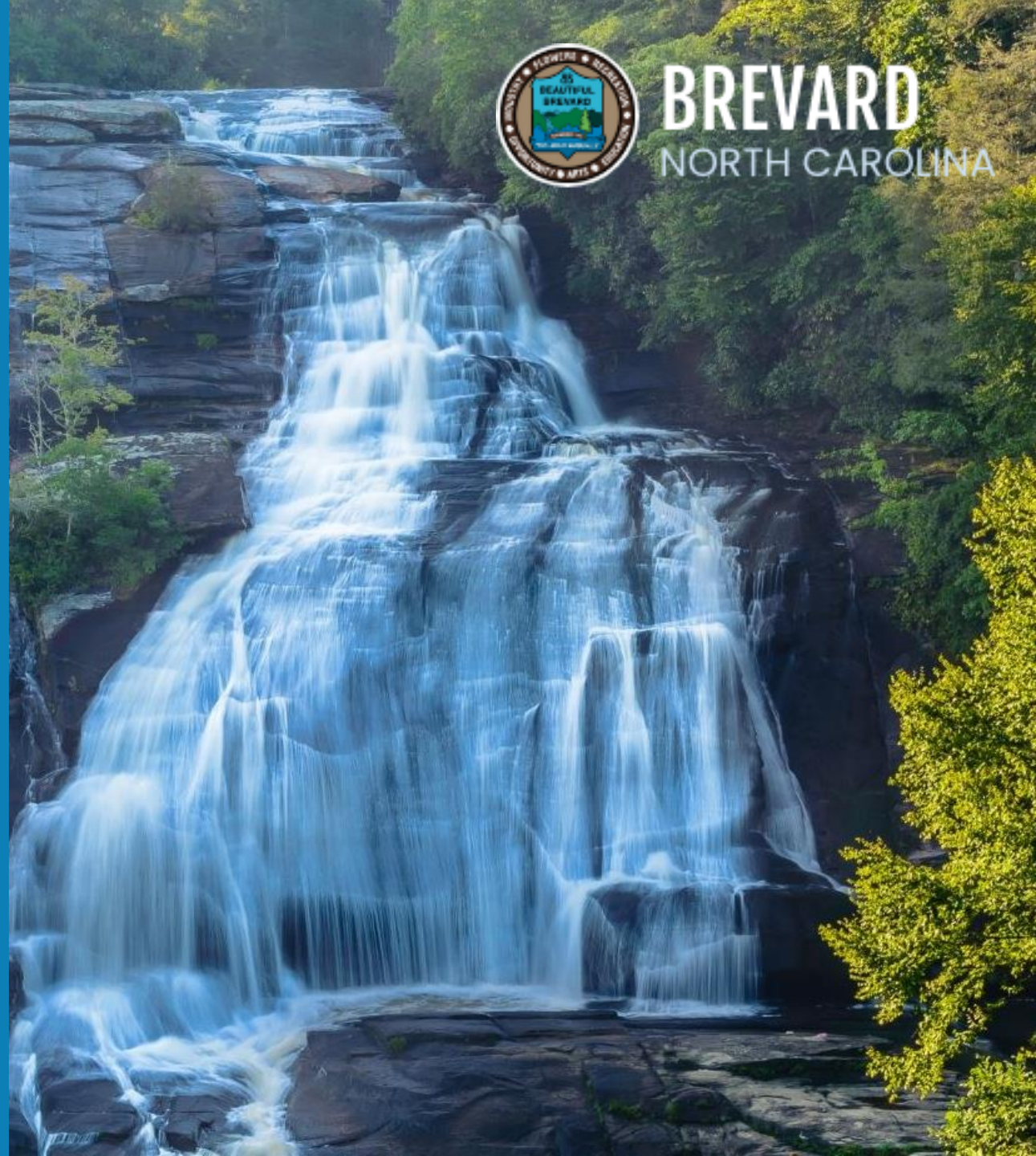
PRO Housing Grant Application

City Council Public Hearing

October 8, 2024



PRO Housing Federal Grant

Pathways to Removing Obstacles to Housing (PRO Housing) Round 2

- $100 million in federal grant funding for communities across the country to **identify and remove barriers** to housing production and preservation
- Administered through HUD, as a component of the Community Development Block Grant (CDBG) program
- Priority is given to:
  - Communities that have **shown commitment** to addressing the housing crisis
  - Projects that create **long-term** affordable housing
  - Communities with an **acute demand** for affordable housing → ***Transylvania County***
- Grant awards will range between $1 million and $7 million
  - Local match is not required, but Staff time / City investment counts as leverage

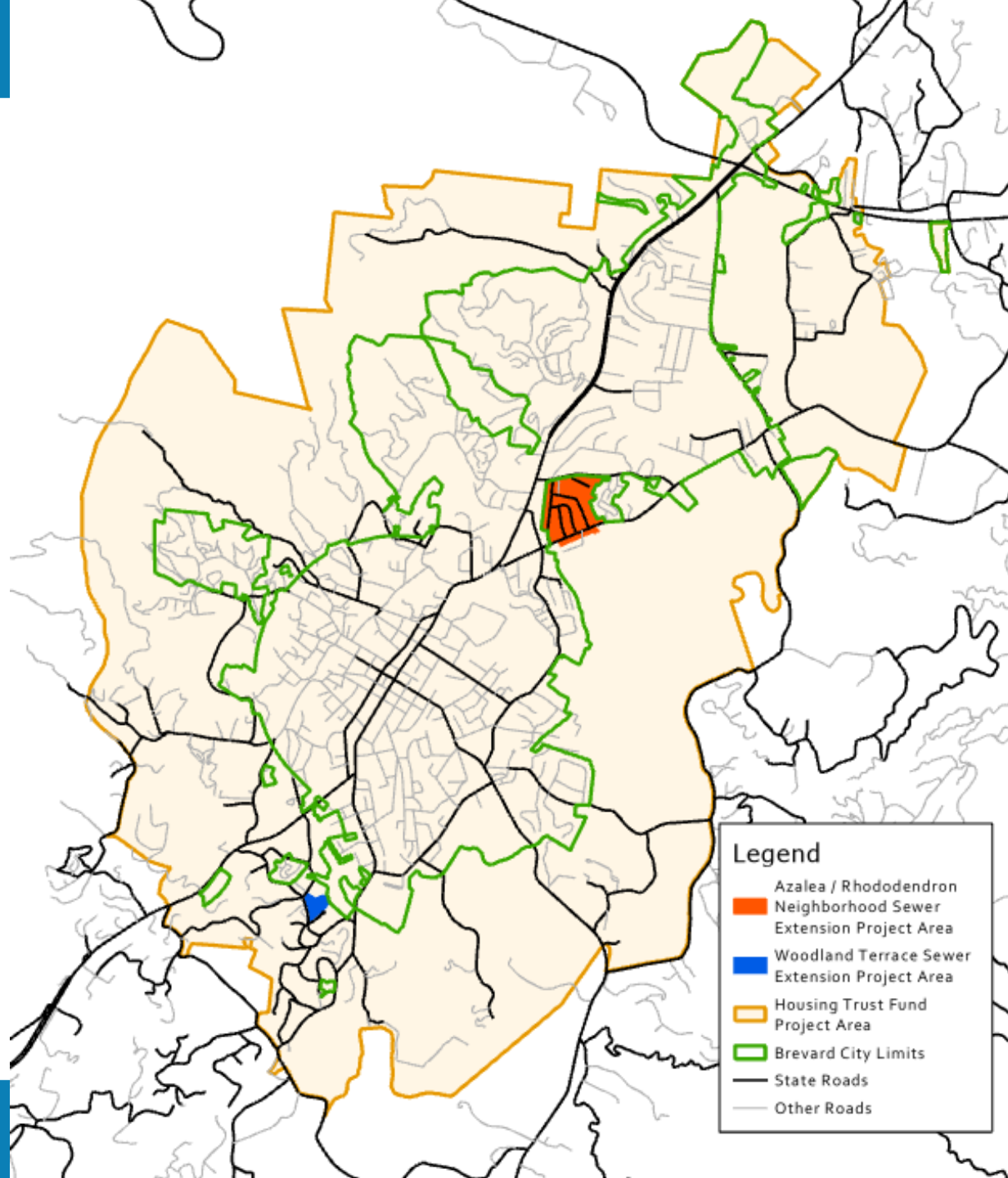
PRO Housing Federal Grant

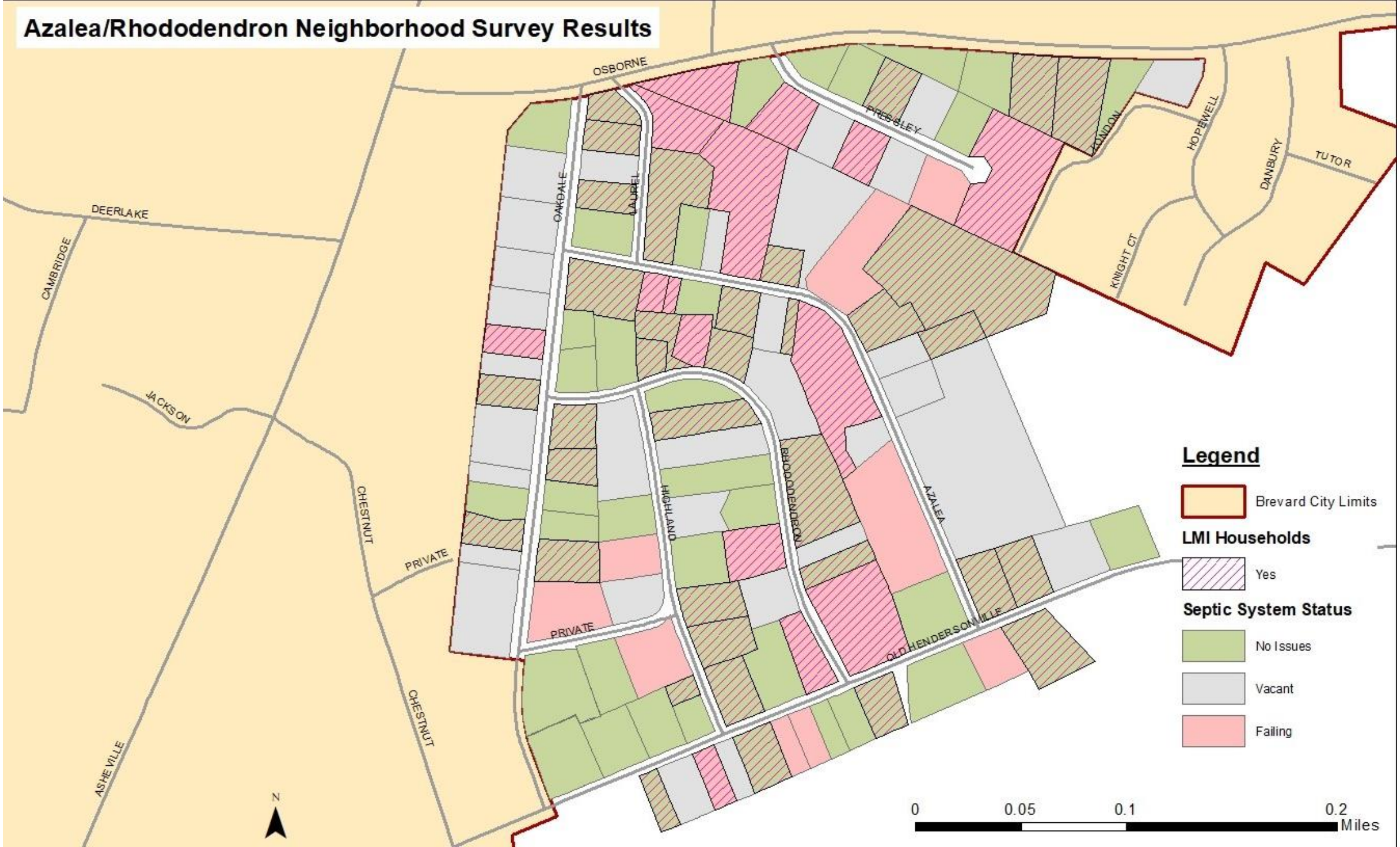
What kinds of barriers does PRO Housing seek to remove?

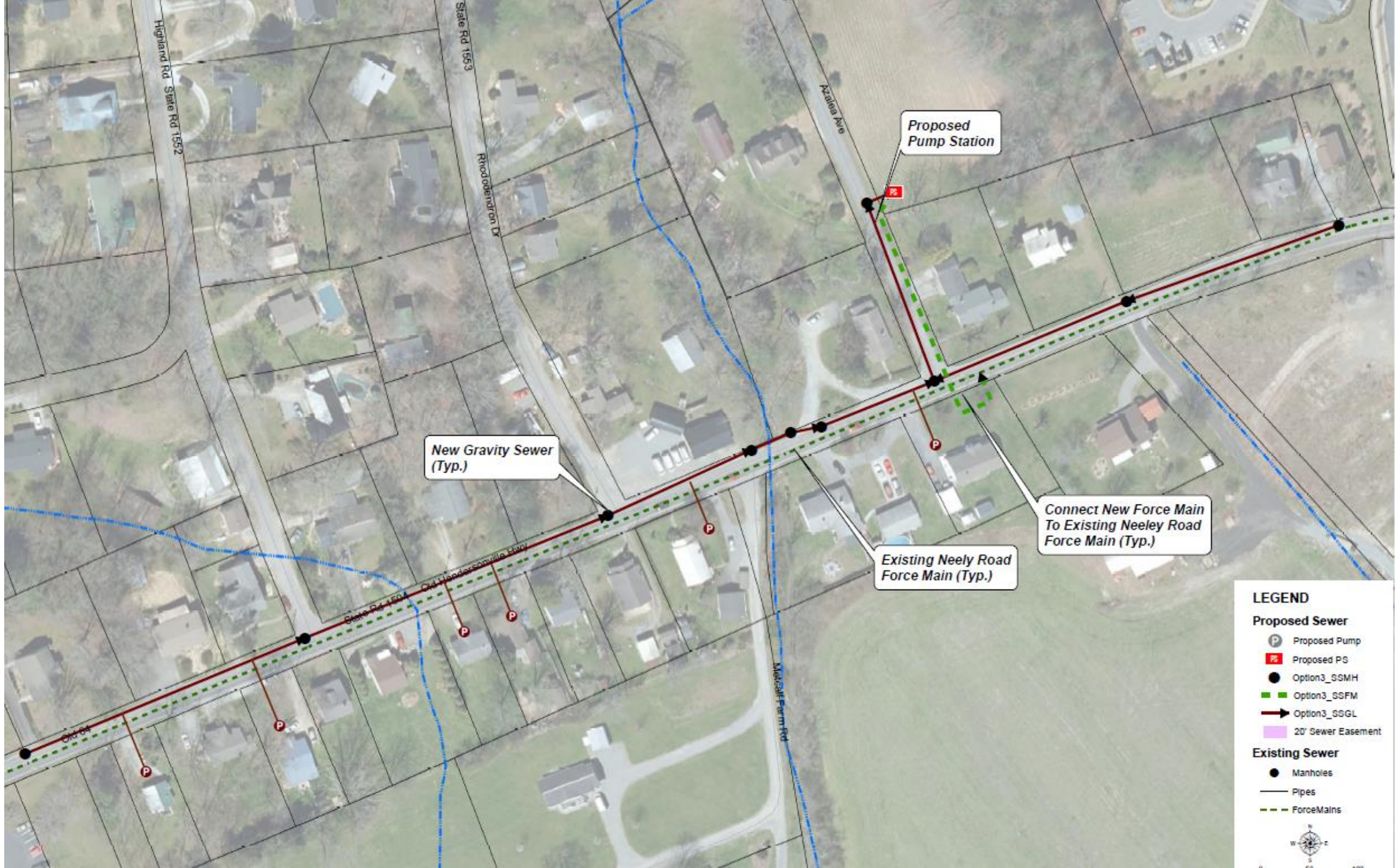
- Restrictive regulatory, zoning, or land use policies
- Outdated procedures or permitting processes
- Inadequate or deteriorating infrastructure
- Lack of financial resources, capacity, or economic investment
- Threats from environmental or natural hazards
- Other impediments to affordable housing

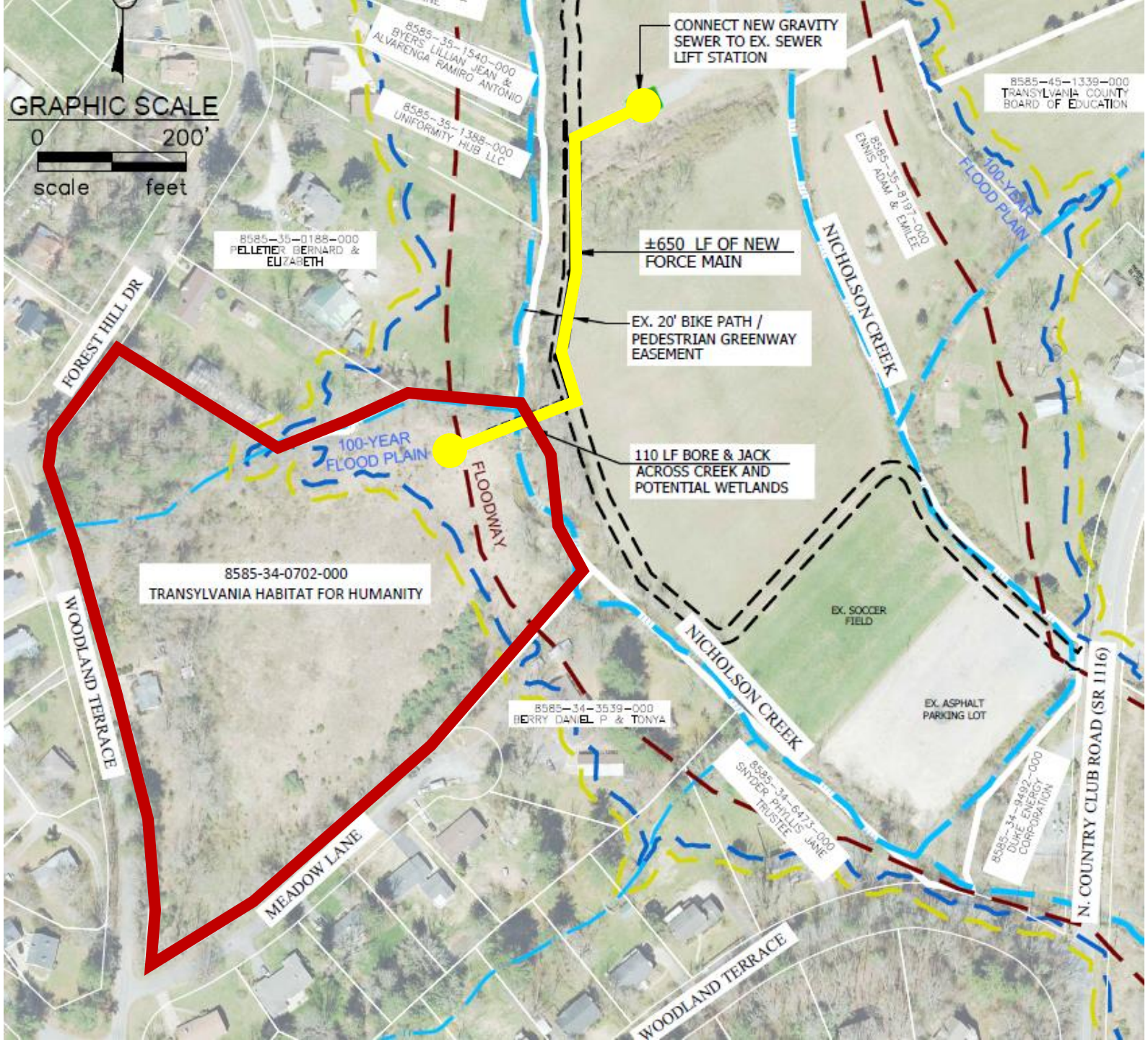
Project Proposal

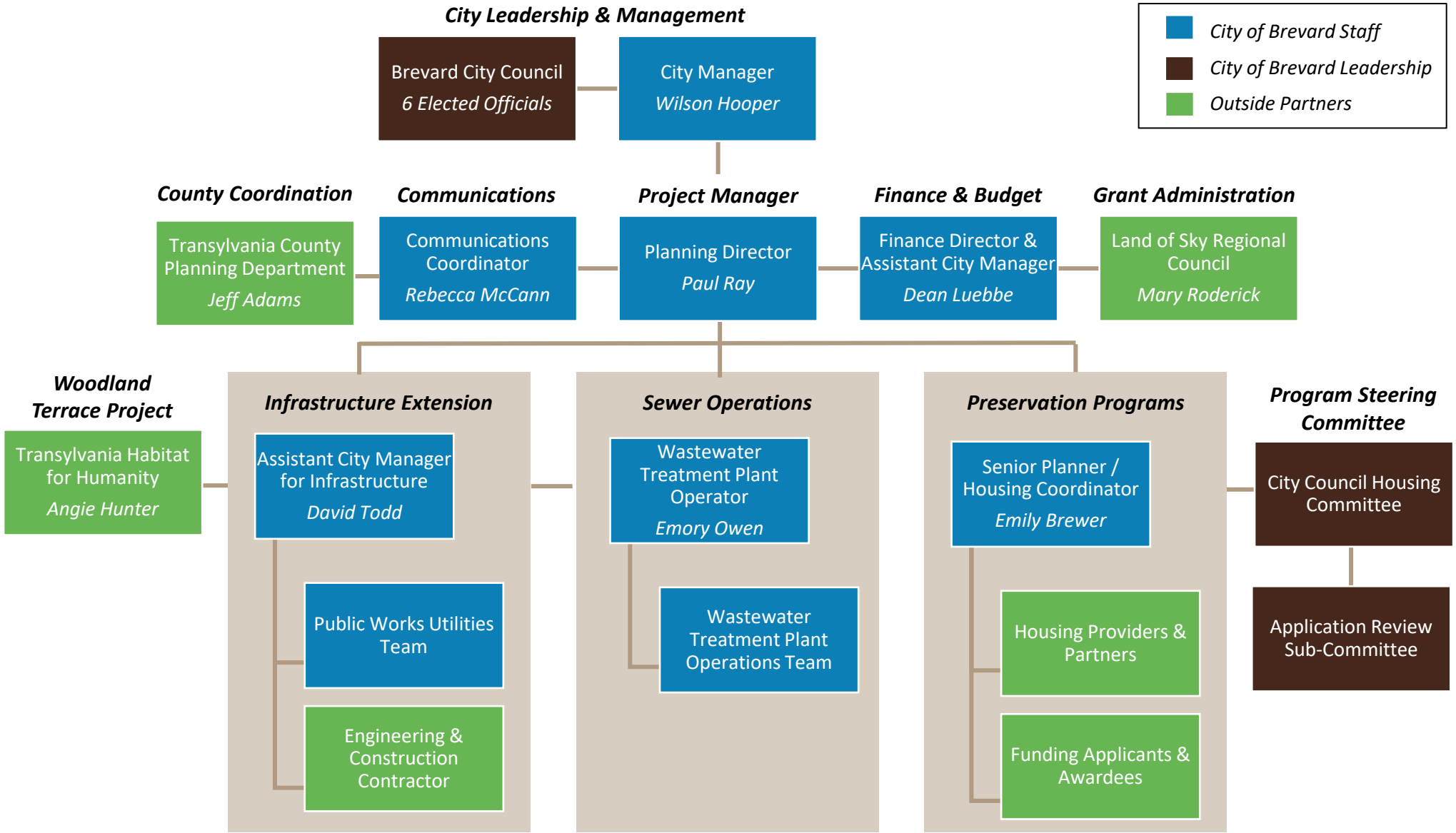
- Engineering to Extend Sewer to the Entire Azalea / Rhododendron Neighborhood → **$348,000**
- Construction of the Main Spine and Pump Station to Extend Sewer to the Azalea / Rhododendron Neighborhood → **$1,744,000**
- Engineering and Construction to Extend Sewer to Habitat for Humanity's Project on Woodland Terrace → **$687,000**
- Endowing the Housing Trust Fund for Affordable Housing Preservation Programs → **$1,221,000**




Azalea/Rhododendron Neighborhood Survey Results
OSBORNE
PRESSLEY
LONDON
HOPEWELL
DANBURY
TUTOR
KNIGHT CT
OAKDALE
LAUREL
DEERLAKE
CAMBRIDGE
JACKSON
CHESTNUT
PRIVATE
HIGHLAND
RHODODENDRON
AZALEA
OLD HENDERSONVILLE
ASHEVILLE
N
Legend
Brevard City Limits
LMI Households
Yes
Septic System Status
No Issues
Vacant
Failing
0
0.05
0.1
0.2
Miles


Proposed Pump Station
New Gravity Sewer (Typ.)
Connect New Force Main To Existing Neeley Road Force Main (Typ.)
Existing Neely Road Force Main (Typ.)
Highland Rd
State Rd 1552
State Rd 1553
Rhododendron Dr
Azalea Ave
Old Hendersonville Hwy
State Rd 1504
Old 64
Metcalf Farm Rd
LEGEND
Proposed Sewer
Proposed Pump
Proposed PS
Option3_SSMH
Option3_SSFM
Option3_SSGL
20' Sewer Easement
Existing Sewer
Manholes
Pipes
ForceMains


GRAPHIC SCALE
0
200'
scale
feet
CONNECT NEW GRAVITY SEWER TO EX. SEWER LIFT STATION
±650 LF OF NEW FORCE MAIN
EX. 20' BIKE PATH / PEDESTRIAN GREENWAY EASEMENT
110 LF BORE & JACK ACROSS CREEK AND POTENTIAL WETLANDS
8585-34-0702-000
TRANSYLVANIA HABITAT FOR HUMANITY
8585-35-1540-000
BYERS, LILLIAN JEAN & ALVARENGA RAMIRO ANTONIO
8585-35-1388-000
UNIFORMITY HUB LLC
8585-35-0188-000
PELLETIER BERNARD & ELIZABETH
8585-45-1339-000
TRANSYLVANIA COUNTY BOARD OF EDUCATION
8585-35-8197-000
ENNIS ADAM & EMILEE
8585-34-3539-000
BERRY DANIEL P & TONYA
8585-34-6473-000
SNYDER PHYLLIS JANE TRUSTEE
8585-34-9492-000
DUKE ENERGY CORPORATION
FOREST HILL DR
WOODLAND TERRACE
MEADOW LANE
WOODLAND TERRACE
NICHOLSON CREEK
NICHOLSON CREEK
N. COUNTRY CLUB ROAD (SR 1116)
100-YEAR FLOOD PLAIN
100-YEAR FLOOD PLAIN
FLOODWAY
EX. SOCCER FIELD
EX. ASPHALT PARKING LOT


City Leadership & Management
Brevard City Council
6 Elected Officials
City Manager
Wilson Hooper
City of Brevard Staff
City of Brevard Leadership
Outside Partners
County Coordination
Transylvania County Planning Department
Jeff Adams
Communications
Communications Coordinator
Rebecca McCann
Project Manager
Planning Director
Paul Ray
Finance & Budget
Finance Director & Assistant City Manager
Dean Luebbe
Grant Administration
Land of Sky Regional Council
Mary Roderick
Woodland Terrace Project
Transylvania Habitat for Humanity
Angie Hunter
Infrastructure Extension
Assistant City Manager for Infrastructure
David Todd
Public Works Utilities Team
Engineering & Construction Contractor
Sewer Operations
Wastewater Treatment Plant Operator
Emory Owen
Wastewater Treatment Plant Operations Team
Preservation Programs
Senior Planner / Housing Coordinator
Emily Brewer
Housing Providers & Partners
Funding Applicants & Awardees
Program Steering Committee
City Council Housing Committee
Application Review Sub-Committee

PRO Housing Review Criteria

- **NEED (35 Points)**
  - Demonstrated Commitment and Previous Efforts (15 points)
  - Priority Geography (8 points)
  - Acute Demand for Housing (2 points)
  - Identification of Key Barriers (10 points)
- **SOUNDNESS OF APPROACH (35 Points)**
  - Project Vision (15 points)
  - Geographic Scope (5 points)
  - Stakeholder Engagement (5 points)
  - Affirmatively Furthering Fair Housing (5 pts)
  - Budget and Timeline (5 points)
- **CAPACITY (10 Points)**
  - Staffing Plan / Partners (10 points)
- **LEVERAGE (10 Points)**
  - Amount of Other Funding or Non-Financial Contributions (10 points)
- **LONG-TERM EFFECT (10 Points)**
  - Expected Impact and Outcomes (10 points)

TOTAL = 100 POINTS

Timeline

- ✓**August 13th** – Funding Opportunity Released by US HUD
- ✓**September 9th** – Application Discussed at Housing Committee
- ✓**October 8nd** – City Council Meeting Public Hearing on Grant Application
- **October 15th** – PRO Housing Round 2 Original Application Due Date
- **October 22nd** – PRO Housing Round 2 Application Due for Federally Declared Disasters
- ***December / January*** – *Anticipated Award Announcements*
- ***February 10th*** – *Anticipated Project Start Date*