

The meeting will start at 12:05pm

PRO Housing Public Hearing - 10/4/24

Pathways to Removing Obstacles in Housing

PRO Housing Public Hearing - 10/4/24



City of Detroit
Housing and Revitalization Department
Policy and Implementation Division
detroitmi.gov/hrd

PRO Housing - Summary of Opportunity

The City of Detroit is applying for a competitive federal grant to increase the supply of affordable housing by removing barriers to housing production. Departments that helped produce this application and will participate in the proposed activities include:

- **Housing and Revitalization Department (Lead)**
- **City Planning Commission**
- **Planning and Development Department**
- **Office of Grants and Development**

This opportunity is offered by the US Department of Housing and Urban Development (HUD). HUD requires the draft application to be posted for 15 days of public comment and requires the City to complete one public hearing.

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Public Comments

Comments and Draft Application

Send comments to kokenakesa@detroitmi.gov by October 12, 2024 at 5pm EST

Draft application is available of the HRD Public Notice page 9/27/2024 - 10/13/24:
<https://detroitmi.gov/departments/housing-and-revitalization-department/public-notice>



SEARCH



Where am I: [Home](#) / [Housing and Revitalization Department](#)

Public Notices

Public Notices and Ads

NEPA Environmental Review Notices

4401 Rosa Parks

Public Comment Period: September 12 - September 27, 2024

- [Combined Notice](#)
- [Environmental Assessment](#)
- [Mitigation Plan](#)

For MSHDA Funding - Martin Gardens

Public Comment Period: September 10 - September 25, 2024

- [Combined Notice](#)

Pathways to Removing Obstacles to Housing

Public Comment Period September 27 - October 12, 2024 at 5pm EST

Send comments to kokenakesa@detroitmi.gov

Public Hearing October 4, 2024 at 12pm EST

- [Public Hearing and Draft Application](#)

Other Public Notices and Ads



Housing and Revitalization Department

Office: (313) 224-6380



Housing and Revitalization Coleman A. Young

Municipal Center, 2

Woodward Avenue - Suite

908 Detroit, MI 48226

[\(313\) 224-6380](#)

8:30 am – 4:30 pm,

weekdays



[Detroit Housing and Revitalization Department](#)

PRO Housing - Summary of Opportunity

From: https://www.hud.gov/program_offices/comm_planning/pro_housing

Overview:

Communities nationwide are suffering from a lack of affordable housing, and housing production is not meeting the increasing demand for accessible and available units in many urban and rural areas, particularly areas of high opportunity.

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;
- Inefficient procedures;
- Gaps in available resources for development;
- Deteriorating or inadequate infrastructure;
- Lack of neighborhood amenities; or
- Challenges to preserving existing housing stock such as increasing threats from natural hazards, redevelopment pressures, or expiration of affordability requirements.

PRO Housing - Summary of Opportunity

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)

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.

PRO Housing 2023 Awards - 21 Awards



Detroit's Application

Draft available from 9/27/2024 - 10/13/2024

<https://detroitmi.gov/departments/housing-and-revitalization-department/public-notice>

	Factor	Prompt	Potential points
a.	Need		35
i		Demonstrate your progress and commitment to overcoming local barriers to facilitate the increase of affordable housing production and preservation, primarily by having enacted improved laws and regulations.	15
ii		Do you have acute need for affordable housing? What are your remaining affordable housing needs and how do you know?	10
iii		What key barriers still exist and need to be addressed to produce and preserve more affordable housing?	10

Detroit's Application

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b.	Soundness of Approach		35
i		What is your vision?	15
ii		What is your geographic scope?	5
iii		Who are your key stakeholders? How are you engaging them?	5
iv		How does your proposal align with requirements to affirmatively further fair housing?	5
v		What are your budget and timeline proposals?	5

Detroit's Application

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c.	Capacity		10
i		What capacity do you and your Partner(s) have? What is your staffing plan?	10
d.	Leverage		10
i		Are you leveraging other funding or non-financial contributions?	10
e.	Long-Term Effect		10
i		What permanent, long-term effects will your proposal have? What outcomes do you expect?	10

Detroit's Demonstrated Commitment (Need)

- Inclusionary Housing Ordinance Sec 22-3-1 of Detroit City Code
- Detroit Affordable Housing Development and Preservation Fund Ordinance Sec. 22-3-7
- Traditional Main Street Overlay Zones Sec. 50-11-381 and Sec. 50-12-159
- 2021 Rental Ordinance Amendment Sec. 8-14-47—8-14-60
- Homeowners Property Tax Exemption and the Pay as You Stay Plan
- NEZ-Homestead - P.A. 147 of 1992
- Public Owned Vacant Lot Sales Policies
- Annual Incremental Zoning Ordinance Text and Map Amendments
- Zone Detroit
- Project Plan Review Process Updates
- Down Payment Assistance Program
- Affordable Housing Development Program
- Strategic Neighborhood Fund
- Detroit Housing for the Future Fund
- Payment in Lieu of Taxes (PILOT)

Detroit's Key Barriers (Need)

Key barriers to housing production and preservation described in this application include:

- City regulations, approval processes, and land use controls limit new housing development
- Housing developers have difficulty accessing financing, especially small and minority developers
- Public land ownership throughout the city not attracting new housing production

Detroit's Proposed Activities (Vision)

The City is including four activities for PRO Housing funding that address key barriers to the production of housing. The request to HUD is \$4,880,000 with a \$2,620,000 city match.

- 1. Zoning Update** - Complete an update to the City's Zoning Ordinance to accommodate and encourage increased production and preservation of affordable housing
- 2. Small Buildings NOFA** - Create a Small Buildings Notice of Funding Availability (NOFA) to incentivize 2-8 unit buildings to preserve and produce affordable housing
- 3. Pre Development NOFA** - Expand a Pre Development Notice of Funding Availability (NOFA) to support site readiness for affordable housing developments
- 4. Pre Permitted Housing** - Incentivize infill housing production on publicly owned land by creating residential housing plans that are pre-approved by

Detroit's Proposed Budget

Activity	Description	PRO Housing Request	City of Detroit Match	Total Amount
Zoning Update	One time consultant engagement	\$880,000	\$120,000	\$1,000,000
Small Building NOFA	Six NOFA rounds of \$500,000 each and Technical Assistance Provider	\$1,900,000	\$1,250,000	\$3,150,000
Pre Development NOFA	Six NOFA rounds of \$500,000 each	\$1,750,000	\$1,250,000	\$3,000,000
Pre Permitted Housing	One time consultant engagement	\$350,000	\$-	\$350,000
		\$4,880,000	\$2,620,000	\$7,500,000

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Thank you and Questions

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