordable, high-quality broadband services to communities across Massachusetts.
Q & A