



MEMORANDUM
COMMUNITY DEVELOPMENT RESOURCE AGENCY
COMMUNITY DEVELOPMENT SERVICES DIVISION
County of Placer

TO: Honorable Board of Supervisors **DATE:** November 9, 2021
FROM: Steve Pedretti, Community Development Resource Agency Director
BY: Devin McNally, Associate Planner
SUBJECT: Authorization to Apply to and Participate in the State of California's Prohousing Designation Program

ACTION REQUESTED

1. Adopt a resolution authorizing the Community Development Resource Agency Director, or their Designee to submit a Prohousing Designation Program application to the California Department of Housing and Community Development ("HCD"); and execute all documents deemed necessary or appropriate to participate in the Prohousing Designation Program if approved by HCD.

BACKGROUND

In 2019, the State of California enacted Government Code section 65589.9, which establishes the Prohousing Designation Program (PDP). The PDP creates incentives for jurisdictions that are compliant with state housing element requirements and that have enacted Prohousing policies. The state defines prohousing policies as policies which, "facilitate the planning, approval, or construction of housing." Some examples include providing local financial incentives, reducing permit times, creating objective development standards, preserving affordable housing units at risk of becoming market rate units, and other similar policies. The PDP is to be overseen by HCD. On June 7, 2021, HCD released the PDP Emergency Regulations with the application period opening July 1, 2021. Other jurisdictions in the region, such as the City of Sacramento, are applying to the program. If approved by HCD, the County of Placer has an opportunity to become one of the first PDP jurisdictions in the State – gaining a competitive advantage for critical grant funding.

Local governments can receive a designation when implementing prohousing policies and receive an advantage when applying for several funding programs including the Affordable Housing & Sustainable Communities Grant, Infill Infrastructure Grant, and the Transformative Climate Communities Grant. These funds are used for affordable housing development, infrastructure financing, and sustainability initiatives. Further incentives may be added as the program is implemented.

The County has over the past few years developed and implemented or is currently in the process of implementing prohousing related programs that meet the PDP application requirements. Example of these policies include:

- Affordable Housing and Employee Accommodation Ordinance
- Housing Related Code Amendments
- Environmental Conformity Reviews
- Universal Entitlement Application Form

Honorable Board of Supervisors

November 9, 2021

Authorization to Apply to and Participate in the State of California's Prohousing Designation Program

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· Proposed Housing Related Code Amendments

The County is facing the statewide challenge of providing an adequate supply of affordable housing, and continues to pursue new sources of local, state, and federal affordable housing funding, to create more affordable housing choices. A draft application (Attachment B) to submit to the state for the Prohousing Designation is attached to this report. The draft application is currently under review by PDP staff. County staff anticipate only minor changes based on HCD feedback before submittal.

ENVIRONMENTAL IMPACT

This action is for an application for a Prohousing Designation and is not a project under the California Environmental Quality Act.

FISCAL IMPACT

This item has no fiscal impact on general County funds; but will make the County competitive for future grant awards.

ATTACHMENTS

Attachment A: Resolution

Attachment B: Prohousing Designation Program Application

ATTACHMENT A

Before the Board of Supervisors County of Placer, State of California

In the matter of: AUTHORIZING APPLICATION TO AND
PARTICIPATION IN THE PROHOUSING DESIGNATION PROGRAM Resolution No.: _____

The following Resolution was duly passed by the Board of Supervisors of the County of Placer
at a regular meeting held on _____, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

WHEREAS, the State legislature enacted Government Code section 65589.9 to establish the Prohousing Designation Program (“PDP” or “Program”), which creates incentives for jurisdictions that are compliant with state housing element requirements and that have enacted prohousing local policies; and

WHEREAS, if a jurisdiction is designated "Prohousing", that jurisdiction will receive additional points or other preference during the scoring of their competitive applications for specified housing and infrastructure grant funding; and

WHEREAS, the Department of Housing and Community Development ("Department") has adopted emergency regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) to implement the Program ("Program Regulations"), as authorized by Government Code section 65589.9, subdivision (d); and

WHEREAS, the County of Placer ("Applicant") desires to submit an application for a Prohousing Designation ("Application").

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER that,

1. Applicant is hereby authorized and directed to submit an Application to the Department.
2. Applicant acknowledges and confirms that it is currently in compliance with applicable state housing law.
3. Applicant acknowledges and confirms that it will continue to comply with applicable housing laws and to refrain from enacting laws, developing policies, or taking other local governmental actions that may or do inhibit or constrain housing production. Examples of such local laws, policies, and action include moratoriums on development; local voter approval requirements related to housing production; downzoning; and unduly restrictive or onerous zoning regulations, development standards, or permit procedures. Applicant further acknowledges and confirms that it commits itself to affirmatively furthering fair housing pursuant to Government Code section 8899.50.
4. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver all documents required or deemed necessary or appropriate to participate in the Program, and all amendments thereto (the "Program Documents").
5. Applicant acknowledges and agrees that it shall be subject to the Application; the terms and conditions specified in the Program Documents; the Program Regulations; and any and all other applicable law.
6. The Community Development Resource Agency Director is authorized to execute and deliver the Application and the Program Documents on behalf of the Applicant for participation in the Program.

BE IT FURTHER RESOLVED that this resolution shall take full force and effect immediately.

Prohousing Designation Program Application



**State of California
Governor Gavin Newsom**

**Lourdes Castro Ramírez, Secretary
Business, Consumer Services and Housing Agency**

**Gustavo Velasquez, Director
Department of Housing and Community Development**

**Megan Kirkeby, Deputy Director
Division of Housing Policy Development**

2020 West El Camino, Suite 500
Sacramento, CA 95833

Website: <https://www.hcd.ca.gov/community-development/prohousing>
Email: ProhousingPolicies@hcd.ca.gov

July 2021

Prohousing Designation Program Application Package Instructions

The applicant is applying for a Prohousing Designation under the Prohousing Designation Program (“**Prohousing**” or “**Program**”), which is administered by the Department of Housing and Community Development (“**Department**”) pursuant to Government Code section 65589.9.

The Program creates incentives for Jurisdictions that are compliant with Housing Element requirements and that have enacted Prohousing Policies. These incentives will take the form of additional points or other preference in the scoring of applications for competitive housing and infrastructure programs. The administrators of each such program will determine the value and form of the preference.

In order to be considered for a Prohousing Designation, the applicant must accurately complete all sections of this application, including any relevant appendices. The Department reserves the right to request additional clarifying information from the applicant.

This application is subject to Government Code section 65589.9, and to the regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) adopted by the Department in promulgation thereof (“**Regulations**”). All capitalized terms in this application shall have the meanings set forth in Section 6601 of the Regulations.

All applicants must submit a complete, signed application package to the Department, in electronic format, in order to be considered for a Prohousing Designation. Please direct electronic copies of the completed application package to the following email address: ProhousingPolicies@hcd.ca.gov.

A complete application will include all items identified in the Application Checklist.

In relation to **Appendix 1**, the Formal Resolution for the Prohousing Designation Program, please use ~~strikethrough~~ and underline if proposing any modifications to the text of the Resolution.

Appendix 2, the Proposed Policy Completion Schedule, applies only if an application includes proposed policies.

Appendix 3, Project Proposal Scoring Sheet and Sample Project Proposal Scoring Sheet, includes a blank template to be completed by the applicant as part of the application, as well as a Sample Project Proposal Scoring Sheet with an example of how this template may be completed.

Appendix 4 lists examples of Prohousing Policies with enhancement factors to aid applicants in understanding how enhancement factors may be applied.

Appendix 5 is where the applicant will include any additional information and supporting documentation for the application.

If you have questions regarding this application or the Program, or if you require technical assistance in preparing this application, please email ProhousingPolicies@hcd.ca.gov.

Application Checklist

| | Yes | No |
|--|-------------------------------------|--------------------------|
| Application Information | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Certification and Acknowledgement | <input type="checkbox"/> | <input type="checkbox"/> |
| The Legislative Information form is completed. | <input type="checkbox"/> | <input type="checkbox"/> |
| The Threshold Requirements Checklist is completed. | <input type="checkbox"/> | <input type="checkbox"/> |
| A duly adopted and certified Formal Resolution for the Prohousing Designation Program is included in the application package. (See Appendix 1 for the Formal Resolution for the Prohousing Designation Program (New 04/21) form.) | <input type="checkbox"/> | <input type="checkbox"/> |
| If applicable, the Proposed Policy Completion Schedule is completed. (See Appendix 2 .) | <input type="checkbox"/> | <input type="checkbox"/> |
| The Project Proposal Scoring Sheet is completed. (See Appendix 3 for the Project Proposal Scoring Sheet and the Sample Project Proposal Scoring Sheet) | <input type="checkbox"/> | <input type="checkbox"/> |
| Additional information and supporting documentation (Applicant to provide as Appendix 5) | <input type="checkbox"/> | <input type="checkbox"/> |

Application Information

| | |
|--|--|
| Applicant (Jurisdiction): | Placer County |
| Applicant Mailing Address: | 3091 County Center Drive |
| City: | Auburn |
| ZIP Code: | 95603 |
| Website: | Placer.ca.gov |
| Authorized Representative Name | Steve |
| Authorized Representative Title: | Pedretti |
| Phone: | 530-745-3099 |
| Email: | spedrett@placer.ca.gov |
| Contact Person Name: | Devin McNally |
| Contact Person Title: | Associate Planner |
| Phone: | 530-745-3068 |
| Email: | dmcnally@placer.ca.gov |
| Proposed Total Score (Based on Appendix 3): | 32 |

CERTIFICATION AND ACKNOWLEDGMENT

As authorized by the Formal Resolution for the Prohousing Designation Program (Resolution No. _____), which is attached hereto and incorporated by reference as if set forth in full, I hereby submit this full and complete application on behalf of the applicant.

I certify that all information and representations set forth in this application are true and correct.

I further certify that any proposed Prohousing Policy identified herein will be enacted within two (2) years of the date of this application submittal.

I acknowledge that this application constitutes a public record under the California Public Records Act (Gov. Code, § 6250 et seq.) and is therefore subject to public disclosure by the Department.

Signature: _____

Name and Title: Steve Pedretti, Director, Community Development Resource Agency

Date: _____

Legislative Information

| District | Number | Legislator's Name |
|--------------------------------|--------|--|
| Federal Congressional District | 2 | Doug LaMalfa (District 1); Tom McClintock (District 5) |
| State Assembly District | 3 | Megan Dahle (District 1); Frank Bigelow (District 5); Kevin Kiley (District 6) |
| State Senate District | 2 | Brian Dahle (District 1); Jim Nielsen (District 4) |

Applicants can find their respective State Senate representatives at <https://www.senate.ca.gov/>, and their respective State Assembly representatives at <https://www.assembly.ca.gov/>

Threshold Requirements Checklist

The applicant meets the following threshold requirements in accordance with Section 6604 of the Regulations:

| | Yes | No |
|---|-------------------------------------|--------------------------|
| The applicant is a Jurisdiction. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The applicant has adopted a Compliant Housing Element. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The applicant has submitted or will submit a legally sufficient Annual Progress Report prior to designation. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The applicant has completed, on or before the relevant statutory deadlines, any rezone program or zoning that is necessary to remain in compliance with Government Code section 65583, subdivision (c)(1). | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The applicant is in compliance, at the time of the application, with applicable state housing law, including, but not limited to, Housing Element Law; "No Net Loss" Law (Gov. Code, § 65863); the Housing Accountability Act (Gov. Code, § 65589.5); State Density Bonus Law (Gov. Code, § 65915 et seq.); laws relating to the imposition of school facilities fees or other requirements (Gov. Code, § 65995 et seq.); Least Cost Zoning Law (Gov. Code, § 65913.1); the Housing Crisis Act of 2019 (Stats. 2019, ch. 654); and antidiscrimination law (Gov. Code, § 65008). | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The applicant has duly adopted and certified a Formal Resolution for the Prohousing Designation Program, which is hereby incorporated by reference. (A true and correct copy of the resolution is included in this application package.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Project Proposal
Category 1: Favorable Zoning and Land Use

| Category | Prohousing Policy Description | Points |
|----------|---|--------|
| 1A | Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total or income category. | 3 |
| 1B | Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones. | 3 |
| 1C | Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total or income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above. | 2 |
| 1D | Density bonus programs which exceed statutory requirements by 10 percent or more. | 2 |
| 1E | Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit law (e.g., permitting more than one ADU or JADU per single-family lot). These policies shall be separate from any qualifying policies under Category (1)(B) above. | 2 |
| 1F | Reducing or eliminating parking requirements for residential development as authorized by Government Code sections 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Government Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Government Code section 65915, subdivision (p). | 2 |
| 1G | Zoning to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones. | 1 |
| 1H | Modification of development standards and other applicable zoning provisions to promote greater development intensity. Potential areas of focus include floor area ratio; height limits; minimum lot or unit sizes; setbacks; and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above. | 1 |
| 1I | Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a housing sustainability district, as defined in Government Code section 66200. | 1 |
| 1J | Demonstrating other zoning and land use actions that measurably support the Acceleration of Housing Production. | 1 |

Project Proposal
Category 2: Acceleration of Housing Production Timeframes

| Category | Prohousing Policy Description | Points |
|----------|---|--------|
| 2A | Establishment of ministerial approval processes for a variety of housing types, including single-family and multifamily housing. | 3 |
| 2B | Establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents. | 2 |
| 2C | Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law (Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28). | 2 |
| 2D | Establishment of permit processes that take less than four months. Policies under this Category (2)(D) must address all approvals necessary to issue building permits. | 2 |
| 2E | Absence or elimination of public hearings for projects consistent with zoning and the general plan. | 2 |
| 2F | Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan. | 1 |
| 2G | Absence, elimination or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing. | 1 |
| 2H | Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy. | 1 |
| 2I | Priority permit processing or reduced plan check times for ADUs/JADUs, multifamily housing, or homes affordable to lower- or moderate-income households. | 1 |
| 2J | Establishment of a standardized application form for all entitlement applications. | 1 |
| 2K | Practice of publicly posting status updates on project permit approvals on the Internet. | 1 |
| 2L | Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to Category (2)(E) are not eligible for points under this Category (2)(L). | 1 |
| 2M | Demonstration of other actions, not listed above, that quantifiably decrease production timeframes or promote the streamlining of approval processes. | 1 |

Project Proposal
Category 3: Reduction of Construction and Development Costs

| Category | Prohousing Policy Description | Points |
|----------|--|--------|
| 3A | Waiver or significant reduction of development impact fees for residential development. | 3 |
| 3B | Adoption of ordinances or implementation of other mechanisms that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages. | 2 |
| 3C | Adoption of other fee reduction strategies separate from Category (3)(A) above, including fee deferrals and reduced fees for housing for persons with special needs. | 1 |
| 3D | Promoting innovative housing types (e.g., manufactured homes, recreational vehicles, park models) that reduce development costs. | 1 |
| 3E | Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes; creation of on-street parking for bikes; transit-related improvements; or establishment of carshare programs. | 1 |
| 3F | Adoption of universal design ordinances pursuant to Health and Safety Code section 17959. | 1 |
| 3G | Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas. | 1 |
| 3H | Demonstration of other actions, not listed above, that quantifiably reduce construction or development costs. | 1 |

Project Proposal
Category 4: Providing Financial Subsidies

| Category | Prohousing Policy Description | Points |
|----------|--|--------|
| 4A | Establishment of local housing trust funds or collaboration on a regional housing trust fund. | 2 |
| 4B | Provide grants or low-interest loans for ADU/JADU construction affordable to lower- and moderate-income households. | 2 |
| 4C | A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to lower income households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases. | 2 |
| 4D | Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to lower income households. | 2 |
| 4E | Directed residual redevelopment funds to affordable housing. | 1 |
| 4F | Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source. | 1 |
| 4G | Prioritization of local general funds for affordable housing. | 1 |
| 4H | Demonstration of other actions, not listed above, that quantifiably promote, develop, or leverage financial resources for housing. | 1 |

Project Proposal Enhancement Factors

The Department shall utilize enhancement factors to increase the point scores of Prohousing Policies. Each Prohousing Policy will receive extra points for enhancement factors in accordance with the chart below.

| Category | Prohousing Policy Description | Points |
|----------|--|--------|
| 1 | Policy that represents one element of a unified, multi-faceted strategy to promote multiple planning objectives, such as efficient land use, access to public transportation, affordable housing, climate change solutions, and/or hazard mitigation. | 2 |
| 2 | Policies that promote development consistent with the state planning priorities pursuant to Government Code section 65041.1. | 1 |
| 3 | Policies that diversify planning and target community and economic development investments (housing and non-housing) to improve lower opportunity areas. Such areas include, but are not limited to, Low Resource and High Segregation & Poverty areas designated in the most recently updated TCAC/HCD Opportunity Maps, and disadvantaged communities pursuant to California Senate Bill 535 (2012). | 1 |
| 4 | Policies that go beyond state law requirements in reducing displacement of lower income households and conserving existing housing stock that is affordable to lower income households. | 1 |
| 5 | Rezoning and other policies that support high-density development in Location Efficient Communities. | 1 |
| 6 | Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from Environmentally Sensitive or Hazardous Areas. | 1 |
| 7 | Zoning policies that increase housing choices and affordability in High Resource and Highest Resource areas, as designated in the most recently updated TCAC/HCD Opportunity Maps. | 1 |
| 8 | Other policies that involve meaningful actions towards affirmatively furthering fair housing pursuant to Government Code section 8899.50, including, but not limited to, outreach campaigns, updated zoning codes, and expanded access to financing support. | 1 |

Project Proposal Scoring Sheet Instructions

The Department shall validate applicants' scores based on the extent to which each identified Prohousing Policy contributes to the Acceleration of Housing Production. The Department shall assess applicants' Prohousing Policies in accordance with Government Code section 65589.9, subdivision (f)(2), and Sections 6605 and 6606 of the Regulations.

The Department shall further assess applicants' Prohousing Policies using the following four scoring categories: Favorable Zoning and Land Use; Acceleration of Housing Production Timeframes; Reduction of Construction and Development Costs; and Providing Financial Subsidies. Applicants shall demonstrate that they have enacted or proposed at least one policy that significantly contributes to the Acceleration of Housing Production in each of the four categories. A Prohousing Designation requires a total score of 30 points or more across all four categories.

Instructions

Please utilize one row of the Scoring Sheet for each Prohousing Policy.

- **Category Number:** Select the relevant category number from the relevant Project Proposal list in this application. Where appropriate, applicants may utilize a category number more than once.
- **Concise Written Description of Prohousing Policy:** Set forth a brief description of the enacted or proposed Prohousing Policy.
- **Enacted or Proposed:** Identify the Prohousing Policy as enacted or proposed. For proposed Prohousing Policies, please complete **Appendix 2: Proposed Policy Completion Schedule**.
- **Documentation Type:** For enacted Prohousing Policies, identify the relevant documentary evidence (e.g., resolution, zoning code provisions). For proposed Prohousing Policies, identify the documentation which shows that implementation of the policy is pending.
- **Web Links/Electronic Copies:** Insert the Web link(s) to the relevant documentation or indicate that electronic copies of the documentation have been attached to this application as **Appendix 5**.
- **Points:** Enter the appropriate number of points using the relevant Project Proposal list in this application.
- **Enhancement Category Number (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the appropriate category number using the relevant Project Proposal list in this application.
- **Enhancement Points (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the point(s) for that Prohousing Policy.
- **Total Points:** Add the enhancement point(s) to the Prohousing Policy's general point score.

Appendix 1: Formal Resolution for the Prohousing Designation Program

Formal Resolution for the Prohousing Designation Program (New 04/21)

RESOLUTION NO. **[INSERT RESOLUTION NUMBER]**

A RESOLUTION OF THE GOVERNING BODY OF
[INSERT THE NAME OF THE CITY OR COUNTY]
AUTHORIZING APPLICATION TO AND PARTICIPATION IN THE PROHOUSING
DESIGNATION PROGRAM

WHEREAS, Government Code section 65589.9 established the Prohousing Designation Program (“**PDP**” or “**Program**”), which creates incentives for jurisdictions that are compliant with state housing element requirements and that have enacted Prohousing local policies; and

WHEREAS, such jurisdictions will be designated Prohousing, and, as such, will receive additional points or other preference during the scoring of their competitive applications for specified housing and infrastructure funding; and

WHEREAS, the Department of Housing and Community Development (“**Department**”) has adopted emergency regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) to implement the Program (“**Program Regulations**”), as authorized by Government Code section 65589.9, subdivision (d); and

WHEREAS, the **[INSERT THE NAME OF THE CITY OR COUNTY]** (“**Applicant**”) desires to submit an application for a Prohousing Designation (“**Application**”).

THEREFORE, IT IS RESOLVED THAT:

1. Applicant is hereby authorized and directed to submit an Application to the Department.
2. Applicant acknowledges and confirms that it is currently in compliance with applicable state housing law.
3. Applicant acknowledges and confirms that it will continue to comply with applicable housing laws and to refrain from enacting laws, developing policies, or taking other local governmental actions that may or do inhibit or constrain housing production. Examples of such local laws, policies, and action include moratoriums on development; local voter approval requirements related to housing production; downzoning; and unduly restrictive or onerous zoning regulations, development standards, or

4. permit procedures. Applicant further acknowledges and confirms that it commits itself to affirmatively furthering fair housing pursuant to Government Code section 8899.50.
5. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver all documents required or deemed necessary or appropriate to participate in the Program, and all amendments thereto (the “**Program Documents**”).
6. Applicant acknowledges and agrees that it shall be subject to the Application; the terms and conditions specified in the Program Documents; the Program Regulations; and any and all other applicable law.
7. **[INSERT THE TITLE OF THE APPLICANT’S AUTHORIZED SIGNATORY]** is authorized to execute and deliver the Application and the Program Documents on behalf of the Applicant for participation in the Program.

PASSED AND ADOPTED this ____ day of _____, 20__, by the following vote:

AYES: **[Insert #]** NOES: **[Insert #]** ABSENT: **[Insert #]** ABSTAIN: **[Insert #]**

The undersigned, **[INSERT NAME AND TITLE OF NONSIGNATORY]** of Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the Applicant’s governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, or repealed.

SIGNATURE: _____

DATE: _____

NAME: _____

TITLE: _____

Appendix 2: Proposed Policy Completion Schedule

| Category Number | Concise Written Description of Proposed Policy | Key Milestones and Milestone Dates | Anticipated Completion Date | Notes |
|-----------------|--|---|-----------------------------|--|
| 1C | Implementation of Housing Element Program HE-1 to rezone sites to a minimum of 20 du/acre and a maximum of 30 du/acre. | Jan. 2022 - Project Initiation | May 2024 | Requires an EIR since this will change allowed densities which is the reason for a pushed out timetable. |
| 1D | As part of the Housing Related Code Amendments, allow for density bonus to be based on unit equivalency. | Oct 7, 2021 – Planning Commission Hearing | Dec 2021 | The Housing Related Code Amendments Project is before the Planning Commission. |
| 1G | As part of the Housing Related Code Amendments, allow multifamily development in commercial zones | Oct 7, 2021 – Planning Commission Hearing | Dec 2021 | The Housing Related Code Amendments Project is before the Planning Commission |
| 1H | As part of the Housing Related Code Amendments, in crease the height limit in the RM zone and remove site coverage for residential structures | Oct 7, 2021 – Planning Commission Hearing | Dec 2021 | The Housing Related Code Amendments Project is before the Planning Commission |
| 2A | As part of the Housing Related Code Amendments, allow multifamily and mixed use projects which meet the design standards to complete a staff level design review. | Oct 7, 2021 – Planning Commission Hearing | Dec 2021 | The Housing Related Code Amendments Project is before the Planning Commission |
| 2G | As part of the Housing Related Code Amendments, a Multifamily and Mixed Use Design Manual which provides objective standards for multifamily and mixed use structures. | Oct 7, 2021 – Planning Commission Hearing | Dec 2021 | The Housing Related Code Amendments Project is before the Planning Commission |
| 3D | As part of the Housing Related Code Amendments, there will be an ordinance allowing for Moveable Tiny Houses on Wheels as a primary or secondary dwelling unit. | Oct 7, 2021 – Planning Commission Hearing | Dec 2021 | The Housing Related Code Amendments Project is before the Planning Commission |
| | | | | |
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Appendix 3: Project Proposal Scoring Sheet and Sample Project Proposal Scoring Sheet

Project Proposal Scoring Sheet

| Category Number | Concise Written Description of Prohousing Policy | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5 | Points | Enhancement Category Number | Enhancement Points | Total Points |
|-----------------|---|---------------------|--|---|--------|-----------------------------|--------------------|--------------|
| 1C | Implementation of Housing Element Program HE-1 to rezone sites to a minimum of 20 du/acre and a maximum of 30 du/acre | Proposed | Zoning Map Amendment; General Plan Amendment | Electronic Copy Attached | 2 | | | 2 |
| 1D | Allow for equivalent unit to have more for large project density bonus and a small project density bonus to allow up to a fourplex in Single Family Zones. | Proposed | Zoning Code Amendment | Electronic Copy Attached | 2 | 1 | 2 | 4 |
| 1G | Amendments to allow residential and mixed use development with a design review in Commercial Zones throughout the County | Proposed | Zoning Code Amendment | Electronic Copy Attached | 1 | 1 | 2 | 3 |
| 1H | Amendments to increase allowable height in the RM zone to 55 feet, removal of site coverage for residential and mixed use structures for multifamily and commercial zones | Proposed | Zoning Code Amendment | Electronic Copy Attached | 1 | 1 | 2 | 3 |
| 2A | Change in County Process to only require a staff level design review for Multifamily and Mixed Use projects | Proposed | Zoning Code Amendment | Electronic Copy Attached | 3 | 1 | 2 | 5 |

| | | | | | | | | |
|----|---|----------|-----------------------|--|---|---|---|---|
| 2B | Streamlined Environmental Conformance Review Checklist for Community Plans/Specific Plans | Enacted | County Policy | Electronic Copy Attached | 2 | | | 2 |
| 2G | Multifamily and Mixed Use Design Manual is being proposed to set objective development standards to provide clear, certain standards | Proposed | Resolution | Electronic Copy Attached | 1 | 2 | 1 | 2 |
| 2I | Free Plans with 3 week processing time and building permit issuance of 60 days for non-county plans | Enacted | County Policy | https://www.placer.ca.gov/accessoryhomes https://www.placer.ca.gov/6650/Free-Plans | 1 | | | 1 |
| 2J | Universal Entitlement Application | Enacted | County Policy | https://www.placer.ca.gov/DocumentCenter/View/37225/Universal-Application-Form | 1 | | | 1 |
| 2K | Posting Permit Status and Historical Permits online through Accela Citizen Access | Enacted | County Policy | https://permits.placer.ca.gov/CitizenAccess/Default.aspx | 1 | | | 1 |
| 3B | Dedicate ADU specialist, Free Plan, ADU Cost Calculator, Website | Enacted | County Policy | https://www.placer.ca.gov/6651/Accessory-Home-101 | 2 | | | 2 |
| 3D | Allowance for Tiny Homes on Wheels | Proposed | Zoning Text Amendment | Electronic Copy Attached | 1 | | | 1 |
| 4A | Collaboration with and funding of Local Housing Trust Fund (Housing Trust Placer) and funding of County's own Public Housing Trust Fund | Enacted | Resolution | https://www.placer.ca.gov/DocumentCenter/View/51772/10A | 2 | | | 2 |

| | | | | | | | | |
|----|--|---------|------------|--|---|--|--|---|
| 4F | Housing Trust Fund use to purchase site for affordable Housing and Use for Programs (Workforce Housing Preservation Program) | Enacted | Resolution | https://www.placer.ca.gov/DocumentCenter/View/52944/26B https://www.placer.ca.gov/6153/Placer-closes-on-34M-land-deal-near-Taho | 1 | | | 1 |
| 4G | Allocation of funds to support the Workforce Housing Preservation Program in East Placer | Enacted | Resolution | https://www.placer.ca.gov/DocumentCenter/View/50107/03A | 1 | | | 1 |
| 4H | Implementation of an Affordable Housing and Employee Housing Fee ordinance to fund affordable housing projects and programs. | Enacted | Resolution | https://www.placer.ca.gov/DocumentCenter/View/47774/11A | 1 | | | 1 |
| | | | | | | | | |

Sample Project Proposal Scoring Sheet

Note: This is a Sample Project Proposal Scoring Sheet; an actual submission may include more specificity when an applicant completes the “Concise Written Description of Prohousing Policy.”

| Category Number | Concise Written Description of Prohousing Policy | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5 | Points | Enhancement Category Number | Enhancement Points | Total Points |
|-----------------|---|---------------------|--|---|--------|-----------------------------|--------------------|--------------|
| 1B | Permitted missing middle housing uses by allowing duplexes, and | E | Zoning code | Electronic copy attached | 3 | 6 | 1 | 4 |

| Category Number | Concise Written Description of Prohousing Policy | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5 | Points | Enhancement Category Number | Enhancement Points | Total Points |
|-----------------|--|---------------------|--|---|--------|-----------------------------|--------------------|--------------|
| | triplexes by right in existing low-density, single-family residential zones. | | | | | | | |
| 1C | Sufficient sites to accommodate 131 percent of the current RHNA with rezoning by total or income category. | P | Resolution | Electronic copy attached | 2 | 1 | 2 | 4 |
| 1D | Density bonus program exceeds statutory requirements by 12 percent. | E | Zoning code | Electronic copy attached | 2 | | | 2 |
| 1F | Reduced parking requirements for residential development as authorized by Government Code sections 65852.2. | E | Zoning code | Electronic copy attached | 2 | | | 2 |
| 1G | Zoning that allows mixed uses in one or more light industrial zones. | E | Zoning code | Electronic copy attached | 1 | 1 | 2 | 3 |
| 1H | Modified development standards/other applicable zoning provisions to promote greater development intensity including floor area ratio and minimum lot or unit sizes. | E | Zoning code | Electronic copy attached | 1 | 1 | 2 | 3 |
| 1J | Other zoning and land use actions that | P | Resolution | Electronic copy attached | 1 | | | 1 |

| Category Number | Concise Written Description of Prohousing Policy | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5 | Points | Enhancement Category Number | Enhancement Points | Total Points |
|-----------------|--|---------------------|--|---|--------|-----------------------------|--------------------|--------------|
| | measurably support the Acceleration of Housing Production. | | | | | | | |
| 2B | Streamlined program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents. | E | Zoning code | Electronic copy attached | 2 | | | 2 |
| 2G | Absence of subjective development and design standards with objective development and design standards. | E | Zoning code | Electronic copy attached | 1 | | | 1 |
| 2I | Priority permit processing or reduced plan check times for ADUs/JADUs. | P | Resolution | Electronic copy attached | 1 | 1 | 2 | 3 |
| 2M | Other actions that quantifiably decrease production timeframes. | E | Zoning code | Electronic copy attached | 1 | | | 1 |
| 3A | Waiver of residential development impact fees. | E | Zoning code | Electronic copy attached | 3 | | | 3 |
| 3B | Adopted ordinances that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22. | P | Resolution | Electronic copy attached | 2 | 1 | 2 | 4 |

| Category Number | Concise Written Description of Prohousing Policy | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5 | Points | Enhancement Category Number | Enhancement Points | Total Points |
|-----------------|---|---------------------|--|---|--------|-----------------------------|--------------------|--------------|
| 3E | Measures that reduce costs for transportation-related infrastructure. | E | Zoning code | Electronic copy attached | 1 | | | 1 |
| 3H | Other actions that quantifiably reduce construction or development costs. | E | Zoning code | Electronic copy attached | 1 | | | 1 |
| 4A | Local housing trust funds. | E | Zoning code | Electronic copy attached | 2 | | | 2 |
| 4C | Surplus Land Act program making publicly owned land available for affordable housing. | E | Zoning code | Electronic copy attached | 2 | 2 | 1 | 3 |
| 4E | Directed residual redevelopment funds to affordable housing. | E | Zoning code | | 1 | | | 1 |
| 4G | Prioritization of local general funds for affordable housing. | E | Zoning code | | 1 | | | 1 |
| 4H | Other actions, that leverage financial resources for housing. | E | Zoning code | | 1 | | | 1 |
| TOTAL | | | | | 31 | | 12 | 43 |

Appendix 4: Examples of Prohousing Policies with Enhancement Factors

If a Prohousing Policy incorporates any of the enhancement factors specified in the Project Proposal Enhancement Factors chart, it will receive extra points as indicated therein. Examples of such qualifying Prohousing Policies include the following:

Category 1: Favorable Zoning and Land Use

- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in Location Efficient Communities
- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Rezoning to accommodate 125 to 149 percent of the Regional Housing Needs Allocation in downtown commercial corridors or other infill locations.
- Expanding density bonus programs to exceed statutory requirements by 10 percent or more in Location Efficient Communities.
- Reducing or eliminating parking requirements for residential development as authorized by Government Code section 65852.2 in Location Efficient Communities.
- Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit law in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Modification of development standards and other applicable zoning provisions to promote greater development intensity in downtown commercial corridors or other infill locations.
- Coupling rezoning actions with policies that go beyond state law requirements in reducing displacement of lower income households and conserving existing housing stock that is affordable to lower income households.

Category 2: Acceleration of Housing Production Timeframes

- Ministerial approval processes for multifamily housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Streamlined, program-level CEQA analysis and certification of specific plans in Location Efficient Communities.
- Documented practice of streamlining housing development at the project level in downtown commercial corridors and other infill locations.
- Expedited permit processing for housing affordable to lower income households in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 3: Reduction of Construction and Development Costs

- Fee waivers for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

- Fee waivers or reductions for higher density housing in downtown commercial corridors or other infill locations.
- Measures that reduce costs and leverage financial resources for transportation-related infrastructure or programs in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Adoption of universal design ordinances to increase housing choices and affordability for persons with disabilities in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Permitting innovative housing types, such as manufactured homes, recreational vehicles or park models, in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 4: Providing Financial Subsidies

- Targeting local housing trust funds to acquisition or rehabilitation of existing affordable units, or to affordable units at risk of converting to market rate uses, in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Marketing grants and other financial products for ADUs/JADUs in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Utilizing publicly owned land for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Establishment of an Enhanced Infrastructure Financing District or similar local financing tool in a Low Resource or High Segregation & Poverty area (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Directing residual redevelopment funds or general funds to conservation or preservation of affordable housing in areas at high risk of displacement.

Appendix 5: Additional Information and Supporting Documentation

