



# Prohousing Designation Program

California Department of Housing and Community  
Development

Generation Housing Presentation  
September 28 2021



# 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 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

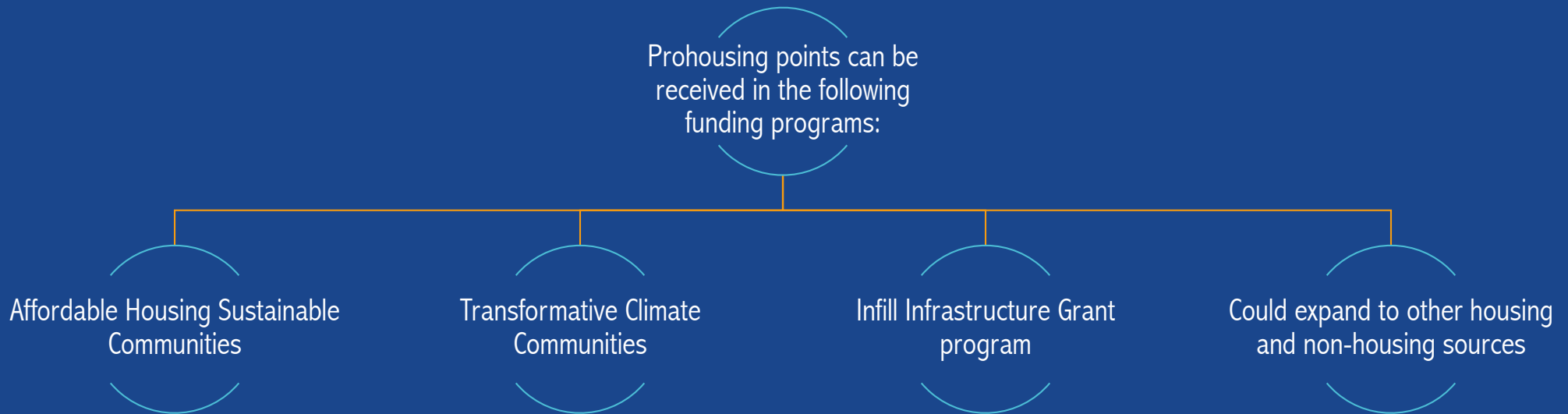


## Providing Financial Subsidies

- +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 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

1<sup>st</sup>

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](mailto: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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July 2021-  
June 2022

Upon adoption of  
emergency regulations,  
begin normal rulemaking  
conversion

45-day public comment period begins upon OAL regulation  
posting

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Please send comments to [ProhousingPolicies@hcd.ca.gov](mailto:ProhousingPolicies@hcd.ca.gov) with  
the subject line "Comments on Emergency Regulations"

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360 days to convert from emergency regulations

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PROHOUSING DESIGNATION PROGRAM: COMING SOON

## 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](mailto:ProhousingPolicies@hcd.ca.gov)
- Website: <https://www.hcd.ca.gov/community-development/prohousing>
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