

Prohousing Designation Program Application



**State of California
Governor Gavin Newsom**

**Melinda Grant, Undersecretary
Business, Consumer Services and Housing Agency**

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

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January 2024

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 State Housing Element Law 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 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 ~~strike through~~ and underline if proposing any modifications to the text of the Resolution. Please be aware, any sustentative deviations from the Formal Resolution may result in an incomplete application and will likely be subject to additional internal review and potential delays.

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	☒	☐
Certification and Acknowledgement	☒	☐
The Legislative Information form is completed.	☒	☐
The Threshold Requirements Checklist is completed.	☒	☐
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 form.)	☒	☐
If applicable, the Proposed Policy Completion Schedule is completed. (See Appendix 2 .)	☒	☐
The Project Proposal Scoring Sheet is completed. (See Appendix 3 for the Project Proposal Scoring Sheet and the Sample Project Proposal Scoring Sheet.)	☒	☐
Additional information and supporting documentation (Applicant to provide as Appendix 5)	☒	☐

Application Information

Applicant (Jurisdiction):	City of Hayward
Applicant Mailing Address:	777 B St
City:	Hayward
ZIP Code:	94541
Website:	www.hayward-ca.gov
Authorized Representative Name	Kelly McAdoo
Authorized Representative Title:	City Manager
Phone:	510.583.4305
Email:	kelly.mcadoo@hayward-ca.gov
Contact Person Name:	Christina Morales
Contact Person Title:	Housing Division Manager
Phone:	510-583-4242
Email:	Christina.Morales@hayward-ca.gov
Proposed Total Score (Based on Appendix 3):	44

CERTIFICATION AND ACKNOWLEDGMENT

As authorized by the Formal Resolution for the Prohousing Designation Program (Resolution No. 24-038), 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: Kelly McAdoo, City Manager

Date: _____

Legislative Information

District	Number	Legislators Name(s)
State Assembly District	20	Liz Ortega
State Senate District	10	Aisha Wahab

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.	☒	☐
The applicant has adopted a Compliant Housing Element.	☒	☐
The applicant has submitted or will submit a legally sufficient Annual Progress Report prior to designation.	☒	☐
The applicant has completed or agrees to complete, on or before the relevant statutory deadlines, any rezone program or zoning that is necessary to remain in compliance with Government Code sections 65583, subdivision (c)(1), and 65584.09, subdivision (a), and with California Coastal Commission certification where appropriate.	☒	☐
The applicant is in compliance, at the time of the application, with applicable state housing law, including, but not limited to those included in Government Section 65585, subdivision (j); 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); Permit Streamlining Act (Gov. Code, § 65920 et seq.); and provisions relating to timeliness of CEQA processing by local governments in Public Resources Code sections 21080.1, 21080.2, and 21151.5(a).	☒	☐
The applicant further acknowledges and confirms that its treatment of homeless encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness and that it has submitted a one-page summary to the Department demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments," (June 17, 2022 update), hereby incorporated by reference.	☒	☐
The applicant has duly adopted and certified, by the applicant's governing body, 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.)	☒	☐
The applicant demonstrates that they engaged in a diligent public participation process that included outreach to engage all segments of the community and submit documentation of comments received during this process.	☒	☐

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 and income category. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	3
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7).	3
1C	Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total and income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	2
1D	Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code, § 65915 et seq.).	2
1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, (Gov. Code, §§ 65852.2, 65852.22) (e.g., permitting more than one converted ADU; one detached, new construction ADU; and one JADU per single-family lot), and in a manner that exceeds the requirements of SB 9 (Chapter 192, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under Category (1)(B).	2
1F	Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p).	2
1G	Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth, and deep affordability targeted for Extremely Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase affordable housing development in higher resource areas shown in the TCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed potential environmental justice issues in adopting and implementing	2

	this policy, especially in areas with existing industrial and polluting uses.	
1H	Zoning or other land use designation methods 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
1I	Modification of development standards and other applicable zoning provisions or land use designation methods 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
1J	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
1K	Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB 1505 (Chapter 376, Statutes of 2017, Gov. Code, § 65850.01).	1
1L	Other zoning and land use actions not described in Categories (A)-(K) of this section 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 multiple housing types, including, for example, single-family, multifamily and mixed-use housing.	3
2B	Acceleration of Housing Production through the 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, (e.g., 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 permitting processes that take less than four months to complete. Policies under this category 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	Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households.	1
2G	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
2H	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
2I	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
2J	Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing.	1
2K	Establishment of a standardized application form for all entitlement applications.	1
2L	Documented practice of publicly posting status updates on project permit approvals on the internet.	1
2M	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.	1
2N	Other policies not described in Categories (2)(A)-(M) of this section 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 with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees).	3
3B	Adoption of policies 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), including fee deferrals and reduced fees for housing for persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees).	1
3D	Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) 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	Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households.	1
3I	Other policies not described in Categories (3)(A)-(H) of this section that quantifiably reduce construction or development costs.	1

Project Proposal
Category 4: Providing Financial Subsidies

Category	Prohousing Policy Description	Points
4A	Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures.	2
4B	Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction's own funding contributions. The Jurisdiction must contribute to the local or regional housing trust fund regularly and significantly. For the purposes of this Category, "regularly" shall be defined as at least annually, and "significant" contributions shall be determined based on the impact the contributions have in accelerating the production of affordable housing.	2
4C	Demonstration of regular use or planned regular use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation). For the purposes of this category, "regular use" can be demonstrated through the number of units preserved annually by utilizing this funding source.	2
4D	Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households.	2
4E	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
4F	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
4G	Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households.	2
4H	Directed residual redevelopment funds to accelerate the production of affordable housing.	1
4I	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to Lower-Income Households.	1

4J	Prioritization of local general funds for affordable housing. This point shall not be awarded if the applicant earns two points pursuant to Category (4)(G).	1
4K	Providing operating subsidies for permanent Supportive Housing.	1
4L	Providing subsidies for housing affordable to Extremely Low-Income Households.	1
4M	Other policies not described in Categories (4)(A)-(L) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households.	1

Project Proposal Enhancement Factors

The Department shall utilize enhancement factors to increase the point scores of Prohousing Policies. An individual Prohousing Policy may not use more than one enhancement factor. Each Prohousing Policy will receive extra points for enhancement factors in accordance with the chart below.

Category	Prohousing Policy Description	Points
1	The policy represents one element of a unified, multi-faceted strategy to promote multiple planning objectives, such as efficient land use, access to public transportation, housing affordable to Lower-Income Households, 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) toward place-based strategies for community revitalization and equitable quality of life in 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 Health and Safety Code sections 39711 and 39715 (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 intensification of residential 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, including inclusionary housing policies, that increase housing choices and affordability, particularly for Lower-Income Households, 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 outside of those required pursuant to Government Code sections 65583, subdivision (c)(10), and 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 statutory requirements and 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

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 (“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 California Department of Housing and Community Development (“Department”) has adopted 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 actions 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 the Prohousing Policies in its Application comply with its duty to Affirmatively Further Fair Housing pursuant to Government Code sections 8899.50 and 65583. Applicant further acknowledges and confirms that its general plan is in alignment with an adopted sustainable communities strategy pursuant to Public Resources Code sections 21155-21155.4. Applicant further acknowledges and confirms that its policies for the treatment of homeless encampments on public property comply do and will continue to comply with the Constitution and that it has enacted best practices in its jurisdiction

that are consistent with the United States Interagency Council on Homelessness’ “7 Principles for Addressing Encampments” (June 17, 2022, update).

- 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. **[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 _____, 2024, by the following vote:

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

The undersigned, [INSERT NAME AND TITLE OF SIGNATORY] 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
3F	Housing Element Policy H5.8 and Action 19.13 to develop Universal Design Guidelines in new construction and building rehabilitation. Develop Ordinance by Jan 2025.		January 2025	As a policy proposed under the City's Housing Element and the requirement to conduct a diligent public participation process has been fulfilled see Section 1.7 (pg. 13) and Appendix A of the Hayward Housing Element. City_of_Hayward_2023_2031_Housing_Element_Certified.pdf (hayward-ca.gov) Appendix_A_Public_Participation_Report_Certified.pdf (hayward-ca.gov)
3B	Utilize LEAP Grant to evaluate and reduce barriers for property owners to create ADUs by making permit processing improvements, dedicated	Fee and Audit Update 3.31.2022 Racial Equity Analysis 4.30.2024 Develop Applicant Resources 8.30.24	September 2024	Project was described in the City's Housing Element on page 46 and as such was included a diligent public participation process City_of_Hayward_2023_2031_Housing_Element_Certified.pdf (hayward-ca.gov) Appendix_A_Public_Participation_Report_Certified.pdf (hayward-ca.gov)

	ADU/JADU staff, technical assistance such as preparing a building permit ADU Checklist, and pre-approved ADU/JADU design packages. We are kicking off this project now and plan to have it completed by end of summer/fall.	Process changes 8.30.2		
4K	Operating Subsidy through Tenant based Rental assistance for Tiny Home Project	SB 35 Application approved 4/13/2023 Modification of SB 35 Application approved 2/29/2024 Funds Committed 9/29/2022	Feb 2026	Project included in Hayward's Housing Element under action 13.1 and therefore included in a diligent public engagement process. City_of_Hayward_2023_2031_Housing Element_Certified.pdf (hayward-ca.gov) Appendix_A_Public_Participation_Report_Certified.pdf (hayward-ca.gov)

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
1B	Residential Design Study replaced RS (Single Family Residential) District with RL (Low Density Residential) District where detached residential, duplexes and triplexes are permitted.	E	1) Council Action 2) Ordinance	CITY OF HAYWARD - File #: CONS 24-002 (legistar.com) https://library.municode.com/ca/hayward/ordinances/municipal_code?nodeId=1261306	3	7	1	4
1C	The City has identified sites exceeding the RHNA goals by 126% (4,624 unit goal and 5,842 sites identified) The City exceeds the Moderate Income category by 136% (817 unit goal and 1,116 unit sites identified)	E	Certified Housing Element	City of Hayward 2023-2031 Housing Element Certified.pdf (hayward-ca.gov)	2		0	2

1D	City Density Bonus Ordinances Increases density bonus by 10% for mixed income projects that meet the requirements for special targeting. Additionally, project that exceed the minimum requirements under the City's Affordable Housing Ordinance is eligible for 1 additional incentive/concession. Lastly, all projects are eligible for a maximum density bonus 5% above the maximum density bonus under state law.	E	Density Bonus Ordinance Hayward Strategic Road Map and Project List	<u>ARTICLE 19 - DENSITY BONUS ORDINANCE Municipal Code Hayward, CA Municode Library</u> <u>Hayward Strategic Roadmap City of Hayward - Official website (hayward-ca.gov)</u> <u>LB 21-019 - Attachment III Updated Strategic Roadmap (hayward-ca.gov)</u>	2	1	1	3
1F	Mission Boulevard Code area has no minimum parking requirement for residential uses (HMC Section 10-2.3.2.050; and Downtown Specific Plan parking requirement is one parking space per residential unit (HMC Section 10-28.2.2 Downtown Zones)	E	1) HMC Section 10-28.2.2 Downtown Zones HMC Section 10-24.3.2.050 - PARKING AND LOADING	1) <u>https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART28_DECO_ART10-28.2SPZO_DIV10-28.2DOZO</u> 2) <u>https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART24_MIBOCO_SUBARTICLE_10-24.3SUZO_DIV10-24.3.2GEST_10-24.3.2.050PALO</u>	2	5	1	3

1H	Residential and Mixed Use development permitted in all commercial land use designations and zoning districts.	E	1) General Plan 2) HMC Sections: 10-1.600 (Residential - Office District), 10-1.750 (Sustainable Mixed Use Development District), 10-1.800 (Neighborhood Commercial District), 10-1.900 (Neighborhood Commercial - Residential District), 10-1.1000 (General Commercial District), 10-1.1100 (Commercial Office District), 10-1.1520 (Central City - Commercial District), Article 24 (Mission Blvd Code), and Article 28 (Downtown Development Code)	https://www.hayward2040generalplan.com/land-use/comm https://library.municode.com/ca/hayward/codes/municipal_code	1	5	1	2
1K	City of Hayward Affordable Housing Ordinance to the extent feasible under current market conditions consistent with Requirements of AB 1505	E	1)HMC Article 17 2) Feasibility Study 3) Hayward Strategic Road Map	1) https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART17_AFHOOR 2) Electronic Document Attached 3) Hayward Strategic Roadmap City of Hayward - Official website (hayward-ca.gov) 4) Strategic Roadmap (hayward-ca.gov)	1	1	1	2

1L	The City has enacted Emergency Shelter Crisis Resolution to take emergency action to allow for the development of shelters		1) 10.2.2018 Declaration of Shelter Crisis 2) 1.22.2019 Extension of declaration and suspension of planning, zoning, building and other permit requirements for the establishment of shelters for individuals experiencing homelessness. 3) 2.7.2022 Extension 4) 2.7.2023 Suspension of local planning and zoning requirements for existing homeless shelters 5)	1) https://portal.laserfiche.com/Portal/DocView.aspx?id=218813&repo=r-b6d2994c 2) https://portal.laserfiche.com/Portal/DocView.aspx?id=222081&repo=r-b6d2994c&searchid=ca811293-b9b0-42e8-a6ce-56f8bcb855a8 3) https://portal.laserfiche.com/Portal/DocView.aspx?id=375831&repo=r-b6d2994c&searchid=c032f871-b335-4c41-a00a-8293c1aa1b6a 4) https://portal.laserfiche.com/Portal/DocView.aspx?id=399882&repo=r-b6d2994c&searchid=924ff99b-ad26-4453-8f65-4ec1df954bf2	1		0	1
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2B	Downtown Specific Plan & EIR and Mission Boulevard Code (MBC) & EIR. DTSP allows for densities ranging from 40 to 110 units per acre; and MBC allows for densities ranging from 17.5 to 100 dwelling units per acre.	E	5) Hayward Downtown Specific Plan 6) Hayward Downtown Specific Plan Maps HMC Section 10-24.2.2: - MISSION BOULEVARD CORRIDOR ZONES	1) Downtown Specific Plan City of Hayward - Official website (hayward-ca.gov) 2) https://www.hayward-ca.gov/downtown-specific-plan/project-maps 3) https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART24MIBOCO_SUBARTICLE_10-24.2SPZO_DIV10-24.2.2MIBOCOZO	2	5	1	3
2E	Projects consistent with Zoning and General Plan that do not require Tentative Map approval are processed as Site Plan Review (including any request for Density Bonus) applications that are handled at staff level and do not require any public meetings, unless appealed.	E	1) HMC SEC. 10-1.3000 - SITE PLAN REVIEW HMC ARTICLE 19 - DENSITY BONUS ORDINANCE	1) https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART11ZOOOR_S10-1.3000SIPLRE 2) https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART19DEBOOR	2		0	2

2K	In 2023, the City implemented a new ePermit system whereby applicants can submit development permit applications at any time. Each application form is clear, streamlined and consistent and clearly states application submittal requirements.	E	1) E-permit application portal 2) E-permit Help Center Screen shots of application portal	1) https://haywardca-energovpub.tylerhost.net/Apps/SelfService#/applicationAssisant?sectionName=All&moduleId=3&categoryName=All&showTemplates=false 2) e-Permits Help Center & Frequently Asked Questions City of Hayward - Official website (hayward-ca.gov) Electronic Documents Attached	1		0	1
2L	The City's ePermit system provides real time workflow and updates on development permit applications for applicants. The publicly available Development Dashboard and Affordable Housing Development Dashboard allow the public to see pending and recently approved development projects.	E	1) Public Information search for development projects 2) Applicant Login 3) Development Project Dashboard Affordable Housing Dashboard	1) Public Information (tylerhost.net) 2) https://haywardca-energovpub.tylerhost.net/Apps/SelfService#/home 3) https://www.hayward-ca.gov/content/development-projects 4) Affordable Housing Dashboard City of Hayward - Official website (hayward-ca.gov)	1		0	1

2N	Conceptual Development Review process is offered to all applicants and provides a free first review of development proposals by all reviewing Departments and Divisions. This allows applicants to know about potential issues and address comments with first application submittal. It serves as a free first round of comments.	E	Conceptual Development Review Application	https://www.hayward-ca.gov/services/permits/conceptual-development-review-cdr	1		0	1
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3A	No Traffic impact fees (TIF) applied to Multifamily developments. Exempts affordable housing, inclusionary units and ADUS from TIF. Park Impact fees are reduced for ADU 750+ square feet to the rate of a studio regardless of number of bedrooms. Affordable Housing is exempt from park impact fees and the fee is reduced for inclusionary units.	E	1) Master fee a. TIF Pg. 20-30 b. Park Pg 18-19 2) HMC SEC. 10-30.15 - EXEMPTION FROM TIF 3) ADU application Checklist 4) HMC SEC. 10-16.11 - EXEMPTION FROM REQUIREMENTS of Park Fees 5) HMC SEC. 10-16.20(b) - PARK IMPACT FEE Reductions	1) https://www.hayward-ca.gov/sites/default/files/pdf/Adopted%20FY%202024%20Master%20Fee%20Schedule_v2.pdf 2) https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART30PRDERAIMFE_S10-30.15EXRE 3) https://www.hayward-ca.gov/sites/default/files/documents/SFR-ADU-Checklist-Rev-0223.pdf 4) https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART16PRDEBLPARE_S10-16.11EXRE 5) https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART16PRDEBLPARE_S10-16.20PAIMFE	3		0	3
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3B	Utilize LEAP Grant to evaluate and reduce barriers for property owners to create ADUs by making permit processing improvements, dedicated ADU/JADU staff, technical assistance such as preparing a building permit ADU Checklist, and pre-approved ADU/JADU design packages. We are kicking off this project now and plan to have it completed by end of summer/fall.	P	LEAP Grant Deliverable Schedule	Electronic Documents Attached	2		0	2
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3D	Manufactured housing and Mobile Home Parks are permitted in Hayward. The City recently approved a tiny home village as part of an SB35 application	E	1) Manufactured Housing Regulations HMC Section 10-1.2735(g) 2) Mobile Home Regulations HMC Section 10-1.700 Mobile Hom Park District 3) Tiny Home Project on Development Dashboard	1) HMC Section 10-1.2735(g) https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART1ZOOR_S10-1.2700GERE_S10-1.2735SPSTCOCEUS 2) HMC Section 10-1.700 Mobile Hom Park District https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART1ZOOR_S10-1.700MOHOPADIMH 3) https://maps.hayward-ca.gov/development-explorer/	1		0	1
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3E	In 2020, the City adopted the Bicycle and Pedestrian Master Plan (BPMP). In May 2021, based on the improvements outlined in the BPMP, the City prepared a Multimodal Intersection Improvement Plan & Nexus Study and developed a Transportation Impact Fee (TIF) applied to all new development except for multi-family housing developments and deed restricted affordable housing. The funds from the TIF will be used to expand sidewalks or protect bike/micro-mobility lanes; creation of on-street parking for bikes; and transit-related improvements; among other programs.	E	1) Bicycle and Pedestrian Master Plan 2) Multimodal Improvement Plan and Nexus Study HMC ARTICLE 30 - PROPERTY DEVELOPERS—TRAFFIC IMPACT FEES	1) https://www.hayward-ca.gov/content/bike-and-pedestrian-master-plan-update 2) https://www.hayward-ca.gov/content/bike-and-pedestrian-master-plan-update 3) https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART30PRDERAIMFE	1		0	1
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3F	Housing Element Policy H5.8 and Action 19.13 to develop Universal Design Guidelines pursuant to Health and Safety Code section 17959 in new construction and building rehabilitation. Develop Ordinance by Jan 2025.	P	Certified Housing Element	https://www.hayward-ca.gov/sites/default/files/City%20of%20Hayward%202023-2031%20Housing%20Element_Certified.pdf	1		0	1
3I	Conceptual Development Review process is offered to all applicants and provides a free first review of development proposals by all reviewing Departments and Divisions. This allows applicants to know about potential issues and address comments with first application submittal. It serves as a free first round of comments.	E	Conceptual Design review application	https://www.hayward-ca.gov/services/permits/conceptual-development-review-cdr	1		0	1

4B	Section 10-17.415 of Hayward Municipal Code Establishes an Affordable Housing Trust fund funded through payments of the Affordable Housing In-lieu fee. The City has allocated \$9.4 from the affordable housing trust fund incentivizing the development of 349 affordable units to lower income households	E	1) HMC SEC. 10-17.415 - USE OF AFFORDABLE HOUSING IN-LIEU FEE. 2) Affordable Housing Dashboard	1) https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART17_AFHOOR_S10-17.400AFHOEUFE_S10-17.415USAFHOEUFE 2) Affordable Housing Developments Dashboard (hayward-ca.gov)	2		0	2
4H	The Hayward Housing Authority, the housing successor to the dissolved Redevelopment Agency allocated \$4.2 million of residual redevelopment funds for the development of 125 units of affordable rental housing and \$600,00 to develop 10 units of affordable ownership housing	Enacted	Authorizing Resolution and Loan Agreement	Electronic Documents Attached Affordable Housing Developments Dashboard (hayward-ca.gov)	1		0	1

41	The City has been allocating its affordable housing trust funds subject to availability of funds. \$28 million was allocated to projects in 2018 from Affordable Housing Trust Funds, Housing Authority Fund, and Measure A1 bond funds. In 2021, the City allocated \$4.9 million in Affordable Housing Trust Funds to bridge the financing gap of existing projects in order to proceed to construction start. The City Allocated nearly \$4 million in Local Housing Trust funds in Nov 2022 months after entering into the standard agreement. The current balance of affordable housing trust funds is \$2.8 million. Average request for funds from a project is \$7 million. The City is allocating is Affordable Housing Trust Funds as fast as reasonably possible with the intent of not only funding a project but		Authorizing Resolutions Affordable Housing Dashboard	Electronic Documents Attached Affordable Housing Developments Dashboard (hayward-ca.gov)	1		0	1
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	seeing through construction completion and reducing the number of times a project needs to apply for funds (cost savings)							
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4J	Over the past 4 years, the City of Hayward has allocated \$2.5 million of general funds toward the City's Navigation Center and \$1.1 million of general funds toward homelessness services.	E	1. Navigation Center Budget Allocation Documentation Homelessness Services allocation Staff reports Strategic Road Map	1. Electronic Documents Attached 2. https://hayward.legistar.com/LegislationDetail.aspx?ID=3945376&GUID=7091BC05-2FCC-42E6-925A-BE596BF127B3&Options=&Search= 3. https://hayward.legistar.com/LegislationDetail.aspx?ID=4576644&GUID=7D9A237D-8934-4D4A-94FA-CFF24B9589CA&Options=&Search= 4. https://hayward.legistar.com/LegislationDetail.aspx?ID=4923163&GUID=F91558B3-13C1-46D6-A73F-83B36FC4BB4C&Options=&Search= 5. https://hayward.legistar.com/LegislationDetail.aspx?ID=5565353&GUID=49FAEE12-031B-4FD3-AEA7-893CE75FA227&Options=&Search= 6. https://hayward.legistar.com/LegislationDetail.aspx?ID=6179362&GUID=65916587-0043-40D6-8BA8-CF8407DDA041&Options=&Search= 7. Hayward Strategic Roadmap City of Hayward - Official website (hayward-ca.gov) 8. Preserve, Protect, and Produce Housing for All 	1	1	1	2
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				City of Hayward - Official website (hayward-ca.gov)				
4K	The City has committed to Providing HOME TBRA to subsidize the operating costs including permanent supportive services for the Tiny Home Project. Home funds will be formally committed once the project starts constructions.	P	1) Home Consortium Subrecipient Agreement for TBRA 2) HOME fund Commitment Approval	Electronic Documents attached	1		0	1
4L	The City of Hayward has been utilizing HOME Investment Partnership funds to provide tenant based rental assistance to Abode Services to lease at least 6 apartments to provide housing to approximately 12 former foster youth at risk of experiencing homelessness. The City has funded the program since 2010 providing almost \$2.5 million in rental assistance.	E	Authorizing Resolution and Contracts and Amendment	1. https://portal.laserfiche.com/Portal/DocView.aspx?id=386443&repo=r-b6d2994c&searchid=6e664b7e-de8f-4d7e-901c-7589c7d5c7b2 2. https://portal.laserfiche.com/Portal/DocView.aspx?id=381645&repo=r-b6d2994c&searchid=c8c1fbfd-6162-4a1f-9c5a-d92289f69079 3. Electronic Documents attached	1		0	1

4M	The City has utilized over \$6 million to assist lower income community recover from the pandemic. Specifically, \$1.75 in American Rescue Plan Act (ARPA) million was used for foreclosure and eviction prevention service to prevent displacement and relocation assistance. The City will use \$2 million is ARPA funds to provide downpayment assistance to low-income households in connection with a program that will acquire vacant and blighted properties and convert them housing opportunities for low- and moderate-income households. Hayward City Council allocated \$1.5M in ARPA funds to a Shallow Rental Subsidy Program (Resolution No. 21-139 awarded the first \$500,000 and Resolution 23-126 awarded the remaining \$1M). Shallow rental subsidies are partial		Authorizing Resolutions Strategic Road Map	1. https://portal.laserfiche.com/Portal/DocView.aspx?id=386442&repo=r-b6d2994c&searchid=81a917d5-d00d-4fde-aaa4-e8717e741e42 2. https://portal.laserfiche.com/Portal/DocView.aspx?id=401636&repo=r-b6d2994c&searchid=ee6bd13c-82aa-48d4-bfab-6f6e73fb425a 3. https://portal.laserfiche.com/Portal/DocView.aspx?id=403446&repo=r-b6d2994c&searchid=087044d6-1c9d-4d0c-909f-e7fadbecc954 4. https://portal.laserfiche.com/Portal/DocView.aspx?id=394116&repo=r-b6d2994c&searchid=7f7fb347-0d06-4d1d-9ccd-bb053169bace 5. https://portal.laserfiche.com/Portal/DocView.aspx?id=403293&repo=r-b6d2994c&searchid=36dc01dd-cb94-413d-8ca1-dcf316e87dce 6. https://portal.laserfiche.com/Portal/DocView.aspx?id=371066&repo=r-b6d2994c&searchid=b7990c2c-9e74-4609-8777-9a9782670806	1	1	1	2
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	rent payments made on behalf of a tenant directly to their landlord to reduce their household rent burden and increase their available income with the goal of preventing future homelessness. Participants in the program are enrolled for 18 months as part of rolling cohorts. Once households enroll in the program, the program operator, BACS, makes monthly payments directly to participants' landlords. Monthly payments are capped at either \$800 or the amount required to shift the participating household cost burden to under 50%, whichever is less. In addition to the monthly stipend, participants have access to BACS's Care Coordinators to seek referrals to other supportive services. Lastly the City has utilized expended \$988,000 in CDBG and HOME funds to provide			7. Hayward Strategic Roadmap City of Hayward - Official website (hayward-ca.gov) 8. Preserve, Protect, and Produce Housing for All City of Hayward - Official website (hayward-ca.gov)					
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	rental assistance during the Pandemic							
				9.	36		8	44

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 <u>or</u> 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 triplexes by right in existing low-density, single-family residential zones beyond what is required by SB 9.	E	Zoning code	Electronic copy attached	3	6	1	4
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	Eliminated parking requirements for residential development as authorized by Government Code section 65852.2.	E	Zoning code	Electronic copy attached	2			2

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
1G	Zoning that that is designed to increase affordable housing for a range of types and for extremely low-income households.	E	Zoning code	Electronic copy attached	1	1	2	3
1H	Modified development standards/other applicable zoning provisions to allow for residential uses in non-residential zones (light industrial).	E	Zoning code	Electronic copy attached	1	1	2	3
1L	Other zoning and land use actions that measurably support the Acceleration of Housing Production.	P	Resolution	Electronic copy attached	1			1
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	Consolidated permit processes that minimize the levels of review and approval required for projects.	E	Zoning code	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
2I	Established a one-stop-shop permitting process.	P	Resolution	Electronic copy attached	1	1	2	3
2N	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 policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22.	P	Resolution	Electronic copy attached	2	1	2	4
3E	Measures that reduce costs for transportation-related infrastructure.	E	Zoning code	Electronic copy attached	1			1
3I	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	Regular use of funding for preserving assisted units at-risk of conversion to market-rate uses.	E	Zoning code	Electronic copy attached	2	2	1	3
4E	Establishes a program that complies with the Surplus Land Act and offers below-market	E	Zoning code		2			2

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
	land leases for affordable housing.							
4G	Prioritization of local general funds for affordable housing.	E	Zoning code		2			2
4M	Other actions that leverage financial resources for housing.	E	Zoning code		1			1
TOTAL					33		12	45

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