

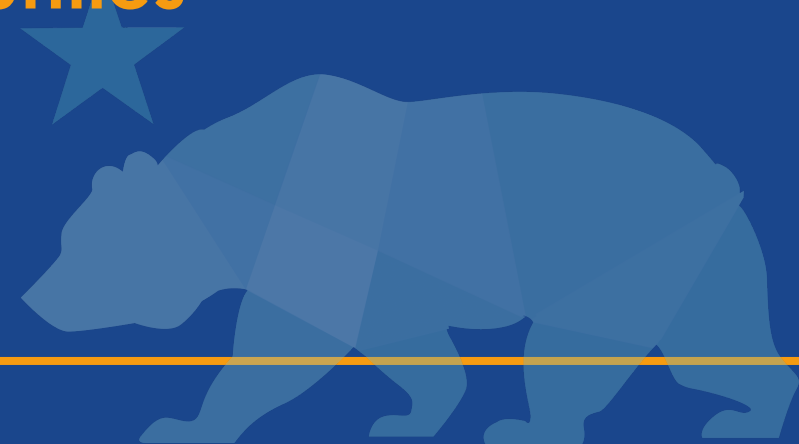


Prohousing Designation Program (PDP)

California Department of Housing and Community
Development

San Mateo and Santa Clara Counties

June 26, 2023



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



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



Enhanced Scoring

- Enhanced scoring for land conservation includes additional scoring opportunities jurisdictions that support Location-Efficient Communities and Environmentally Sensitive or Hazardous Areas
- Double points for Unified, multifaceted strategy to promote multiple planning objectives such as efficient land use, climate change solutions, and/or hazard mitigation

Location-Efficient Communities

Current or future residential dwellings that:

- Provide multiple transportation options and short commutes to daily destination
- Improve job and housing relationships
- Mitigate impacts on or from environmentally sensitive or hazardous areas

Environmentally Sensitive or Hazardous Areas

- Prime farmland or farmland of state wide importance
- Lands identified for conservation in an adopted natural community conservation plan
- Lands under conservation easement
- Protected species habitat
- Wetlands
- Very High Fire Hazard Severity Zones

Prohousing Incentivization

1. Solutions for Congested Corridors
2. Local Partnership Program
3. Active Transportation Program*
4. Transformative Climate Communities
5. Transit and Intercity Rail Capital Program
6. Infill Infrastructure Grant Program
7. Affordable Housing and Sustainable Communities Program
8. Sustainable Transportation Planning Grant



Awardees

1. City of Sacramento
2. City of Roseville
3. City of West Sacramento
4. City of Citrus Heights
5. City of San Diego
6. City of Oakland
7. City of Fontana
8. City of El Cerrito
9. Placer County
10. Sacramento County
11. City of Los Angeles
12. City of Emeryville
13. City of Needles
14. City of Riverside
15. City of Stockton
16. City of Ukiah
17. City of Fresno
18. City of Redwood
19. City of Rancho Cordova
20. City of Salinas
21. Yuba County
22. San Diego County



Prohousing Information

- Technical Assistance is currently being provided through the prohousingpolicies@hcd.ca.gov inbox
- FAQ available at <https://www.hcd.ca.gov/community-development/prohousing/index.shtml>
- Questions?

