



# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Jacky Morales-Ferrand  
Christopher Burton

**SUBJECT:** SEE BELOW

**DATE:** May 30, 2023

Approved

Date

6/8/23

**SUBJECT: APPROVAL OF THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT APPLICATION FOR A PROHOUSING DESIGNATION PROGRAM**

## RECOMMENDATION

Adopt a resolution authorizing the City Manager or designee to apply for and execute documents required for participation in the state's Prohousing Designation Program.

## SUMMARY AND OUTCOME

Approval of this request will authorize City staff to apply to the State of California Department of Housing and Community Development (HCD) to obtain a Prohousing Designation. A copy of the City's application to HCD is included in **Attachment A**, Draft San José's Prohousing Designation Program Application.<sup>1</sup>

A successful Prohousing Designation will provide the City a competitive advantage for hundreds of millions of dollars in State funding. Cities with a Prohousing Designation receive priority processing, preferences, or additional points in the scoring of competitive grants and programs from HCD and other State agencies, including the Department of Transportation. The current list of competitive grants and programs covered by this designation includes the Affordable Housing and Sustainable Communities Grant Program, Infill Infrastructure Grant Program, Transformative Climate Communities Program, Transit and Intercity Rail Capital Program, and the new Prohousing Incentive Program. More housing and non-housing funding programs are expected to be added in the future.

The benefits from obtaining the designation will also extend to private applicants for State funding for affordable housing development proposals located in the City. As examples of the

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<sup>1</sup> The City's Prohousing application will likely iterate based on feedback from HCD.

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scale of the potential benefit from the Prohousing Designation, multifamily housing projects located in San José have received over \$73 million from the Affordable Housing and Sustainable Communities Program and over \$23 million from the Infill Infrastructure Grant program. The designation will help developers in the City who are applying for these programs to get preferences or additional points. This will support housing development in San José to address our ongoing housing crisis and will also help in achieving *Goal 1: An abundant and affordable housing stock*, in the Draft 2023-2031 Housing Element.<sup>2</sup>

Earning a Prohousing Designation from HCD increases the City's likelihood of monetary and non-monetary benefits. Based on staff calculations, the City would earn a total of up to 43 points on this application (24 from existing and four from proposed policies and programs, with 15 enhancement points), which exceeds HCD's minimum threshold of 30 points.

## **BACKGROUND**

The 2019-2020 State Budget Act provided a spectrum of support, incentives, and accountability measures to meet California's housing goals. Included in this legislation was the establishment of the Prohousing Designation Program. This program enables HCD to designate jurisdictions throughout the State as Prohousing when they demonstrate policies and planning that accelerate the production of housing. HCD's Prohousing Designation Program provides incentives to cities and counties in the form of additional points or other preferences in the scoring of competitive housing, community development, and infrastructure programs. Increasing the availability of housing statewide is critical to improving the quality of life of all Californians and to ending homelessness.

Eleven jurisdictions in the State have received this designation from HCD thus far. Thirty-seven other jurisdictions are in various stages of the application process. Santa Clara County jurisdictions that have applied for the designation include Sunnyvale and Mountain View. Neighboring jurisdictions in various stages of the application process include San Mateo County, the City and County of San Francisco, and the cities of Santa Cruz, Emeryville, and Redwood City. Bay Area cities that have received the designation include Oakland and El Cerrito. The cities of Los Angeles, San Diego, and Sacramento have already received the designation. For a complete list of the 48 jurisdictions that have applied to HCD, please see **Attachment B** – Prohousing Application Tracker as of May 2, 2023.

One of the requirements for obtaining the Prohousing Designation is a compliant Housing Element at the time of application or prior to obtaining the designation. Additionally, any proposed Prohousing programs and policies will be part of the City's 2023-2031 Sixth Cycle Housing Element workplan, with concrete adoption timelines.

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<sup>2</sup> Draft Housing Element, Chapter 3: Housing Goals and Strategies,  
<https://www.sanjoseca.gov/home/showpublisheddocument/89585/637989408846500000>

**ANALYSIS**

Overview of Application Scoring Criteria

Jurisdictions must meet basic threshold requirements related to compliance with the Housing Element law and other State housing laws to receive the Prohousing Designation. Additionally, they must score a minimum of 30 points out of a possible total of 60 points that can be earned by having or adopting Prohousing policies and programs, spread across four categories:

1. Favorable zoning and land use (up to 18 points)
2. Accelerating production timeframes (up to 19 points)
3. Reducing construction and development costs (up to 11 points)
4. Providing financial subsidies (up to 12 points)

For each category, HCD has provided a comprehensive list of policies and programs that a jurisdiction can choose from. HCD has allocated points for each listed policy/program (see pages 7-10 of Attachment A). Eight enhancement factors can add extra points to any policy (see page 11 of Attachment A). Jurisdictions are free to select those policies or programs that work best for them. A jurisdiction needs to score a minimum of 30 points for its existing or proposed Prohousing policies in order to earn the Prohousing Designation.

Points are awarded for existing policies and programs, and for policies and programs that a jurisdiction commits to doing in the next two years as documented in its adopted and certified Housing Element. There is a required threshold of 30 points. As summarized in **Table 1** and described in more detail below, staff projects that the City’s application would score a total of 43 points, including points from enhancement factors.

***Table 1: Anticipated Scoring for San José’s Prohousing Designation Program Application***

<b><i>Point Category</i></b>	<b><i>Available Points</i></b>	<b><i>Anticipated Points in City Application from Programs and Policies</i></b>		
		<b><i>Existing</i></b>	<b><i>Proposed</i></b>	<b><i>Total</i></b>
1. Favorable zoning and land use	18	3	1	4
2. Accelerating production timeframes	19	7	3	10
3. Reducing construction and development costs	11	8	0	8
4. Providing financial subsidies	12	6	0	6
Additional Enhancement Points		15	0	15
<b><i>Total Points</i></b>	<b><i>60*</i></b>	<b><i>39</i></b>	<b><i>4</i></b>	<b><i>43</i></b>

*\*Note: This point total excludes possible enhancement factors.*

The application requires that the City Council approve a resolution which acknowledges that the City is in compliance and will continue to comply with applicable State housing law and refrain from enacting laws, developing policies, or taking other local government action that may inhibit or constrain housing production.

#### Scoring Based on Existing Programs and Policies

City staff completed a draft application detailing policies and programs that will help it qualify for HCD's Prohousing Designation (see pages 20-24 of Attachment A). Per staff's analysis, the City could receive 24 points for the following currently enacted policies and programs:

- Reduced parking requirements for residential developments;
- Zoning to allow residential or mixed-uses in one or more non-residential zones;
- Documented practice of streamlining housing development at the project level through ministerial approvals;
- Objective development and design standards;
- Priority permit processing for affordable housing;
- A standardized application form for all entitlement applications;
- Public internet posting of status updates on project permit approvals;
- Actions to reduce production timeframes and promote the streamlining of approval processes through Housing Site Explorer and Housing Catalyst;
- Park fee reduction for affordable housing;
- Reduced barriers for the creation of accessory dwelling units/junior accessory dwelling units;
- Promotion of innovative housing types that reduce development costs, such as tiny homes;
- Measures that reduce costs for transportation-related infrastructure or programs that encourage alternatives to automobiles – Transit First Policy;
- Other actions that reduce construction or development costs;
- Establishment of a local housing trust fund;
- Residual redevelopment funds directed to affordable housing;
- Development and use of a regional housing subsidy pool;
- Local funds for the development of affordable housing; and,
- Other actions that promote, develop, or leverage financial resources for housing.

#### Scoring Based Upon Commitments to Enact Future Programs and Policies

The Draft Housing Element 2023-2031, Chapter 3: Housing Goals and Strategies, includes dozens of policies and programs to promote future housing development. The Prohousing application allows for points to be awarded for prospective policies and programs that a jurisdiction commits to enact in its Housing Element, provided the proposed policies or programs

are enacted within two years of the application date. The City Council is scheduled to consider the Draft Housing Element in concurrence with this Prohousing program application.

Per staff's analysis, the City could receive four points for the following proposed policies and programs included in the Draft Housing Element 2023-2031. The proposed policies are stated below.

- Modify development standards to promote greater development intensity in the Rincon South Urban Village.
- Establish ministerial approval processes for infill housing that provides a minimum of 20% of the units as affordable and that meets City standards.
- Create an amnesty program to legalize unpermitted accessory dwelling units.

A timeline for the implementation of the proposed housing policies and programs listed above is provided on page 15 of **Attachment A**.

Additional analysis of the above scoring by Prohousing category is as follows.

#### Category 1 – Favorable zoning and land use

The City's existing policies of eliminating minimum parking requirements for residential developments and allowing housing in commercial zones qualifies for three points. A proposed modification of development standards to increase density in the Rincon South Urban Village will provide one point.

In summary, the City could earn three points from existing policies and one points from proposed policies for a total of four points out of a possible 18 points for this category.

#### Category 2 – Accelerating production timeframes

Under Category 2, existing policies and programs qualify the City for a total of seven points. These include: a) ministerial approval of 100% affordable housing projects; b) Downtown and Citywide design guidelines; c) affordable housing priority processing; d) standardized project application forms; e) publicly posting certain basic information on all projects online (via [www.sjpermits.org](http://www.sjpermits.org)); and f) actions to reduce production timelines and promote streamlined approvals such as the use of the Housing Navigator map and an interdepartmental Housing Catalyst team.

A proposed program in the Draft Housing Element 2023-2031 that could add three points is a new program to expedite infill development: adopt and implement a City Ministerial Infill Housing Approval Ordinance to streamline approval of infill housing developments that meet City development standards, exceed the percentage of affordable homes required for on-site housing under the Inclusionary Housing Ordinance, and qualify for a CEQA infill exemption.

In summary, the City could earn seven points from existing policies and three points from proposed policies for a total of 10 points out of a possible 19 points for this category.

### Category 3 – Reducing construction and development costs

Existing policies and programs in this category have the potential to earn eight points. These include a) downtown high-rise waivers and park fees reduction for affordable housing, b) dedicated staff, technical assistance, preapproved plans, and a proposed amnesty program for accessory dwelling units, c) promoting innovative housing types such as interim housing per Assembly Bill 2176, and d) Housing Navigator and Department of Transportation-sponsored Transit First Policy and Toolkit. There are no proposed policies in this category.

In summary, the City could earn eight points from existing policies out of a possible 11 points for this category.

### Category 4 – Providing Financial Subsidies

The City has existing affordable housing funding sources that contribute to points awarded in this category. These include the Housing Trust Fund and Low-Moderate Income Housing Asset Fund. These funds, plus the coordination with the County of Santa Clara on awards of Measure A funds, and the passage of Measure E Property Transfer Tax and the Commercial Linkage Fee all contribute to the City's potential to earn six points in the application. There are no proposed policies in this category.

In summary, the City could earn six points of a possible 12 points for this category.

### Enhancement Factors

HCD awards extra points to each policy or program that meets any of the eight enhancement factors (see page 11 of **Attachment A**). Each policy or program may use only one enhancement factor, though the same enhancement factor can be used in multiple policies. The City anticipates credit for two enhancement factors in 10 policies to derive a total of 15 enhancement points. Six of the policies receive two points each for promoting multiple planning objectives. These include a) eliminating parking requirements, b) modifying development standards to increase density in urban villages, c) ministerial approval of affordable housing, d) park fee reduction for affordable housing, e) reducing barriers for property owners to create accessory dwelling units/junior accessory dwelling units, and f) adopting a transit first policy. Three of the policies receive one point each for taking meaningful actions toward affirmatively furthering fair housing. These include a) directing residual redevelopment funds to affordable housing, b) prioritization of local general funds, and c) gap financing for affordable housing.

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### ***Racial Equity Impact Analysis***

In 2018, the State of California passed Assembly Bill 686 (Santiago), requiring that California jurisdictions' Housing Elements incorporate an Assessment of Fair Housing and adopt programs and policies that affirmatively further fair housing. The Prohousing Designation is integrally tied to a jurisdiction's Housing Element. Therefore, the Prohousing Designation is aligned with and supportive of the City's mandate to affirmatively furthering fair housing.

Per the assessment of fair housing included as part of the Housing Element, San José is a segregated City with a pattern of policies and practices that have exacerbated past patterns of segregation. Adoption of an HCD-approved Housing Element and HCD's designation as a Prohousing jurisdiction would indicate HCD's approval of the City's plans to take steps to address current segregation and past patterns of racial inequity.

### ***Climate Smart San José Analysis***

The recommendation in this memorandum aligns with one or more Climate Smart San José energy, water, or mobility goals. The policy recommendations can facilitate the development of new, denser housing in infill locations served by transit that can contribute to the reduction of greenhouse gas emissions.

## **EVALUATION AND FOLLOW-UP**

If the City Council approves staff's recommendations, staff will submit the approved application and resolution to HCD. HCD has a 60-day period to review and approve the application or to request additional information.

## **COORDINATION**

Preparation of this report was coordinated with the City Attorney's Office and the City Manager's Budget Office.

## **PUBLIC OUTREACH**

This memorandum will be posted on the City's Council Agenda website for the June 20, 2023 City Council meeting.

## **COMMISSION RECOMMENDATION AND INPUT**

No commission recommendation or input is associated with this action.

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## **CEQA**

Not a Project, File No. PP17-006, Grant Application with no commitment or obligation to enter into an agreement at the time of application.

## **PUBLIC SUBSIDY REPORTING**

This item does not include a public subsidy as defined in section 53083 or 53083.1 of the California Government Code or the City's Open Government Resolution.

/s/

JACKY MORALES-FERRAND  
Director, Housing Department

/s/

CHRISTOPHER BURTON  
Director, Planning, Building, & Code Enforcement

The principal authors of this memorandum are Sowmya Raman, Development Specialist, Housing Department; Josh Ishimatsu, Interim Division Manager, Housing Department; and Ruth Cueto, Supervising Planner, Planning, Building, and Code Enforcement. For questions, please contact Kristen Clements, Acting Deputy Director, Housing Department, at [Kristen.clements@sanjoseca.gov](mailto:Kristen.clements@sanjoseca.gov) or (408) 535-8236; or, Michael Brilliot, Deputy Director, Planning, Building, and Code Enforcement, at [michael.brilliot@sanjoseca.gov](mailto:michael.brilliot@sanjoseca.gov) or (408) 535-7831.

## **ATTACHMENTS**

Attachment A – Draft San José Prohousing Application

Attachment B – Prohousing Application Tracker as of May 2, 2023



# 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](mailto: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](mailto: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](mailto:ProhousingPolicies@hcd.ca.gov).

### Application Checklist

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

### Application Information

Applicant (Jurisdiction):	City of San José
Applicant Mailing Address:	200 E Santa Clara Street
City:	San José
ZIP Code:	95113
Website:	<a href="https://www.sanjoseca.gov/your-government/departments-offices/housing">https://www.sanjoseca.gov/your-government/departments-offices/housing</a>
Authorized Representative Name	Jacky Morales Ferrand
Authorized Representative Title:	Director of Housing
Phone:	408-535-3855
Email:	jacky.morales-ferrand@sanjoseca.gov
Contact Person Name:	Kristen Clements
Contact Person Title:	Division Manager
Phone:	408-535-8236
Email:	kristen.clements@sanjoseca.gov
<b>Proposed Total Score (Based on Appendix 3):</b>	43

## **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: \_\_\_\_\_

Date: \_\_\_\_\_

### Legislative Information

District	Number	Legislator's Name
Federal Congressional District	19	Zoe Lofgren
State Assembly District	27	Ash Kalra
State Senate District	15	Dave Cortese

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 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 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 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 [THE CITY OF SAN JOSÉ] 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 **[CITY OF SAN JOSÉ]** (“**Applicant**”) desires to submit an application for a Prohousing Designation (“**Application**”).

#### **THEREFORE, IT IS RESOLVED THAT:**

1. The City of San José is hereby authorized and directed to submit an Application to the Department.
2. The City of San José acknowledges and confirms that it is currently in compliance with applicable state housing law.
3. The City of San José 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. The City of San José 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, the City of San José 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. The City of San José 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 City of San José 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 the City of San José, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the City of San José'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 - San Jose**

Category Number	Concise Written Description of Proposed Policy	Key Milestones and Milestone Dates	Anticipated Completion Date	Notes
1H	Modification of development standards to increase density in Rincon South urban village	December 2023: Council approval of General Plan and Zoning Code Amendments January 2024: Overlay sites rezoned	2024	
2A	Adopt and implement a City Ministerial Infill Housing Approval Ordinance to streamline approval of infill housing developments that meet City development standards, integrate affordable housing and qualify for a CEQA infill exemption	December 2024: Council approval of Ordinance	2024-25	
3B	ADU amnesty program to legalize unpermitted ADUs	July 2024 – Program release	2024	

**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 <b>Appendix 5</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
	SEE ATTACHED APPENDIX 3							

**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 <b>Appendix 5</b>	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.	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	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	E	Zoning code	Electronic copy attached	1	1	2	3

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 <b>Appendix 5</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
	area ratio and minimum lot or unit sizes.							
1J	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	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	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 <b>Appendix 5</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
	restrictive requirements than Government Code sections 65852.2 and 65852.22.							
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
<b>TOTAL</b>					<b>31</b>		<b>12</b>	<b>43</b>

## APPENDIX 3 - SAN JOSE PROJECT PROPOSAL SCORING SHEET

Category Number	Concise Written Description of Pro-housing Policy	Enacted (E) or Proposed (P)	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as <b>Appendix 5</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
1F	A parking update in Fall 2022 to reduce parking requirements for residential development and implement a Transportation Demand Management program. This work promotes multiple planning objectives such as reductions in GHG emissions, promotes expansion and use of public transit, and encourages the development of higher residential densities.	E	Final Ordinance	<a href="https://records.sanjoseca.gov/Ordinances/ORD30857.pdf">https://records.sanjoseca.gov/Ordinances/ORD30857.pdf</a>  <a href="https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/ordinances-proposed-updates/parking-policy-evaluation">https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/ordinances-proposed-updates/parking-policy-evaluation</a>	2	1 - Policy that promotes multiple planning objectives	2	4
1G	Allowing affordable housing in commercial zones	E	Municipal Code	<a href="#">Residential allowed in commercial zones</a> Chapter 20.90 Table 20-190, scroll down to Residential	1			1
1H	<i>Modification of development standards to increase density in Rincon South urban village.</i> This work promotes multiple planning objectives such as promoting higher residential densities, transit-oriented development, and climate smart goals.	P	Housing Element 2023-31	<a href="https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/citywide-planning/housing-element/2023-2031-draft-housing-element">https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/citywide-planning/housing-element/2023-2031-draft-housing-element</a>  Chapter 3 - Goal P-3, page 3-6	1	1 - Policy that promotes multiple planning objectives	2	3
2A	<i>Adopt and implement a City Ministerial Infill Housing Approval Ordinance to streamline approval of infill housing developments that meet City development standards, integrate affordable units, and qualify for a CEQA infill exemption</i>	P	Housing Element 2023-31	<a href="https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/citywide-planning/housing-element/2023-2031-draft-housing-element">https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/citywide-planning/housing-element/2023-2031-draft-housing-element</a>  Chapter 3, Goal P-7, page 3-7	3			3
2C	Documented practice of streamlining affordable housing development at the project level through ministerial approvals. This practice promotes multiple planning objectives such as promoting affordable housing, reducing entitlement costs, and helping to meet State and local housing production goals.	E	Webpage	<a href="https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/start-a-new-project-or-use/applications-and-appointments/housing-ministerial-approvals">https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/start-a-new-project-or-use/applications-and-appointments/housing-ministerial-approvals</a>	2	1 - Policy that promotes multiple planning objectives	2	4
2G	Establishment of Design Guidelines for Downtown, North San Jose and Citywide Design Standards and Guidelines	E	Webpage	<a href="https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/planning-">https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/planning-</a>	1			1

Category Number	Concise Written Description of Pro-housing Policy	Enacted (E) or Proposed (P)	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as <b>Appendix 5</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
				<a href="#">division/start-a-new-project-or-use/design-guidelines</a>				
2I	Priority Processing for Affordable Housing – Dedicated Planner for expedited review of affordable housing proposals	E	Newspaper article	<a href="https://www.sanjoseca.gov/Home/Components/News/News/2922/4699">https://www.sanjoseca.gov/Home/Components/News/News/2922/4699</a> Link to Council Action: <a href="https://sanjose.legistar.com/LegislationDetail.aspx?ID=5123348&amp;GUID=7F4C3643-5B84-4B08-870F-56A7F5F2F89A&amp;Options=&amp;Search">https://sanjose.legistar.com/LegislationDetail.aspx?ID=5123348&amp;GUID=7F4C3643-5B84-4B08-870F-56A7F5F2F89A&amp;Options=&amp;Search</a>	1			1
2J	Standardized Planning Application Forms	E	Webpage	<a href="https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/planning-division/start-a-new-project-or-use/application-forms-and-appointments/application-forms">https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/planning-division/start-a-new-project-or-use/application-forms-and-appointments/application-forms</a>	1			1
2K	Public internet posting of status updates on project permit approvals on sjpermits webpage	E	Webpage	<a href="https://sjpermits.org/permits/online-permits.html">https://sjpermits.org/permits/online-permits.html</a>	1			1
2M	Actions to reduce production timeframes and promote the streamlining of approval processes: Housing Site Explorer (webmap to make it easier for developers to identify housing sites), Housing Catalyst (interdepartmental team to assist prospective developers by providing site selection, permits and entitlement support and research help)	E	Webpage	Housing Site Explorer web map: <a href="https://www.sjeconomy.com/how-we-help/programs-and-services/city-of-san-jose-housing-development-initiatives">https://www.sjeconomy.com/how-we-help/programs-and-services/city-of-san-jose-housing-development-initiatives</a> <a href="https://san-jose-housing-ca.tolemi.com/">https://san-jose-housing-ca.tolemi.com/</a> Housing Catalyst: <a href="https://www.sjeconomy.com/how-we-help/programs-and-services/city-of-san-jose-housing-development-initiatives">https://www.sjeconomy.com/how-we-help/programs-and-services/city-of-san-jose-housing-development-initiatives</a>	1			1
3A	Park fee reduction for affordable housing, Downtown high-rise incentive program. This practice promotes multiple planning objectives such as promoting affordable housing, reducing entitlement costs, and helping to meet State and local housing production goals.	E	Webpage	<a href="https://www.sanjoseca.gov/your-government/departments-offices/parks-recreation-neighborhood-services/general-information/policies-reports/developers">https://www.sanjoseca.gov/your-government/departments-offices/parks-recreation-neighborhood-services/general-information/policies-reports/developers</a> Scroll down to PIO/PDO Fees & Credits: Affordable Housing Credit	3	1 - Policy that promotes multiple planning objectives	2	5

Category Number	Concise Written Description of Pro-housing Policy	Enacted (E) or Proposed (P)	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as <b>Appendix 5</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
				Downtown High-Rise Incentive Program				
3B	Reduce barriers for ADU creation – dedicated staff, technical assistance, pre-approved ADU plans, <i>Amnesty program to legalize unpermitted ADUs</i> . This practice promotes multiple planning objectives such as promoting housing production across a variety of types/forms, reducing entitlement costs, and helping to meet State and local housing production goals.	E/P	Webpage Housing Element 2023-31	<a href="https://www.sanjoseca.gov/business/development-services-permit-center/accessory-dwelling-units-adus">https://www.sanjoseca.gov/business/development-services-permit-center/accessory-dwelling-units-adus</a> Amnesty program: <a href="https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/citywide-planning/housing-element/2023-2031-draft-housing-element">https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/citywide-planning/housing-element/2023-2031-draft-housing-element</a>  Chapter 3 Goal P-26, page 3-13	2	1 - Policy that promotes multiple planning objectives	2	4
3D	Innovative Housing Types – Tiny Homes as authorized by <a href="#">AB 2176</a>	E	Webpage	<a href="https://www.sanjoseca.gov/your-government/departments/housing/ending-homelessness/bridge-housing-communities">https://www.sanjoseca.gov/your-government/departments/housing/ending-homelessness/bridge-housing-communities</a>	1			1
3E	Measures that reduce costs for transportation-related infrastructure or programs that encourage alternatives to automobiles – Adopt a Transit First Policy and Toolkit that prioritizes transit operations and passenger access in plans and operational decision-making. City staff will be directed to prioritize transit vehicles and the access and experience of people riding transit. This may include the re-design and re-allocation of travel lanes, curbside lanes, and signals to support transit operation and riders. The Transit First Toolkit (Toolkit) guides designers to the appropriate infrastructure and technology to support transit operations. It includes 19 technology based and infrastructure tools, that the city can use in combination to support transit and transit riders. Taken together, they will promote multiple planning objectives such as access to public transportation and climate change solutions that encourage alternatives to automobiles.	E	Resolution	<a href="https://records.sanjoseca.gov/Resolutions/RES80639.pdf">https://records.sanjoseca.gov/Resolutions/RES80639.pdf</a>  Toolkit: <a href="https://sanjose.legistar.com/View.aspx?M=F&amp;ID=11100098&amp;GUID=D9C99876-B678-4161-A827-ED8A1010F3C3">https://sanjose.legistar.com/View.aspx?M=F&amp;ID=11100098&amp;GUID=D9C99876-B678-4161-A827-ED8A1010F3C3</a> See page 10  <a href="https://www.sanjoseca.gov/Home/Components/News/News/4385/4765">https://www.sanjoseca.gov/Home/Components/News/News/4385/4765</a>	1	1 - Policy that promotes multiple planning objectives	2	3
3H	Actions to reduce construction/development costs – Downtown high-rise fee waivers for Construction taxes and for Inclusionary Housing Ordinance In-lieu fee	E	Webpage	<a href="https://www.sanjoseca.gov/your-government/departments-offices/housing/developers/affordability">https://www.sanjoseca.gov/your-government/departments-offices/housing/developers/affordability</a>	1			1

Category Number	Concise Written Description of Pro-housing Policy	Enacted (E) or Proposed (P)	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as <b>Appendix 5</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
				<a href="#">ble-housing-plans-policies/housing-production</a> Scroll down, click on High-Rise Residential Program				
4A	City of San Jose Housing Trust Fund and Housing Trust Silicon Valley, Regional Trust Fund	E	Municipal code and webpages	<a href="https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodeId=TIT4REFIBUTA_CH4.80_FU_PT46CISAJOHOTRFU">https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodeId=TIT4REFIBUTA_CH4.80_FU_PT46CISAJOHOTRFU</a>  <a href="#">City of San Jose Housing Trust Fund</a> <a href="#">Housing Trust Silicon Valley</a>	2			2
4E	As of August 2022, the City's Low-Moderate Income Housing Asset fund (residual receipts repayments from former redevelopment funds) had assisted in the creation of 12,196 housing units affordable to extremely low, very low, low- and moderate-income households and assisted 744 homebuyers purchase a home. Location of City funded projects will adhere to the Affordable Housing Siting Policy that aims to expand housing choices for low-income residents.	E	Municipal Code	<a href="https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodeId=TIT4REFIBUTA_CH4.80_FU_PT38LOMOINHOFU">https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodeId=TIT4REFIBUTA_CH4.80_FU_PT38LOMOINHOFU</a>  Affordable Housing Siting Policy: <a href="https://www.sanjoseca.gov/your-government/departments-offices/housing/developers/affordable-housing-plans-policies/affordable-housing-siting-policy">https://www.sanjoseca.gov/your-government/departments-offices/housing/developers/affordable-housing-plans-policies/affordable-housing-siting-policy</a>	1	3 - Policies that target housing investments to improve lower opportunity areas	1	2
4F	Regional Housing Subsidy Pool – Measure A - a proposition authorizing the County to issue up to \$950 million in general obligation bonds to acquire or improve real property for the purpose of providing affordable housing for vulnerable populations throughout the County. The City issued a joint NOFA with the County and County Housing Authority in 2016, and with the County in xxx, so that the City's funds could leverage other public subsidies in the region. City staff also and meets monthly with County staff to identify opportunities to jointly fund affordable housing projects, and to clarify roles and terms on each deal so that both commitment processes go as smoothly as possible.	E	Webpage	<a href="https://osh.sccgov.org/housing-community-development/2016-measure-affordable-housing-bond/2016-measure-housing-bond">https://osh.sccgov.org/housing-community-development/2016-measure-affordable-housing-bond/2016-measure-housing-bond</a>	1			1
4G	Measure E was placed on the ballot by City Council in 2019 and approved by voters on March 3, 2020. It	E	Webpage	<a href="https://www.sanjoseca.gov/your-government/departments-">https://www.sanjoseca.gov/your-government/departments-</a>	1	8 - Policy that takes	1	2

Category Number	Concise Written Description of Pro-housing Policy	Enacted (E) or Proposed (P)	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as <b>Appendix 5</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
	enacted a Real Property Transfer Tax, which is imposed on property transfers of \$2 million or more. Revenues generated by Measure E provide funding for general City services, including affordable housing for seniors, veterans, disabled, and low-income families; and helping families who are homeless move in to shelters or permanent housing.			<a href="#">offices/housing/resource-library/housing-investment-plans-and-policy/measure-e-real-property-transfer-tax</a>				
4H	Other actions to promote financial resources for Housing: Gap financing in the form of low-interest loans for affordable housing. Commercial Linkage Fee (CLF) - Commercial developers will pay fees to fund affordable housing. Affordable Housing Investment Plans (AHIP) to plan for and to support funding for affordable housing.	E	Webpages	Gap financing: <a href="https://www.sanJoseca.gov/your-government/departments-offices/housing/developers/affordable-housing-financing">https://www.sanJoseca.gov/your-government/departments-offices/housing/developers/affordable-housing-financing</a> CLF: <a href="https://www.sanJoseca.gov/your-government/departments-offices/housing/developers/commercial-linkage-fee">https://www.sanJoseca.gov/your-government/departments-offices/housing/developers/commercial-linkage-fee</a> AHIP: <a href="https://www.sanJoseca.gov/your-government/departments-offices/housing/resource-library/housing-investment-plans-and-policy">https://www.sanJoseca.gov/your-government/departments-offices/housing/resource-library/housing-investment-plans-and-policy</a>	1	8 - Policy that takes meaningful actions towards affirmatively furthering fair housing - expanded access to financing support	1	2
<b>Total</b>					<b>28</b>		<b>15</b>	<b>43</b>



## **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**

NA

## Attachment B Prohousing Application Tracker as of May 2, 2023

#	Jurisdiction	County	Date App Received	Status	Award Date
1	Los Angeles	Los Angeles	6/27/2022	Prohousing Designation Awarded	1/19/2024
2	Sacramento	Sacramento	8/3/2021	Prohousing Designation Awarded	2/10/2023
3	El Cerrito	Contra Costa	5/18/2022	Prohousing Designation Awarded	2/3/2023
4	Placer County	Placer	11/16/2021	Prohousing Designation Awarded	2/3/2023
5	Sacramento County	Sacramento	6/20/2022	Prohousing Designation Awarded	2/3/2023
6	Citrus Heights	Sacramento	2/28/2022	Prohousing Designation Awarded	12/15/2022
7	Fontana	San Bernardino	8/25/2022	Prohousing Designation Awarded	12/15/2022
8	Oakland	Alameda	5/31/2022	Prohousing Designation Awarded	12/15/2022
9	Roseville	Placer	2/10/2022	Prohousing Designation Awarded	12/15/2022
10	San Diego	San Diego	4/14/2022	Prohousing Designation Awarded	12/15/2022
11	West Sacramento	Yolo	2/16/2022	Prohousing Designation Awarded	12/15/2022
12	Emeryville	Alameda	2/22/2023	Pending Director Office Approval	
13	Fresno	Fresno	11/30/2022	Pending Director Office Approval	
14	Needles	San Bernardino	12/15/2022	Pending Director Office Approval	
15	Rancho Cordova	Sacramento	1/17/2023	Pending Director Office Approval	
16	Redwood City	San Mateo	3/2/2023	Pending Director Office Approval	
17	Riverside	Riverside	2/1/2023	Pending Director Office Approval	
18	Salinas	Monterey	12/19/2022	Pending Director Office Approval	
19	San Diego County	San Diego	7/22/2022	Pending Director Office Approval	
20	Stockton	San Joaquin	2/3/2023	Pending Director Office Approval	
21	Ukiah	Mendocino	10/21/2022	Pending Director Office Approval	
22	Yuba County	Yuba	2/15/2023	Pending Director Office Approva	
23	Healdsburg	Sonoma	12/19/2022	Pending Applicant Revision	
24	Larkspur	Marin	11/15/2022	Pending Applicant Revision	
25	Los Angeles County	Los Angeles	10/13/2021	Pending Applicant Revision	
26	San Mateo County	San Mateo	3/7/2022	Pending Applicant Revision	
27	Sonoma County	Sonoma	12/3/2022	Pending Applicant Revision	
28	Sunnyvale	Santa Clara	7/28/2022	Pending Applicant Revision	
29	Tulare County	Tulare	2/7/2022	Pending Applicant Revision	
30	Windsor	Sonoma	1/31/2023	Pending Applicant Revision	
31	Adelanto	San Bernardino	11/17/2022	On Hold	
32	Atwater	Merced	1/10/2023	On Hold	
33	San Francisco	San Francisco	11/7/2022	On Hold	
34	Santa Monica	Los Angeles	3/8/2023	On Hold	
35	Eureka	Humboldt	3/30/2023	Initial Review	
36	Inglewood	Los Angeles	4/3/2023	Initial Review	
37	Long Beach	Los Angeles	3/15/2023	Initial Review	
38	Merced	Merced	3/15/2023	Initial Review	
39	Moreno Valley	Riverside	3/16/2023	Initial Review	
40	Mountain View	Santa Clara	3/15/2023	Initial Review	
41	Napa	Napa	3/30/2023	Initial Review	
42	Petaluma	Sonoma	3/15/2023	Initial Review	
43	Placencia	Orange	3/30/2023	Initial Review	
44	Rancho Cucamonga	San Bernardino	3/15/2023	Initial Review	
45	Rohnert Park	Sonoma	3/14/2023	Initial Review	
46	Santa Cruz	Santa Cruz	3/28/2023	Initial Review	
47	Santa Rosa	Sonoma	2/22/2023	Initial Review	
48	South San Francisco	San Mateo	3/31/2023	Initial Review	