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
Regulation Design

- Designed for flexibility
- Adaptable
- Achievable but effective goals
- Reflects and builds on previously legislated policies
- Address broader state goals
- Rewards jurisdictions exceeding the law
## Principles of “Prohousing”

<table>
<thead>
<tr>
<th>Principle</th>
<th>Description</th>
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<tbody>
<tr>
<td>Increase development capacity, variety, streamlining</td>
<td>Increase development capacity, variety, and streamlining in the context of housing initiatives.</td>
</tr>
<tr>
<td>Planning consistent with state priorities</td>
<td>Planning that aligns with state priorities for housing development.</td>
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<tr>
<td>Promote equitable communities</td>
<td>Promoting communities that are fair and accessible to all.</td>
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<tr>
<td>Collaborate to align policies and programs</td>
<td>Cooperating to ensure alignment of housing policies and programs.</td>
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<tr>
<td>Implementation of relevant housing statutes</td>
<td>Implementation of legal frameworks governing housing.</td>
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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
PROHOUSING DESIGNATION: SCORING

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

Impact fee waivers or reduction +3

Promoting innovative housing types that reduce costs +1

Reducing transportation-related infrastructure costs +1

Pre-approved or prototype plans for missing middle housing types +1
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
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 1st, 2021**

- **Emergency regulations adopted**

- **Application posted**
  
  Application and supporting materials available at [https://www.hcd.ca.gov/community-development/prohousing](https://www.hcd.ca.gov/community-development/prohousing)

  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 applications over the counter**

  60 days to review and provide feedback

  Applications approved on a rolling basis
## PROHOUSING DESIGNATION PROGRAM TIMELINE

### Timeline

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<tr>
<th>July 2021 - June 2022</th>
<th>Upon adoption of emergency regulations, begin normal rulemaking conversion</th>
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<tbody>
<tr>
<td></td>
<td>45-day public comment period begins upon OAL regulation posting</td>
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<tr>
<td></td>
<td>Please send comments to <a href="mailto:ProhousingPolicies@hcd.ca.gov">ProhousingPolicies@hcd.ca.gov</a> with the subject line “Comments on Emergency Regulations”</td>
</tr>
<tr>
<td></td>
<td>360 days to convert from emergency regulations</td>
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<tr>
<th>Ongoing Annual Program Revisions</th>
<th>Incorporate ongoing Stakeholder and applicant feedback</th>
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<td>Implement housing law changes</td>
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Contact Us

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

• Follow us on Twitter for more updates @California_HCD!