Pathways to Removing Obstacles to Housing (PRO Housing) Grant Opportunity

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• Jed Drolet, Community Systems Program Manager
Pathways to Removing Obstacles to Housing
PRO Housing Basics

• Competitive grant program
• One-time appropriation by Congress
• $85 million total
• “Supports communities who are actively taking steps to remove barriers to affordable housing”
PRO Housing Basics

• Grant size: $1 million to $10 million

• Notice of Funding Opportunity (NOFO) issued September 7, 2023

• Deadline: **October 30, 2023** (very soon!)

• Requires 15-day public comment period, public hearing
PRO Housing Basics

• Uses framework of Community Development Block Grant (CDBG) Program

• **But** with some differences from regular CDBG:
  
  • Can construct new housing
  
  • No cap on planning activities

Note: Very different things!
Eligible Activities

• There are a lot!

• Categories:
  • Planning and policy
  • Development
  • Infrastructure
  • Preservation

Numerous examples within each
(But still not comprehensive!)
Eligible Activities: Examples

• Developing or updating housing plans, strategies, zoning/land use policies

• Developing proposals for new procedures or policies (by-right permitting, eliminate regulatory requirements, etc.)

• Incentive programs

• Rezoning
Eligible Activities: Examples

• Finance construction/rehabilitation of affordable housing
• Land acquisition
• Conversion of commercial to residential use
• Establishing financing entities
Eligible Activities: Examples

- Installing new utilities/infrastructure improvements
- Upgrading existing utilities/infrastructure
- Tax-increment financing districts
- Neighborhood amenities
Eligible Activities: Examples

• Acquisition to preserve affordability
• Anti-displacement policies
• Adaptive reuse
• Technical assistance to land trusts/other entities
Scoring Criteria

• Need (35 points)

• Soundness of Approach (35 points)

• Capacity (10 points)

• Leverage (10 points)

• Long-Term Effect (10 points)
Scoring Criteria: Need

• Efforts so far to identify, address, mitigate, remove barriers to housing (12 points)

• Acute demand, remaining needs (13 points)*

• Key remaining barriers (10 points)

* Anchorage only qualifies for 3 points
Scoring Criteria: Approach

• Vision (15 points)
• Geographic Scope (5 points)
• Key stakeholders/engagement (5 points)
• Affirmatively furthering fair housing (5 points)
• Budget/timeline (5 points)
Scoring Criteria: Capacity

• What capacity do you and your Partner(s) have? What is your staffing plan? (10 points)
Scoring Criteria: Leverage

• Are you leveraging other funding or non-financial resources? (10 points)
What permanent, long-term effects will your proposal have? What outcomes do you expect? (10 points)
So, What Should We Do?

• Lots of options!
• Maybe too many...
So, What Should We Do?

• Remember this is a *competitive* opportunity
• Need to impress HUD and maximize scores on criteria
• Not clear what that means though!
• With so many options, what will score best?
So, What Should We Do?

- Planning/Health Department Proposal:
  - Focus on Manufactured Housing
  - Three prongs:
    - Expand existing Mobile Home Repair Program to rehab more units
    - Zoning changes to remove disincentives to new units
    - Develop new model park with up-to-date certified units
So, What Should We Do?

• Other ideas:
  • Studies
    • What has worked and what hasn’t?
    • Broader focus – What should we do now?
      • We’ve done a lot of the most obvious things
  • Plans
    • Neighborhood plan updates
    • Comprehensive plan update?
So, What Should We Do?

• Other thoughts?

• We need to get this submitted quickly but we want to think it through first

• Buy-in from stakeholders and partners will be important
Questions?
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Thank you!