

HCD's Prohousing Designation Program

What is a Prohousing Designation?

- Created July 2021
- Awards qualifying cities and counties points for implementation of specific policies. Each policy can earn up to 3 points.
- A municipality qualifies for the Prohousing designation when it accumulates more than 30 points.
- A designated prohousing municipality can receive an advantage when applying to the following funding programs:
 - Affordable Housing and Sustainable Communities (AHSC)
 - Infill Infrastructure Grant (IIG)
 - Transformative Climate Communities

The Housing Authority has received more than **\$22 million worth of grant funding from these programs in the last 4 years**. The Prohousing Designation would give Affordable Housing Developers an advantage over non-prohousing cities. However, **if the Prohousing Designation is not granted, Affordable Housing Developers will be at a disadvantage when applying for these grants.**

Prohousing Programs and Scoring (see regulation text [here](#))

- Four Categories of Prohousing Programs. You can find the complete score sheet [here](#).
- Programs do not have to be enacted to count towards the score as long as the City certifies that **each proposed Prohousing Policy will be enacted within two years of the date on the applicant's application AND as long as the application presents at least two enacted Prohousing Policies for HCD's review.**
 - Favorable Zoning and Land Use
 - Ex. Rezoning sufficient sites to accommodate 150% of RHNA needs by total or income category (3 points).
 - Ex. Eliminating or reducing parking requirements, establishing parking maximums (2 points).
 - Accelerating Production Timeframes
 - Ex. Establishment of ministerial approval for a variety of housing types (3 points).
 - Ex. Documented Practice of Streamlining (2 points).
 - Reducing Construction and Development Costs
 - Ex. Impact fee waivers or reductions (3 points).
 - Ex. Promoting innovative housing types that reduce costs (1 point).
 - Providing Financial Subsidies
 - Ex. Local Housing Trust Funds (2 points)
 - Ex. Prioritization of local general funds for affordable housing (1 point).
- Enhancement factors used to increase the score points for Prohousing Policies.
 - Policies that diversify planning and target community and economic development investments (housing and non-housing) to improve lower opportunity areas (+1 point).

- Rezoning and other policies that support high-density development in Location Efficient Communities (+1 point).
- Zoning policies that increase housing choices and affordability in High Resource and Highest Resource areas, as designated in the TCAC/HCD Opportunity Maps (+1 point).

Application Procedure

- City Council must adopt a formal resolution for the Prohousing Designation Program.
- Municipality sends application to HCD with a projected self-score.
- HCD goes through application and must reach a decision 60 days after the application is submitted.

Ventura Score

Based on current Housing Element programs, the introduction of the streamlining policy and the development of an ADU ordinance, Ventura would have a total ranging from 14-20 points. This excludes the Enhancement Factors which could increase the City's score. When applying for the Prohousing Designation, City Staff should conduct an analysis on how many points the City has.