# Prohousing Designation Program

California Department of Housing and Community Development

# Opening Remarks from HCD Director, Gustavo Velasquez

Welcome and Introduction

# 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 | 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

Housing Element Law

No Net Loss Law

Housing Accountability Act

Density Bonus Law

Housing Crisis Act

Fair Housing

# 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 150% 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.

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

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

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

Points for Enhancements
+2 pts.

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

Streamlined approvals + CEQA + permits + hearings

Waive residential impact fee + promote universal design + innovative housing

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

Rezone for location efficiency + Affirmatively Further Fair Housing

## TOTAL: 32 pts.

# Timeline

| July 1ˢᵗ 2021 | | |
|---|---|---|
| **Emergency regulations adopted** | | |
| **Application posted** | Application and supporting materials available at 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 | |

# 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 |

# Coming Soon

- Additional webinars & outreach with HCD partners
- Workshops
- Specialized points of contact for TA and application review
- Direct assistance to applicants
- And much, much more!

# Thanks! 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!