

Prohousing Designation Program

California Department of Housing and Community Development PROHOUSING DESIGNATION: PROGRAM OVERVIEW

Program Overview

| 2019-2020 Budget Act | • AB 101 |
|------------------------------|--|
| Program development | Framework paper Webinar Feedback |
| Collaborative development | • Program Collaborators |



PROHOUSING DESIGNATION: PROGRAM COLLABORATORS

Program Collaborators

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



CALIFORNIA STRATEGIC G R O W T H C O U N C I L





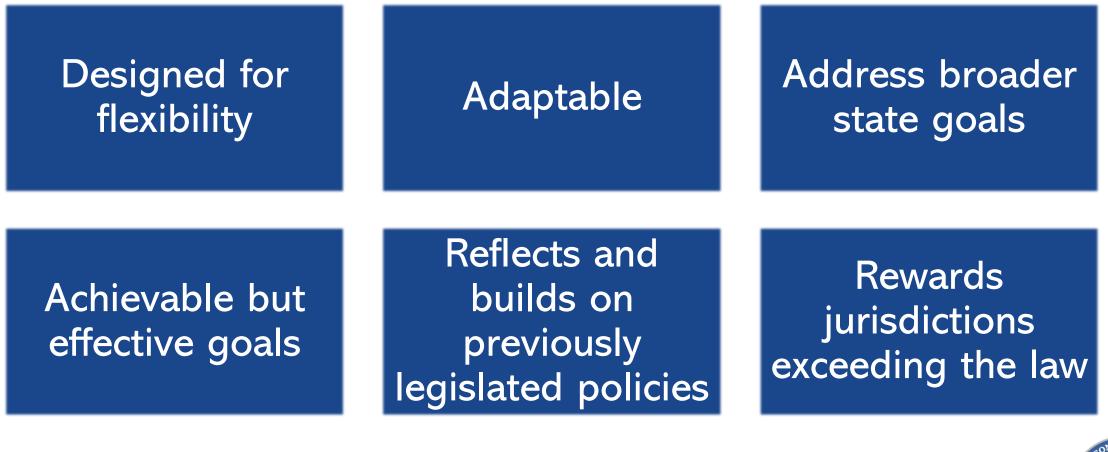






PROHOUSING DESIGNATION: REGULATION DESIGN

Regulation Design





PROHOUSING DESIGNATION: PRINCIPLES OF "PROHOUSING"

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

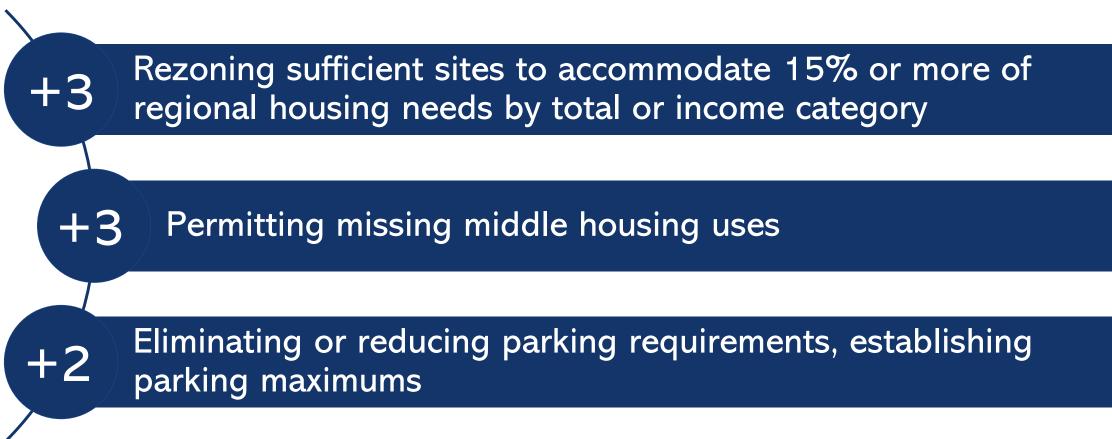
- Favorable zoning and land use
- Accelerating production timeframes
- Reducing construction and development costs
- Providing financial subsidies

Enhanced scoring

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



Favorable Zoning and Land Use





+2

E S

Accelerating Production Timeframes

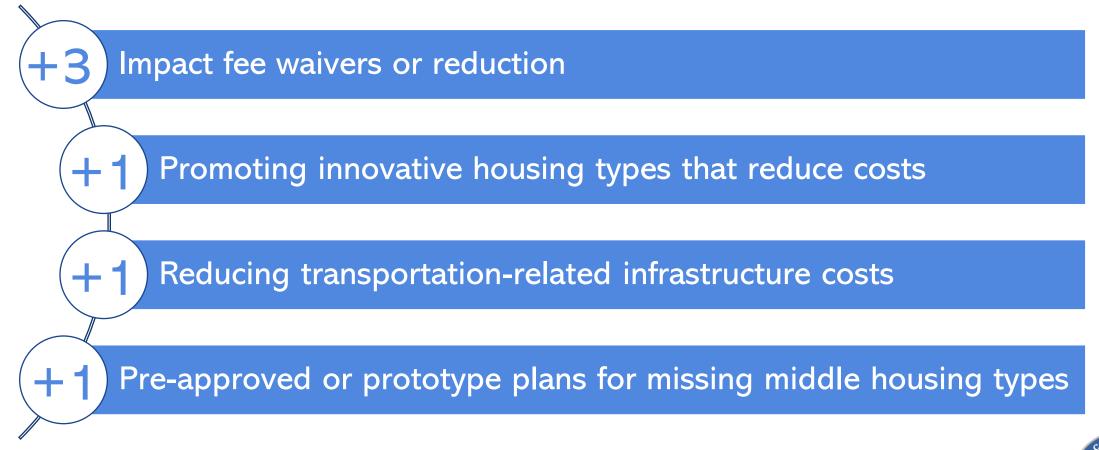


Documented practice of streamlining housing development

Priority permit processing for ADUs, multifamily, affordable housing

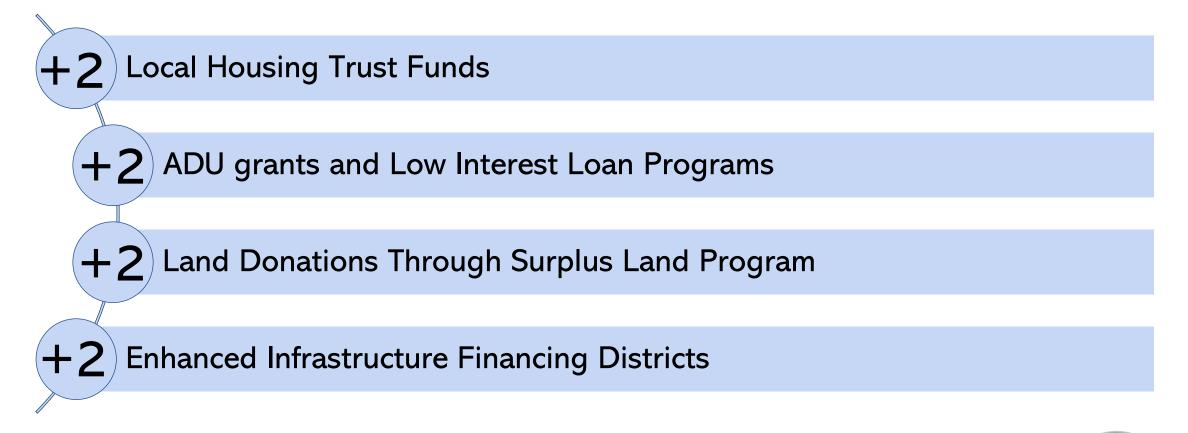


Reducing Construction and Development Costs





Providing Financial Subsidies





PROHOUSING DESIGNATION: BENEFITS Designation Benefits Prohousing points can be received in the following funding programs: Could expand to other Affordable Housing **Transformative Climate** Infill Infrastructure Grant housing and non-housing Sustainable Communities Communities program sources



PROHOUSING DESIGNATION PROGRAM: EXAMPLE

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.



PROHOUSING DESIGNATION PROGRAM TIMELINE

Timeline

| July | Emergency regulations adopted | |
|------|----------------------------------|---|
| 1 st | Application posted | Application and supporting materials available at <u>https://www.hcd.ca.gov/community-</u> development/prohousing |
| 2021 | | Begin providing technical assistance to those who wish to apply to be Prohousing, for assistance in applying contact ProhousingPolicies@hcd.ca.gov. |
| | HCD will review | 60 days to review and provide feedback |
| | applications over the counter | Applications approved on a rolling basis |



PROHOUSING DESIGNATION PROGRAM TIMELINE

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 | SO MMUNI |

Contact Us

- Email: <u>ProhousingPolicies@hcd.ca.gov</u>
- Website:

https://www.hcd.ca.gov/community -development/prohousing

 Follow us on Twitter for more updates
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