

PRO Housing Grant

Overview:

The PRO (Pathways to Removing Obstacles) Housing Grant is a \$100 million competitive HUD grant empowering “communities that are actively taking steps to remove barriers to affordable housing and seeking to increase housing production and lower housing costs over the long term.” Some of the barriers include restrictive zoning and land use policies, costly or prolonged procedures, subpar infrastructure, lack of neighborhood amenities, opposition to new or affordable housing, and challenges to preserve existing housing stock. HUD expects 30 awards with a minimum of \$1 million and a maximum of \$7 million. The estimated period of performance is 02/10/2025 until 09/30/2030.

Our Mission:

WPPDC recognizes that based on the Regional Housing Study, the service area is lacking in new housing stock especially workforce and affordable housing. WPPDC plans on helping to eliminate some of the barriers to affordable housing and create affordable housing. Some of the plans include but aren't limited to:

- The creation of new housing in PRO Housing Priority Areas for minority LMI residents
- Provide homebuyer education or other educational programs for LMI residents
- Mortgage buy-downs to allow homes to be deemed affordable to LMI residents

The WPPDC will apply for \$7 million to be disbursed between Patrick County, Henry County, Franklin County, and Pittsylvania County. WPPDC anticipates focusing on the following neighborhoods: Villa Heights, Bassett, Chatham, Sandy Level, Union Hall, Patrick Springs, Laurel Park, and Penhook.

Our Partners:

WPPDC would like to have several locations across the community where LMI residents can obtain literature and information about the PRO grant. We are asking partners to consider allowing the PDC to house applications for assistance as well as provide referrals to the PDC as needed for communities or individuals who may be unaware of our programs.

WPPDC will award one or more entities as subrecipients to administer homebuyer education or other educational programs for LMI residents. LMI residents who successfully complete a HUD certified course will have the option to purchase one of the newly constructed affordable homes or purchase a home already constructed to receive down payment assistance and/or a mortgage buy-down to make the home affordable. Priority will be given to those whom HUD has deemed

a minority. Due to the nationwide shortage of Class A contractors, WPPDC will solely fund the construction of HUD approved new modular homes to preserve time.

We are currently seeking letters of support from local governments, entities who may have the capacity to facilitate homebuyer education, and other community partners who share a common goal of removing barriers and increasing affordable housing. We are asking each local government who has a PRO Housing Priority Area to provide a letter of support. We are asking localities to consider waving any permit and inspection fees, if possible, that are associated with the construction of each new property.