

**Action Requested/Required:**

- ☒ Vote/Action Requested
☐ Discussion or Presentation Only
☐ Public Hearing
Report Date: 10/3/24
Hearing Date: _____
Voting Date: 10/3/24

Department: Housing & Urban Redevelopment **Presenter(s) & Title:** Ken Patton
Housing Initiatives Director

Agenda Item Title:

Discussion and Possible Action to Approve the Letter of Support for the Atlanta Regional Commission (ARC) Pro Housing Grant Application

Summary:

Please see attached memo.

Budget Implications:

Budgeted? ☐ Yes ☐ No ☒ N/A

Total Cost of Project: Check if Estimated ☐

Fund Source: General Fund ☐ Water & Sewer ☐ Sales Tax ☐ Other:

Staff Recommendations:

Staff recommends a motion to approve the Letter of Support for the ARC Pro Housing Grant Application.

Reviews:

Has this been reviewed by Management and Legal Counsel, if required? ☐ Yes ☐ No

Attachments:

1. Memo 2. HUD Pro Housing Brochure 3. Letter of Support



memo

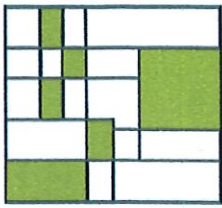
To: City Council Members
From: Ken Patton
CC:
Date: September
Re: Resolution of Support for ARC Pro Housing Grant

Comments: ARC is moving forward on the regional application to the HUD PRO Housing Grant. Below is the City of Canton portion of the application:

City of Canton (Cherokee County): Canton, a priority geography, has created a forgivable down payment assistance program; zoning reform to allow ADUs and provide pre-approved plans, reduced permitting; zoning reform through adopted cottage ordinance; creation of a Housing Trust Fund and adoption of inclusionary zoning ordinance, which provided the funds for its first contribution. Canton has leaned into affordability programs and policies with the creation of the Canton Housing Team within the city government. The City of Canton has adopted a Cottage Ordinance and approved ADUs citywide. ADUs include an optional pre-designed plan for faster permitting and pre-design plan is free of charge to residents. Canton is in year two of the Georgia Department of Community Affairs GICH program and is conditionally eligible for Georgia Rural Workforce Development funds for infrastructure. Canton is working with Cherokee County to create a Cherokee County Land Bank. The city also seeks to create a Canton Land Trust and has identified two parcels of city-owned land for affordable housing for which they seek pre-development assistance and plan to apply for Rural Workforce Funds for infrastructure cost. The PRO Housing Grant, if awarded, would provide technical support for Housing Trust Fund resources and identification of other funding resources for housing; technical support for pre-development of city lots; technical support for development of land bank (Cherokee County) and land trust; and community education and engagement.

Proposed grant activities:

City of Canton: Technical support / policies and procedures to join the Cherokee Land Bank (when established), identify land pipeline, identify funding resources for the Housing Trust Fund and establish procedures to allocate funding, create a feasibility study for a Land Trust including recommended policies and procedures, and pre-development work for an identified pilot project.



PRO HOUSING

Pathways to Removing Obstacles

www.hud.gov/program_offices/comm_planning/pro_housing

ROUND 2
\$100 MILLION

Through competitive grants, round two of the Pathways to Removing Obstacles to Housing (PRO Housing) competition will provide \$100 million in funding for communities across the country to identify and remove barriers to affordable housing production and preservation.

This unique funding opportunity supports the Biden-Harris Administration's Housing Supply Action Plan, and highlights the efforts of communities who have committed to housing-forward policies and practices.

Competition Goals and Objectives

- Elevate and enable promising practices for identifying and removing barriers to affordable housing production and preservation, while preventing displacement.
- Institutionalize state and local analysis and implementation of effective, equitable, and resilient approaches to affordable housing production and preservation.
- Provide technical assistance to help communities fulfill the Consolidated Plan's requirement of identifying barriers to affordable housing and to implement solutions.
- Facilitate collaboration and harness innovative approaches from jurisdictions, researchers, advocates, and stakeholders to further the national conversation on affordable housing.
- Affirmatively further fair housing by addressing and removing barriers that perpetuate segregation, inhibit access to areas of opportunity for protected class groups and vulnerable populations, and concentrate affordable housing in under-resourced areas.

Quick Facts

- **Grant Purpose:** Identification and removal of barriers to affordable housing production and preservation
- **Eligible Applicants:** States and local governments, metropolitan planning organizations (MPOs), and multijurisdictional entities
- **Eligible Uses:** Activities that further develop, evaluate, and implement housing policy plans, improve housing strategies, and facilitate affordable housing production and preservation
- **Minimum grant size:** \$1 million
- **Maximum grant size:** \$7 million
- **Maximum number of awards:** 30
- **Application deadline:** October 15, 2024 at 11:59pm ET (8:59pm PT) on [Grants.gov](https://www.grants.gov)

New in Round 2 (FY24)

Significant changes from Round 1 (FY23) to Round 2 (FY24) include an updated need rating factor to reflect the FY24 Appropriations Act directive to prioritize applicants who can demonstrate progress and commitment to overcoming local barriers, primarily by having enacted improved laws and regulations. The overall funding for Round 2 (FY24) increased to \$100 million from \$85 million, and the maximum award amount was changed to \$7 million. The number of expected awards increased for Round 2 (FY24) to 30 awards.





Eligible Uses

PRO Housing incentivizes housing-forward actions to further develop, evaluate, and implement housing policy plans; address restrictive zoning or land use; improve housing strategies; and facilitate affordable housing production and preservation, including:

- Developing, updating, or advancing housing and community plans
- Creating transit-oriented development zones
- Incentivizing the development of vacant lots or the conversion of commercial properties to residential and mixed-use development
- Streamlining permitting processes and expanding by-right development
- Reducing barriers to development such as residential property height limitations, off-street parking requirements, density restrictions, and minimum lot sizes



- Allowing accessory dwelling units on lots with single family homes
- Adopting strategies to preserve and revitalize affordable housing
- Building capacity of local nonprofit organizations to increase housing supply
- Increasing community resilience and mitigating environmental/natural hazards

Eligible Applicants

- Local governments, States, Metropolitan Planning Organizations (MPOs), and multijurisdictional entities approved by HUD may apply for PRO Housing
- Urban, suburban, and rural applicants are encouraged to apply.
- Each applicant should identify its barriers based on local context and propose an approach to address those specific barriers to increase the supply of affordable housing.

Additional Resources

To support PRO Housing:

- HUD held a webinar series on identifying and addressing barriers to housing production and preservation.
- There is also webinar series to guide potential PRO-Housing applicants through the application process.

Both series are available on HUD.gov.

Statutory Provisions

Per the Appropriations Act, priority will be given to applicants who demonstrate a commitment to and progress toward overcoming local barriers to affordable housing and have an acute demand for affordable housing. HUD will provide an easy-to-use data resource for jurisdictions to review acute housing demand factors.

Priority will also be given to applicants who can demonstrate progress and commitment to overcoming local barriers, primarily by having enacted improved laws and regulations.

For More Information

www.hud.gov/program_offices/comm_planning/pro_housing
CDBG-PROHousing@hud.gov





September 17, 2024
Ms. Kristin Allin
Senior Planner, Housing Lead
Atlanta Regional Commission
229 Peachtree Street
Suite 100
Atlanta, Georgia 30303

Re: Funding Commitment Leverage for the 2024 HUD PRO Housing Grant

Dear Ms. Allin:

This letter is to express the support of the City of Canton, Georgia and to document our commitment to support the 2024 HUD PRO Housing grant proposal from the Atlanta Regional Commission, to provide technical support to create and expand available tools and resources, including housing trust funds, land banks, and land trusts to further local and regional housing capability.

The City of Canton will be providing the following in-kind share (match) contribution during the duration of the project to support the technical support projects PRO Housing tasks and regional efforts identified in the application. The value of the commitment is calculated as follows:

Housing Initiatives Director: in-kind calculation of hours (5X52X55) for years 2025-2030:
\$71,500.009

The total in-kind share cost is **\$71,500.00**. The source of this support is the Canton general revenue.

In addition, the City of Canton has identified **one (1) parcel of land** to be used for affordable housing and to be activated through PRO Housing grant funding. These properties are assessed at a combined value of **\$415,900.00** and will be used as a source of leverage for this grant.

Sincerely,

Bill Grant
Mayor
City of Canton

Phone: 770.704.1500 | email: permits@cantonga.gov | 110 Academy Street | Canton, Georgia 30114

cantonga.gov