

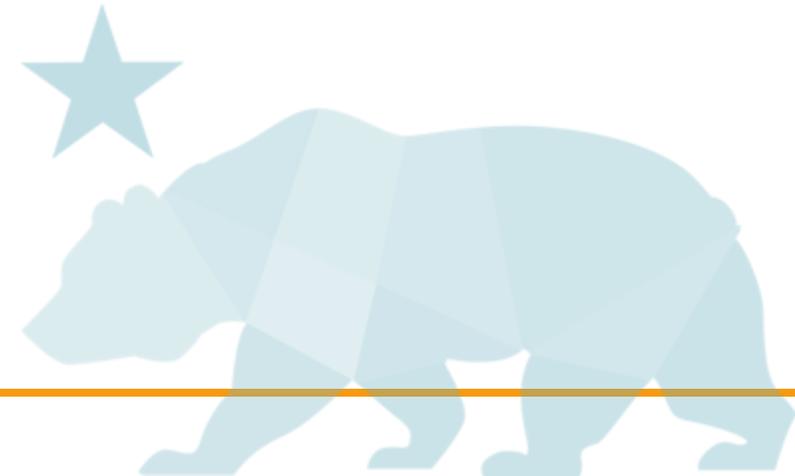


Prohousing Designation Program

California Department of Housing and Community Development



ACCELERATING HOUSING PRODUCTION





PROHOUSING DESIGNATION

Created by the Legislature through the 2019-2020 Budget Act, the Prohousing Designation and Incentive Programs seek to:

1. Increase housing opportunities throughout California and address the state's housing crisis
2. Offer flexibility in achieving Designation (many pathways through scoring)

Over the counter process & in-house TA





WHY BE PROHOUSING?

Receive priority processing and additional funding points when applying for select grant programs:

- Affordable Housing & Sustainable Communities Program
- Infill Infrastructure Grant Program
- Transformative Climate Communities
- Solutions for Congested Corridors
- Local Partnership Program
- Transit and Intercity Rail Capital Program'

Also receive eligibility for the Prohousing Incentive Program



PROHOUSING PRINCIPLES

Increase
development
capacity and
variety

Streamline
housing
process

Planning
consistent
with state
priorities

Collaborate to
align policies
and programs

Promote
equitable
communities



PROHOUSING DESIGNATED JURISDICTIONS (as of August 2024)

1. Berkeley
2. Brea
3. Citrus Heights
4. Crescent City
5. El Cerrito
6. Emeryville
7. Eureka
8. Fairfield
9. Fontana
10. Fresno
11. Healdsburg
12. Long Beach
13. Los Angeles
14. Los Angeles County
15. Moreno Valley
16. Mountain View
17. Napa
18. Needles
19. Oakland
20. Petaluma
21. Pinole
22. Placer County
23. Rancho Cordova
24. Rancho Cucamonga
25. Redwood City
26. Richmond
27. Riverside
28. Rohnert Park
29. Roseville
30. Sacramento
31. Sacramento County
32. Salinas
33. San Diego
34. San Diego County
35. San Leandro
36. San Luis Obispo
37. Santa Cruz
38. Santa Monica
39. Santa Rosa
40. Sonoma County
41. South Lake Tahoe
42. South San Francisco
43. Stockton
44. Tulare County
45. Ukiah
46. Walnut Creek
47. West Hollywood
48. West Sacramento
49. Windsor
50. Yuba County



APPLICATION PROCESS

- Submit existing and proposed policies related to housing development, with supporting documentation
- Minimum one policy per topic area
- 30 points required out of 154 possible points
- HCD has 60 days to review your application then provide feedback

Favorable
Zoning and
Land Use

Acceleration of
Housing
Production
Timeframes

Reduction of
Construction
and
Development
Costs

Providing
Financial
Subsidies

Enhancement
Points

THRESHOLD REQUIREMENTS

Compliant
housing element
and annual
progress reports

All rezones to
comply with
Gov Code
65583 (c)(1)
completed

Compliance
with all relevant
housing laws

**Compliance with
7 Principles for
Addressing
Encampments**

Signed Formal
Resolution





PUBLIC PARTICIPATION

- Applicants must complete a "diligent" public participation process that includes outreach to all segments of the community
- **"Diligent"** means:
 - Outreach through a variety of methods and languages – (ex. outreach through email lists used for the Housing Element is appropriate)
 - Includes effort to engage individuals or representatives of lower-income and special needs households and other stakeholders
 - Posting the complete Prohousing application (including scoring criteria and thresholds) for minimum of 30 days
 - Following HCD's review, if substantive changes are required, subsequent versions must be posted for 7 days
 - The application must be part of a public hearing or informative meeting, presenting at a Council or BoS meeting at the start of the 30 days is appropriate
 - Consider comments and incorporate as needed



7 PRINCIPLES FOR HOMELESS ENCAMPMENTS

- Submit a summary confirming treatment of homeless encampments and how will comply with the constitutional rights of persons experiencing homelessness
- Best practices must be consistent with the United States' Interagency Council on Homelessness: "[7 Principles for Addressing Encampments](#)"
- Template available in Appendix 5 of the application
- HCD is providing technical assistance to local governments

Appendix 5: Homeless Encampment Template

Pursuant to Section 6604, applicants are required to confirm that its treatment of encampments on public property within the jurisdiction complies with, and will continue to comply with, the constitutional rights of persons experiencing homelessness.

Each jurisdiction's response will be based on the context and unique needs of the homeless population they serve. The United States Interagency Council on Homelessness' "[7 Principles for Addressing Encampments](#)" provides best practice guidance on how local governments develop and implement comprehensive policies and practices to support communities when interfacing with persons that are unhoused and occupying public property.

Please complete this form to demonstrate how the applicant has enacted best practices in the jurisdiction related to the treatment of unhoused individuals occupying public property. Attach and reference any supporting documentation along with page numbers accordingly.

Name of Jurisdiction: _____

1. Was the Jurisdiction awarded Encampment Resolution Funding (ERF) Program funds (Yes/No)?

If so, indicate the round of funding (i.e., ERF-1, ERF-2-L, ERF-2-R, ERF-3-L, or ERF-3-R), the date the grant was awarded, and attach the approved proposal.

Round of funding: _____

Date of grant award: _____

2. What is the Jurisdiction's role in the Coordinated Entry System (lead, support, etc.)? Max. 100 characters. If applicable, attach any supporting documents.

3. Does the Jurisdiction receive a direct allocation of federal funds from HUD (Yes/No)? If so, indicate the type of federal funds, the award amount, and how the federal funds are being utilized to serve the homeless population. Also, attach the jurisdiction's consolidated plan. Max. 100 characters.

Type of federal funds: _____

Award amount: _____

How the federal funds are being utilized:

SCORING REQUIREMENTS

30 point
minimum

Minimum 1
item per
category

Favorable zoning and
land use

Accelerate housing
production
timeframes

Reduce construction
and development
costs

Provide financial
subsidies

Enhanced
scoring

- Demonstrates policies aligned with Principles
- Additional points per scoring item



FAVORABLE ZONING AND LAND USE

+3

Rezones sufficient sites to accommodate 150% or more of regional housing needs by total and income category

+3

Permits missing middle housing uses

+2

Eliminates parking requirements, and establishes parking maximums



ACCELERATING PRODUCTION TIMEFRAMES

+3

Establishes ministerial approval processes for a variety of housing types

+2

Documents practice of streamlining housing development

+1

Priority permit processing for ADUs, multifamily, affordable housing



REDUCING CONSTRUCTION & DEVELOPMENT COSTS

- +3 Provides impact fee waivers or reduction
- +1 Promotes innovative housing types that reduce costs
- +1 Reduces transportation-related infrastructure costs
- +1 Provides pre-approved or prototype plans for missing middle housing types



PROVIDING FINANCIAL SUBSIDIES

+2 Local Housing Trust Funds

+2 ADU grants and Low Interest Loan Programs

+2 Land Donations Through Surplus Land Program

+2 Enhanced Infrastructure Financing Districts

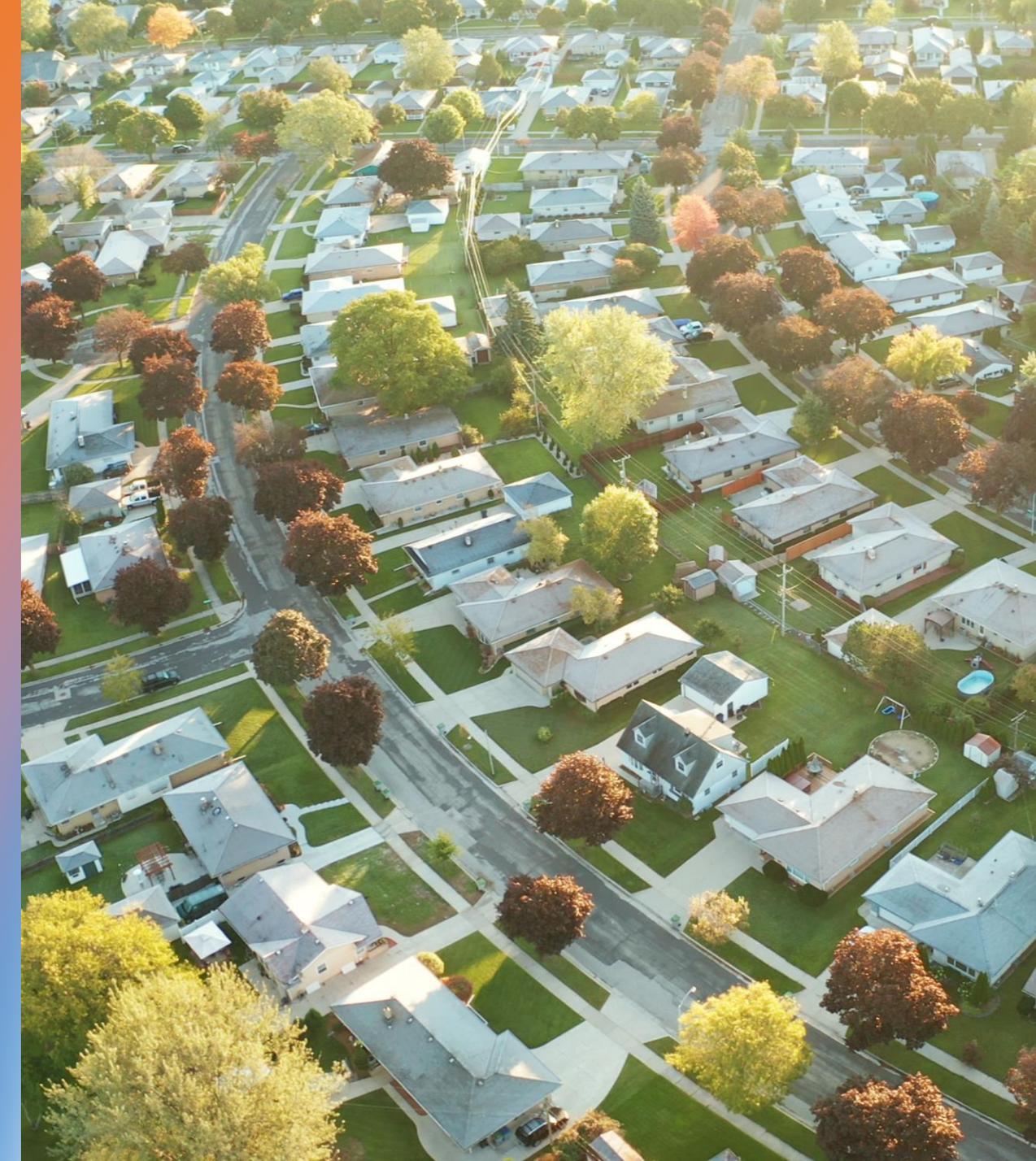




BEST PRACTICES (RURAL)

- **City of Needles Category 1E:** Going above ADU law by permitting up to five ADUs by-right.
- **City of Crescent City Category 2D:** Maintains a streamlined permitting review and processing that does not exceed four months.
- **City of Ukiah Category 4H:** Created the Housing Services Division to administer federal, state, and local housing development programs.





BEST PRACTICES (SUBURBAN)

- **City of Emeryville Category 1A:** Identified 19 sites to exceed their Regional Housing Needs Assessment by 203%. Locations prioritize enhancing connectivity and livability.
- **City of Walnut Creek Category 1D:** Adopted the Community Benefits program, provides opportunities to developers to receive greater height limits, FAR, & density bonuses
- **City of Salinas Category 3D:** Approved modular construction for a 50-unit affordable housing development for low-income households in the first project to utilize modular construction methods on the Central Coast.





BEST PRACTICES (URBAN)

- **City of Riverside Category 2C:** Public Permit Portal streamlines development projects without visiting City Hall. Applicants remotely submit permit applications, electronic plans, pay fees, track progress, complete permit issuance, and schedule and receive inspection results.
- **City of Redwood City Category 3B:** Pre-approved ADU construction plans with over-the-counter approval within a week.
- **City of Santa Monica Category 4B:** Directs general sales tax funds from a 2016 voter initiative into its Housing Trust Fund to create new affordable housing projects.





ENHANCED SCORING

Applicants may seek to add enhancement points for any one category

- Only one enhancement per category (ex. Enhancement #1 for category 1A)

Enhancements range from:

- #1. A policy or program representing one element of a unified, multi-faceted strategy to promote multiple planning objectives.
to
- #8. Policies that involve meaningful actions towards Affirmatively Furthering Fair Housing.





Thank you for your time and we look forward to assisting you develop your jurisdiction's application!

If you have any questions regarding the Prohousing Designation Program (PDP), please contact prohousingpolicies@hcd.ca.gov.

FAQ and other technical assistance materials available at <https://www.hcd.ca.gov/planning-and-community-development/prohousing-designation-program>

Subscribe to HCD's [Email Signup](#) to be notified of any program updates