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
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
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

+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.
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

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

<table>
<thead>
<tr>
<th>July 2021 - June 2022</th>
<th>Upon adoption of emergency regulations, begin normal rulemaking conversion</th>
</tr>
</thead>
</table>

- **45-day public comment period begins upon OAL regulation posting**
  
  Please send comments to [ProhousingPolicies@hcd.ca.gov](mailto: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!