

Prohousing Designation Program Application



**State of California
Governor Gavin Newsom**

**Lourdes Castro Ramírez, Secretary
Business, Consumer Services and Housing Agency**

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

**Megan Kirkeby, Deputy Director
Division of Housing Policy Development**

2020 West El Camino, Suite 500
Sacramento, CA 95833

Website: <https://www.hcd.ca.gov/community-development/prohousing>
Email: ProhousingPolicies@hcd.ca.gov

July 2021

Prohousing Designation Program Application Package Instructions

The applicant is applying for a Prohousing Designation under the Prohousing Designation Program (“**Prohousing**” or “**Program**”), which is administered by the Department of Housing and Community Development (“**Department**”) pursuant to Government Code section 65589.9.

The Program creates incentives for Jurisdictions that are compliant with Housing Element requirements and that have enacted Prohousing Policies. These incentives will take the form of additional points or other preference in the scoring of applications for competitive housing and infrastructure programs. The administrators of each such program will determine the value and form of the preference.

In order to be considered for a Prohousing Designation, the applicant must accurately complete all sections of this application, including any relevant appendices. The Department reserves the right to request additional clarifying information from the applicant.

This application is subject to Government Code section 65589.9, and to the regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) adopted by the Department in promulgation thereof (“**Regulations**”). All capitalized terms in this application shall have the meanings set forth in Section 6601 of the Regulations.

All applicants must submit a complete, signed application package to the Department, in electronic format, in order to be considered for a Prohousing Designation. Please direct electronic copies of the completed application package to the following email address: ProhousingPolicies@hcd.ca.gov.

A complete application will include all items identified in the Application Checklist.

In relation to **Appendix 1**, the Formal Resolution for the Prohousing Designation Program, please use ~~strikethrough~~ and underline if proposing any modifications to the text of the Resolution.

Appendix 2, the Proposed Policy Completion Schedule, applies only if an application includes proposed policies.

Appendix 3, Project Proposal Scoring Sheet and Sample Project Proposal Scoring Sheet, includes a blank template to be completed by the applicant as part of the application, as well as a Sample Project Proposal Scoring Sheet with an example of how this template may be completed.

Appendix 4 lists examples of Prohousing Policies with enhancement factors to aid applicants in understanding how enhancement factors may be applied.

Appendix 5 is where the applicant will include any additional information and supporting documentation for the application.

If you have questions regarding this application or the Program, or if you require technical assistance in preparing this application, please email ProhousingPolicies@hcd.ca.gov.

DRAFT

Application Checklist

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

Application Information

| | |
|--|---|
| Applicant (Jurisdiction): | City of Santa Ana |
| Applicant Mailing Address: | 20 Civic Center Plaza |
| City: | Santa Ana |
| ZIP Code: | 92705 |
| Website: | https://www.santa-ana.org/ |
| Authorized Representative Name | Steven Mendoza |
| Authorized Representative Title: | Acting City Manager |
| Phone: | 714-647-5200 |
| Email: | smendoza@santa-ana.org |
| Contact Person Name: | Holli Safran |
| Contact Person Title: | Associate Planner |
| Phone: | 714-667-2746 |
| Email: | hsafran@santa-ana.org |
| Proposed Total Score (Based on Appendix 3): | 46 |

CERTIFICATION AND ACKNOWLEDGMENT

As authorized by the Formal Resolution for the Prohousing Designation Program (Resolution No. _____), which is attached hereto and incorporated by reference as if set forth in full, I hereby submit this full and complete application on behalf of the applicant.

I certify that all information and representations set forth in this application are true and correct.

I further certify that any proposed Prohousing Policy identified herein will be enacted within two (2) years of the date of this application submittal.

I acknowledge that this application constitutes a public record under the California Public Records Act (Gov. Code, § 6250 et seq.) and is therefore subject to public disclosure by the Department.

Signature: _____

Name and Title: _____

Date: _____

Legislative Information

| District | Number | Legislator's Name |
|--------------------------------|--------|-------------------|
| Federal Congressional District | 46 | Lou Correa |
| State Assembly District | 68 | Avelino Valencia |
| State Senate District | 34 | Thomas J. Umberg |

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, on or before the relevant statutory deadlines, any rezone program or zoning that is necessary to remain in compliance with Government Code section 65583, subdivision (c)(1). | <input 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, Housing Element Law; "No Net Loss" Law (Gov. Code, § 65863); the Housing Accountability Act (Gov. Code, § 65589.5); State Density Bonus Law (Gov. Code, § 65915 et seq.); laws relating to the imposition of school facilities fees or other requirements (Gov. Code, § 65995 et seq.); Least Cost Zoning Law (Gov. Code, § 65913.1); the Housing Crisis Act of 2019 (Stats. 2019, ch. 654); and antidiscrimination law (Gov. Code, § 65008). | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The applicant has duly adopted and certified a Formal Resolution for the Prohousing Designation Program, which is hereby incorporated by reference. (A true and correct copy of the resolution is included in this application package.) | <input type="checkbox"/> | <input type="checkbox"/> |

Project Proposal
Category 1: Favorable Zoning and Land Use

| Category | Prohousing Policy Description | Points |
|----------|---|--------|
| 1A | Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total or income category. | 3 |
| 1B | Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones. | 3 |
| 1C | Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total or income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above. | 2 |
| 1D | Density bonus programs which exceed statutory requirements by 10 percent or more. | 2 |
| 1E | Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit law (e.g., permitting more than one ADU or JADU per single-family lot). These policies shall be separate from any qualifying policies under Category (1)(B) above. | 2 |
| 1F | Reducing or eliminating parking requirements for residential development as authorized by Government Code sections 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Government Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Government Code section 65915, subdivision (p). | 2 |
| 1G | Zoning to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones. | 1 |
| 1H | Modification of development standards and other applicable zoning provisions to promote greater development intensity. Potential areas of focus include floor area ratio; height limits; minimum lot or unit sizes; setbacks; and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above. | 1 |
| 1I | Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a housing sustainability district, as defined in Government Code section 66200. | 1 |
| 1J | Demonstrating other zoning and land use actions that measurably support the Acceleration of Housing Production. | 1 |

Project Proposal
Category 2: Acceleration of Housing Production Timeframes

| Category | Prohousing Policy Description | Points |
|----------|---|--------|
| 2A | Establishment of ministerial approval processes for a variety of housing types, including single-family and multifamily housing. | 3 |
| 2B | Establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents. | 2 |
| 2C | Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law (Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28). | 2 |
| 2D | Establishment of permit processes that take less than four months. Policies under this Category (2)(D) must address all approvals necessary to issue building permits. | 2 |
| 2E | Absence or elimination of public hearings for projects consistent with zoning and the general plan. | 2 |
| 2F | Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan. | 1 |
| 2G | Absence, elimination or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing. | 1 |
| 2H | Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy. | 1 |
| 2I | Priority permit processing or reduced plan check times for ADUs/JADUs, multifamily housing, or homes affordable to lower- or moderate-income households. | 1 |
| 2J | Establishment of a standardized application form for all entitlement applications. | 1 |
| 2K | Practice of publicly posting status updates on project permit approvals on the Internet. | 1 |
| 2L | Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to Category (2)(E) are not eligible for points under this Category (2)(L). | 1 |
| 2M | Demonstration of other actions, not listed above, that quantifiably decrease production timeframes or promote the streamlining of approval processes. | 1 |

Project Proposal
Category 3: Reduction of Construction and Development Costs

| Category | Prohousing Policy Description | Points |
|----------|--|--------|
| 3A | Waiver or significant reduction of development impact fees for residential development. | 3 |
| 3B | Adoption of ordinances or implementation of other mechanisms that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages. | 2 |
| 3C | Adoption of other fee reduction strategies separate from Category (3)(A) above, including fee deferrals and reduced fees for housing for persons with special needs. | 1 |
| 3D | Promoting innovative housing types (e.g., manufactured homes, recreational vehicles, park models) that reduce development costs. | 1 |
| 3E | Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes; creation of on-street parking for bikes; transit-related improvements; or establishment of carshare programs. | 1 |
| 3F | Adoption of universal design ordinances pursuant to Health and Safety Code section 17959. | 1 |
| 3G | Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas. | 1 |
| 3H | Demonstration of other actions, not listed above, that quantifiably reduce construction or development costs. | 1 |

Project Proposal
Category 4: Providing Financial Subsidies

| Category | Prohousing Policy Description | Points |
|----------|--|--------|
| 4A | Establishment of local housing trust funds or collaboration on a regional housing trust fund. | 2 |
| 4B | Provide grants or low-interest loans for ADU/JADU construction affordable to lower- and moderate-income households. | 2 |
| 4C | A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to lower income households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases. | 2 |
| 4D | Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to lower income households. | 2 |
| 4E | Directed residual redevelopment funds to affordable housing. | 1 |
| 4F | Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source. | 1 |
| 4G | Prioritization of local general funds for affordable housing. | 1 |
| 4H | Demonstration of other actions, not listed above, that quantifiably promote, develop, or leverage financial resources for housing. | 1 |

Project Proposal Enhancement Factors

The Department shall utilize enhancement factors to increase the point scores of Prohousing Policies. Each Prohousing Policy will receive extra points for enhancement factors in accordance with the chart below.

| Category | Prohousing Policy Description | Points |
|----------|--|--------|
| 1 | Policy that represents one element of a unified, multi-faceted strategy to promote multiple planning objectives, such as efficient land use, access to public transportation, affordable housing, climate change solutions, and/or hazard mitigation. | 2 |
| 2 | Policies that promote development consistent with the state planning priorities pursuant to Government Code section 65041.1. | 1 |
| 3 | Policies that diversify planning and target community and economic development investments (housing and non-housing) to improve lower opportunity areas. Such areas include, but are not limited to, Low Resource and High Segregation & Poverty areas designated in the most recently updated TCAC/HCD Opportunity Maps, and disadvantaged communities pursuant to California Senate Bill 535 (2012). | 1 |
| 4 | Policies that go beyond state law requirements in reducing displacement of lower income households and conserving existing housing stock that is affordable to lower income households. | 1 |
| 5 | Rezoning and other policies that support high-density development in Location Efficient Communities. | 1 |
| 6 | Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from Environmentally Sensitive or Hazardous Areas. | 1 |
| 7 | Zoning policies that increase housing choices and affordability in High Resource and Highest Resource areas, as designated in the most recently updated TCAC/HCD Opportunity Maps. | 1 |
| 8 | Other policies that involve meaningful actions towards affirmatively furthering fair housing pursuant to Government Code section 8899.50, including, but not limited to, outreach campaigns, updated zoning codes, and expanded access to financing support. | 1 |

Project Proposal Scoring Sheet Instructions

The Department shall validate applicants' scores based on the extent to which each identified Prohousing Policy contributes to the Acceleration of Housing Production. The Department shall assess applicants' Prohousing Policies in accordance with Government Code section 65589.9, subdivision (f)(2), and Sections 6605 and 6606 of the Regulations.

The Department shall further assess applicants' Prohousing Policies using the following four scoring categories: Favorable Zoning and Land Use; Acceleration of Housing Production Timeframes; Reduction of Construction and Development Costs; and Providing Financial Subsidies. Applicants shall demonstrate that they have enacted or proposed at least one policy that significantly contributes to the Acceleration of Housing Production in each of the four categories. A Prohousing Designation requires a total score of 30 points or more across all four categories.

Instructions

Please utilize one row of the Scoring Sheet for each Prohousing Policy.

- **Category Number:** Select the relevant category number from the relevant Project Proposal list in this application. Where appropriate, applicants may utilize a category number more than once.
- **Concise Written Description of Prohousing Policy:** Set forth a brief description of the enacted or proposed Prohousing Policy.
- **Enacted or Proposed:** Identify the Prohousing Policy as enacted or proposed. For proposed Prohousing Policies, please complete **Appendix 2: Proposed Policy Completion Schedule**.
- **Documentation Type:** For enacted Prohousing Policies, identify the relevant documentary evidence (e.g., resolution, zoning code provisions). For proposed Prohousing Policies, identify the documentation which shows that implementation of the policy is pending.
- **Web Links/Electronic Copies:** Insert the Web link(s) to the relevant documentation or indicate that electronic copies of the documentation have been attached to this application as **Appendix 5**.
- **Points:** Enter the appropriate number of points using the relevant Project Proposal list in this application.
- **Enhancement Category Number (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the appropriate category number using the relevant Project Proposal list in this application.
- **Enhancement Points (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the point(s) for that Prohousing Policy.
- **Total Points:** Add the enhancement point(s) to the Prohousing Policy's general point score.

Appendix 1: Formal Resolution for the Prohousing Designation Program
Formal Resolution for the Prohousing Designation Program (New 04/21)

RESOLUTION NO. [INSERT RESOLUTION NUMBER]

A RESOLUTION OF THE GOVERNING BODY OF
[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 (“**PDP**” or “**Program**”), which creates incentives for jurisdictions that are compliant with state housing element requirements and that have enacted Prohousing local policies; and

WHEREAS, such jurisdictions will be designated Prohousing, and, as such, will receive additional points or other preference during the scoring of their competitive applications for specified housing and infrastructure funding; and

WHEREAS, the Department of Housing and Community Development (“**Department**”) has adopted emergency regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) to implement the Program (“**Program Regulations**”), as authorized by Government Code section 65589.9, subdivision (d); and

WHEREAS, the [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 action 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 it commits itself to affirmatively furthering fair housing pursuant to Government Code section 8899.50.

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 _____, 20____, by the following vote:

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

The undersigned, **[INSERT NAME AND TITLE OF NONSIGNATORY]** 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 |
|-----------------|--|--|-----------------------------|---|
| 1H | Comprehensive Zoning Code Update | <ul style="list-style-type: none"> - RFP released on February 21, 2023 - Consultant awarded at the October 17, 2023 City Council Meeting - Kickoff meeting for Zoning Code update scheduled for November 2023 | May 2025 | <ul style="list-style-type: none"> - Develop a Unified Development Code with the intent to modernize and update the existing zoning districts to incorporate best practices for ease of use and consistent application - Establish a single implementation section for all application types (residential and non-residential) with clear procedures for zoning related applications, and identify opportunities for process simplification and flexibility consistent with identified community goals and proposed objectives - Draw upon the successes of existing, newer SPs and SDs to inform the zoning district standards for the Focus Areas - Absorb as many of the built-out SDs as possible into newly-created zoning districts |

| | | | | |
|----|---|--|----------|---|
| 2E | <p>City plans to update the development review processes and standards for the Metro East Mixed Use Overlay Zone and Harbor Mixed Use Transit Corridor Specific Plan areas to streamline and incentivize by-right housing and mixed use developments. These eliminate the need for public hearings consistent with zoning and general plan.</p> | <ul style="list-style-type: none"> - RFP released on February 21, 2023 - Consultant awarded at the October 17, 2023 City Council Meeting - Kickoff meeting for Zoning Code update scheduled for November 2023 | May 2025 | <ul style="list-style-type: none"> - Develop a Unified Development Code with the intent to modernize and update the existing zoning districts to incorporate best practices for ease of use and consistent application - Establish a single implementation section for all application types (residential and non-residential) with clear procedures for zoning related applications, and identify opportunities for process simplification and flexibility consistent with identified community goals and proposed objectives - Draw upon the successes of existing, newer SPs and SDs to inform the zoning district standards for the Focus Areas - Absorb as many of the built-out SDs as possible into newly-created zoning districts |
| 2G | <p>City plans to create comprehensive objective design standards as part of the Zoning Code Update to address the unique needs of residential/mixed-use products and provide a level of development</p> | <ul style="list-style-type: none"> - RFP released on February 21, 2023 - Consultant awarded at the October 17, | May 2025 | <ul style="list-style-type: none"> - Develop a Unified Development Code with the intent to modernize and update the existing zoning districts to incorporate best |

| | | | | |
|--|--|---|--|--|
| | design certainty to the community and developers alike | 2023 City Council Meeting - Kickoff meeting for Zoning Code update scheduled for November 2023 | | practices for ease of use and consistent application - Establish a single implementation section for all application types (residential and non-residential) with clear procedures for zoning related applications, and identify opportunities for process simplification and flexibility consistent with identified community goals and proposed objectives - Draw upon the successes of existing, newer SPs and SDs to inform the zoning district standards for the Focus Areas - Absorb as many of the built-out SDs as possible into newly-created zoning districts |
|--|--|---|--|--|

Appendix 3: Project Proposal Scoring Sheet and Sample Project Proposal Scoring Sheet

Project Proposal Scoring Sheet

| Category Number | Concise Written Description of Prohousing Policy | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached | Points | Enhancement Category Number | Enhancement Points | Total Points |
|-----------------|---|---------------------|--|---|--------|-----------------------------|--------------------|--------------|
| 1A | Santa Ana HE identifies 6,914 housing pipeline projects. This is 220% of its RHNA allocation. | E | Housing Element Update Page C-7 | Housing Element Pg. C-7 electronic copy attached | 3 | | | 3 |
| 1B | Santa Ana allows for urban lot splits and 2 unit projects within single family residential zones | E | Ordinance | https://library.municode.com/ca/santa_ana/ordinances/code_of_ordinances?nodeId=1126174 | 3 | 2 | 1 | 4 |
| 1G | Metro East Mixed Use Overlay Zone (MEMU): The MEMU overlay zone allows for high-intensity, mixed use in a | E | Plan | https://www.santa-ana.org/documents/metro-east-mixed-use-overlay-zone-2018/ | 1 | 5 | 1 | 2 |

| Category Number | Concise Written Description of Prohousing Policy | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached | Points | Enhancement Category Number | Enhancement Points | Total Points |
|-----------------|--|---------------------|--|---|--------|-----------------------------|--------------------|--------------|
| | previously developed mid-rise office environment | | | | | | | |
| 1H | Housing Element Program #18: Zoning Code Update | P | RFP | Electronic Copy Attached | 1 | | | 1 |
| 1J | Harbor Mixed Use Transit Corridor Specific Plan (SP-2): existing housing units in this specific plan area (in 2013) was 739, This specific plan zoning allows for 1,726-4,623 potential housing units. | E | Land Use Plan | https://www.santa-ana.org/documents/land-use-plan-and-development-standards/ | 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 | Points | Enhancement Category Number | Enhancement Points | Total Points |
|-----------------|---|---------------------|--|---|--------|-----------------------------|--------------------|--------------|
| 2A | The City permits licensed residential care homes with six or fewer persons as a by-right use in all single-family zones (B-46). ADUs in Santa Ana are permitted by right in all zoning districts that allow residential uses (B-11). Multiple-family housing is permitted by right within all zones covered by the TZC. | E | Housing Element Update Page B-46, B-11 | Electronic Copy Attached | 3 | | | 3 |
| 2B | The City included program-level CEQA analysis | E | Environmental Documents | https://www.santa-ana.org/general-plan- | 2 | | | 2 |

| Category Number | Concise Written Description of Prohousing Policy | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached | Points | Enhancement Category Number | Enhancement Points | Total Points |
|-----------------|---|---------------------|--|--|--------|-----------------------------|--------------------|--------------|
| | and certification of its General Plan with accompanying Environmental Impact Reports (EIR). | | | environmental-documents/ | | | | |
| 2D | Permit processing timeframe for condominiums and multi-family residences that require discretionary actions take up to 3 months while single-family residences are approved typically within 2-4 weeks. | E | Housing Element Update Page B-42 | Electronic Copy Attached | 2 | | | 2 |

| Category Number | Concise Written Description of Prohousing Policy | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached | Points | Enhancement Category Number | Enhancement Points | Total Points |
|-----------------|--|---------------------|--|--|--------|-----------------------------|--------------------|--------------|
| 2E | City plans to update the development review processes and standards for the Metro East Mixed Use Overlay Zone and Harbor Mixed Use Transit Corridor Specific Plan areas to streamline and incentivize by-right housing and mixed-use developments. These eliminate the need for public hearings consistent with zoning and general plan. | P | Housing Element Update Page 43 | Electronic Copy Attached | 2 | | | 2 |

| Category Number | Concise Written Description of Prohousing Policy | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached | Points | Enhancement Category Number | Enhancement Points | Total Points |
|-----------------|--|---------------------|--|---|--------|-----------------------------|--------------------|--------------|
| 2F | As part of the Transit Zoning Code that applies to an identified Specific Development Area, applications that are consistent with the applicable standards of the code and permitted are to be approved administratively (by-right approvals). | E | Zoning Code | https://library.municode.com/ca/santa_ana/codes/code_of_ordinances?nodeId=div1 | 1 | | | 1 |
| 2G | City plans to create comprehensive objective design standards as part of the | P | Housing Element Update Page 43-44 | Electronic Copy Attached | 1 | | | 1 |

| Category Number | Concise Written Description of Prohousing Policy | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached | Points | Enhancement Category Number | Enhancement Points | Total Points |
|-----------------|--|---------------------|--|---|--------|-----------------------------|--------------------|--------------|
| | Zoning Code Update to address the unique needs of residential/mixed-use products and provide a level of development design certainty to the community and developers alike | | | | | | | |
| 2K | The City utilizes an interactive projects map to provide details and updates of ongoing projects. | E | Online Map | https://storymaps.arcgis.com/stories/e0a28bb311b040af86f6194abc548bbd | 1 | | | 1 |
| 2M | City plans to develop additional resources to support expedited and | E | Web Site | https://www.santa-ana.org/pba-e-plan/ | 1 | | | 1 |

| Category Number | Concise Written Description of Prohousing Policy | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached | Points | Enhancement Category Number | Enhancement Points | Total Points |
|-----------------|---|---------------------|--|---|--------|-----------------------------|--------------------|--------------|
| | efficient development project review, such as an applicant guide or additional staffing | | | | | | | |
| 3B | City to publish pre-approved ADU prototype plans to provide greater certainty and quality in the development of such housing. | E | | https://www.santaana.org/documents/pre-approved-accessory-dwelling-unit-adu-hold-harmless-statement/ | 2 | 1 | 2 | 4 |
| 3E | Central Santa Ana Complete Streets Plan: This plan provides guidance to create a network of bicycle and | E | Plan | https://storage.googleapis.com/proudcity/santaanaca/uploads/2022/05/Draft-Central-Santa-Ana- | 1 | 1 | 2 | 3 |

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|-----------------|--|---------------------|--|---|--------|-----------------------------|--------------------|--------------|
| | pedestrian corridors to connect destinations to and from Central Santa Ana | | | Complete-Streets-Plan.pdf | | | | |
| 3H | Dedicated webpage for ADUs with easy to follow Q&A. | E | Web Site | https://www.santa-ana.org/accessory-dwelling-units/ | 1 | 2 | 1 | 2 |
| 4A | Municipal Code Section 41-1909. City has an inclusionary housing fund which is used to increase and improve the supply of housing affordable to moderate, low, very low, and | E | Zoning Code | https://library.municode.com/ca/santa_ana/codes/code_of_ordinances?nodeId=PTIITHCO_C41ZO_ARTXVIII.12021A_FHOOPCRO_R_S41-1909INHOFU | 2 | 8 | 1 | 3 |

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|-----------------|--|---------------------|--|--|--------|-----------------------------|--------------------|--------------|
| | extremely low income households. | | | | | | | |
| 4C | Housing Policy HE-2.11: The City plans to comply with the Surplus Land Act to promote affordable housing development on unused or underutilized public land. | E | RFP | Electronic Copy Attached | 2 | | | 2 |
| 4E | City provides Successor Housing Agency funds with other sources of funding to support the production and/or | E | Housing Element Update Page 45 | Electronic Copy Attached | 1 | | | 1 |

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|-----------------|---|---------------------|--|--|--------|-----------------------------|--------------------|--------------|
| | rehabilitation of affordable housing for extremely low-, very low-, and low-income families. | | | | | | | |
| 4F | The City has worked with the Orange County Housing Finance Trust (OCHFT) to secure funding for the following projects during 2020-2022: Westview House: 85-unit permanent supportive housing project; Crossroads: 86-unit permanent supportive housing project; | E | Housing Element Update Page C-29 | Electronic Copy Attached | 1 | 8 | 1 | 2 |

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|-----------------|--|---------------------|--|---|--------|-----------------------------|--------------------|--------------|
| | North Harbor Village: 91-unit permanent supportive housing project; FX Residences: 17-unit permanent supportive housing project | | | | | | | |
| 4H | Housing Rehabilitation. The City of Santa Ana provides financing to acquire and rehabilitate multiple-family apartments, as affordable to low and extremely low-income households. The | E | Web Site | https://www.santa-ana.org/housing-rehabilitation-programs/ | 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 | Points | Enhancement Category Number | Enhancement Points | Total Points |
|-----------------|---|---------------------|--|--|-----------|-----------------------------|--------------------|--------------|
| | City's focus in past housing element cycles was acquisition and rehabilitation, and the City continues to facilitate acquisition and rehabilitation of apartment properties to increase the supply of affordable rental housing for families. | | | | | | | |
| Total | | | | | 33 | | 13 | 46 |

Appendix 4: Examples of Prohousing Policies with Enhancement Factors

If a Prohousing Policy incorporates any of the enhancement factors specified in the Project Proposal Enhancement Factors chart, it will receive extra points as indicated therein. Examples of such qualifying Prohousing Policies include the following:

Category 1: Favorable Zoning and Land Use

- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in Location Efficient Communities
- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Rezoning to accommodate 125 to 149 percent of the Regional Housing Needs Allocation in downtown commercial corridors or other infill locations.
- Expanding density bonus programs to exceed statutory requirements by 10 percent or more in Location Efficient Communities.
- Reducing or eliminating parking requirements for residential development as authorized by Government Code section 65852.2 in Location Efficient Communities.
- Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit law in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Modification of development standards and other applicable zoning provisions to promote greater development intensity in downtown commercial corridors or other infill locations.
- Coupling rezoning actions with policies that go beyond state law requirements in reducing displacement of lower income households and conserving existing housing stock that is affordable to lower income households.

Category 2: Acceleration of Housing Production Timeframes

- Ministerial approval processes for multifamily housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Streamlined, program-level CEQA analysis and certification of specific plans in Location Efficient Communities.
- Documented practice of streamlining housing development at the project level in downtown commercial corridors and other infill locations.
- Expedited permit processing for housing affordable to lower income households in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 3: Reduction of Construction and Development Costs

- Fee waivers for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Fee waivers or reductions for higher density housing in downtown commercial corridors or other infill locations.
- Measures that reduce costs and leverage financial resources for transportation-related infrastructure or programs in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Adoption of universal design ordinances to increase housing choices and affordability for persons with disabilities in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Permitting innovative housing types, such as manufactured homes, recreational vehicles or park models, in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 4: Providing Financial Subsidies

- Targeting local housing trust funds to acquisition or rehabilitation of existing affordable units, or to affordable units at risk of converting to market rate uses, in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Marketing grants and other financial products for ADUs/JADUs in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Utilizing publicly owned land for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Establishment of an Enhanced Infrastructure Financing District or similar local financing tool in a Low Resource or High Segregation & Poverty area (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Directing residual redevelopment funds or general funds to conservation or preservation of affordable housing in areas at high risk of displacement.