



# **Gateway Cities COG Planning Directors Committee Meeting December 9, 2020**

## **Prohousing Designation Program**

**DC Navarrette**

**CA Department of Housing and Community Development**



# Discussion Topics

- Program overview
- Prohousing regulations
- Next steps



# Program Overview

- 2019-2020 Budget Act (AB 101)
- Program development process
  - Framework paper
  - Webinar
  - Feedback
- Collaborative development



# Regulation Overview

- Regulation design
- Scoring
- Principles
- Benefits



# Regulation Design

- Designed for flexibility
- Adaptable
- Address broader state goals
- Achievable but effective goals



# Building on Consensus

- Reflects previously legislated policies
- Prohousing builds on these policies
- Rewards exceeding the legal requirements



# Scoring Requirements

- 30 point minimum
- 1 item required per category
  - Favorable zoning and land use
  - Accelerating production timeframes
  - Reducing construction and development costs
  - Providing financial subsidies



# 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





# Principles of Prohousing

- Enhanced scoring
  - Demonstrate policies align with Principles
  - 1 additional point per scoring item
- Enforce compliance
  - Actions inconsistent with Principles



# Designation Benefits

- Prohousing points in funding programs
  - AHSC
  - IIG
  - TCC
  - Could expand to other housing and non-housing sources



# Funding Sources

- Adaptability
- Program can determine the use of a designation
  - Threshold
  - Binary for points
  - Break down to categories
  - Focus on enhancement factors



## Next Steps

- Regulation and application publishing
- Outreach
- Review applications
- Publish list of designees
- Ongoing program development



# Summary

- Questions and comments?
  - DC Navarrette
  - [david.navarrette@hcd.ca.gov](mailto:david.navarrette@hcd.ca.gov)