

ARPA Building Opportunities for the Disabled & Elderly (ABODE)

During the pandemic, many individuals who are elderly or disabled faced housing issues which disrupted their access to medical care, food and other services. High needs populations struggled with housing access and availability prior to the pandemic, and COVID-19 intensified those issues. This program will provide funding for new construction and renovation of affordable multi-dwelling housing units that provide health and safety accommodations for older adults and people with disabilities.

The Kansas Department of Commerce (KDC) is seeking applications from entities working to provide accommodated housing for individuals who are elderly or disabled and desire to expand or construct new residential multi-housing facilities. This program seeks to provide funding for advanced housing to support health and safety needs while creating a community of resources to enhance each individual's quality of life.

Timeline

January 30, 2023 - Notice of Funding Opportunity Announced & Application Guidance Issued

February 27, 2023 at 11:59PM – Application Submission Deadline

March 24, 2023 - Estimated Notice of Awards

April 1, 2023 - March 31, 2025 – Period of performance. No-cost extensions will be approved on a case-by-case basis.

Submission of Documentation

Use the following link to submit all documents: [Submittable](#)

Use of Funds

Eligible to apply:

Eligible applicants include:

- Residential property developers
- Public Housing Authorities
- Nonprofit organizations in good standing with the state of Kansas
- County and local units of government; and
- Existing entities who provide housing specifically designed for older adults and people with disabilities.

If the applying entity desires to build multiple sites, each physical location must submit a complete application package. No more than 3 applications shall be submitted by an eligible entity.

Each eligible organization may apply for up to \$2,000,000 to expend on eligible costs. Applications should be submitted for no less than \$250,000. The applying entity must match funding request on a \$1- for-\$1 basis.

Awarded recipients will be required to report quarterly on the progress of the project, as well as allocated and matching fund expenditures, both current and cumulative. Recipients are accountable for meeting milestones presented in their Grant Administration Plan (GAP). In addition, all reporting must be current in order to receive subsequent grant disbursements. Quarterly reports must include invoices and proof of payment of allocated and matching funds. Failure to provide accurate and timely reports may result in repayment.

Eligible activities:

Renovations to existing facilities or construction of new multi-housing units (in accordance with ADA standards for accessible design, 28 CFR Part 36, Title II and Title III) which accommodate individuals who

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are elderly and/or disabled. Project design, engineering costs and architectural designs are also permitted as eligible expenditures.

All award recipients must follow local, state, and federal laws. Recipients must follow all applicable requirements of Kansas building codes, regulations, licensing and inspections.

Projects should aim to accomplish a net increase in resident capacity while providing safe and healthy living conditions. Projects should aim to support health and safety needs while creating a community of resources to enhance the resident's quality of life (access to medical care, food, and other services).

Ineligible activities:

Funds cannot be used for client care services, transportation, or program operating costs. Salaries and grant administration costs are not eligible. No project may undermine any public health effort to stop the spread of COVID-19, and all expenditures will comply with applicable provisions of the American Rescue Plan Act (ARPA) and any relevant Kansas state law. Grant funds may not be used for debt service, to replenish financial reserves, for financial restructuring, nor may it be used to satisfy an obligation arising from a judicial settlement or judgement. The U.S. Department of the Treasury Coronavirus Local Fiscal Recovery Fund Award Terms and Conditions are applicable to this award.

Program Objectives:

- Increase inventory of safe and healthy housing units for high needs populations in Kansas
- Projects are consistent with the objective of the program to not only provide advanced housing to support health and safety needs, but also create a community of resources to enhance the resident's quality of life
- Projects are fully completed within the 24-month period of performance
- Projects are able to be sustained and maintained in the absence of additional grant funding

Disbursement Method:

No more than 10% of the awarded funds will be disbursed after an executed award agreement. All future expenditures will be reimbursed no more than monthly at 50% of cost after expenditures and supporting documentation are approved by KDC.

Application Checklist

- **Organization type:**
 - Residential property developers
 - Non-profit organizations in good standing with the state of Kansas
 - County and local units of government
 - Existing entities who provide housing designed specifically for older adults and people with disabilities
 - Public Housing Authorities
- **Award amount requested (Dollar amount)**
- **Matching funds committed (Dollar amount)**

A one-to-one match is required. Match must be in the form of equity from developer, cash contribution, third party grants or the sale of tax credits, or debt from a third party secured by the property or assets of the developer. No in-kind match is allowed. Applicants are expected to have some personal equity contributions beyond 3rd party contributions.
- **Number of units for proposed construction or affected by renovation**
- **Property name and address**
- **Property owner and contact information**
- **Project manager and contact information**

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- **SAM.gov entity registration and UEI number**
- **FEIN**
- **Project description and scope**

Provide a detailed description of applying organization, type of housing to be provided, any applicable licensure requirements and current status of licensing (attach copy of license). Projects can be renovation, new construction or acquisition with major rehabilitation. In order to qualify as major rehabilitation at least one half of the total development budget must be for rehabilitation and major components must be replaced including but not limited to roofs, siding, doors & windows, bathroom equipment and accessibility improvements. Include the current condition or use of the property, as well as the intended use. Please include demographic information related to employees, residents (describe population to be housed and any requirements for residency), and visitors anticipated to be served by the capital project. Other information can include market studies and senior debt financing commitments.
- **Project funding need**

Provide reasoning as to why the grant is being requested and what other sources and amounts of funding have been pursued for this project. Include any pending funds or funds that are to be applied for in the next 12 months. Also include the impact of the project compared to the need of the community.
- **Project budget and narrative**

Provide a detailed budget with expected expenditures required for the success of the project. You can also include owner equity & other 3rd party equity contributions and total development cost, as well as any local incentives provided.
- **Proof of matching funds**

You must provide written proof that all matching funds are available at the time of application submission. This application cannot leverage these program funds with any BASE or state ARPA funds. Local ARPA funds may be leveraged with this program. These matching funds must also be documented in your Project Budget and Narrative.
- **Project timeline**

Provide details on the timeframe for completion of the project with the funds awarded. All projects must be completed by March 31, 2025.
- **Project bids and estimates**

Attach any bids or estimates you have received for your Project. Please attach any architectural or engineering reports that are relevant for your Project.
- **Project photos**

Attach any relevant photographs of the proposed project site.
- **Project five-year expense and proforma**

Provide expenses and incomes for the five years of the project following the completion of the use of all granted funds.
- **Three letters of support**

Letters of support should come from local or county governments, community foundations, senior citizen groups or centers, or other interested parties.
- **IRS Form W-9**
- **Risk assessment questions**

Resources

<https://covid.ks.gov/compliance-resource-library-job-aids/>