MassHousing Housing Stability Department

Building Community through Arts and Culture

Notice of Funding Availability (NOFA)

Track-Based Awards: $5,000–$20,000 | $20,000–$40,000

Application Deadline: Friday, January 22, 2027 by 5 p.m. EST

MassHousing's mission is to confront the housing challenges facing the Commonwealth to improve the lives of its people. The Housing Stability Department provides training, investments, programming, and technical assistance to reduce evictions and advance opportunities in multifamily communities across the Commonwealth.

Research underscores the connection between arts, culture and housing. According to the 2022 Americans for the Arts fact sheet, neighborhoods with vibrant arts activity often experience increased property values, stronger community stability, and greater resident engagement. Arts-based placemaking initiatives, such as murals and public art and community design projects, can transform underutilized spaces into areas of pride, connection and long-term investment and safety.

The Building Community through Arts and Culture funding opportunity supports creative placemaking and design strategies that enhance the physical and social environments of MassHousing-financed developments. Central to this initiative is meaningful community engagement ensuring that residents have a voice in shaping their surroundings. This initiative recognizes the power of art, design, and cultural identity to strengthen community bonds, encourage resident participation, and promote long-term housing stability.

Eligibility Requirements: This funding opportunity is intended to embed arts and culture into the fabric of community life of MassHousing-financed developments. **Funding is available exclusively to properties that are MassHousing-financed.** Collaborative proposals that bring together residents, property management teams, and creative professionals are strongly encouraged.

The following are examples that may be supported by this funding opportunity:

- *Murals and Art Installations* that reflect and celebrate the community culture, identity, or history of the resident community
- *Creative Design Enhancements* including improvement such as wayfinding lighting and pathways, shade structures, accessible seating, or small-scale ADA-compliant upgrades
- *Converting indoor spaces into a gallery, art room, or other maker space for residents*

Priority will be given to projects that:

- Improve the physical environment and safety of shared spaces

- Reflect and celebrate the diverse cultures and histories of residents
- Foster resident collaboration and pride through co-designed or resident-led efforts
- Advance social connection and a sense of belonging among residents

Funding CANNOT be used for:

- General operating costs or staff salaries
- Duplication of existing resident engagement programming
- Activities not located within a MassHousing-financed property
- Projects that do not result in a visible or lasting impact on the housing environment

Funding Tracks

Track 1: Activation and Expression ($5,000–$20,000)

Temporary and semi-permanent activations or installations that enliven shared spaces, such as small murals, planters, community-designed seating areas or small public art displays co-created by residents.

Track 2: Transformative Placemaking ($20,000–$40,000)

Large-scale design projects that permanently enhance outdoor or indoor common areas, such as redesigned courtyards, lighting improvement, wayfinding art, and large murals.

Evaluation Criteria

Proposals will be reviewed on the following criteria:

- Alignment with grant goals- creativity, feasibility, and clarity of proposed design concept
- Resident involvement and collaboration
- Potential for long-term community benefit

Application Process: Interested organizations should submit their proposals electronically to **housingstabilitygrants@masshousing.com with the subject line: "Arts and Culture Funding Opportunity".**

The proposal should include (outlined in attached application form):

1. **Type of Funding**
2. **Project Summary**
3. **Resident Engagement Plan**
4. **Community Description**
5. **Authorization, Permitting and Compliance**
6. **Program Partnerships**
7. **Implementation Plan**
8. **Budget Narrative**
9. **Culture and Values**
10. **Capacity and Experience**
11. **Adverse Actions**
12. **Conflict of Interest**

Schedule

- NOFA Distributed: **Monday, November 2, 2026** housingstabilitygrants@masshousing.com
- Informational Session 1*: **Thursday, November 19, 2026 1 p.m. – 2 p.m.** (RSVP to housingstabilitygrants@masshousing.com by Friday, November 13th at 5 p.m. – Zoom link will be provided thereafter)
- Informational Session 2*: **Wednesday, December 2, 2026 1p.m. -2 p.m.** (RSVP to housingstabilitygrants@masshousing.com by Monday, November 30 at 5 p.m. – Zoom link will be provided thereafter)
- **APPLICATION DUE DATE**: **Friday, January 22, 2027 by 5 p.m. EST**
- Final Selections: **Monday, March 1, 2027**

This timetable is for reference purposes only and is subject to change at MassHousing's sole discretion.

A copy of this NOFA and the required budget worksheet will be posted on the Housing Stability Grant Programs webpage or can be obtained by emailing housingstabilitygrants@masshousing.com. Informational Session summaries/Q&A will be posted on the Housing Stability Grant Programs webpage. Schedule changes, including date, time, and place, if any, will be posted on the website accordingly. In addition, after the application due date, changes may be sent directly to respondents at the contact information provided.

**All sessions are optional to attend.*

Award and Reporting Requirements

- Selected grantees must complete a **grant agreement** outlining deliverables and reporting expectations.
- An interim report is required 6 months after the award.
- Projects must be completed by December 31, 2028.
- A final report summarizing outcomes, resident feedback, and project photos must be submitted within **30 days** of project completion.

Contact Information:

For inquiries or additional information, please email **housingstabilitygrants@masshousing.com.**

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Submit application form to housingstabilitygrants@masshousing.com

Site Name: **MassHousing ID:**

Management Company: **Owner:**

Contact Person: Email: **Phone Number:**

Project Title:

Project Start Date: **Estimated Project End Date:**

1. **What type of initiative are you requesting funding for (select one):**

☐ **Track 1***:* Activation and Expression ($5,000–$20,000) **- Funding Request: _____**

☐ **Track 2:** Transformative Placemaking ($20,000–$40,000) - **Funding Request: _____**

2. **Project Summary:** *Describe your proposed idea and intended outcomes***.** *Please include relevant history or connections to the broader community.*

3. **Resident Engagement Plan:** *Explain how residents have been and/or will be included and encouraged to participate. Please include any plans to accommodate cultural differences, disabilities, and other barriers*.

4. **Community Description:** *Briefly describe the space being utilized including surrounding area, neighborhood or environment if applicable***.** *Please include current size, amenities, and programming.*

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5. **Authorization**: *Do you have the necessary authorization from the owner to carry out the proposed project?*

Yes ☐ No ☐

6. **Permitting and Compliance:** *Do you have the necessary authorization and permits from the city/town or other applicable entity to carry out the proposed project?*

Yes ☐ No ☐ Not Yet ☐ Not Applicable ☐

Please provide details, including any permits obtained or pending and provide documentation if applicable.

6. **Program Partnerships:** *Provide the names of artists/organizations you propose to partner with on this initiative, along with a brief summary of their background and/or expertise areas. If you have not selected an artist or organization partnership yet, please provide your outreach plan.*

7. **Implementation Plan:** *Provide a timeline and brief description of activities*

8. **Budget Narrative:** *Provide a brief overview of your spending plan. Please also list any additional funding sources.*

Complete accompanying Budget Form. *No more than 10% of an award may be used for administrative and other overhead costs. If selected, a W-9 will be required along with ACH information for payment.*

9. **Culture and Values**: *Share any partnerships or collaborations your organization is planning to utilize for this grant with local businesses, local nonprofits, public agencies, or community-based organizations aligned with housing, economic development, or social impact.*

10. **Capacity and Experience:** *Provide details about your experience, team members, and other information that demonstrates your readiness and capacity to implement your proposed project and how you will sustain the initiative going forward.*

11. **Adverse Actions:** *Please include a description of any insurance claim, criminal investigation or material litigation against your firm or members of your firm in the last ten (10) years, any instances in which your firm has been debarred by state or federal government and the circumstances for the debarment, as well as a summary of any formal complaints filed against your firm or members of your firm containing allegations of discrimination in the last ten (10) years.*

12. **Conflicts of Interest:** *Please describe any facts you are aware of that would result in a conflict of interest with MassHousing if funding was awarded to your organization.*

Optional Attachments: *You are encouraged to attach any pictures of the proposed site for the project and other supporting documents.*