



Prohousing Designation Program



Active Transportation Program: 2021 Guidelines

CTC-HCD collaboration:

- Expanded upon the Transformative Projects scoring topic to account for the potential for projects to support existing and planned housing, especially affordable housing
- For active transportation plans, added links to related planning grant resources for closer coordination between land-use and active transportation planning: HCD's SB 2 and Local Early Action Planning (LEAP) grant programs



Prohousing Designation Program

Provides incentives to cities and counties in the form of additional points or other preferences in the scoring of competitive funding programs

- Designed for flexibility and adaptability
- Effective and achievable goals
- Reflects and builds on previously legislated policies
- Focused on broader state goals for housing, equity, resilience, and climate change



Program Collaborators

- Developers
- Local Governments
- Educational Institutions
 - UC Davis, UCLA, UC Berkeley
- Planners
- State Departments
- Advocates
- Builder Associations
- Housing Consultants



Overarching Goals

1. Increase development capacity, variety, streamlining
2. Promote equitable communities
3. Collaborate to align policies and programs
4. Implementation of relevant housing statutes
- 5. Planning consistent with state priorities***



*Overarching Goal:

Planning Consistent with State Priorities

- Integrated planning and development facilitates Location Efficient Communities
- Consistent with the AB 857 Priorities (Government Code sec. 65041.1) and Sustainable Communities Strategies



Prohousing Criteria

39 total Prohousing Policies,
divided among 4 categories:

1. Favorable zoning and land use *(10 policies)*
2. Accelerating production timeframes *(13 policies)*
3. Reducing construction and development costs *(8 policies)*
4. Providing financial subsidies *(8 policies)*



Prohousing Criteria

8 total Enhancement Factors

- Demonstrate policies align with Principles
- Additional points per scoring item



Scoring Requirements

- 30 point minimum
- Minimum 1 Prohousing Policy per category
 1. Favorable zoning and land use
 2. Accelerating production timeframes
 3. Reducing construction and development costs
 4. Providing financial subsidies



Favorable Zoning and Land Use

- Rezoning sufficient sites to accommodate 150% or more of regional housing needs by total or income category (3 pts)
- Permitting missing middle housing uses (3 pts)
- Eliminating or reducing parking requirements, establishing parking maximums (2 pts)



Accelerating Production Timeframes

- Establishment of ministerial approval processes for a variety of housing types (3 pts)
- Documented practice of streamlining housing development (2 pts)
- Reduce costs for transportation-related infrastructure that encourage active transportation or other mode shift, like expanding sidewalks or protected bike/micro-mobility lanes; on-street parking for bikes; etc (1 pt)



Reducing Construction and Development Costs

- Impact fee waivers or reduction (3 pts)
- Promoting innovative housing types that reduce costs (e.g., manufactured homes) (1 pt)
- Reducing transportation-related infrastructure costs (1 pt)
- Pre-approved or prototype plans for missing middle housing types (1 pt)



Providing Financial Subsidies

- Local housing trust funds (2 pts)
- ADU grants and low interest loan programs (2 pts)
- Land donations through surplus land program (2 pts)
- Enhanced Infrastructure Financing Districts (2 pts)



Enhanced Scoring for Location-Efficiency

- **1 point for** Rezoning and other policies to support high-density development in Location Efficient Communities
- **2 points for:** Unified, multifaceted strategy to promote multiple planning objectives such as efficient land use, climate change solutions, and/or hazard mitigation



Example Prohousing Jurisdiction



Zoning and Land Use
1 A+1 B+1 D+1 F
+10 pts.

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



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

Streamlined approvals + CEQA + permits + hearings



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

Waive residential impact fee + promote universal design + innovative housing



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



Outreach and Technical Assistance

- HCD provides technical assistance through the prohousingpolicies@hcd.ca.gov inbox
- Regional and Statewide Workshops
- Responses are being compiled into an FAQ which will be available in the next week or two
- See www.hcd.ca.gov/community-development/prohousing





Questions?

