



Prohousing Designation Program

California Department of Housing and Community
Development



Program Overview

2019-2020 Budget Act

- AB 101

Program development

- Framework paper
- Webinar
- Feedback

Collaborative development

- Program Collaborators



Program Collaborators

- Developers
- Educational Institutions
- Planners
- State Departments
- Advocates
- Builder Associations
- Housing Consultants



CALIFORNIA
STRATEGIC
GROWTH
COUNCIL



Regulation Design

Designed for
flexibility

Adaptable

Address broader
state goals

Achievable but
effective goals

Reflects and
builds on
previously
legislated policies

Rewards
jurisdictions
exceeding the law



Principles of “Prohousing”

Increase development capacity, variety, streamlining

Planning consistent with state priorities

Promote equitable communities

Collaborate to align policies and programs

Implementation of relevant housing statutes



Threshold Requirements

- Compliant housing element and annual progress reports
- All required rezones complete
- Jurisdiction compliant with all housing laws
- Can revoke for failure to stay in compliance with threshold requirements



Scoring Requirements

30 point minimum

Minimum 1 item per category

- Favorable zoning and land use
- Accelerating production timeframes
- Reducing construction and development costs
- Providing financial subsidies

Enhanced scoring

- Demonstrate policies align with Principles
- Additional points per scoring item



Favorable Zoning and Land Use

+3

Rezoning sufficient sites to accommodate 15% or more of regional housing needs by total or income category

+3

Permitting missing middle housing uses

+2

Eliminating or reducing parking requirements, establishing parking maximums



Accelerating Production Timeframes

+3

Establishment of ministerial approval processes for a variety of housing types

+2

Documented practice of streamlining housing development

+1

Priority permit processing for ADUs, multifamily, affordable housing



Reducing Construction and Development Costs

- +3 Impact fee waivers or reduction
- +1 Promoting innovative housing types that reduce costs
- +1 Reducing transportation-related infrastructure costs
- +1 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



Designation Benefits

Prohousing points can be received in the following funding programs:

Affordable Housing Sustainable Communities

Transformative Climate Communities

Infill Infrastructure Grant program

Could expand to other housing and non-housing sources



Example Prohousing Jurisdiction



Zoning and Land Use
1A+1B+1D+1F
+10 pts.

Accommodate 150% or greater of current or draft RHNA + missing middle + density bonus + reduce parking



Accelerate Production
2A+2B+2D+2E
+9 pts.

Streamlined approvals + CEQA + permits + hearings



Reduce Costs
3A+3D+3F
+5 pts.

Waive residential impact fee + promote universal design + innovative housing



Financial Subsidies
4A+4B+4F+4G
+6 pts.

Housing trust fund + ADU grants + subsidy pool + general fund



Points for Enhancements
+2 pts.

Rezone for location efficiency + Affirmatively Further Fair Housing

TOTAL: 32 pts.



Timeline

July

Emergency regulations adopted

1st

Application posted

Application and supporting materials available at <https://www.hcd.ca.gov/community-development/prohousing>

2021

HCD will review applications over the counter

Begin providing technical assistance to those who wish to apply to be Prohousing, for assistance in applying contact ProhousingPolicies@hcd.ca.gov.

60 days to review and provide feedback

Applications approved on a rolling basis



Timeline

July
2021-
June
2022

Upon adoption of emergency regulations, begin normal rulemaking conversion

45-day public comment period begins upon OAL regulation posting

Please send comments to ProhousingPolicies@hcd.ca.gov with the subject line "Comments on Emergency Regulations"

360 days to convert from emergency regulations

Ongoing
Annual
Program
Revisions

Incorporate ongoing Stakeholder and applicant feedback

Implement housing law changes



Contact Us

- Email:
ProhousingPolicies@hcd.ca.gov
- Website:
<https://www.hcd.ca.gov/community-development/prohousing>
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