MBI | **MASSACHUSETTS BROADBAND INSTITUTE** | at the MassTech Collaborative

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

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Meeting Goals

Provide an overview of the Residential Retrofit Program.
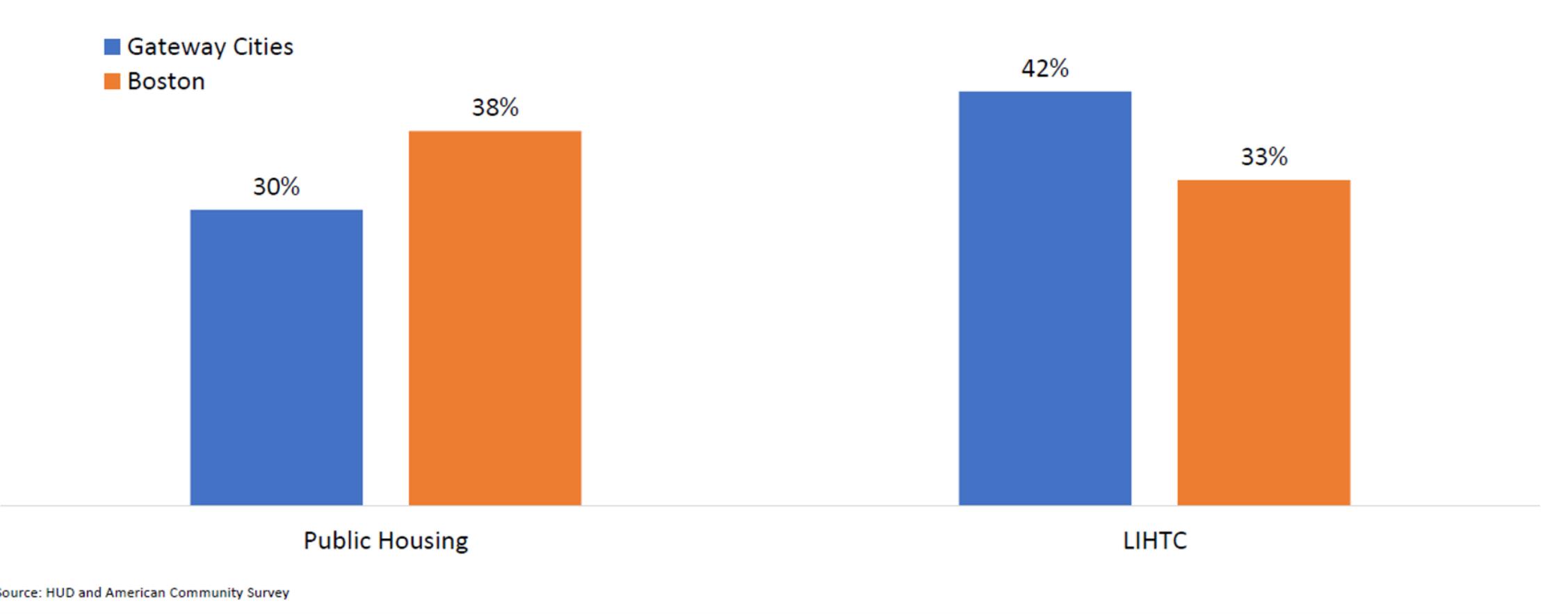
Describe eligibility requirements of housing entities.

Clarify relationship with Apartment WiFi Program & answer any questions!

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Massachusetts is Positioned to Achieve 100% Universal Service and Lead the Nation in Connectivity

Availability	Adoption	Quality of Service
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

Source: HUD and American Community Survey

Broadband and Housing

- 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**

Rose Pomona Apartments, Revere Housing Authority **100 Family Units**

O'Brian Towers, Quincy Housing Authority **278 Senior/Disabled 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
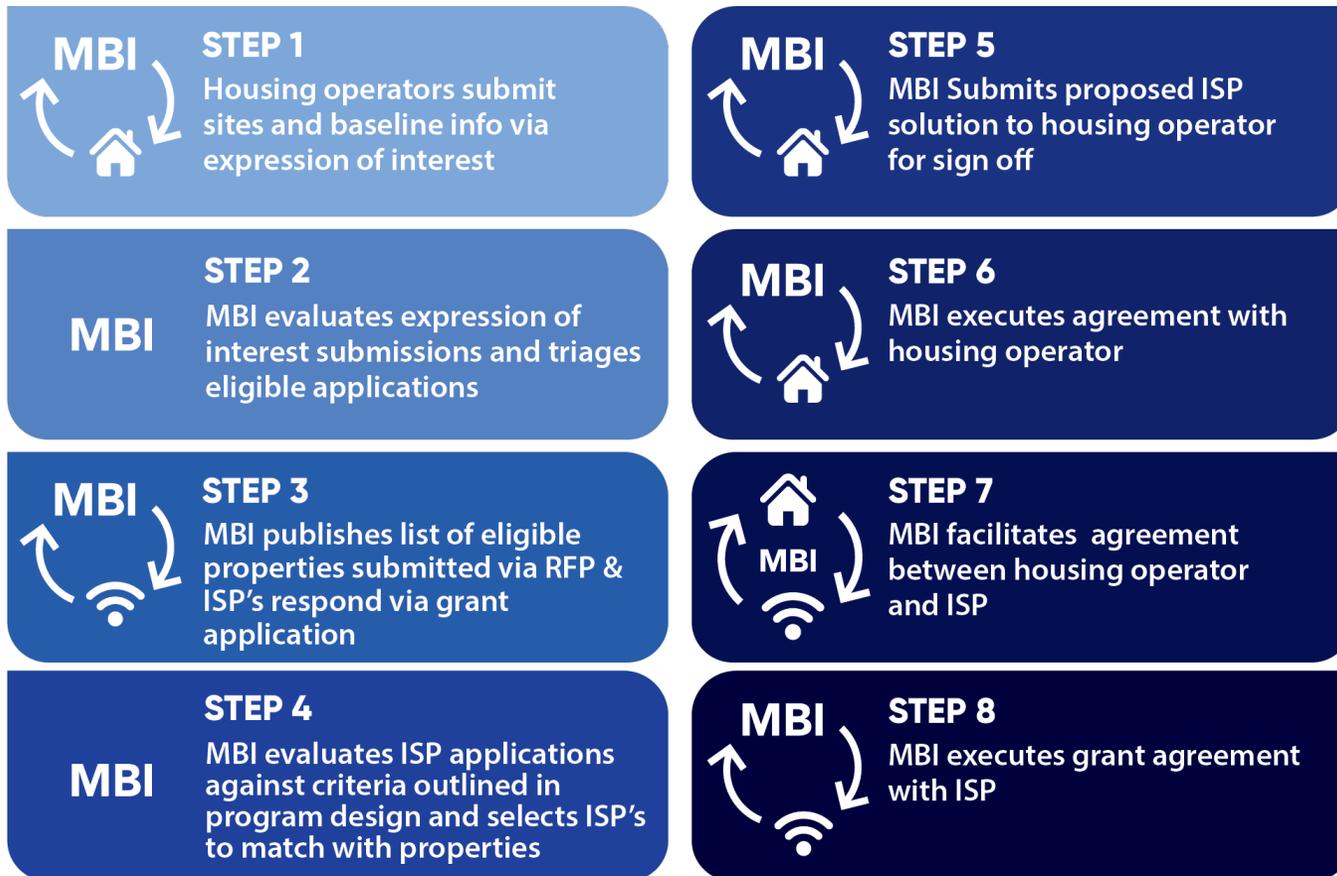
Apartment WiFi

Residential Retrofit

[Submit an Expression of Interest!](#)

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

Program Enrollment - Retrofit

Retrofit Process

MBI — STEP 1
Housing operators submit sites and baseline info via expression of interest

MBI — STEP 2
MBI evaluates expression of interest submissions and triages eligible applications

MBI — STEP 3
MBI publishes list of eligible properties submitted via RFP & ISP's respond via grant application

MBI — STEP 4
MBI evaluates ISP applications against criteria outlined in program design and selects ISP's to match with properties

MBI — STEP 5
MBI Submits proposed ISP solution to housing operator for sign off

MBI — STEP 6
MBI executes agreement with housing operator

MBI — STEP 7
MBI facilitates agreement between housing operator and ISP

MBI — STEP 8
MBI executes grant agreement with ISP

Apt WiFi 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.

Service Delivery

Apartment WiFi

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

Residential Retrofit

Internet service is delivered to individual units via a traditional internet subscription plan.

Payment

Apartment WiFi

Building operator pays for internet subscription. Service is free to residents.

Residential Retrofit

Either, building operator pays for internet subscription and service is free to residents – *or* – Individual units subscribe to internet service.

Contracting

Apartment WiFi

Building operator holds contracts for internet service and network management.

Residential Retrofit

Building operator enters into an agreement with an ISP, but does not hold a contract *unless* purchasing a building level subscription.

Reporting

Apartment WiFi

Property Owner is responsible for reporting on grant award.

Residential Retrofit

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.
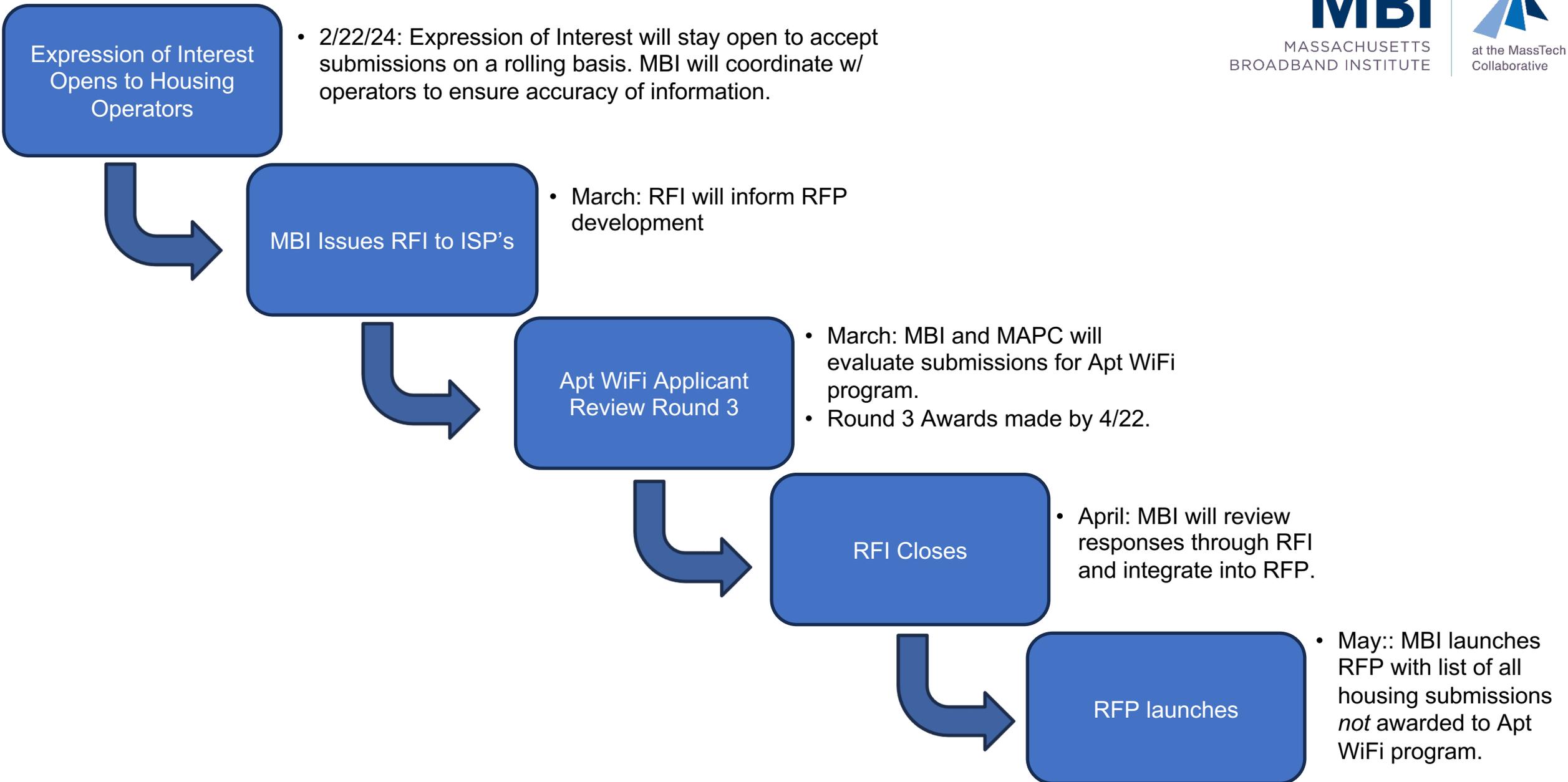
Site Access Requirements

Apartment WiFi

Likely will require multiple site visits to conduct network analysis.

Residential Retrofit

Likely will require one site visit to determine building access, equipment placement, and configuration.

Key Procurement Dates

- **May: RFP 1 Launches**
- **July: RFP 1 Closes**
- **August: RFP 1 Awards**

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

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Next Steps

Apartment WiFi

Residential Retrofit

[Submit an Expression of Interest!](#)

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Workforce/Housing/Broadband!

**Tech Foundry,
Springfield, 4/23**

**La Colaborative,
Chelsea, 4/24**

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.

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