

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

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Presenter

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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)

Scoring Criteria: Effect

- 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?



Thank you!



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