



2020 REQUEST FOR PROPOSALS – LISC Boston Resilient Affordable Housing Grants

OVERVIEW

LISC Boston is releasing a Request for Proposals (“RFP”) for Resilient Affordable Housing Grants with support from The Funders’ Network’s Partners for Places program. In Boston, there is a significant portion of housing located in physically vulnerable areas such as floodplains. The Partners for Places program funding will support efforts to ensure the homes of some of the city's most socially and economically underserved residents are ready to withstand future climate shocks. This includes plans to offer emergency preparedness planning and resiliency audits for owners and managers of affordable multi-family housing, helping them better protect properties and residents from the impacts of extreme storms, high temperatures, and other climate-related disasters.

PURPOSE

LISC Boston will provide building resiliency assessments and emergency preparedness plans for Boston multifamily affordable housing owners and property managers committed to identifying and proactively implementing cost-effective resilient building strategies to help their most vulnerable existing properties and residents successfully withstand future climate impacts.

1) Provide Resiliency Assessments for Vulnerable Properties.

Resiliency assessments provide concrete and actionable recommendations, ranked by cost-effectiveness, to enable owners of existing buildings to make improvements to their properties that will help them resist damage from severe weather and bounce back more quickly should damage occur.

Within the context of this RFP, we will define vulnerable properties as:

- A) Properties within the 100-Year Floodplain
- B) Properties that would be flooded in the event of a Category 1 Hurricane (or higher)
- C) Properties that, by virtue of their urban location or population type, are at higher risk for overheating conditions during extreme heat events.

Emphasis will be placed on vulnerable properties approaching rehabilitation/recapitalization because it is much more likely that resiliency recommendations can be implemented through the property’s planned rehabilitation. Resiliency assessments will be provided directly by expert consultant New Ecology (www.newecology.org), a Massachusetts-based nonprofit nationally known for their community focused work advancing sustainable practices, creating clean energy, eliminating pollution and waste, promoting resiliency, and ensuring healthy environments in which to live and work.

2) Create Emergency Preparedness Plans for Owners’ Properties.

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Organizations that have clear, well-rehearsed emergency preparedness plans can better manage a more effective, coordinated disaster response and mitigate negative impacts on residents and infrastructure. New Ecology will help owner groups and their respective property managers develop operational emergency preparedness plans. These plans will include both emergency response capacity building for the owner team and their property management team, as well as the development of emergency plan documents that incorporate property-specific plans to guide effective and efficient response in the event of an emergency. Emergency preparedness training and plans may include such information as how owner and property management teams will ensure residents are safe, have adequate access to clean water, food, medications/medical attention, and sufficient power for critical needs. These plans are particularly important for socially and economically vulnerable residents who may not have the ability or means to evacuate in the event of an extended emergency.

LISC anticipates making resiliency awards to 4 to 5 owners through this program.

MEASURES OF SUCCESS

Applicants will be expected to:

- 1) Facilitate the completion of a resiliency assessment for their vulnerable property to be conducted by New Ecology.
- 2) Provide feedback/analysis on the feasibility of incorporating recommended resiliency measures through the rehabilitation/recapitalization scope of work. For projects between capital cycles, owners will need to analyze and provide feedback on which measures could be funded by property reserves, cash flow, or other sources.
- 3) Facilitate the completion of a half-day emergency preparedness interactive planning exercise with appropriate ownership and property management team participation. New Ecology will facilitate this planning session and provide an Emergency Preparedness Plan for the property.
- 4) Provide feedback to LISC on the feasibility and value of doing resiliency assessments for projects approaching rehabilitation/recapitalization and creating emergency preparedness plans for the owner's portfolio on a systematic basis.

PROGRAM ELIGIBILITY REQUIREMENTS

This particular program is open to Boston-area multifamily affordable housing organizations.

APPLICATION PROCESS

Applications will be accepted on a rolling basis through March 31, 2020 or until the funding pool is depleted. Please submit proposals via email to Emily Jones (ejones@lisc.org).

Application Requirements

Please include the following information in your proposal:

- 1) **Organizational Background**
 - Affordable housing organization's mission, neighborhood(s), and population(s) served
 - Description of current programs, activities, and recent accomplishments
 - Description of staff – total full-time and part-time, key leadership (list and bios are adequate)

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- Description of board – number, composition, and key leadership (list and bios are adequate)
- Current operating budget, and year-to-date financial information
- Identify the point person at your organization and the point person from your property management company that will be committed to working with LISC and New Ecology to fully implement recommendations from the resiliency assessment and emergency preparedness plan provided to the extent feasible.

2) Project Information

- Project name, address(es), number of housing units, number of buildings
 - Project narrative describing whether the project is approaching rehabilitation/recapitalization. If so, outline where the project is in design development and if a Capital Needs Assessment and a rehabilitation scope of work have been completed. If the project is far from the next major rehabilitation, it will be important to describe whether the project has sufficient reserves, cash flow, or other sources that could be utilized to implement resiliency recommendations.
 - Outline why this project is a good candidate for a resiliency assessment and emergency preparedness plan.
 - Is the project in a 100-Year Floodplain?
 - Check FEMA Flood Map Service Center to see if your project is in a floodplain: <https://msc.fema.gov/portal/home>
 - 1% (or 1 in 100) Annual Chance Flood Hazard = 100-Year Floodplain
 - Is the project within a Category 1-4 Storm Surge Zone?
 - Check NOAA's National Storm Surge Hazard Maps to see if your project is in a Category 1-4 Storm Surge Flooding Area: <https://www.arcgis.com/apps/MapSeries/index.html?appid=d9ed7904dbec441a9c4dd7b277935fad>
 - Is the project located in an urban area at higher risk for overheating conditions during extreme heat events?
 - Check Climate Ready Boston Map Explorer: <https://www.boston.gov/departments/environment/climate-ready-boston-map-explorer>
 - Does the project house a vulnerable population type (e.g. senior housing, assisted living, or supportive housing)?
- 3) A joint letter from authorized representatives of the project owner and property manager committing to cooperate with and participate in the resiliency assessment and emergency planning process, to take proactive steps to implement the identified resilient building strategies and resulting emergency preparedness plan, and to provide feedback and attend a convening of participating owners and property managers for purposes of identifying and sharing promising practices that could be adopted throughout the industry to proactively plan for the on-the-ground impacts of climate change.