

PROHOUSING DESIGNATION PROGRAM

Frequently Asked Questions



The California Department of Housing and Community Development (HCD) strongly recommends applicants read and understand all relevant laws and regulations specific to the Prohousing Designation Program, including [Title 25, Sections 6600 – 6608 of the California Code of Regulations.](#)

	QUESTIONS	ANSWERS
1	What is the Prohousing Designation Program?	The Prohousing Designation Program (PDP) seeks to reward jurisdictions for going above-and-beyond what is required by state housing laws in accelerating housing production. Jurisdictions demonstrating how they promote vibrant and inclusive communities through land use and zoning reforms, such as streamlining permit processes, reducing construction costs, and providing financial subsidies for housing development, are eligible to receive a Prohousing Designation and take advantage of its many benefits.
2	What are the benefits of receiving a Prohousing Designation?	Receiving a Prohousing Designation will earn a jurisdiction additional scoring points in many state funding programs, including: 1. <u>Affordable Housing & Sustainable Communities (AHSC)</u> 2. <u>Infill Infrastructure Grant (IIG)</u> 3. <u>Transformative Climate Communities (TCC)</u> 4. <u>Solutions for Congested Corridors (SCCP)</u> 5. <u>Local Partnership Program (LPP)</u> 6. <u>Transit and Intercity Rail Capital Program (TIRCP)</u> 7. <u>Sustainable Transportation Planning Grants (STPG)</u>

		Additionally, the Prohousing Incentive Program (PIP) offers exclusive, additional funding to designated jurisdictions to assist them in implementing Prohousing Policies.
3	Are there new program changes in 2024?	Yes. As of January 2024, HCD introduced additional program thresholds in response to stakeholder feedback, including public participation and homeless encampment requirements. Minor adjustments were made to scoring criteria and to clarifying monitoring and revocation procedures. To assist applicants with the new requirements, HCD has developed several pre-approved templates on how to conduct a diligent public participation process and implement best practices to assist persons experiencing homelessness on public encampments. These templates can be found in Appendices 5 and 6 of the program application.
4	Is there a deadline to submitting an application? What is the timeline for Prohousing Designation once an application is submitted?	Applications are accepted on an over-the-counter (OTC) basis; there is no deadline for applications. Once the application is received, HCD has 60 calendar days to complete its review and provide preliminary feedback on the application. Most reviews continue through an iterative process, in which HCD works with applicants to make additional revisions to the application. The length of time to receiving final HCD approvals will depend on the scope, quality, and timeliness of revisions. As a result, HCD advises applicants to consider these application processing timeframes and deadlines for funding programs that provide benefits to jurisdictions with a Prohousing Designation, and to plan accordingly. Once an application is finalized, it is routed through HCD's leadership for final review and approval. Program staff will be touch with the applicant to provide status updates during this process.

5	What support or resources are available to jurisdictions to navigate the PDP application process?	HCD is providing ongoing and tailored technical assistance to applicants. PDP staff are available to all applicants to provide guidance on how to comply with the program regulations. Technical assistance can be requested for topics including meeting threshold requirements, achieving points to qualify for Prohousing Designation, and best practices for implementing Prohousing Policies. For technical assistance inquiries, please contact prohousingpolicies@hcd.ca.gov .
6	What are the Prohousing Designation application threshold requirements?	All applicants must meet PDP's threshold requirements to qualify for a Prohousing Designation. These thresholds include a compliant housing element, APRs submitted, all rezones complete, compliant with all state housing laws, confirms treatment of homeless encampments, and signs a resolution. More details on these requirements can be found in Section 6604 of the regulations and in the program application.
7	Does HCD automatically award Prohousing Designation if the city or county achieves 30 or more points? Is this a competitive process?	The PDP is not a competitive program; any jurisdiction that meets the threshold requirements and receives the necessary 30 points as determined by HCD will qualify for Prohousing Designation.
8	Can a Prohousing Designation be revoked and if so, under what circumstances?	Yes, pursuant to Section 6607 of the program regulations, Prohousing Designation may be revoked at HCD's discretion. A jurisdiction will be notified in writing within 30 days of any review that HCD commences. Please see Section 6607 for more information.
9	Will the public be able to submit comments on pending Prohousing Designation applications?	Yes, public comments are welcome and may be submitted to ProhousingPolicies@hcd.ca.gov . Sign up to receive updates on Prohousing Designation applications received by HCD by clicking this HCD Email Signup link and selecting the box labeled "Housing Planning and Policy."
10	Does a jurisdiction's Prohousing Designation expire?	Yes, a Prohousing Designation expires three years from the first day of January following the date of that jurisdiction's Designation. For example, a Designation issued April 15, 2023, will remain in effect through December 31, 2026, and expire on January 1, 2027.

11	Is there an appeal process in the event an application is denied? What is it?	No. Jurisdictions may either modify existing applications or re-apply on an ongoing basis. The PDP does not deny applications. Because the program is administered on a rolling basis, HCD will continue to work with applicants until they have completed the application.
12	In Section 3 of the required resolution, what is the intent of the language referencing general plan alignment with a Sustainable Communities Strategy pursuant to Public Resources Code Sections 21155-21155.4 and 21159.28?	The referenced sections of the Public Resources Code are CEQA streamlining provisions for residential, mixed-used, and infill projects established by SB 375. The “alignment” of local general plans with a Sustainable Communities Plan “pursuant to” these CEQA streamlining provisions in the context of Prohousing Policies, includes but is not limited to, reference to jurisdictions facilitating the use of these streamlining provisions when applicants with qualifying residential and mixed-use projects seek exemption for their projects. The intent of this provision is to allow eligible residential, mixed-use, and infill projects to take advantage of SB 375’s CEQA streamlining provisions that tier off Sustainable Communities Strategies. The reference to “alignment” with a Sustainable Communities Strategy does not mean, and is not intended to suggest, that a local government’s general plan must be consistent with any specific part of an SCS or the SCS as a whole, including with respect to local decisions regarding the location and type of housing to approve, as SB 375 itself expressly provides that such consistency is not required.

PROHOUSING INCENTIVE PROGRAM

Frequently Asked Questions



The California Department of Housing and Community Development (HCD) strongly recommends applicants read and understand all relevant laws, guidelines, and the Notice of Funding Availability specific to the Prohousing Incentive Program.

	QUESTIONS	ANSWERS
1	What is the Prohousing Incentive Program?	The Prohousing Incentive Program (PIP) is intended to increase participation in HCD's Prohousing Designation Program (PDP) by pairing the designation with an exclusive and impactful award grant. PIP is a state investment from the Building Homes and Jobs Trust Fund, established by Chapter 364, Statutes of 2017 (SB 2, Atkins), to create and conserve affordable housing. HCD will award PIP funds to eligible jurisdictions with Prohousing Designation, with additional bonus dollars available based on a jurisdiction's PDP application score.
2	Are there any changes in the evaluation criteria for PIP funding under the PDP permanent regulations?	No, all jurisdictions with a Prohousing Designation, whether designated under the emergency regulations or the permanent regulations, are eligible for PIP funding.
3	What is the timeline for the new round of PIP applications?	The PIP NOFA, Guidelines, and application are anticipated in August (all materials can be found on the PIP webpage). The application deadline for the NOFA is typically December 31st. PIP applicants do not need to have a Prohousing Designation at the time of application. Jurisdictions may submit a PIP application either concurrently or after submitting a PDP application. However, PIP applicants must receive Prohousing Designation by December 31st of each year in order to remain

		eligible for PIP funds. If a jurisdiction has not received a Prohousing Designation by December 31st they will be ineligible for PIP but may continue to pursue Prohousing Designation. PIP Round 4 is expected to be released toward the end of 2025.
4	What support or resources are available to jurisdictions to navigate the PIP application process?	For technical assistance inquiries, please contact prohousingincentive@hcd.ca.gov.