

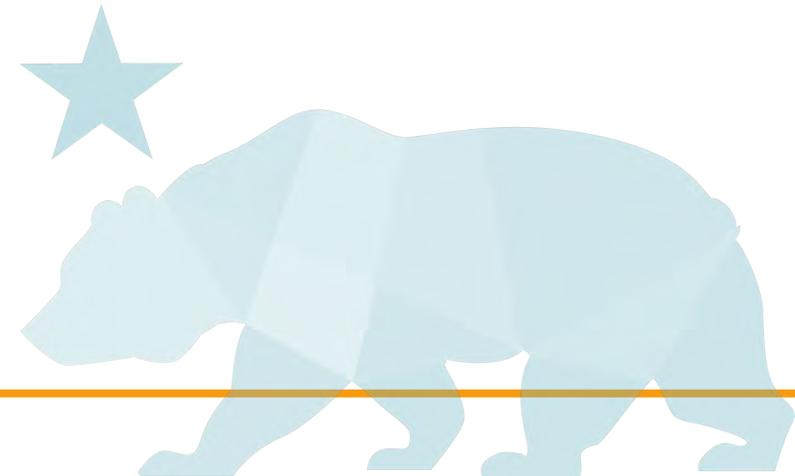


# Prohousing Designation Program

California Department of Housing and Community Development



ACCELERATING HOUSING PRODUCTION



# PROHOUSING DESIGNATION

Created by the Legislature through the 2019-2020 Budget Act, the Prohousing Designation and Incentive Programs seek to:

1. Increase housing opportunities throughout California and address the state's housing crisis
2. Offer flexibility in achieving Designation (many pathways through scoring)

Over the counter process & in-house TA





## WHY BE PROHOUSING?

Receive priority processing and additional funding points when applying for select grant programs:

- Affordable Housing & Sustainable Communities Program
- Infill Infrastructure Grant Program
- Transformative Climate Communities
- Solutions for Congested Corridors
- Local Partnership Program
- Transit and Intercity Rail Capital Program
- Sustainable Transportation Planning Grant Program

Also receive eligibility for the Prohousing Incentive Program



# PROHOUSING PRINCIPLES

**Increase  
development  
capacity and  
variety**

**Streamline  
housing  
process**

**Planning  
consistent with  
state priorities**

**Collaborate to  
align policies  
and programs**

**Promote  
equitable  
communities**



# Prohousing Designated Jurisdictions

(as of April 2025)

1. Alameda
2. Berkeley
3. Brea
4. Citrus Heights
5. Crescent City
6. El Cerrito
7. Emeryville
8. Eureka
9. Fairfield
10. Fontana
11. Healdsburg
12. Long Beach
13. Los Altos
14. Los Angeles
15. Los Angeles County
16. Moreno Valley
17. Mountain View
18. Napa
19. Needles
20. Oakland
21. Petaluma
22. Pinole
23. Placer County
24. Rancho Cordova
25. Rancho Cucamonga
26. Redwood City
27. Richmond
28. Riverside
29. Rohnert Park
30. Roseville
31. Sacramento
32. Sacramento County
33. Salinas
34. San Diego
35. San Diego County
36. San Francisco
37. San Leandro
38. San Luis Obispo
39. San Luis Obispo County
40. Santa Cruz
41. Santa Monica
42. Santa Rosa
43. Sonoma County
44. South Lake Tahoe
45. South San Francisco
46. Stockton
47. Tulare County
48. Ukiah
49. Walnut Creek
50. West Hollywood
51. West Sacramento
52. Windsor
53. Yuba County

# APPLICATION PROCESS

- Submit existing and proposed policies related to housing development, with supporting documentation
- Minimum one policy per topic area
- 30 points required out of 154 possible points
- HCD has 60 days to review your application then provide feedback
- Proposed Policies must be completed within two years of applications submittal
- Designation expires 3 years from the January 1<sup>st</sup> following your designation award date.

Favorable  
Zoning and  
Land Use

Acceleration of  
Housing  
Production  
Timeframes

Reduction of  
Construction  
and  
Development  
Costs

Providing  
Financial  
Subsidies

Enhancement  
Points

# THRESHOLD REQUIREMENTS

Compliant housing element and annual progress reports

All current cycle rezones complete – per Gov Code 65583(c)(1)

Compliance with all relevant housing laws, including no active HAU violations

Current on all Housing Element Commitments

Compliance with 7 Principles for Addressing Encampments

Signed Formal Resolution

Diligent Public Participation Process





# PUBLIC PARTICIPATION

- Applicants must complete a "diligent" public participation process that includes outreach to all segments of the community
- **"Diligent"** means:
  - Outreach through a variety of methods and languages – (ex. outreach through email lists used for the Housing Element is appropriate)
  - Includes effort to engage individuals or representatives of lower-income and special needs households and other stakeholders
  - Posting the complete Prohousing application (including scoring criteria and thresholds) for minimum of 30 days
    - Following HCD's review, if substantive changes are required, subsequent versions must be posted for 7 days
  - The application must be part of a public hearing or informative meeting, presenting at a Council or BoS meeting at the start of the 30 days is appropriate
  - Consider comments and incorporate as needed



# 7 PRINCIPLES FOR HOMELESS ENCAMPMENTS

- Submit a summary confirming treatment of homeless encampments and how will comply with the constitutional rights of persons experiencing homelessness
- Best practices must be consistent with the United States' Interagency Council on Homelessness: "[7 Principles for Addressing Encampments](#)"
- Template available in Appendix 5 of the application
- HCD is providing technical assistance to local governments

## Appendix 5: Homeless Encampment Template

Pursuant to Section 6604, applicants are required to confirm that its treatment of encampments on public property within the jurisdiction complies with, and will continue to comply with, the constitutional rights of persons experiencing homelessness.

Each jurisdiction's response will be based on the context and unique needs of the homeless population they serve. The United States Interagency Council on Homelessness' "[7 Principles for Addressing Encampments](#)" provides best practice guidance on how local governments develop and implement comprehensive policies and practices to support communities when interfacing with persons that are unhoused and occupying public property.

Please complete this form to demonstrate how the applicant has enacted best practices in the jurisdiction related to the treatment of unhoused individuals occupying public property. Attach and reference any supporting documentation along with page numbers accordingly.

Name of Jurisdiction: \_\_\_\_\_

1. Was the Jurisdiction awarded Encampment Resolution Funding (ERF) Program funds (Yes/No)?

If so, indicate the round of funding (i.e., ERF-1, ERF-2-L, ERF-2-R, ERF-3-L, or ERF-3-R), the date the grant was awarded, and attach the approved proposal.

Round of funding: \_\_\_\_\_

Date of grant award: \_\_\_\_\_

2. What is the Jurisdiction's role in the Coordinated Entry System (lead, support, etc.)? Max. 100 characters. If applicable, attach any supporting documents.

\_\_\_\_\_  
\_\_\_\_\_

3. Does the Jurisdiction receive a direct allocation of federal funds from HUD (Yes/No)? If so, indicate the type of federal funds, the award amount, and how the federal funds are being utilized to serve the homeless population. Also, attach the jurisdiction's consolidated plan. Max. 100 characters.

Type of federal funds: \_\_\_\_\_

Award amount: \_\_\_\_\_

How the federal funds are being utilized:

\_\_\_\_\_  
\_\_\_\_\_

# SCORING REQUIREMENTS

30 point  
minimum

Minimum 1  
item per  
category

Favorable zoning and  
land use

Accelerate housing  
production  
timeframes

Reduce construction  
and development  
costs

Provide financial  
subsidies

Enhanced  
scoring

- Demonstrates policies aligned with Principles
- Additional points per scoring item



# FAVORABLE ZONING AND LAND USE

+3

Rezones sufficient sites to accommodate 150% or more of regional housing needs by total and income category

+3

Permits missing middle (duplex, triplex, four-plex, etc.) housing uses

+2

Eliminates parking requirements, and establishes parking maximums



# ACCELERATING PRODUCTION TIMEFRAMES

+3

Establishes ministerial approval processes for a variety of housing types

+2

Documents practice of streamlining housing development

+1

Priority permit processing for ADUs, multifamily, affordable housing



# REDUCING CONSTRUCTION & DEVELOPMENT COSTS

- +3 Provides impact fee waivers or reduction
- +1 Promotes innovative housing types that reduce costs
- +1 Reduces transportation-related infrastructure costs
- +1 Provides 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

Applicants may seek to add enhancement points for any one category

- Only one enhancement per category (ex. Enhancement #1 for category 1A)
- Jurisdictions must provide a description of how their policies meet enhancement criteria

Enhancements range from:

- #1. A policy or program representing one element of a unified, multi-faceted strategy to promote multiple planning objectives.  
to
- #8. Policies that involve meaningful actions towards Affirmatively Furthering Fair Housing.

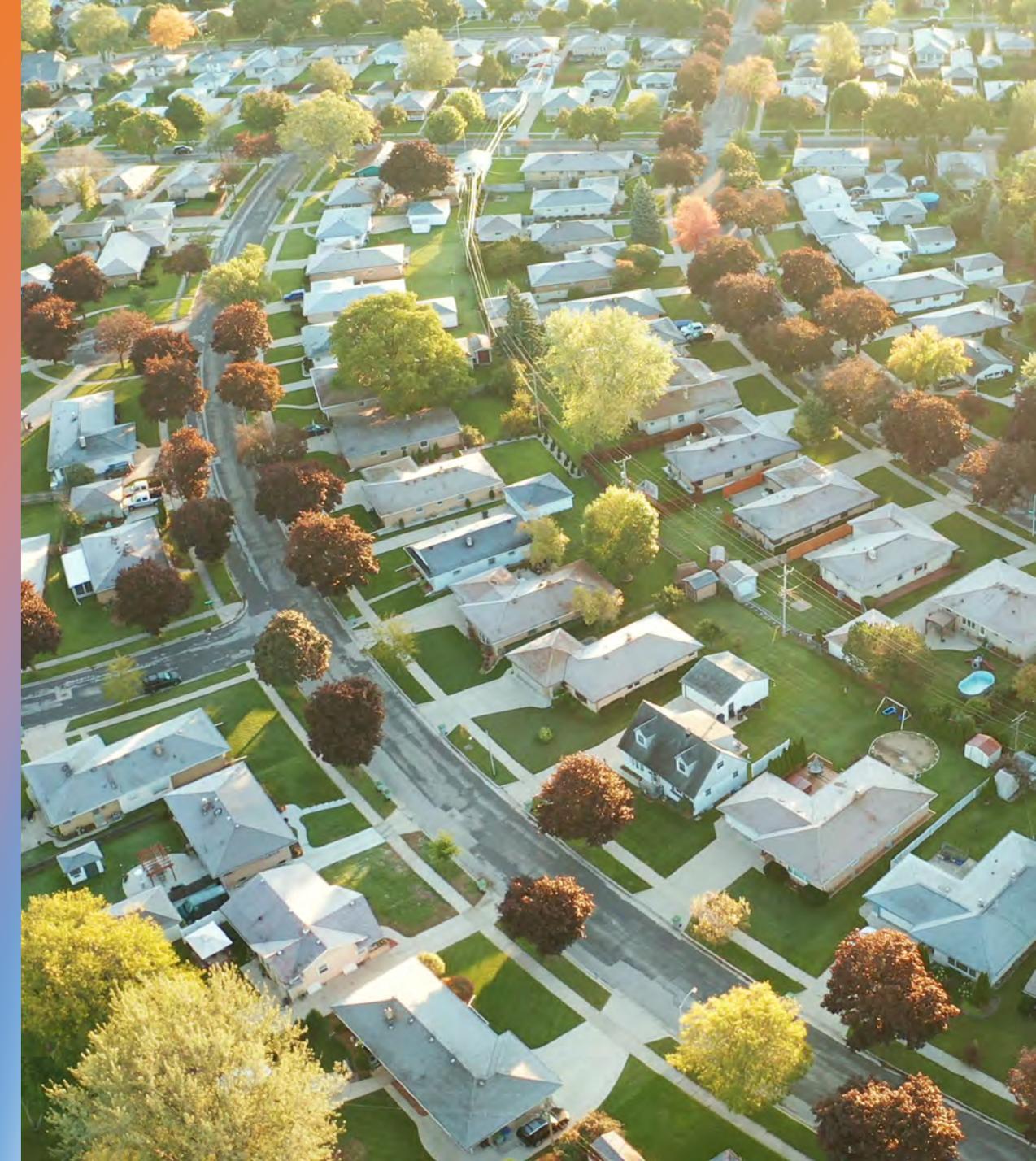




## BEST PRACTICES (RURAL)

- **City of Needles Category 1E:** Going above ADU law by permitting up to five ADUs by-right.
- **City of Crescent City Category 2D:** Maintains a streamlined permitting review and processing that does not exceed four months.
- **City of Ukiah Category 4H:** Created the Housing Services Division to administer federal, state, and local housing development programs.





## BEST PRACTICES (SUBURBAN)

- **City of Emeryville Category 1A:** Identified 19 sites to exceed their Regional Housing Needs Assessment by 203%. Locations prioritize enhancing connectivity and livability.
- **City of Walnut Creek Category 1D:** Adopted the Community Benefits program, provides opportunities to developers to receive greater height limits, FAR, & density bonuses
- **City of Salinas Category 3D:** Approved modular construction for a 50-unit affordable housing development for low-income households in the first project to utilize modular construction methods on the Central Coast.





## BEST PRACTICES (URBAN)

- **City of Riverside Category 2C:** Public Permit Portal streamlines development projects without visiting City Hall. Applicants remotely submit permit applications, electronic plans, pay fees, track progress, complete permit issuance, and schedule and receive inspection results.
- **City of Redwood City Category 3B:** Pre-approved ADU construction plans with over-the-counter approval within a week.
- **City of Santa Monica Category 4B:** Directs general sales tax funds from a 2016 voter initiative into its Housing Trust Fund to create new affordable housing projects.



# Monitoring and Revocation (Purpose)

- The Department shall monitor Prohousing Designations on an ongoing basis and may revoke a Prohousing Designation at any time for:
  - Failing to enact or implement a proposed Prohousing Policy
  - Failing to facilitate the planning, approval, or construction of a variety of housing types
  - Failing to implement integrated planning and development consistent with state planning priorities
  - Failing to meets its obligations to Affirmatively Further Fair Housing
  - Failing to comply with state housing law
  - Failing to take action or has taken action inconsistent with a housing element



# Monitoring and Revocation (Process)

- The Department shall notify the Jurisdiction within 30 days, in writing, of any review that it commences
- Jurisdiction will have 30 days to respond and include a schedule of corrective action
- The Department shall issue a **preliminary finding** to the jurisdiction within 75 days of its notification of review
  - Preliminary findings will include: a preliminary determination that a violation has been made, a corrective action plan, and deadline to comply
  - Deadline to comply shall be no later than 90 days from the preliminary finding
- Jurisdiction will respond within 30 days of notification of the preliminary finding
- The Department shall issue a **final determination** within 75 days of the deadline for the jurisdiction's response to the preliminary finding
  - Final determination shall state whether the violation has been resolved and, if not, that the jurisdiction's designation has been revoked
- Jurisdictions may reapply to the program after remedying the violations identified in the final determination





Thank you for your time and we look forward to assisting you develop your jurisdiction's application!

If you have any questions regarding the Prohousing Designation Program (PDP), please contact [prohousingpolicies@hcd.ca.gov](mailto:prohousingpolicies@hcd.ca.gov).

FAQ and other technical assistance materials available at <https://www.hcd.ca.gov/planning-and-community-development/prohousing-designation-program>

Subscribe to HCD's [Email Signup](#) to be notified of any program updates