

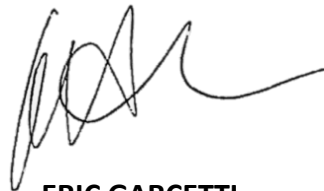
TRANSMITTAL

To: **THE COUNCIL**

Date: **05/24/22**

From: **THE MAYOR**

TRANSMITTED FOR YOUR CONSIDERATION. PLEASE SEE ATTACHED.



(Andre Herndon) for

ERIC GARCETTI
Mayor

City of Los Angeles

Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager



LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808

housing.lacity.org

Eric Garcetti, Mayor

May 17, 2022

Council File: New
Council Districts: City-wide
Contact Persons: Ann Sewill (213) 808-8808
Nancy Twum-A. (213) 808-8440

The Honorable Eric Garcetti
Mayor, City of Los Angeles
Room 300, City Hall
200 North Spring Street
Los Angeles, CA 90012

Attention: Heleen Ramirez, Legislative Coordinator

COUNCIL TRANSMITTAL: REQUEST FOR APPROVAL TO SUBMIT THE CITY'S PROHOUSING DESIGNATION APPLICATION TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)

SUMMARY

The General Manager of the Los Angeles Housing Department (LAHD) respectfully requests that your office review and approve this transmittal and forward it to the City Council for further consideration. In collaboration with the Department of City Planning (DCP), this transmittal seeks approval to submit the City of Los Angeles' Prohousing Designation application to the California Department of Housing and Community Development (HCD), including a Formal Resolution for the Prohousing Designation Program. The Prohousing Designation Program creates incentives through additional points or a preference in the scoring of HCD's competitive affordable housing, community development, and infrastructure programs for projects located in jurisdictions that are compliant with the state's Housing Element requirements and that have enacted Prohousing Policies.

On June 30, 2021, HCD began accepting over-the-counter reviews of applications for the state's Prohousing Designation Program from local governments - cities and counties. Local governments can receive this designation when implementing Prohousing policies that accelerate housing production. Of the minimum 30 points required to be granted the Prohousing Designation, the City anticipates a score of 37 points given its robust policies and programs that are accelerating housing production. If awarded the designation, projects in Los Angeles vying for limited state funding will receive an advantage when applying for several funding programs including: Affordable Housing & Sustainable Communities (AHSC), Infill Infrastructure Grant (IIG), Transformative Climate Communities (TCC), and the Transit and Intercity Rail Capital Program (TIRCP). These HCD programs offer the City of Los Angeles millions

of dollars in valuable grants over multiple years when awarded. This would be extremely beneficial to Los Angeles as additional state funds are in the pipeline. Governor Newsom's proposed 2022-2023 budget includes \$500 million General Fund over two years for the IIG program and \$300 million General Fund over two years for the AHSC program. This report outlines both LAHD's and DCP's recommendations for the City's Prohousing Designation Program application and a summary of potential scores.

RECOMMENDATIONS

- I. That the Mayor review this transmittal and forward to the City Council for further action;
- II. That the City Council, subject to the approval of the Mayor:
 - A. APPROVE the proposed application category items, as recommended by the General Manager of LAHD, on behalf of the City of Los Angeles.
 - B. ADOPT the attached Resolution (Attachment A), as required by the state for applicants, in order to submit the final application for the Prohousing Designation Program.
 - C. AUTHORIZE the General Manager of LAHD, or designee, to sign on behalf of the City of Los Angeles as an applicant as determined by the Prohousing Designation Program as per the attached City Resolution.
 - D. AUTHORIZE the General Manager of LAHD, or designee, to lead the coordination, partnership and engagement in the development of the required application requirements for the Prohousing Designation Program Application.
 - E. AUTHORIZE the General Manager of LAHD, or designee, to accept the Prohousing Designation if granted.
 - F. DIRECT the General Manager of LAHD, or designee, to report back on the acceptance of the City's Prohousing Designation if received.
 - G. ADOPT the attached HCD certification (Attachment D) affirming that the City does not have any contracts with any individuals or entities that are determined to be a target of economic sanctions against Russia and Russian entities and individuals.

BACKGROUND

The Prohousing Designation Program (Prohousing Program) was created in response to the statewide shortage of affordable housing and the need to incentivize further housing development. The 2019-2020 Budget Act (AB 101) provided a wide spectrum of support, incentives, and accountability measures to meet California's housing goals, and provided for the establishment of the Prohousing Designation Program. The California Department of Housing and Community Development (HCD) established the Prohousing Program to administer incentives for cities and counties in the form of additional points or other preference in the scoring of competitive housing, community development, and infrastructure programs. HCD collaborated with housing developers, educational institutions, planners, state departments, advocates, and other external stakeholders over a two-year period to develop the Prohousing Program.

On June 30, 2021, the Prohousing Program regulations and application were released and the program was launched through emergency regulations by HCD. At that time, HCD began taking over-the-counter program applications. HCD reviews applications within sixty (60) calendar days and provides feedback,

and program applications are approved on a rolling basis. As required by the Prohousing Program, applicants must certify the following:

- Adoption of a compliant Housing Element at the time of application or prior to designation;
- Submission of a legally sufficient Annual Progress Report at the time of application or prior to designation;
- Completion, on or before the relevant statutory deadlines, any rezone program or zoning that is necessary to remain in compliance with related Government Code (Government Code section 65583, subdivision (c)(1)); and
- Compliant at the time of the application, with applicable state housing law, including, but not limited to, Housing Element Law, “No Net Loss” Law, the Housing Accountability Act, State Density Bonus Law, laws relating to the imposition of school facilities fees or other requirements; Least Cost Zoning Law; the Housing Crisis Act of 2019, and antidiscrimination law.

As per the Prohousing Designation application guidelines, applicants are also required to submit, at the time of their application, a valid Formal Resolution for the Prohousing Designation Program. The City of Los Angeles’ Formal Resolution for the Program must have been duly adopted and certified by the City Council and must remain valid for the full life of the City’s designation (See Attachment A).

Prohousing Designation Criteria Requirements

Prohousing Program applicants must demonstrate that they have enacted or proposed Prohousing Policies by providing a written description, and by identifying or submitting documentary evidence, of each Prohousing Policy as per the Program requirements. HCD stipulates local jurisdictions must achieve a minimum of 30 points by having at least one policy under each of the four categories (See Attachment B for a detailed list of categories):

- 1) Favorable zoning and land use activities
- 2) Actions to accelerate housing production timeframes
- 3) Provisions to reduce construction and development costs
- 4) Actions related to providing financial subsidies

All Applications must present at least two enacted Prohousing Policies. The City of L.A. is going beyond this requirement by providing 21 enacted policies. LAHD and DCP will jointly submit an electronic self-scored Prohousing Designation application to HCD on behalf of the City of Los Angeles. Based on the City’s enacted Prohousing Policies, the City’s final application underscores its alignment with the state’s defined “prohousing” principles.¹

Favorable zoning and land use activities

The City of Los Angeles’ application effectively responds to the four project proposal categories. The application details enacted zoning and land use programs and policies which increase density, modify parking requirements, allow for residential or mixed uses in commercial and light industrial zones, and modify development standards. This is illustrated through the City’s development of its 2017 Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines). Also, the adoption of the City’s Value Capture Ordinance is included as another example. The ordinance clarifies existing regulations and aligns affordability requirements across the range of zoning entitlements that allow for increased density or floor area ratio beyond what is allowed by zoning and ensures the creation

¹ “Prohousing” principles - Increase development capacity, variety, streamlining; planning consistent with state priorities; promote equitable communities; collaborate to align policies and programs; and implementation of relevant housing statutes.

of affordable housing through certain conditional use permits and public benefit projects. The City's application also includes various Community Plan Implementation Overlays.

Actions to accelerate housing production timeframes

Furthermore, Los Angeles' application reflects enacted City policies which accelerate and streamline the production of affordable housing. This consist of adopted policies which minimize permit processes and approval timeframes through actions like the establishment of a more coordinated effort across city departments (i.e., City Planning, Public Works, and Building & Safety) to move from entitlement application to the certificate of occupancy; establishment of ministerial approval processes for various types of housing, which include single-family and multifamily housing (up to 50 units of base density), as well as enabling a by-right approval process to streamline housing development at the project level; prioritizing permit processing or reduced plan check times for Accessory Dwelling Units/Junior Accessory Dwelling Units (ADUs/JADUs); the establishment of a standardized application for all entitlement applications; as well as instituting objective development and design standards which result in by-right zoning clearances through the adoption of various Community Plan Implementation Overlays (CPIOs). The Mayor's Executive Directive 30 to expedite and expand affordable housing production in the City by streamlining permitting processes and prioritizing projects that contain at least 20 percent low-income housing units of 30 percent low or moderate-income housing units is also included. Other streamlining policies consist of the City's adoption of zoning and land use ordinances such as the Permanent Supportive Housing Ordinance, Adaptive Reuse Ordinance, Interim Motel Conversion Ordinance, the Unapproved Dwelling Unit Ordinance as well as many other policies that support the acceleration of housing development.

Provisions to reduce construction and development costs

In addition, Los Angeles' Prohousing Program application signifies the City's implementation of various measures to reduce costs for both construction and the development of affordable housing. This includes the City's adoption of a waiver of Affordable Housing Linkage Fee for any multifamily residential project that includes a percentage of affordable units consistent with the City's TOC incentive program, as well as ADUs and certain adaptive reuse projects. Also, the City's application reflects its promotion of innovative housing types that reduce development costs, including movable tiny homes (park model trailers) as ADUs and the promotion of cargo containers as housing.

Actions related to providing financial subsidies

In further response to the application scoring requirements, the City also demonstrates providing various financial subsidies to promote the development of affordable housing which is vital to addressing the City's housing crisis. The City's Prohousing Program application includes eligible scoring of the Housing Impact Trust Fund (HITF) which was established in 2018 as part of the City Council and Mayor's adoption of the Affordable Housing Linkage Fee Ordinance. Pursuant to the HITF Ordinance (No. 185341), revenues from the City's Affordable Housing Linkage Fee are to be placed in the Housing Impact Trust Fund and they are to finance the production and preservation of various levels of affordable housing (extremely low, very low, low, moderate, including incomes up to 150% of Area Median Income).

The City's application also identifies Los Angeles' biennial funding opportunity to finance housing projects through its local trust fund – the City's Affordable Housing Managed Pipeline (AHMP), which consists of a Call for Projects every two years to provide gap financing for new construction, rehabilitation, and preservation of affordable housing projects to serve residents at 60% AMI and below. Furthermore, the City's application includes prioritization of various financing sources to implement prohousing

policies and programs, as well as sources to create additional affordable housing. Other City funding sources like Proposition HHH (Prop HHH) has played a vital role in creating permanent supportive housing primarily for chronically homeless and homeless individuals and households. The City's application includes the Prop HHH Permanent Supportive Housing Program Regulations as evidence of the City's policy to effectively utilize the \$1.2 billion in GO bonds to finance the development of permanent supportive housing (PSH), affordable housing, and facilities. Since adoption, the City has sought proposals for the development of supportive housing for homeless individuals and those at risk of homelessness throughout the City.

Los Angeles' Prohousing Program application also demonstrates previous success in seeking other affordable housing funding opportunities for the City as either a lead or joint applicant for grant funds. This includes the City being awarded more than \$543 million over the past six years from multiple state grant funds such as the Infill Infrastructure Grant (IIG), the Affordable Housing and Sustainable Communities (AHSC), and the SB2 Permanent Local Housing Allocation (PLHA). Due to local funding sources like Prop HHH, the City has been able to leverage these various state funding sources to ensure project readiness.

In addition, Los Angeles' application reflects various land use and housing finance proposed prohousing policies (programs/policies that are not yet enacted) which also contribute to the City's scoring. These policies are eligible for scoring since they comply with HCD's requirement that the policies must be completed or enacted within a two-year timeframe. This is required for the City to retain its Prohousing Designation if granted.

Given the City's identification and self-scoring of numerous prohousing policies (proposed and enacted), as well as the scoring of enhanced points for application categories, the City is estimated to receive a total of **37 points** for its Prohousing Program application (See Attachment C). This serves as 7 points above the application threshold requirement (30 points minimum). After submission of the City's application to HCD, and upon their review and feedback, the City of L.A.'s application may undergo further changes per the state's discretion.

Submittal and Application Review

After the City submits its self-scored and completed application to the state, within ten (10) calendar days of receipt, HCD shall provide the City with a written acknowledgement of receipt. After receiving the City's application, HCD is expected to complete its review within sixty calendar days of receipt and promptly notify the City in writing of its final Prohousing determination.

If HCD approves Los Angeles' application, the City will receive an official letter of designation. Once a Prohousing Designation is granted to the City, it is permanent unless it is revoked pursuant to the administrative terms defined in the Prohousing Designation application regulations. HCD's letter of designation may include specifications as to conditions which are to be satisfied to maintain the designation's validity consistent with Government Code section 65589.9, as well as the Prohousing Program application regulations. HCD will update its full list of jurisdictions that have received a Prohousing Designation on at least an annual basis and report this list to the Governor's Office of Planning and Research (OPR), and to any other relevant state agency or department, annually and upon request.

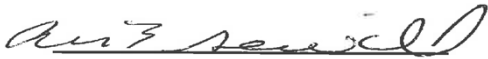
Prohousing Designation Benefits for the City of Los Angeles

If Los Angeles is granted a Prohousing Designation, the City is eligible to receive prohousing points for future applications in various funding programs such as the Affordable Housing Sustainable Communities (AHSC), Transformative Climate Communities (TCC), and Infill Infrastructure Grant (IIG) program. These incentive points also have the potential to expand to other housing and non-housing sources as HCD later decides for future state funded programs. Previously, the City was successfully awarded around \$573.57 million in funding allocations from the three Prohousing Designation programs, AHSC, TCC, and IIG, particularly applications in which the City was either the lead or co-applicant for funding over the past six years. Due to the permanency of the Prohousing Designation, Los Angeles' designation would provide the City with further leverage when submitting applications during upcoming funding cycles since the City's applications will be more competitive and likely to score higher due to additional points applied under the City's Prohousing designation status. Additional funding dollars for these programs make it even more advantageous for the City to seek future grants with a Prohousing Designation. Los Angeles will be in a strong position to usher in more financial resources to support the City in continuing to meet its housing and infrastructure objectives for many years to come.

FISCAL IMPACT STATEMENT

There will be no impact to the General Fund.

Approved By:



ANN SEWILL
General Manager
Los Angeles Housing Department

ATTACHMENTS:

- Attachment A - Formal Resolution for Prohousing Designation Program
- Attachment B - Prohousing Designation Program Categories
- Attachment C - City of L.A. Prohousing Designation Program Application
- Attachment D – HCD Certification of Governor's Executive Order

RESOLUTION

WHEREAS, an official position of the City of Los Angeles with respect to legislation, rules, regulations or policies, proposed to or pending before a local, state or federal government body or agency, must have first been adopted in the form of a Resolution by the City Council with the concurrence of the Mayor; and

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

WHEREAS, the City of Los Angeles desires to submit an application for a Prohousing Designation;

NOW THEREFORE, BE IT RESOLVED, with concurrence of the Mayor, that the City of Los Angeles (“Applicant”) is hereby authorized and directed to submit an application for a Prohousing Designation (“Application”) to the Department of Housing and Community Development (“Department”); and

BE IT FURTHER RESOLVED that the Applicant acknowledges and confirms that it is currently in compliance with the applicable state housing law; and

BE IT FURTHER RESOLVED that the 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; and

BE IT FURTHER RESOLVED that Applicant acknowledges and confirms that it commits itself to affirmatively furthering fair housing pursuant to Government Code section 8899.50; and

BE IT FURTHER RESOLVED that if the Application is approved, the 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”); and

BE IT FURTHER RESOLVED that the 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; and

BE IT FURTHER RESOLVED that the General Manager of the Los Angeles Housing Department, or designee, is authorized to execute and deliver the Application and the Program Documents on behalf of the Applicant for participation in the Program.

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

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

City of Los Angeles

Ann Sewill, General Manager
Tricia Keane, Executive Officer



LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808

housing.lacity.org

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

Eric Garcetti, Mayor

May xx, 2022

California Department of Housing and Community Development
2020 West El Camino Avenue
Sacramento, CA 95833

RE: City of Los Angeles Prohousing Designation Application

Dear Prohousing Designation Program Manager,

On behalf of the City of Los Angeles, the Los Angeles Housing Department and the Los Angeles City Planning Department are pleased to submit its Prohousing Designation application for HCD’s review and consideration. The City’s application includes Los Angeles’ various enacted and proposed policies and ordinances which reflect the urgency of creating additional affordable housing, at an accelerated pace, through effective policy initiatives and financing objectives.

Los Angeles’ application fulfills each of the four required categories as stipulated by HCD’s application guidelines: 1) Favorable zoning and land use activities; 2) Actions to accelerate housing production timeframes; 3) Provisions to reduce construction and development costs; and 4) Actions related to providing financial subsidies. Due to the City having policies that align with the principles of prohousing that are over and above the required threshold, our application qualifies to receive enhanced scoring. As part of the application completion process, the City tallied a total of 49 scoring points which is over the required 30-point application minimum.

The City is confident that we meet each of the application threshold requirements and we intend to make every effort to maintain our Prohousing Designation status once granted by HCD. We look forward to the City’s designation status providing Los Angeles with the opportunity to be awarded additional incentive points when applying for key housing and infrastructure grants in the near future. As housing costs continue to rise and the need to provide resources for residents who seek housing affordability, as well as safe and healthy living choices, the reasons for additional financial resources are affirmed each day for our City.

Should you have any questions about the City’s Prohousing Designation application, please feel free to contact me at ann.sewill@lacity.org.

Sincerely,

Ann Sewill
General Manager, Los Angeles Housing Department

ATTACHMENTS
Prohousing Designation Application
Adopted Resolution

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 ~~strike through~~ 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.

Application Checklist

	Yes	No
Application Information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Certification and Acknowledgement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Legislative Information form is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Threshold Requirements Checklist is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A duly adopted and certified Formal Resolution for the Prohousing Designation Program is included in the application package. (See Appendix 1 for the Formal Resolution for the Prohousing Designation Program (New 04/21) form.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If applicable, the Proposed Policy Completion Schedule is completed. (See 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Application Information

Applicant (Jurisdiction):	City of Los Angeles
Applicant Mailing Address:	1200 W 7 th St, 9 th Floor
City:	Los Angeles, CA
ZIP Code:	90017
Website:	www.lacity.org
Authorized Representative Name	Ann E. Sewill
Authorized Representative Title:	General Manager, LA Housing Department
Phone:	(213) 808-8808
Email:	ann.sewill@lacity.org
Contact Person Name:	Nancy Twum-Akwaboah
Contact Person Title:	Housing Planning & Economic Analyst
Phone:	(213) 808-8440
Email:	nancy.twum-akwaboah@lacity.org
Proposed Total Score (Based on Appendix 3):	

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: __Ann E. Sewill, General Manager, LA Housing Department_____

Date: _____

District	Number	Legislator's Name
Federal Congressional District	25	Mike Garcia
	28	Adam Schiff
	29	Tony Cárdenas
	30	Brad Sherman
	33	Ted Lieu
	34	Jimmy Gomez
	37	Karen Bass
	40	Lucille Roybal-Allard
	43	Maxine Waters
	44	Nanette Barragán
State Assembly District	38	Suzette Martinez Valladares
	39	Luz Rivas
	43	Laura Friedman
	45	Jesse Gabriel
	46	Adrin Nazarian
	50	Richard Bloom
	51	Wendy Carrillo
	53	Miguel Santiago
	54	Isaac Bryan
	59	Reggie Jones-Sawyer
	62	Vacant
	64	Mike Gipson
	66	Al Maratsuchi
	70	Patrick O'Donnell
State Senate District	18	Bob Hertzberg
	24	María Elena Durazo
	25	Anthony J Portantino
	26	Ben Allen
	27	Henry I. Stern
	30	Sydney Kamlager-Dove
	33	Lena Gonzalez
	35	Steven Bradford

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 checked="" type="checkbox"/>	<input type="checkbox"/>

Project Proposal
Category 1: Favorable Zoning and Land Use

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

Project Proposal
Category 2: Acceleration of Housing Production Timeframes

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

Project Proposal
Category 3: Reduction of Construction and Development Costs

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

Project Proposal
Category 4: Providing Financial Subsidies

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

**Project Proposal
Enhancement Factors**

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

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

Project Proposal Scoring Sheet Instructions

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

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

Instructions

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

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

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

RESOLUTION NO. [INSERT RESOLUTION NUMBER]

A RESOLUTION OF THE GOVERNING BODY OF
THE CITY OF LOS ANGELES AUTHORIZING APPLICATION TO AND PARTICIPATION IN
THE PROHOUSING DESIGNATION PROGRAM

WHEREAS, Government Code section 65589.9 established the Prohousing Designation Program (“**PDP**” or “**Program**”), which creates incentives for jurisdictions that are compliant with state housing element requirements and that have enacted Prohousing local policies; and

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

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

WHEREAS, the **City of Los Angeles** (“**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

4. permit procedures. Applicant further acknowledges and confirms that it commits itself to affirmatively furthering fair housing pursuant to Government Code section 8899.50.
5. If the Application is approved, 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**”).
6. 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.
7. The General Manager of the Los Angeles Housing Department (LAHD), or designee, 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 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 or Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
1D	Density bonus programs, including Transit Oriented Communities (TOC) Program and Value Capture Ordinance, which exceed statutory requirements in Government Code Section 65915 by more than 10%. TOC offers bonuses from between 50 to 80 percent and the Value Capture Ordinance allows for unlimited increases in density.	Enacted	TOC Guidelines (LAMC 12.22 A.31); Value Capture Ordinance (LAMC 12.24 U.XX)	https://planning.lacity.org/ordinances/docs/toc/TOCGuidelines.pdf https://westsidecouncils.com/wp-content/uploads/2017/06/Value-Capture-Ordinance.pdf	2	1	1	3
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).	Enacted	TOC Guidelines (LAMC 12.22 A.31)	https://planning.lacity.org/ordinances/docs/toc/TOCGuidelines.pdf	2	2	1	3

1G	Zoning to allow for residential or mixed uses in commercial and light industrial zones.	Enacted	LAMC 12.12.2 (Commercial Zones)	https://codelibrary.amlegal.com/codes/los_angeles/latest/lapz/0-0-0-2995#JD_12.12.2 .	1			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.	Enacted	TOC Guidelines (LAMC 12.22 A.31); Various Community Plan Implementation Overlays (South, Southeast, West Adams, etc)	https://planning.lacity.org/ordinances/docs/toc/TOCGuidelines.pdf ; https://planning.lacity.org/odocument/0e95b194-a2b7-4da2-8346-720f71f59e35/CPIO.pdf	1	1	2	3
1J	Other zoning and land use actions that measurably support the Acceleration of Housing Production, including the City's Permanent Supportive Housing Ordinance, Adaptive Reuse Ordinance, Interim Motel Conversion Ordinance, Unapproved Dwelling Unit Ordinance and various pro-housing implementation memos that support accelerating housing.	Enacted	Various Zoning Code Ordinances and Memos	https://planning.lacity.org/plans-policies/initiatives-policies/housing (see Recently Adopted Ordinances and Initiatives, then search alphabetically)	1			1

2A	Establishment of ministerial approval processes for a variety of housing types, including single-family and multifamily housing (up to 50 units of base density, with bonuses able to exceed). Ministerial approval permitted for on-menu density bonus, TOC base incentives and Community Plan Implementation Overlay (CPIO) affordable housing bonus programs.	Enacted	Site Plan Review (LAMC 16.05) discretionary 50 unit threshold; Density Bonus memo; TOC Guidelines, Sample CPIO with Administrative Clearance	https://codelibrary.amlegal.com/codes/los_angeles/latest/lapz/0-0-0-13183 ; https://planning.lacity.org/ordinances/docs/toc/TOCGuidelines.pdf ; https://planning.lacity.org/odocument/46b07f69-b35d-494d-9879-4959d6a5dbf4/Density Bonus-Ministerial Review Memo.pdf ; https://planning.lacity.org/odocument/0e95b194-a2b7-4da2-8346-720f71f59e35/CPIO.pdf	3			3
2B	Establishment of streamlined, program-level CEQA analysis and certification of specific plans (e.g. Warner Center Specific Plan) with accompanying Environmental Impact Reports (EIR), and related documents.	Enacted and Proposed	Use of program level EIRs including Specific Plans (e.g. Warner Center) for projects	https://planning.lacity.org/odocument/b3fd50ea-b99a-4096-8478-60f970552482/DIR-2018-2336 (4-22-21).pdf	2			2

2C	Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process (see 2A) and by utilizing statutory and categorical exemptions as authorized by applicable law, including extensive use of Class 32 exemptions in §15332 and Sustainable Communities Environmental Assessments (SCEAs) in §211552, as well as the Transit Priority Area exemptions in § 21009.	Enacted	Class 32 Exemption Criteria; List of SCEA Projects	https://planning.lacity.org/odocument/ad70d15e-11b8-49ef-aba3-b168f670a576/Class%2032%20Categorical%20Exemption.pdf ; https://planning.lacity.org/development-services/environmental-review/scea	2			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.	Enacted	Plan Check deemed complete same day, plan checked within 30 days.		2			2

2E	Absence or elimination of public hearings for projects consistent with zoning and the general plan. Public hearings are generally only required for legislative actions like zone changes, as well as conditional use permits and other uses that do not conform to existing codes. Larger projects (50 units base zoning) subject to discretionary Site Plan Review process may be required to have a public hearing per the LAMC in unique cases, but this is not the norm and is being phased out in certain areas through Community Plan Updates and other Rezoning Program activities. Neither Density Bonus nor TOC require public hearings.	Enacted	Site Plan Review (LAMC 16.05) optional public hearing; TOC Guidelines, Density Bonus Ordinance; Sample CPIO with Administrative Clearance	https://codelibrary.amlegal.com/codes/los_angeles/latest/lapz/0-0-0-13183 ; https://planning.lacity.org/ordinances/docs/toc/TOCGuidelines.pdf ; https://planning.lacity.org/odocument/e811b5a6-294b-474e-accb-064cb8a4eb4f/DB_Ord.pdf ; https://planning.lacity.org/odocument/0e95b194-a2b7-4da2-8346-720f71f59e35/CPIO.pdf	2			2
2F	Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects that are 20% affordable, and that are consistent with zoning regulations and the general plan.	Enacted	Executive Directive 13; Executive Directive 30	https://www.lamayor.org/sites/g/files/wph1781/files/page/file/ED_13_-_Support_for_Affordable_Housing_Development.pdf?1445984955 ; https://lamayor.org/sites/g/files/wph1781/files/page/file/ED%2030%20SIGNED.pdf	1			1

2G	Replacement of subjective citywide design guidelines with objective development and design standards that result in by-right zoning clearances through the adoption of various Community Plan Implementation Overlays (CPIOs).	Enacted	South, Southeast, West Adams Community Plan Implementation Ordinances (CPIOs)	https://drive.google.com/file/d/0B2-Bso5cdFL9MV9DcUptZDNLZkk/view?pref=2&pli=1&resourcekey=0-zGaYIGiGRm5NROhKO-hGYQ https://drive.google.com/file/d/0B2-Bso5cdFL9NGNKQTRQbXcw dEE/view?pref=2&pli=1&resourcekey=0-XPQlxAUDyciweNpOe_thGQ	1			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.	Enacted	Development Serviced Case Management program	https://www.lads.org/services/special-assistance/dscm	1			1

2I	Priority permit processing or reduced plan check times for ADUs/JADUs through electronic submittal of plan checks and 30 days reviews. Also priority permit processing for 20% affordable (to lower income) projects through the LADBS Affordable Housing Section and City Planning's Priority Housing Program.	Enacted	The Los Angeles Department of Building and Safety (LADBS) established the Affordable Housing Section to focus on affordable housing development projects, in accordance with Mayor Eric Garcetti's Executive Directive 13 - Support for Affordable Housing Development (ED 13) and Executive Directive 24 - Building "A Bridge Home" (ED 24) as well as SB 330.	https://ladbs.org/services/special-assistance/affordable-housing	1			1
3B	Adoption of pre-approved ADU standard plans.	Enacted	ADU Standard Plan Program	https://www.ladbs.org/adu/standard-plan-program	2			2
3C	Adoption of other fee reduction strategies, including waiver of Affordable Housing Linkage Fee for any multifamily residential project that includes percentage of affordable units consistent with City's main incentive program - TOC - as well as ADUs and certain adaptive reuse projects.	Enacted	Affordable Housing Linkage Fee Ordinance (LAMC 19.18 B.2)	https://planning.lacity.org/ordinances/docs/AffordableHousingLinkageFeeOrdinance/17-0274_ORD_185342_1-18-17.pdf	1			1

3D	Promoting innovative housing types that reduce development costs, including movable tiny homes (park model trailers) as ADUs and promotion of cargo containers as housing.	Enacted	ADU Ordinance; Information Bulletin	http://clkrep.lacity.org/onlinedocs/2016/16-1468_ORD_186481_12-19-2019.pdf https://www.ladbs.org/docs/default-source/publications/information-bulletins/building-code/cargo-container-conversion-to-building-modules.pdf?sfvrsn=eb8af953_11	1			1
3E	Measures that encourage active modes of transportation include electric carshare program, bike share and micro transit. The City also has a significant publicly funded programs to expand sidewalks and protect bike/micro-mobility lanes.	Enacted	In December 2016, the City of Los Angeles launched Safe Sidewalks LA, a 30-year, \$1.4 billion program to make sidewalks accessible and safe to everyone.	https://ladot.lacity.org/projects/transportation-services/shared-mobility https://sidewalks.lacity.org/	1			1
4A	Establishment of local housing trust funds or collaboration on a regional housing trust fund.	Enacted	In 2018, City Council and Mayor adopted the Affordable Housing Linkage Fee Ordinance, which established the Housing Impact Trust Fund (LAMC 19.18 B.2).	https://clkrep.lacity.org/onlinedocs/2017/17-0274_ORD_185341_1-18-17.pdf	2	4	1	3

4F	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source.	Enacted	<p>Affordable Housing Managed Pipeline (AHMP). Biennial Call for Projects was enacted by City Council and Mayor in 2013 (Council File No. 13-1303). The most recent Call for Projects under AHMP was adopted by City Council on 4/13/21. Proposition HHH (Prop HHH), a \$1.2 billion bond to more than triple L.A.'s annual production of supportive housing and help build approximately 10,000 units for homeless Angelenos across the city. Prop HHH was approved by voters in 2016. The 2018 – 2019 Prop HHH Supportive Housing Loan Program Regulations was approved by the Los Angeles City Council and Mayor, on June 29, 2018.</p>	<p>https://clkrep.lacity.org/onlinedocs/2021/21-0305_rpt_Mayor_03-17-2021.pdf</p> <p>https://clkrep.lacity.org/onlinedocs/2013/13-0303_RPT_LA_HD_03-08-13.pdf</p> <p>https://housing.lacity.org/wp-content/uploads/2020/08/prop_hhh_psh_program_regulations.pdf</p>	1	4	1	2
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Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
1D	Density bonus program exceeds statutory requirements by 12 percent.	E	Zoning code	Electronic copy attached	2			2
1F	Reduced parking requirements for residential development as authorized by Government Code sections 65852.2.	E	Zoning code	Electronic copy attached	2			2
1G	Zoning that allows mixed uses in one or more light industrial zones.	E	Zoning code	Electronic copy attached	1	1	2	3
1H	Modified development standards/other applicable zoning provisions to promote greater development intensity including floor area ratio and minimum lot or unit sizes.	E	Zoning code	Electronic copy attached	1	1	2	3
1J	Other zoning and land use actions that measurably support the Acceleration of Housing Production.	P	Resolution	Electronic copy attached	1			1
2B	Streamlined program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	E	Zoning code	Electronic copy attached	2			2

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
2G	Absence of subjective development and design standards with objective development and design standards.	E	Zoning code	Electronic copy attached	1			1
2I	Priority permit processing or reduced plan check times for ADUs/JADUs.	P	Resolution	Electronic copy attached	1	1	2	3
2M	Other actions that quantifiably decrease production timeframes.	E	Zoning code	Electronic copy attached	1			1
3A	Waiver of residential development impact fees.	E	Zoning code	Electronic copy attached	3			3
3B	Adopted ordinances that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22.	P	Resolution	Electronic copy attached	2	1	2	4
3E	Measures that reduce costs for transportation-related infrastructure.	E	Zoning code	Electronic copy attached	1			1
3H	Other actions that quantifiably reduce construction or development costs.	E	Zoning code	Electronic copy attached	1			1
4A	Local housing trust funds.	E	Zoning code	Electronic copy attached	2			2
4C	Surplus Land Act program making publicly owned land available for affordable housing.	E	Zoning code	Electronic copy attached	2	2	1	3

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
4E	Directed residual redevelopment funds to affordable housing.	E	Zoning code		1			1
4G	Prioritization of local general funds for affordable housing.	E	Zoning code		1			1
4H	Other actions, that leverage financial resources for housing.	E	Zoning code		1			1
TOTAL					31		12	43

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.

**CERTIFICATION REGARDING
EXECUTIVE ORDER N-6-22**

Executive Order N-6-22 issued by Governor Gavin Newsom on March 4, 2022 directs all agencies and departments that are subject to the Governor's authority to (a) terminate any contracts with any individuals or entities that are determined to be a target of economic sanctions against Russia and Russian entities and individuals; and (b) refrain from entering into any new contracts with such individuals or entities while the aforementioned economic sanctions are in effect. In order to contract with the California Department of Housing and Community Development, the Company/Vendor named below must complete the following certification:

I, the official named below, CERTIFY UNDER PENALTY OF PERJURY that a) the Company/Vendor named below is not a target of any economic sanctions against Russia and Russian entities and individuals as discussed in Executive Order N-6-22; and b) I am duly authorized to legally bind the Company/Vendor named below. This certification is made under the laws of the State of California.

Company/Vendor Name (Printed)			
Federal ID Number			
Contract/Purchase Order Number			
By (Authorized Signature)		Date	
Printed Name and Title of Person Signing			