

# Prohousing Designation Program Application



**State of California  
Governor Gavin Newsom**

**Tomiquia Moss, 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**

651 Bannon Street  
Sacramento, CA 95811

Website: <http://www.hcd.ca.gov/planning-and-community-development/prohousing-designation-program>

Email: [ProhousingPolicies@hcd.ca.gov](mailto:ProhousingPolicies@hcd.ca.gov)

February 2025

# 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](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 ~~strike through~~ and underline if proposing any modifications to the text of the Resolution. Please be aware, any substantive 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**, Self-Scoring Sheet and Sample Self-Scoring Sheet, includes a blank template to be completed by the applicant as part of the application, as well as a Sample Self-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** provides a sample template to assist applicants with confirming the treatment of homeless encampments within the jurisdiction is consistent with USICH's "7 Principles for Addressing Encampments."

**Appendix 6** provides a checklist to confirm that a Diligent Public Participation Process was conducted.

**Appendix 7** 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).

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## 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.<br>(See <b>Appendix 1</b> for the Formal Resolution for the Prohousing Designation Program 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 Self-Scoring Sheet is completed. (See <b>Appendix 3</b> for the Self-Scoring Sheet and the Sample Self-Scoring Sheet.)                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| One-page summary describing consistency with the 7 Principles for Addressing Encampments is completed. (See <b>Appendix 5</b> for a template to assist.)                                                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The checklist confirming that a Diligent Public Participation process was conducted. (See <b>Appendix 6</b> for the template.)                                                                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Additional information and supporting documentation (Applicant to provide as <b>Appendix 7</b> .)                                                                                                                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

## Application Information

|                                                |                                                                                        |
|------------------------------------------------|----------------------------------------------------------------------------------------|
| Applicant (Jurisdiction):                      | City of San Rafael                                                                     |
| Applicant Mailing Address:                     | 1400 Fifth Avenue, 3 <sup>rd</sup> Floor                                               |
| City:                                          | San Rafael                                                                             |
| ZIP Code:                                      | 94901                                                                                  |
| Website:                                       | <a href="http://www.cityofsanrafael.org">www.cityofsanrafael.org</a>                   |
| Authorized Representative Name                 | Paul Navazio                                                                           |
| Authorized Representative Title:               | City Manager                                                                           |
| Phone:                                         | 415.485.3062                                                                           |
| Email:                                         | <a href="mailto:Paul.navazio@cityofsanrafael.org">Paul.navazio@cityofsanrafael.org</a> |
| Contact Person Name:                           | Greg Minor                                                                             |
| Contact Person Title:                          | Assistant Director, Community and Economic Development Department                      |
| Phone:                                         | 415.680.4707                                                                           |
| Email:                                         | <a href="mailto:Greg.minor@cityofsanrafael.org">Greg.minor@cityofsanrafael.org</a>     |
| <b>Total Self-Score (Based on Appendix 3):</b> | 54                                                                                     |

## CERTIFICATION AND ACKNOWLEDGMENT

As authorized by the Formal Resolution for the Prohousing Designation Program (Resolution No. 15621), 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: \_\_\_\_\_ Greg Minor \_\_\_\_\_

Name and Title: \_\_\_\_\_ Greg Minor, Assistant Director, Community and Economic Development Department \_\_\_\_\_

Date: \_\_\_\_\_ October 9, 2026 \_\_\_\_\_

### Legislative Information

| District                | Number | Legislators Name(s) |
|-------------------------|--------|---------------------|
| State Assembly District | 12     | Damon Connolly      |
| State Senate District   | 2      | Mike McGuire        |

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

## Threshold Requirements Checklist

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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Yes                                 | No                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
| The applicant is a Jurisdiction.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The applicant has adopted a Compliant Housing Element.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The applicant has submitted or will submit a legally sufficient Annual Progress Report prior to designation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The applicant has completed 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.                                                                                                                                                                                                                                                                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The applicant is in compliance, at the time of the application, with applicable state housing law, including, but not limited to those included in Government Code 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).                                                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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.)                                                                                                                                                                                                                                                                                                                                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Scoring Criteria**  
**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 |

**Scoring Criteria**  
**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.                                                                                                                                                                                                                                                                                                            | 2      |
| 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      |

**Scoring Criteria**

### 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      |

**Scoring Criteria**  
**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 |

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## Scoring Criteria 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      |

## Self-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 Self-Scoring Sheet for each Prohousing Policy.

- **Category Number:** Select the relevant category number from the relevant Scoring Criteria 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 7**.
- **Points:** Enter the appropriate number of points using the relevant Scoring Criteria 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 Scoring Criteria 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 |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-----------------------------|-------|
| 1F              | Eliminating minimum parking requirements for residential development                                                                                                   | Planning Commission by 2027 2 <sup>nd</sup> Quarter; City Council by 2027 4 <sup>th</sup> Quarter | December 2027               |       |
| 1G              | Zoning or incentives that are designed to increase affordable housing development in a range of types                                                                  | Planning Commission by 2027 2 <sup>nd</sup> Quarter; City Council by 2027 4 <sup>th</sup> Quarter | December 2027               |       |
| 1I              | Modification of development standards to promote greater development intensity                                                                                         | Planning Commission by 2028 2 <sup>nd</sup> Quarter; City Council by 2028 4 <sup>th</sup> Quarter | November 2028               |       |
| 1L              | Other zoning and land use actions that measurably support the Acceleration of Housing Production (Prepare Precise Plan for North San Rafael Priority Development Area) | Planning Commission by 2027 4 <sup>th</sup> Quarter; City Council by 2028 2 <sup>nd</sup> Quarter | July 2028                   |       |
| 2A              | Establishment of ministerial approval processes for multiple housing types                                                                                             | Planning Commission by 2027 2 <sup>nd</sup> Quarter; City Council by 2027 4 <sup>th</sup> Quarter | December 2027               |       |
| 2H              | Absence, elimination or replacement of subjective development and design standards with objective development and design standards                                     | Planning Commission by 2028 2 <sup>nd</sup> Quarter; City Council by 2028 4 <sup>th</sup> Quarter | November 2028               |       |
| 3A              | Waiver or significant reduction of development impact fees for residential development with units affordable to lower-income households                                | Finance Subcommittee October 2026; City Council by Second Quarter 2027                            | July 2027                   |       |
| 4E              | Comprehensive program that complies with Surplus Land Act that makes publicly owned land available for affordable housing                                              | Planning Commission and Economic                                                                  | November 2028               |       |

[illegible]

## **Appendix 3: Self-Scoring Sheet and Sample Self-Scoring Sheet**

### **Self-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 7</b>                                                                                                                                                                           | Points | Enhancement Category Number | Enhancement Points | Total Points |
|-----------------|-------------------------------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-----------------------------|--------------------|--------------|
| 1D              | Density Bonus Program that allow additional density for addition affordability                        | Enacted             | Downtown Precise Plan Chapter 7.3                                                         | <a href="#">Downtown Precise Plan - San Rafael</a>                                                                                                                                                                                                                                  | 2      | 6                           | 1                  | 3            |
| 1F              | Eliminating minimum parking requirements for residential development                                  | Proposed            | Housing Element Program 43: Revisions to Parking Standards                                | <a href="#">2023-2031 Housing Element - San Rafael</a>                                                                                                                                                                                                                              | 2      | 1                           | 2                  | 4            |
| 1G              | Zoning or incentives that are designed to increase affordable housing development in a range of types | Proposed            | Housing Element Program 4: Emergency Shelter Capacity                                     | <a href="#">2023-2031 Housing Element - San Rafael</a>                                                                                                                                                                                                                              | 2      |                             |                    | 2            |
| 1I              | Modification of development standards to promote greater development intensity                        | Proposed            | Housing Element Program 42: Zoning Text and Map Revisions                                 | <a href="#">2023-2031 Housing Element - San Rafael</a>                                                                                                                                                                                                                              | 1      |                             |                    | 1            |
| 1K              | Establishment of an inclusionary housing program                                                      | Enacted             | San Rafael Municipal Code 14.16.030                                                       | <a href="https://library.municode.com/ca/san_rafael/codes/code_of_ordinances?noded=TIT14Z_O_DIVIVREA_PALSED1_CH14.16SIUSRE_14.16.030AF_HORE">https://library.municode.com/ca/san_rafael/codes/code_of_ordinances?noded=TIT14Z_O_DIVIVREA_PALSED1_CH14.16SIUSRE_14.16.030AF_HORE</a> | 1      |                             |                    | 1            |
| 1L              | Other zoning and land use actions that measurably support the Acceleration of Housing Production      | Proposed            | Housing Element Program 20: Prepare a Precise Plan for the North San Rafael Priority Area | <a href="#">2023-2031 Housing Element - San Rafael</a>                                                                                                                                                                                                                              | 1      | 1                           | 2                  | 3            |

|    |                                                                                                                                                                             |          |                                                                                                        |                                                                                                                                                                                                                                         |   |   |   |   |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---|---|
| 2A | Establishment of ministerial approval processes for multiple housing types                                                                                                  | Proposed | Future Amendments to San Rafael Municipal Code 14.25 et seq                                            | <a href="https://library.municode.com/ca/san_rafael/codes/code_of_ordinances?nodeld=TIT14ZO_DIVVADRE_CH14.25EN_DEREPE">https://library.municode.com/ca/san_rafael/codes/code_of_ordinances?nodeld=TIT14ZO_DIVVADRE_CH14.25EN_DEREPE</a> | 3 |   |   | 3 |
| 2B | Acceleration of Housing Production through the establishment of streamlined program-level CEQA analysis and certification of general plans, community plans, specific plans | Enacted  | General Plan 2040 and Downtown Precise Plan                                                            | <a href="#">General Plan 2040 - San Rafael</a> and <a href="#">Downtown Precise Plan - San Rafael</a>                                                                                                                                   | 2 | 1 | 2 | 4 |
| 2C | Documented practice of streamlining housing development at the project level, such as by utilizing statutory and categorical exemptions                                     | Enacted  | Planning Commission staff reports document regular utilization of statutory and categorical exemptions | <a href="#">Planning Commission Meetings - San Rafael</a>                                                                                                                                                                               | 2 | 6 | 1 | 3 |
| 2G | Establishment of consolidated or streamlined permit processes that minimize the levels of review                                                                            | Enacted  | June 21, 2024 dissolution of Design Review Board                                                       | <a href="#">City Council - June 21, 2024 (Special) - San Rafael</a>                                                                                                                                                                     | 1 |   |   | 1 |
| 2H | Absence, elimination or replacement of subjective development and design standards with objective development and design standards                                          | Proposed | Housing Element Program 25: Objective Design Standards for Multi-Family Housing                        | <a href="#">2023-2031 Housing Element - San Rafael</a>                                                                                                                                                                                  | 1 |   |   | 1 |

|    |                                                                                                                                         |          |                                                                                                                                                    |                                                                                                                        |   |   |   |   |
|----|-----------------------------------------------------------------------------------------------------------------------------------------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|---|---|---|---|
| 2I | Establishment of one-stop shop permitting processes                                                                                     | Enacted  | Housing Element Program 44: Monitoring of Approved Development Projects                                                                            | <a href="#">2023-2031 Housing Element - San Rafael</a>                                                                 | 1 |   |   | 1 |
| 2J | Priority permit processing or reduced plan check times for ADUs/JADUs                                                                   | Enacted  | Housing Element Program 26: Accessory Dwelling Units                                                                                               | <a href="#">2023-2031 Housing Element - San Rafael</a>                                                                 | 1 | 1 | 2 | 3 |
| 2K | Establishment of standardized application form for all entitlement applications                                                         | Enacted  | Application Form                                                                                                                                   | <a href="#">Universal Planning Application - City of San Rafael, CA</a>                                                | 1 |   |   | 1 |
| 2L | Documented practice of publicly posting status updates on project permit approvals on the internet                                      | Enacted  | Major Projects Webpage                                                                                                                             | <a href="#">Major Planning Projects - San Rafael</a>                                                                   | 1 |   |   | 1 |
| 2N | Other policies that quantifiably decrease production timeframes or promote the streamlining of approval processes                       | Enacted  | City staff provide applicants with courtesy comments on the consistency of their project with City policies during the initial completeness review | <a href="#">Major Planning Projects - San Rafael</a>                                                                   | 1 |   |   | 1 |
| 3A | Waiver or significant reduction of development impact fees for residential development with units affordable to lower-income households | Proposed | Housing Element Program 36: Review of Development Fees and Waiver/Deferral Policies                                                                | <a href="#">2023-2031 Housing Element - San Rafael</a>                                                                 | 3 |   |   | 3 |
| 3B | Adoption of policies that reduce barriers for property owners to create ADUs/JADUs                                                      | Enacted  | Housing Element Program 26 and ADU Center                                                                                                          | <a href="https://aducenter.org/">https://aducenter.org/</a> and <a href="#">2023-2031 Housing Element - San Rafael</a> | 2 | 6 | 1 | 3 |

|    |                                                                                                                                                                     |         |                                                                                                              |                                                                                                                                                           |   |   |   |   |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---|---|
| 3C | Adoption of other fee reduction strategies, including fee deferrals and reduced fees                                                                                | Enacted | Resolution 11025 authorizes Planning and Building Fee Waivers                                                | <a href="#">CC Resolution 11025 (Fee Waiver Policy).pdf</a>                                                                                               | 1 |   |   | 1 |
| 3E | Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles | Enacted | Citywide Bicycle and Pedestrian Master Plan                                                                  | <a href="https://www.cityofsanrafael.org/citywide-bicycle-and-pedestrian-plan/">https://www.cityofsanrafael.org/citywide-bicycle-and-pedestrian-plan/</a> | 1 | 1 | 2 | 3 |
| 4B | Establishment of local housing trust fund                                                                                                                           | Enacted | Resolution Establishing Guidelines for Administration of Affordable Housing Trust Fund                       | <a href="#">CC Resolution 14760 (Guidelines for the Affordable Housing Trust Fund)</a>                                                                    | 2 | 4 | 1 | 3 |
| 4C | Demonstration of regular use of funding for preserving assisted units at risk of conversion to market rate uses                                                     | Enacted | Staff Report Establishing Affordable Housing Rolling Application Process and Notices of Funding Availability | <a href="#">6.b-Affordable-Housing-Trust-Fund-Application-Processes.pdf</a> and <a href="#">Historical Funding Opportunities - San Rafael</a>             | 2 |   |   | 2 |

|    |                                                                                                                           |          |                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                    |   |  |  |   |
|----|---------------------------------------------------------------------------------------------------------------------------|----------|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|--|--|---|
| 4E | Comprehensive program that complies with Surplus Land Act that makes publicly owned land available for affordable housing | Proposed | Housing Element Program 19: Air Rights Strategic Plan and Requests for Proposals for 519 4 <sup>th</sup> Street and 350 Merrydale Road | <a href="https://www.cityofsanrafael.org/rfp-350-merrydale-development/">2023-2031 Housing Element - San Rafael and https://www.cityofsanrafael.org/rfp-350-merrydale-development/</a> and <a href="https://www.cityofsanrafael.org/2023-rfp-development-new-affordable-housing/">https://www.cityofsanrafael.org/2023-rfp-development-new-affordable-housing/</a> | 2 |  |  | 2 |
| 4H | Directed residual redevelopment funds to accelerate the production of affordable housing                                  | Enacted  | Resolution authorizing funding of 3301 Kerner affordable housing development                                                           | <a href="https://storage.googleapis.com/proudcity/sanrafaelca/uploads/2023/07/6.c-2023-Affordable-Housing-Notice-of-Funding-Availability-Funding-Recommendation.pdf">https://storage.googleapis.com/proudcity/sanrafaelca/uploads/2023/07/6.c-2023-Affordable-Housing-Notice-of-Funding-Availability-Funding-Recommendation.pdf</a>                                | 1 |  |  | 1 |

|    |                                                                                                                                                     |         |                                                                                     |                                                                                                                                                                                                                                                                                                                                                                   |   |   |   |   |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------|---------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---|---|
| 4I | Development and regular use of a housing subsidy pool, local or regional trust fund sufficient to facilitate and support the development of housing | Enacted | Notice of Funding Availability                                                      | <a href="#">Historical Funding Opportunities - San Rafael</a>                                                                                                                                                                                                                                                                                                     | 1 |   |   | 1 |
| 4M | Other policies that quantifiably promote, develop, or leverage financial resources for housing affordable to lower-income households                | Enacted | Resolution documenting San Rafael's contribution of funding to Habitat for Humanity | <a href="https://storage.googleapis.com/proudcity/sanrafaelca/2026/04/da915eb-b-4.b-community-development-block-grant-cdbg.pdf">https://storage.googleapis.com/proudcity/sanrafaelca/2026/04/da915eb-b-4.b-community-development-block-grant-cdbg.pdf</a> and <a href="#">Marin County Home Repair Applications - Habitat for Humanity San Francisco Bay Area</a> | 1 | 8 | 1 | 2 |

### Sample Self-Scoring Sheet

**Note: This is a Sample Self-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 7</b> | Points | Enhancement Category Number | Enhancement Points | Total Points |
|-----------------|--------------------------------------------------|---------------------|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------|--------|-----------------------------|--------------------|--------------|
| 1B              | Permitted missing middle housing uses by         | E                   | Zoning code                                        | Electronic copy attached                                                                                  | 3      | 6                           | 1                  | 4            |

| Category Number | Concise Written Description of Prohousing Policy                                                                                   | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as <b>Appendix 7</b> | Points | Enhancement Category Number | Enhancement Points | Total Points |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------|--------|-----------------------------|--------------------|--------------|
|                 | allowing duplexes and triplexes by right in existing low-density, single-family residential zones beyond what is required by SB 9. |                     |                                                    |                                                                                                           |        |                             |                    |              |
| 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            |
| 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-                            | 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 7</b> | Points | Enhancement Category Number | Enhancement Points | Total Points |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------|--------|-----------------------------|--------------------|--------------|
|                 | residential zones (light industrial).                                                                                                                                                    |                     |                                                    |                                                                                                           |        |                             |                    |              |
| 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            |
| 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                                                                                                                       | 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 7</b> | Points | Enhancement Category Number | Enhancement Points | Total Points |
|-----------------|---------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------|--------|-----------------------------|--------------------|--------------|
|                 | 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            |
| 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 land leases for affordable housing. | E                   | Zoning code                                        |                                                                                                           | 2      |                             |                    | 2            |
| 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 Scoring Criteria 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: Homeless Encampment Template

[Subchapter 6.6 Prohousing Designation Program](#) requires applicants to confirm that its treatment of encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness. An application must include a one-page summary demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with the United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments (June 17, 2022). The following template and certification are included to help jurisdictions meet this threshold.

- **Principle 1: Establish a Cross-Agency, Multi-Sector Response to Encampments –** Describe how system partners (name partners) work together to prioritize health and safety both for residents and unsheltered individuals. (350 characters max)
  - The City's Homelessness Division coordinates with Police, Fire, Public Works and Parks with County of Marin Health and Human Services, Ritter Center, Homeward Bound and St. Vincent's. Partners meet regularly to triage encampment sites, address fire and sanitation risks, and pair any site action with outreach so health and safety are protected for all.
- **Principle 2: Engage Encampment Residents to Develop Solutions –** Describe street outreach efforts to engage with encampment residents to find alternative shelter, housing, and service options using the housing first approach before an existing encampment is closed. (350 characters max)
  - Before any closure, outreach teams give advance notice and conduct needs assessments at each site, working with non profit partners when possible. Using Housing First, staff offer any available shelter or housing placements with no preconditions, and seek voluntary relocation first, with enforcement only as a last resort.
- **Principle 3: Conduct Comprehensive and Coordinated Outreach –** Describe multidisciplinary connection strategies and linkages to resources and permanent housing solutions that is customized to individual needs. If applicable, describe how the jurisdiction uses the coordinated entry system to connect individuals to resources and permanent housing. (350 characters max)
  - The City/County Homeless Outreach Team pairs case managers, clinicians and peer staff to build individualized plans. Clients are assessed through Marin's Coordinated Entry System and prioritized for permanent housing by vulnerability, with direct links to health care, benefits, behavioral health, recovery and income supports.
- **Principle 4: Address Basic Needs and Provide Storage –** Describe efforts to meet basic needs, health, safety, and access to storage (timeframes) for people experiencing

unsheltered homelessness while creating clear pathways to permanent housing. (350 characters max)

- The City provides tents, sleeping bags, garbage service, hygiene and shower access, and water, plus health care via partner clinics and mobile crisis response. Property removed during site actions is stored for 90 days with notice on how to retrieve it. Case managers use each contact to move people onto a housing pathway.
- **Principle 5: Ensure Access to Shelter or Housing Options** – Describe how low barrier resources to housing and supportive services are communicated to encampment residents. Include how strategies involve alternative measures to criminalization, focusing on service engagement and harm reduction. (350 characters max)
  - Outreach workers share low-barrier shelter and service options in person, with English/Spanish flyers and FAQs. The City leads with services, not citations: voluntary compliance comes first, mobile crisis teams respond to behavioral health calls, and harm-reduction supplies and treatment linkages are offered without conditions.
- **Principle 6: Develop Pathways to Permanent Housing and Supports** – Describe Housing First strategies emphasizing low barriers, a harm-reduction model, and services to support people obtaining permanent housing more efficiently. Identify efforts to align federal, state, and local funding/programs to provide clear pathways to permanent housing. (350 characters max)
  - The City follows Housing First, serving individuals with no sobriety or treatment prerequisites and wrapping services around housing. State ERF grants, HHAP, County funds, federal CoC resources and the City's Affordable Housing Trust Fund are aligned so outreach, interim sites and permanent housing work as one pathway through Coordinated Entry.
- **Principle 7: Create a Plan for What Will Happen to Encampment Sites After Closure** – Describe plans for former encampment spaces (long-term solutions to prevent encampments from reoccurring). Include efforts to emphasize safety, accessibility, and inclusivity that improve infrastructure. Example: Communities can include curb cuts to increase mobility access and enhanced lighting to encourage safety. (350 characters max)
  - After closure, sites are cleaned and restored, and administrative orders and signage prevent re-encampment. Ongoing site assessments and outreach continue. The City plans improvements such as enhanced lighting, cleared and accessible paths, curb cuts where needed, and landscaping so spaces are safe and usable for everyone.

**Certification and Authorization:**

Greg Minor

October 9, 2026

Signature of Authorized Representative

Date

## Appendix 6: Public Participation Checklist

Pursuant to Sections 6601, 6602, and 6605, applicants are required to demonstrate how they have engaged in a “Diligent Public Participation Process.”

Please complete this checklist, and sign, to confirm that the applicant has complied with this requirement. Attach and reference any comments you received during the process.

| Regulation Text                                                                                                                                                                                                            | Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Yes                      | No                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|
| Outreach through a variety of methods and languages to ensure access to the public process and provide opportunities for public input.                                                                                     | Applicant should use methods such as newspaper ads, email, social media, fliers, etc., to inform the public that an application has been drafted and posted for public comment. Language access should reflect languages spoken in your local community and should be available in multiple languages in print media or upon request for digital media.                                                                                                                                                                                                             | <input type="checkbox"/> | <input type="checkbox"/> |
| Specific effort to engage all segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers, and special needs service providers. | Individuals and organizations representing lower-income and special needs households, for-profit and non-profit developers, and special needs service providers should be engaged, informed of, and offered an opportunity to comment on the application. Outreach lists utilized for Housing Element compliance would suffice.                                                                                                                                                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/> |
| Availability of the draft document to the public, including notification to interested parties and all segments of the community, for thirty (30) calendar days and subsequent versions for seven (7) calendar days.       | Applicants should post the application in print and digital forms, collect comments, and incorporate those comments into the application if necessary. Making the application available to the public could be satisfied by posting the application online and/or announcements through other mediums (e.g., local newspapers) so long as these forums include diverse segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers, and special needs service providers. | <input type="checkbox"/> | <input type="checkbox"/> |
| Public hearings and informative meetings.                                                                                                                                                                                  | For the purposes of satisfying this requirement, a City Council or Board of Supervisors meeting informing the public of the jurisdiction's intent to submit a Prohousing Designation Program application, in addition to any subsequent meetings necessary to make revisions in response to public comment, will satisfy this requirement.                                                                                                                                                                                                                          | <input type="checkbox"/> | <input type="checkbox"/> |

|                                                                                                                                          |                                                                                                                                                                                      |                          |                          |
|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|
| Consideration of comments, including incorporation of comments into a jurisdiction's application and Prohousing Policies as appropriate. | Provide all comments received with a description of how the comment was incorporated into the application. If the comment is not appropriate for incorporation, please describe why. | <input type="checkbox"/> | <input type="checkbox"/> |
|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|

**Certification and Authorization:**

\_\_\_\_\_

\_\_\_\_\_

Signature of Authorized Representative

Date

## **Appendix 7: Additional Information and Supporting Documentation**