

PRO Housing Grant

Pathways to Removing Obstacles(PRO) for Housing

US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

FR-6700-N-98



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION



What is the PRO Housing Grant?

- **Component of the Community Development Block Grant (CDBG)**
 - The priority is to serve low- and moderate-income people.
- **Very Competitive with the following limits:**
 - Total Available Funds: **\$85 Million**
 - Max Award : **\$10 Million**
 - Min Award : **\$1 Million**
 - Fellow Applicants Include: **Nashville, Cincinnati, Washington D.C. and others**
 - **HUD will prioritize applicants that demonstrate:**
 - **Progress and a commitment to overcoming local barriers to facilitate the increase in affordable housing production and preservation**
 - **An acute demand for housing affordable to households with incomes below 100 percent of the area median income**

https://www.hud.gov/program_offices/comm_planning/affordable_housing_barriers

PRO Housing Grant Supported Initiatives



PRO Housing Grant Intent

Pathways to Removing Obstacles to Housing (PRO Housing) supports communities who are actively taking steps to remove barriers to affordable housing, such as:

- **Barriers caused by outdated zoning, land use policies, or regulations**
- **Deteriorating or inadequate infrastructure**
- **Lack of neighborhood amenities**

Comprehensive Plan Alignment

How CMCRPC seeks to address these throughout Montgomery County:

- The Comp Plan addresses land use policy to accommodate a variety of housing choices and products.
- Land use policy positions the City and County to address dated regulations (City and County Zoning, and Subdivision Regulations) that provide a variety of choices and amenities for residents at all ages, incomes, and stages in life.
- Planning Area Frameworks identify needed amenities for a community such as parks and open space or neighborhood serving commercial.

https://www.hud.gov/program_offices/comm_planning/affordable_housing_barriers

HUD Affordable Housing Roadblocks



Types of Barriers

- **Land use controls-** Does your community have land use controls that may be counterproductive to affordable housing development? Has your community addressed these controls?
- **Zoning ordinances-** Zoning ordinance can be a hindrance to affordable housing development. How has your community decided to use zoning ordinances to increase or provide more affordable housing for low-mod income households?
- **Growth limits-** Is your community growing? If so, is your community able to keep up with the affordable housing demand of your constituents? How can you use the growth of your community as a catalyst for increasing affordable housing?

Clarksville-MoCo's Barriers and Solutions



Types of Barriers: Land Use Controls

Barrier: Over 75% of land use Citywide is single-family.

Large lots with small homes are scattered throughout the City and County, with this sprawled growth, infrastructure maintenance as well as any new development becomes exponentially more expensive.

Land Use Solutions

- Updated Future Land Use through the Comprehensive Plan identifies several mixed use nodes from rural, to suburban, and more urban areas that provide a variety of housing types, and introduce future amenities and walkability to specific areas.
- **Old Land Use Methods** does not permit housing in all Commercial Areas, **New Land Use Map will** promote more creative and dense land use with mixed housing types
 - Mixed Use, Mixed Residential and Urban Residential Land Use Districts

Clarksville-MoCo's Barriers and Solutions (Cont'd)



Types of Barriers

- **Zoning ordinances - Current Zoning and Subdivision Regulations are outdated and will not fully align with the new Comprehensive Plan adoption, making it just a “Good Idea”.**
- The extensive study and rewrite we plan to conduct for the City and County will seek to eliminate redundant Zoning classifications, modify existing and add new zoning districts when appropriate. streamline uses and regulations as well as explore additional infill and housing type opportunities where needed.
- **Growth limits - Migratory Population growth to MoCo is outpacing new home construction. On average 670 units needed a year, over the past few years (2020-2022).**
- Supply and demand issues, coupled with inflation is making those who work and serve in the community unable to live within it. Providing alternate or missing middle housing types and options can help mitigate that.

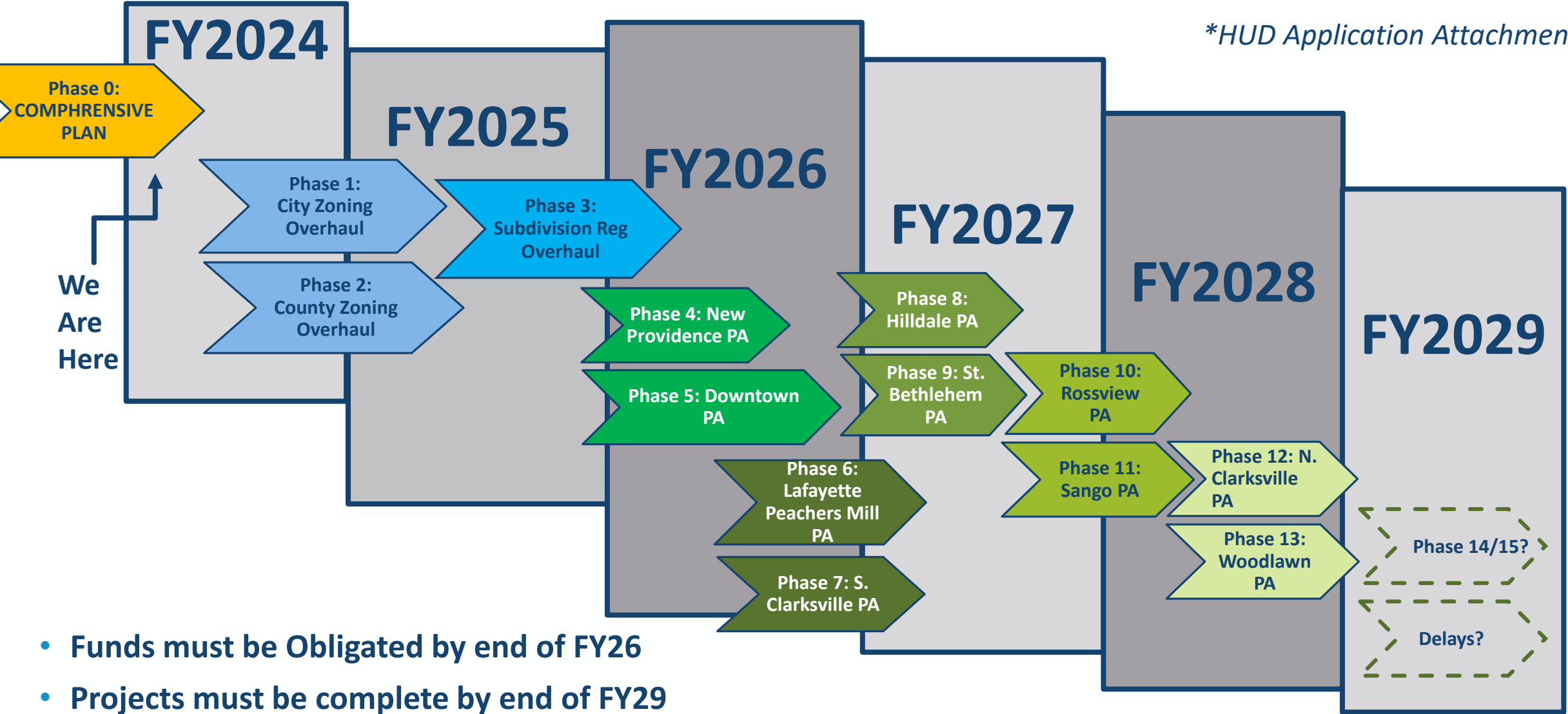
Additional Issues

- **85,714** Housing Units / **89,176** Total Households / **38%** of Households Rent
- **46%** are rent burdened / **20%** mortgage burdened (30% or more of income spent on housing costs)



The Proposed Plan & Timeline

**HUD Application Attachment C*

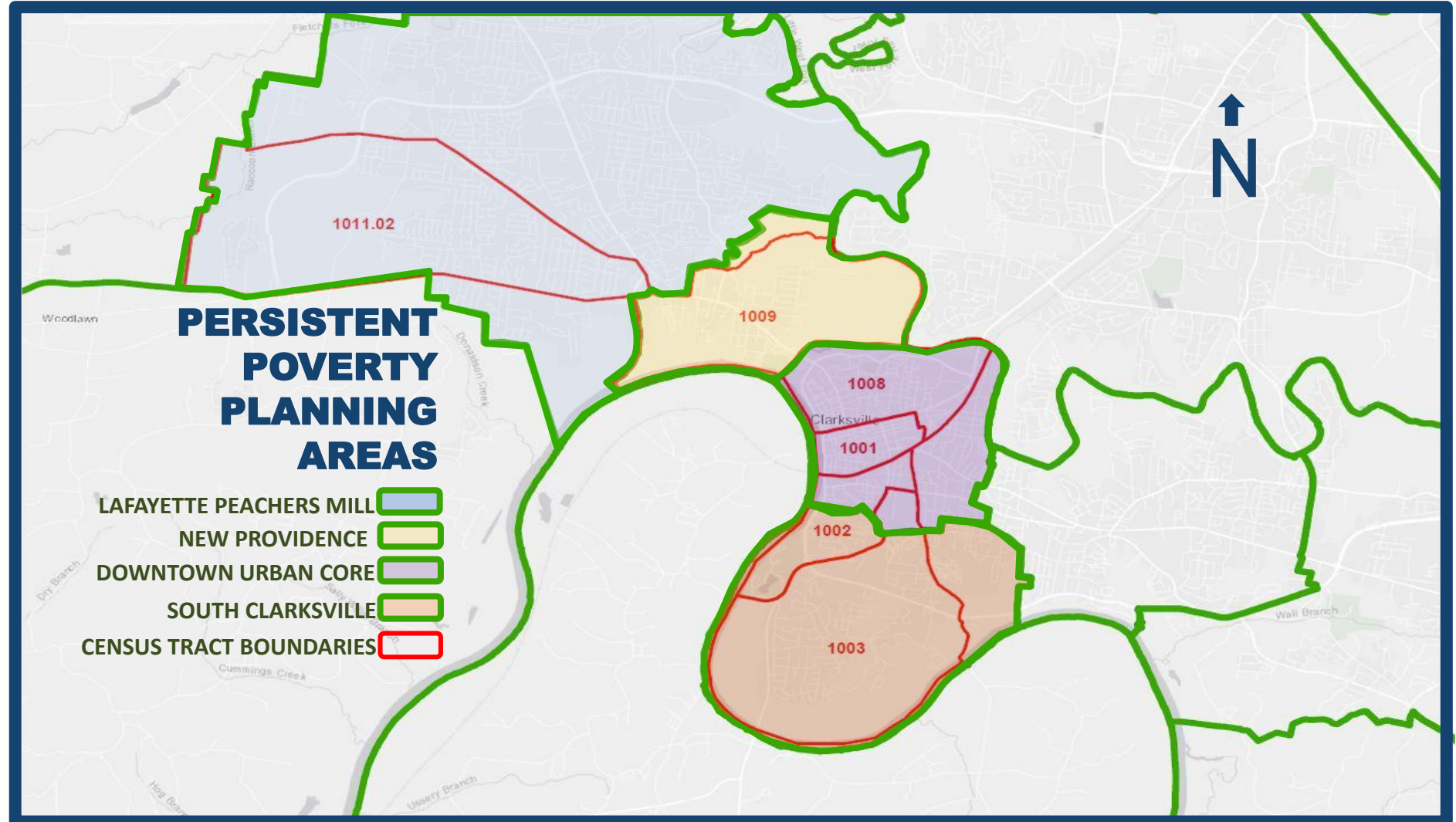


- Funds must be Obligated by end of FY26
- Projects must be complete by end of FY29

Priority Focus Planning Areas



- **Persistent Poverty Locations:** Greater than 20% of Population at or below Poverty line.
- **Minority Populations Below Poverty Level by location:**
 - 1001 = 80%
 - 1002 = 46%
 - 1003 = 37%
 - 1008 = 26%
 - 1009 = 68%
 - 1011.02 = 12%



*HUD Application Attachment B

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Estimated Costs



Analysis of Total Estimated Costs		Estimated Cost	Percent of Total
1	Personnel (Direct Staff Labor)	\$400,140.00	18.06%
2	Fringe Benefits (TCRS, Insurance, etc)	\$185,424.88	8.37%
3	Travel	\$2,305.50	0.10%
4	Equipment	\$0.00	0.00%
5	Supplies and Materials	\$10,750.00	0.49%
6	Consultants	\$1,600,150.00	72.25%
7	Contracts and Sub-Grantees	\$0.00	0.00%
8	Construction	\$0.00	0.00%
9	Other Direct Costs	\$3,300.00	0.15%
10	Indirect Costs	\$0.00	0.00%
Total Proposal Costs:		\$2,214,849.88	100.00%
Federal Share:		\$2,014,850.00	90.97%
CMCRPC Match		\$200,000.00	9.03%

Total Proposal

\$2,214,850

HUD Funds Requested

\$ 2,014,850

CMCRPC Match

\$ 200,000

**HUD Application Attachment G*

Questions/Public Comment Period



- All Public comments must be summarized and submitted with the final application.
- Public comment period will last from now until 30 October 2023 at 4:30 P.M.
- Comments can be submitted by email, phone or in-person at the RPC.
 - 931-645-7448
 - rpc@cityofclarksville.com
 - 329 Main St. Clarksville, TN 37040

<https://www.cmcrpc.com/hud-pro-housing-grant-application/>