



PRO HOUSING

Pathways to Removing Obstacles



Priority Jurisdictions

Calculating and Determining Priority Status

What are PRO Housing grants for?

- Pathways to Removing Obstacles to Housing, or PRO Housing, is a competitive grant being administered by HUD.
- PRO Housing seeks to identify and remove barriers to affordable housing production and preservation
- PRO Housing uses the Community Development Block Grant (CDBG) statutory and regulatory framework.



What is HUD prioritizing in the PRO Housing competition?

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.



Rating Factor a. Need

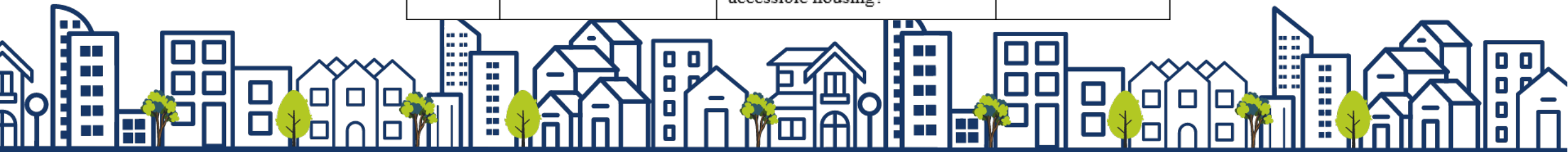
A. Review Criteria

1. Rating Factors

HUD will use the following rating factor criteria to evaluate applications under this NOFO.

Applicants must respond to the rating factor criteria as the basis to be scored and ranked. Failure to respond to the rating factor criteria will result in an incomplete application.

	Factor	Prompt	Potential points
a.	Need		35
i		Describe your efforts so far to identify, address, mitigate, or remove barriers to affordable housing production and preservation.	12
ii		Do you have acute demand for affordable housing? What are your remaining affordable housing needs and how do you know?	13
iii		What key barriers still exist and need to be addressed to produce and preserve more affordable accessible housing?	10



Need – ii. Do you have acute demand?

You will be awarded ten (10) points if your application primarily serves a priority geography that has an affordable housing need greater than a threshold calculation for one of three measures:

- Affordable housing not keeping pace,
- Insufficient affordable housing
- Widespread housing cost burden or substandard housing
- HUD has provided a spreadsheet identifying each of these geographies on its website. To see whether your jurisdiction meets the criteria to receive points, visit https://www.hud.gov/program_offices/comm_planning/pro_housing and view the spreadsheet



Priority Jurisdictions

- NOFO V.A.1.a.ii
- 10 points awarded for being a priority jurisdiction
 - Binary: 10 points or no points
- Determined by scoring on any of three measures of acute housing demand

ii. **Do you have acute demand for affordable housing? What are your remaining affordable housing needs and how do you know? (13 points)**

HUD is prioritizing applicants with acute demand for housing affordable to households with incomes below 100 percent of the area median income and seeks to ensure that awards under this NOFO are directed to applicants with certain objective measures of acute demand for affordable housing.

You will be awarded ten (10) points if your application primarily serves a priority geography that has an affordable housing need greater than a threshold calculation for one of three measures. The threshold calculation is determined by the need of the 90th-percentile jurisdiction (top 10%) for each factor as computed comparing only jurisdictions with greater than 50,000 population. Threshold calculations are done at the county and place level and applied respectively to county and place applicants. An application can also qualify as a priority geography if it serves a geography that scores in the top 5% of its State for the same three measures. Applications that primarily serve locations outside these priority geographies will not be awarded any of these ten points.

The measures are as follows:

- **Affordable housing not keeping pace**, measured as (change in population 2019-2009 divided by 2009 population) – (change in number of units affordable and available to households at 80% HUD Area Median Family Income (HAMFI) 2019-2009 divided by units affordable and available at 80% HAMFI 2009).
- **Insufficient affordable housing**, measured as number of households at 80% HAMFI divided by number of affordable and available units for households at 80% HAMFI.
- **Widespread housing cost burden or substandard housing**, measured as number of households with housing problems at 100% HAMFI divided by number of households at 100% HAMFI. Housing problems is defined as: cost burden of at least 50%, overcrowding, or substandard housing.

HUD has provided a spreadsheet identifying each of these geographies on its website. To see whether you meet the criteria to receive points, visit the [PRO Housing website](#) and view the spreadsheet.



Threshold Calculations

- Thresholds determined at the place and county level
- Priority Jurisdiction status is awarded if your jurisdiction has a measure with a score greater than either:
 - Top 10% of similar-level jurisdictions nationwide, computed using populations greater than 50,000
 - Top 5% of similar-level jurisdictions statewide
- All calculations use the Comprehensive Housing Affordability Strategy (CHAS) data

ii. **Do you have acute demand for affordable housing? What are your remaining affordable housing needs and how do you know? (13 points)**

HUD is prioritizing applicants with acute demand for housing affordable to households with incomes below 100 percent of the area median income and seeks to ensure that awards under this NOFO are directed to applicants with certain objective measures of acute demand for affordable housing.

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Definitions

HUD Area Median Family Income (HAMFI)

The median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.

Affordable and Available Units

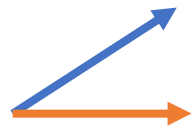
Units that are both affordable and either vacant or not occupied by higher income households

Housing Cost Burden

Spending more than 50% of household income on housing costs



The Factors



Affordable Housing Not Keeping Pace

- For households under 80% HAMFI thresholds, compare trends of population growth to trends in housing supply



Insufficient Affordable Housing

- For households under 80% HAMFI thresholds, compare the number of “Affordable and Available Units” to the number of households.



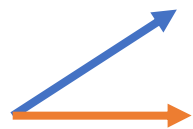
Widespread Housing Cost Burden or Substandard Housing

- Among households under 100% HAMFI, calculate prevalence of housing problems.

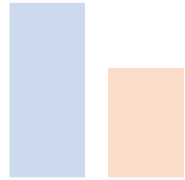


The Factor Calculations

Affordable Housing Not Keeping Pace



$$\frac{Pop_{2019} - Pop_{2009}}{Pop_{2009}} \quad \frac{A\&A_{2019} - A\&A_{2009}}{A\&A_{2009}}$$



Change in population

Change in Affordable and Available Housing for 80% HAMFI

Affordable and Available:

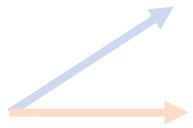
The number of housing units *affordable* to 80% HAMFI households and *available* to 80% HAMFI households.

Available - The unit is not occupied by a household >80% HAMFI



The Factor Calculations

Insufficient Affordable Housing



HH_{80}

Number of 80% HAMFI households

AA_{80}

Number of Affordable and Available units for 80% HAMFI households

Affordable and Available:

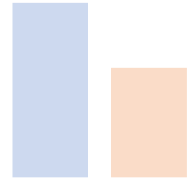
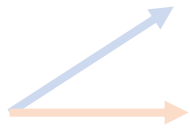
The number of housing units *affordable* to 80% HAMFI households and *available* to 80% HAMFI households.

Available - The unit is not occupied by a household >80% HAMFI



The Factor Calculations

Widespread Housing Cost Burden or Substandard Housing


$$\frac{HP_{100}}{HH_{100}}$$

Number of 100% HAMFI households experiencing housing problem

$$HH_{100}$$

Number of 100% HAMFI households

Housing Problem:

- Lacking complete plumbing or kitchen facilities
- Overcrowded
- >50% cost burden



Determining if an applicant is a Priority Geography

Jurisdiction	State	County or Place	Priority Geography
Casa Blanca CDP	Arizona	Place	No
Casa Grande city	Arizona	Place	Yes
Casas Adobes CDP	Arizona	Place	No
Catalina CDP	Arizona	Place	No
Catalina Foothills CDP	Arizona	Place	No
Cave Creek town	Arizona	Place	Yes
Cedar Creek CDP	Arizona	Place	No
Centennial Park CDP	Arizona	Place	Yes
Central CDP	Arizona	Place	No
Central Heights-Midland City CDP	Arizona	Place	No
Chandler city	Arizona	Place	No

Navigation: Overview and Methodology | **Priority Geography List** | Calculations | +

Determining if an applicant is a Priority Geography

	A	B	C	D	E	F	G	H	I	J	K	L	M
1					NOTE: A green cell indicates the jurisdiction is a priority geography under that factor								
2					Housing Affordability Factor is a measure of insufficient affordable housing.			Housing Problems Factor is a measure of widespread housing cost burden or substandard housing.			Offpace Factor is a measure of affordable housing not keeping pace with population.		
3	Jurisdiction	State	County or Place	Priority Geography	Housing Affordability Factor (HAF)	HAF National Threshold	HAF State Threshold	Housing Problems Factor (HPF)	HPF National Threshold	HPF State Threshold	Offpace Factor	Offpace National Threshold	Offpace State Threshold
4	Autauga County	Alabama	County	Yes	1.167139	1.471035	1.144498	0.253532	0.343937	0.278111	-0.121704	0.074592	0.215762
5	Baldwin County	Alabama	County	No	0.916965	1.471035	1.144498	0.211824	0.343937	0.278111	-0.434650	0.074592	0.215762
6	Barbour County	Alabama	County	No	1.014215	1.471035	1.144498	0.220854	0.343937	0.278111	-0.218350	0.074592	0.215762
7	Bibb County	Alabama	County	No	1.028900	1.471035	1.144498	0.162760	0.343937	0.278111	0.027906	0.074592	0.215762
8	Blount County	Alabama	County	No	1.062233	1.471035	1.144498	0.149351	0.343937	0.278111	-0.251844	0.074592	0.215762
9	Bullock County	Alabama	County	Yes	1.152146	1.471035	1.144498	0.202507	0.343937	0.278111	0.135586	0.074592	0.215762
10	Butler County	Alabama	County	Yes	0.950292	1.471035	1.144498	0.191649	0.343937	0.278111	0.142283	0.074592	0.215762
11	Calhoun County	Alabama	County	No	1.055256	1.471035	1.144498	0.205000	0.343937	0.278111	0.035963	0.074592	0.215762
12	Chambers County	Alabama	County	No	1.112488	1.471035	1.144498	0.242943	0.343937	0.278111	0.025768	0.074592	0.215762
13	Cherokee County	Alabama	County	No	1.103456	1.471035	1.144498	0.163237	0.343937	0.278111	-0.181349	0.074592	0.215762

Questions?

