

# **Prohousing Designation Program Application**



**State of California  
Governor Gavin Newsom**

**Melinda Grant, Undersecretary  
Business, Consumer Services and Housing Agency**

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

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

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January 2024

# Prohousing Designation Program Application Package Instructions

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

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

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

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

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

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

In relation to **Appendix 1**, the Formal Resolution for the Prohousing Designation Program, please use ~~strike through~~ and underline if proposing any modifications to the text of the Resolution. Please be aware, any sustentative deviations from the Formal Resolution may result in an incomplete application and will likely be subject to additional internal review and potential delays.

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

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

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

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

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

### Application Checklist

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

### Application Information

|                                                    |                                                                                     |
|----------------------------------------------------|-------------------------------------------------------------------------------------|
| Applicant (Jurisdiction):                          | County of Tuolumne                                                                  |
| Applicant Mailing Address:                         | 2 S Green Street                                                                    |
| City:                                              | Sonora                                                                              |
| ZIP Code:                                          | 95370                                                                               |
| Website:                                           | <a href="https://www.tuolumnecounty.ca.gov/">https://www.tuolumnecounty.ca.gov/</a> |
| Authorized Representative Name                     | Quincy Yaley                                                                        |
| Authorized Representative Title:                   | Community Development Director                                                      |
| Phone:                                             | (209) 533-5961                                                                      |
| Email:                                             | <a href="mailto:qyaley@co.tuolumne.ca.us">qyaley@co.tuolumne.ca.us</a>              |
| Contact Person Name:                               | Tamera Blankenship                                                                  |
| Contact Person Title:                              | Housing Development Specialist                                                      |
| Phone:                                             | (209) 533-6641                                                                      |
| Email:                                             | <a href="mailto:tblankenship@co.tuolumne.ca.us">tblankenship@co.tuolumne.ca.us</a>  |
| <b>Proposed Total Score (Based on Appendix 3):</b> | 49                                                                                  |

## CERTIFICATION AND ACKNOWLEDGMENT

As authorized by the Formal Resolution for the Prohousing Designation Program (Resolution No. 65-24), 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: \_\_\_\_\_ Quincy Yaley, Director \_\_\_\_\_

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

### Legislative Information

| District                      | Number | Legislators Name(s) |
|-------------------------------|--------|---------------------|
| State<br>Assembly<br>District | 8      | Jim Patterson       |
| State<br>Senate<br>District   | 4      | Marie Alvarado-Gil  |

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

### Threshold Requirements Checklist

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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Yes                                 | No                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
| The applicant is a Jurisdiction.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The applicant has adopted a Compliant Housing Element.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The applicant has submitted or will submit a legally sufficient Annual Progress Report prior to designation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The applicant has completed or agrees to complete, on or before the relevant statutory deadlines, any rezone program or zoning that is necessary to remain in compliance with Government Code sections 65583, subdivision (c)(1), and 65584.09, subdivision (a), and with California Coastal Commission certification where appropriate.                                                                                                                                                                                                                                                                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The applicant is in compliance, at the time of the application, with applicable state housing law, including, but not limited to those included in Government Section 65585, subdivision (j); laws relating to the imposition of school facilities fees or other requirements (Gov. Code, § 65995 et seq.); Least Cost Zoning Law (Gov. Code, § 65913.1); Permit Streamlining Act (Gov. Code, § 65920 et seq.); and provisions relating to timeliness of CEQA processing by local governments in Public Resources Code sections 21080.1, 21080.2, and 21151.5(a).                                                                | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The applicant further acknowledges and confirms that its treatment of homeless encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness and that it has submitted a one-page summary to the Department demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments," (June 17, 2022 update), hereby incorporated by reference. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The applicant has duly adopted and certified, by the applicant's governing body, a Formal Resolution for the Prohousing Designation Program, which is hereby incorporated by reference. (A true and correct copy of the resolution is included in this application package.)                                                                                                                                                                                                                                                                                                                                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The applicant demonstrates that they engaged in a diligent public participation process that included outreach to engage all segments of the community and submit documentation of comments received during this process.                                                                                                                                                                                                                                                                                                                                                                                                        | <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 and income category. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).                                                                                                                                                                                                                                                                                                                                     | 3      |
| 1B       | Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7).                                                                                                                                                                                                                                                                                                                                                                                                                   | 3      |
| 1C       | Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total and income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).                                                                                                                                                                                                                                | 2      |
| 1D       | Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code, § 65915 et seq.).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 2      |
| 1E       | Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, (Gov. Code, §§ 65852.2, 65852.22) (e.g., permitting more than one converted ADU; one detached, new construction ADU; and one JADU per single-family lot), and in a manner that exceeds the requirements of SB 9 (Chapter 192, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under Category (1)(B).                                                                                                                                                                          | 2      |
| 1F       | Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p).                                                                                                                                                                                                                                                                         | 2      |
| 1G       | Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth, and deep affordability targeted for Extremely Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase affordable housing development in higher resource areas shown in the TCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed potential environmental justice issues in adopting and implementing | 2      |

|    |                                                                                                                                                                                                                                                                                                                                                                                                |   |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
|    | this policy, especially in areas with existing industrial and polluting uses.                                                                                                                                                                                                                                                                                                                  |   |
| 1H | Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones.                                                                                                                                      | 1 |
| 1I | Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio, height limits, minimum lot or unit sizes, setbacks, and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above. | 1 |
| 1J | Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a Housing Sustainability District, as defined in Government Code section 66200.                                                                                                                                                                                                         | 1 |
| 1K | Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB 1505 (Chapter 376, Statutes of 2017, Gov. Code, § 65850.01).                                                                                                                         | 1 |
| 1L | Other zoning and land use actions not described in Categories (A)-(K) of this section that measurably support the Acceleration of Housing Production.                                                                                                                                                                                                                                          | 1 |

**Project Proposal**  
**Category 2: Acceleration of Housing Production Timeframes**

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

**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 with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees).                                                               | 3      |
| 3B       | Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages. | 2      |
| 3C       | Adoption of other fee reduction strategies separate from Category (3)(A), including fee deferrals and reduced fees for housing for persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees).                                                  | 1      |
| 3D       | Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs.                                                                                                                                                                                          | 1      |
| 3E       | Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes, creation of on-street parking for bikes, transit-related improvements, or establishment of carshare programs. | 1      |
| 3F       | Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.                                                                                                                                                                                                                                                                                                                                  | 1      |
| 3G       | Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.                                                                                                                                                                                                                                             | 1      |
| 3H       | Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households.                                                                                                                                                                                                                                                                                    | 1      |
| 3I       | Other policies not described in Categories (3)(A)-(H) of this section that quantifiably reduce construction or development costs.                                                                                                                                                                                                                                                                                          | 1      |



**Project Proposal**  
**Category 4: Providing Financial Subsidies**

| Category | Prohousing Policy Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Points |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 4A       | Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures.                                                                                                                                                                                                                                                                                                                                                                            | 2      |
| 4B       | Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction's own funding contributions. The Jurisdiction must contribute to the local or regional housing trust fund regularly and significantly. For the purposes of this Category, "regularly" shall be defined as at least annually, and "significant" contributions shall be determined based on the impact the contributions have in accelerating the production of affordable housing. | 2      |
| 4C       | Demonstration of regular use or planned regular use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation). For the purposes of this category, "regular use" can be demonstrated through the number of units preserved annually by utilizing this funding source.                                                                  | 2      |
| 4D       | Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households.                                                                                                                                                                                                                                                                                                                                                                                            | 2      |
| 4E       | A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income Households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.                                                                           | 2      |
| 4F       | Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to Lower-Income Households.                                                                                                                                                                                                                                      | 2      |
| 4G       | Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households.                                                                                                                                                                                                                                                                                                                                                                                           | 2      |
| 4H       | Directed residual redevelopment funds to accelerate the production of affordable housing.                                                                                                                                                                                                                                                                                                                                                                                                                      | 1      |
| 4I       | Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to Lower-Income Households.                                                                                                                                                                                                                                                                | 1      |

|    |                                                                                                                                                                                              |   |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 4J | Prioritization of local general funds for affordable housing. This point shall not be awarded if the applicant earns two points pursuant to Category (4)(G).                                 | 1 |
| 4K | Providing operating subsidies for permanent Supportive Housing.                                                                                                                              | 1 |
| 4L | Providing subsidies for housing affordable to Extremely Low-Income Households.                                                                                                               | 1 |
| 4M | Other policies not described in Categories (4)(A)-(L) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households. | 1 |

## Project Proposal Enhancement Factors

The Department shall utilize enhancement factors to increase the point scores of Prohousing Policies. An individual Prohousing Policy may not use more than one enhancement factor. Each Prohousing Policy will receive extra points for enhancement factors in accordance with the chart below.

| Category | Prohousing Policy Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Points |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 1        | The policy represents one element of a unified, multi-faceted strategy to promote multiple planning objectives, such as efficient land use, access to public transportation, housing affordable to Lower-Income Households, climate change solutions, and/or hazard mitigation.                                                                                                                                                                                                                                                           | 2      |
| 2        | Policies that promote development consistent with the state planning priorities pursuant to Government Code section 65041.1.                                                                                                                                                                                                                                                                                                                                                                                                              | 1      |
| 3        | Policies that diversify planning and target community and economic development investments (housing and non-housing) toward place-based strategies for community revitalization and equitable quality of life in lower opportunity areas. Such areas include, but are not limited to, Low Resource and High Segregation & Poverty areas designated in the most recently updated TCAC/HCD Opportunity Maps, and disadvantaged communities pursuant to Health and Safety Code sections 39711 and 39715 (California Senate Bill 535 (2012)). | 1      |
| 4        | Policies that go beyond state law requirements in reducing displacement of Lower-Income Households and conserving existing housing stock that is affordable to Lower-Income Households.                                                                                                                                                                                                                                                                                                                                                   | 1      |
| 5        | Rezoning and other policies that support intensification of residential development in Location Efficient Communities.                                                                                                                                                                                                                                                                                                                                                                                                                    | 1      |
| 6        | Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from Environmentally Sensitive or Hazardous Areas.                                                                                                                                                                                                                                                                                                                                                      | 1      |
| 7        | Zoning policies, including inclusionary housing policies, that increase housing choices and affordability, particularly for Lower-Income Households, in High Resource and Highest Resource areas, as designated in the most recently updated TCAC/HCD Opportunity Maps.                                                                                                                                                                                                                                                                   | 1      |
| 8        | Other policies that involve meaningful actions towards Affirmatively Furthering Fair Housing outside of those required pursuant to Government Code sections 65583, subdivision (c)(10), and 8899.50, including, but not limited to, outreach campaigns, updated zoning codes, and expanded access to financing support.                                                                                                                                                                                                                   | 1      |

## 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 statutory requirements and the Regulations.

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

### Instructions

Please utilize one row of the 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**

#### **RESOLUTION NO. [INSERT RESOLUTION NUMBER]**

#### **A RESOLUTION OF THE GOVERNING BODY OF THE COUNTY OF TUOLUMNE AUTHORIZING APPLICATION TO AND PARTICIPATION IN THE PROHOUSING DESIGNATION PROGRAM**

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

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

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

WHEREAS, the County Of Tuolumne Community Development Department ("Applicant") desires to submit an Application for a Prohousing Designation ("Application").

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

1. Applicant is hereby authorized and directed to submit an Application to the Department.
2. Applicant acknowledges and confirms that it is currently in compliance with applicable state housing law.
3. Applicant acknowledges and confirms that it will continue to comply with applicable housing laws and to refrain from enacting laws, developing policies, or taking other local governmental actions that may or do inhibit or constrain housing production. Examples of such local laws, policies, and actions include moratoriums on development; local voter approval requirements related to housing production; downzoning; and unduly restrictive or onerous zoning regulations, development standards, or permit procedures. Applicant further acknowledges and confirms that the Prohousing Policies in its Application comply with its duty to Affirmatively Further Fair Housing pursuant to Government Code sections 8899.50 and 65583. Applicant further acknowledges and confirms that its general plan is in alignment with an adopted sustainable communities strategy pursuant to Public Resources Code sections 21155-21155.4. Applicant further acknowledges and confirms that its policies for the treatment of homeless encampments on public property comply do and will continue to comply with the Constitution and that it has enacted best practices in its jurisdiction

that are consistent with the United States Interagency Council on Homelessness’ “7 Principles for Addressing Encampments” (June 17, 2022, update).

- 4. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver all documents required or deemed necessary or appropriate to participate in the Program, and all amendments thereto (the “Program Documents”).
- 5. Applicant acknowledges and agrees that it shall be subject to the Application, the terms and conditions specified in the Program Documents, the Program Regulations, and any and all other applicable law.

**The County of Tuolumne Community Development Department Director** is authorized to execute and deliver the Application and the Program Documents on behalf of the Applicant for participation in the Program.

PASSED AND ADOPTED this day of \_\_\_\_\_, 2024, by the following vote:

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

The undersigned, [INSERT NAME AND TITLE OF SIGNATORY] of Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the Applicant’s governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, or repealed.

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| 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                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| 2B              | Acceleration of housing production through the establishment of a Specific Plan and Master Environmental Impact Report                                                                              | 1/25 – project kickoff with public participation and stakeholder engagement<br>3/25 – Identified boundaries and goals of Specific Plans, begin EIR<br>8/25 – Public draft available for review and comment<br>1/26 – Adoption of a Plan for at least one community by BOS                                 | 12/2025                     |                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 2J              | 5-day plan check time for ADU application                                                                                                                                                           | 11/1/24 – began priority processing of ADU application with goal of 5 days for first comments<br>1/1/24 – data collection and ongoing process improvement to ensure consistency of 5-day timeline<br>Continue to collect data<br>7/1/25 – meet 5-day plan check time for at least 90% of ADU applications | 7/1/25                      | This policy is currently enacted. It is included as proposed to provide time to gather baseline data and improve process to achieve 5-day plan check for at least 90% of ADU applications. The proposed program will be complete when the 90% threshold is reached and maintained for at least 6 months (by 7/1/2025). Outcomes include 15 ADUs permitted in the 2024 calendar year and 20 ADUs permitted in the 2025 calendar year. |
| 2L              | Public posting of status updates on project permit approvals on the internet including number of applications received, average processing time, current processing times, and number of approvals. | 1/1/24-ongoing - data collection<br>4/1/24 - identification of data for posting<br>1/25 - public posting of data, 4 metrics reported<br>1/26 – increase to 6 metrics reported                                                                                                                             | 1/2026                      | Baseline data is currently being collected. County is working with OpenGov to build the dashboard and reporting tools.                                                                                                                                                                                                                                                                                                               |
| 3I              | Pre-approved duplex plans at a variety of sizes available at no cost to the applicant (reduces cost and time)                                                                                       | 1/25 – identify funding source                                                                                                                                                                                                                                                                            | 1/2026                      | County is researching best practices, talking with                                                                                                                                                                                                                                                                                                                                                                                   |

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|    |                                                                                                                                                                                                                                                                                                       | 6/25 – execute contract with vendor<br>12/25 – launch program with at least 3 pre-approved plans                                                                                                                                   |         | vendors, and working with local stakeholders to design program appropriate for local conditions.                                                                                                                     |
| 1L | Establish public-private partnerships to develop seasonal employee housing in high-demand visitor corridors.                                                                                                                                                                                          | 2/24 – Begin quarterly meetings with lawmakers, utility providers, employers and county staff<br>12/24 – identify sites for further consideration, work with stakeholders<br>By 1/26 – establish partnership and execute agreement | 1/2026  | Anticipated outcome of two entitled projects that will house a minimum of 50 seasonal employees between two locations. County is currently working to identify available land, funding sources, and financing tools. |
| 1I | Modification of zoning code and site and design standards to promote greater development intensity by reducing minimum lot size, reducing FAR, reducing minimum site area and further incentivizing clustered development by increasing density bonuses – Adoption of Small-Lot Subdivision Ordinance | 10/ 24 – BOS to consider adoption of ordinance code. Adoption anticipated by January 2025                                                                                                                                          | 1/2025  | BOS scheduled to consider adoption in October 2024.                                                                                                                                                                  |
| 3D | Accelerating innovative housing production through promotion of manufactured and modular housing through priority permit processing                                                                                                                                                                   | Currently testing process and measuring time frames                                                                                                                                                                                | 1/25    | Policy is currently being implemented informally to identify potential challenges or unintended impacts to permit processing or other workflows. No anticipated obstacle to implement in the next 6 months.          |
| 3B | Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs.                                                                                                                     | 1/25 – identify funding source<br>6/25 – execute contract with vendor<br>12/25 – launch program with at least 3 preapproved ADU/ Single-family home plans                                                                          | 1/ 2026 | This program will be implemented concurrently with 3I. The County has already begun the process by meeting with potential vendors and working with stakeholders to design a successful program.                      |

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

| Category<br>Number | Concise Written Description of Prohousing Policy | Enacted<br>or<br>Proposed | Documentation<br>Type (e.g.,<br>resolution,<br>zoning code) | Insert Web Links<br>to Documents <u>or</u><br>Indicate that<br>Electronic Copies<br>are Attached as<br><b>Appendix 5</b> | Point<br>s | Enhancement<br>Category<br>Number | Enhancement<br>Points | Total<br>Points |
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| 1A | <p><b>Sufficient sites to accommodate greater than 150% of current RHNA, with emphasis on sites that that promote efficient land use, reduction of VMT, and hazard mitigation.</b> Tuolumne County has a RHNA of two for the 7<sup>th</sup> Cycle Housing Element. The HE site inventory includes demonstrated capacity for 1,222 units including 71 for lower-income and 570 for moderate income. Sites were chosen for the inventory in part for their location and other characteristics including infill, low VMT, availability of public water and sewer, proximity to services, and avoidance of very high fire hazard severity zones. The identified sites encourage efficient use of land near identified community centers with jobs, schools, medical care and services. Since the sites chosen have already been identified by landowners and developers as most likely to be developed in the new HE cycle, the county anticipates entitlement of at least 80 units on sites included on the site inventory within the next two years. <b>Outcome:</b> 80 units entitled by September 2026. <b>Enhancement:</b> This policy represents one element of a unified, multi-faceted strategy to promote multiple planning objectives including efficient land use, housing affordable to lower-income households, and hazard mitigation. The 2018 General Plan is the guiding document for development and the protection of natural resources, rural character, and the needs of residents. The Community Development and Design Element of the General Plan identifies areas for efficient land use and growth while considering environmental constraints and availability of adequate public services and facilities (Section A. Chapter 1, Policies 1.A.1, 1.A.4, 1.A.5, 1.A.6). The Housing Element of the General Plan ensures sufficient sites to accommodate greater than 150% of the current RHNA, emphasizing sites within identified communities (efficient land use), where utilities are available, and near job centers and services. (Housing Element Site Inventory)</p> | Enacted | <p>Housing Element Site Inventory</p> <p><b>Enhancement Factor:</b> General Plan</p> | <p>Electronic copy attached</p> <p><b>Enhancement Factor:</b> <a href="#">General Plan Vol. I, General Plan Policy Document</a></p> <p><a href="#">2024-2029 Housing Element</a></p> | 3 | 1 | 2 | 5 |
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| 1B | <p><b>Permitting duplexes or an additional single-family home, by right in existing low-density, single-family residential zones, exceeding the requirements of SB 9.</b> The zoning code has been amended to allow duplexes by-right in the R-1 zone, providing a path for missing middle housing types in low-density residential neighborhoods. This program exceeds the requirements of SB 9 by applying the permitted use for all R-1 parcels, not just those in urban clusters. Large lots are prevalent in the county, and most are underutilized with a single dwelling unit. Duplex development in R-1 zones will provide more affordable rental options, increasing housing opportunities for lower-income families and single-parent households in higher resourced neighborhoods where land zoned for multi-family residential may be scarce. This program is expected to make more efficient use of land by increasing the number of units on large lots in established neighborhoods. Additionally, it is anticipated to increase home ownership opportunities by generating rental income for owners to offset costs (such as the steadily rising cost of fire insurance), increasing rungs in the housing ladder for both the owner and renter. Further, as multi-generational living becomes more common, especially for younger adults unable to afford housing, duplexes in low-density neighborhoods can facilitate the benefits of multi-generational households while preventing overcrowding.</p> <p><b>Outcome:</b> 6 duplexes permitted by September 2026.</p> <p><b>Enhancement:</b> This program promotes development consistent with state planning priorities (Govt Code §65041.1) to encourage efficient development patterns by increasing the density of R-1 zones, in areas that are developed (largely within identified communities) and served by adequate transportation, utilities, and services. Low-density residential zoned land is mostly clustered along highways and major corridors, as directed in General Plan Policies 1.A.5 and 1.A.6. Duplexes permitted by-right allows for increased density in areas that are along highways and major corridors, where utilities and services are available.</p> | Enacted | <p>Zoning Code</p> <p><b>Enhancement Factor:</b><br/>General Plan</p> | <p><a href="#">TC Ordinance Code Chapter 17.12</a></p> <p>Screenshots of non-urban R-1 parcel examples (pending GIS analysis and formal maps)</p> <p><b>Enhancement Factor:</b> <a href="#">General Plan Vol. I, General Plan Policy Document</a></p> | 3 | 2 | 1 | 4 |
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| 1H | <p><b>Modification of zoning code to allow for residential and mixed uses in non-residential zones including mixed-use, neighborhood commercial, and general commercial.</b> The zoning code has been amended to allow single-family and multi-family residential developments in mixed-use, neighborhood commercial, and general commercial zones. Residential development in these zones is by-right and subject to Objective Site and Design Standards (ODS). Compliance with objective standards may also allow for relief from strict application of ordinance code requirements for minimum lot size, floor area ratio, parking requirements and setbacks. Provision of a ministerial process for residential projects in commercial zones is expected to encourage higher density residential development than may be proposed within medium or high-density residential zones, anticipating that the resulting units will be affordable to lower-income and moderate-income households. The intent of this policy is to promote efficient land use, especially in already developed areas with access to water and sewer. Many commercially zoned properties are underutilized, and some may have existing structures that can be converted to housing. Others are undeveloped but located in identified communities, near jobs, schools, and other amenities, making the locations desirable for residential and mixed-use development. Commercially zoned properties tend to be located along highways or heavily traveled routes served by public transportation.</p> <p><b>Outcome:</b> 1 residential project in a non-residential zone entitled or receiving Zoning Clearance by September 2026.</p> <p><b>Enhancement:</b> This policy achieves Enhancement Factor Category 1, as part of a unified multi-faceted strategy to promote efficient land use (General Plan Policies 1.A.5, 1.A.6, and 1.D.1), reduced VMT, access to transportation (Climate Action Plan Strategy 1), and housing affordable to lower-income households (Housing Element Goal 3.A and related policies). Permitting residential development in non-residential zones facilitates meeting the goals of the General Plan and Climate Action Plan beyond what is proposed in</p> | Enacted | <p>Zoning Code</p> <p><b>Enhancement Factor:</b></p> <p>General Plan</p> <p>Climate Action Plan</p> <p>Housing Element</p> | <p><a href="#">TC Ordinance Code Chapter 17.14</a></p> <p><b>Enhancement Factor:</b> <a href="#">General Plan Vol. I, General Plan Policy Document</a></p> <p><a href="#">Climate Action Plan</a></p> <p><a href="#">2024-2029 Housing Element</a></p> | 1 | 1 | 2 | 3 |
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|    | those documents, but consistent with the goals and policies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |          |                                                                        |                                                                                                                                                                                                                   |   |   |   |   |
| 11 | <p><b>Modification of zoning code and site and design standards to promote greater development intensity by reducing minimum lot size, reducing FAR, reducing minimum site area, and further incentivizing clustered development by increasing density bonuses.</b> The County proposes to adopt a Small-Lot Subdivision Ordinance to promote greater development intensity. The County's minimum lot size in R-1 is 7,260 sq ft. The Small-Lot Subdivision Ordinance will set objectives standards for projects proposing lots smaller than 7,260 sq ft and increase certainty for applicants. The Small-Lot Subdivision Ordinance will apply in single family residential, medium density residential, and multiple family residential zones as well as general commercial, neighborhood commercial, and mixed use zones to allow the greatest flexibility in land use and development. By removing minimum lot size, residential projects are expected to achieve greater densities than what is currently possible due to common site constraints (topography, natural and cultural resources, etc). Small-lot subdivision will be required to be served by existing water and sewer providers to encourage infill development and limit sprawl.</p> <p><b>Outcome:</b> Adopted Small-Lot Subdivision Ordinance by January 2025. One entitled small-lot subdivision by September 2026.</p> <p><b>Enhancement:</b> Category 2 is achieved by concentrating zoning code changes to encourage infill development and encouraging increased density in already developed areas (General Plan Policy 1.A.4 and 1.A.5, Housing Element Program 3.C.a). These areas have been identified within the General Plan as appropriate for future growth and allow for the continued protection of environmental resources and working lands. Reduction of minimum lot size allows for more efficient land use in areas served by adequate utilities and services.</p> | Proposed | <p><b>Enhancement Factor:</b><br/>General Plan and Housing Element</p> | <p><b>Small-Lot Subdivision Ordinance – Public Draft</b></p> <p><b>Enhancement Factor:</b> <a href="#">General Plan Vol. I, General Plan Policy Document</a></p> <p><a href="#">2024-2029 Housing Element</a></p> | 1 | 2 | 1 | 2 |

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| 1L | <p><b>Establish public-private partnerships to develop seasonal employee housing in high-demand visitor corridors.</b> The Highway 108 and 120 corridors are home to resort and recreational amenities that attract visitors and require seasonal employees. Seasonal housing is difficult to secure, especially at the wages that are paid by recreation/ hospitality jobs. The County has facilitated meetings with private employers, National Park Service, US Forest Service, lawmakers, special districts, and county staff to identify possible solutions for seasonal worker housing in high-demand corridors. Potential solutions could include transfer of public land to private developer, RV campground on public land, or other public concessions in support of seasonal employee housing development. The ordinance code has been amended to increase the potential housing options for seasonal and resort workers including by-right multi-family residential in commercial zones and seasonal or resident employee housing within a hotel/ motel room permitted in all commercial districts (TC Ordinance Code 17.14).</p> <p><b>Outcome:</b> An established public-private partnership agreement that outlines the respective responsibilities in a project to provide seasonal or fulltime employee housing for hospitality, tourism, recreational and/ or seasonal workers in the 108 and/ or 120 corridors for at least 50 employees.</p> | Proposed |  | <p><a href="#"><u>TC Ordinance Code Chapter 17.14</u></a><br/>(pp. 17-80, 17-82)</p> | 1 |  |  | 1 |
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| 2A | <p><b>Establishment of a ministerial approval process for duplex, triplex, fourplex and larger multi-family dwellings.</b> The zoning code has been amended to provide a streamlined, ministerial process for multifamily residential projects of all sizes, including duplex, triplex, fourplex and multi-building multi-family projects (no established maximum number of units to proceed under ministerial process). For projects on sites with appropriate zoning and consistent with the General Plan, compliance with Objective Site and Design Standards (ODS) provides a ministerial path with the ability to receive relief from development standards related to minimum lot size, floor area ratio, setbacks, and parking standards. Previously, projects would have required a Planned Unit Development permit, subject to environmental review and public hearings, adding at least a year to the development process and introducing a high level of uncertainty. Design standards were subjective and different depending on location. Now, compliance with adopted objective standards for site and design allows a multi-family project to receive zoning clearance and proceed directly to building permit application.</p> <p><b>Outcome:</b> 4 multi-family residential projects streamlined through ministerial approval process, receiving Zoning Clearance and proceeding to Building Permit by September 2026.</p> <p><b>Enhancement:</b> Category 1 is achieved through this program as one element of a unified, multifaceted strategy to promote efficient land use, with the development of housing affordable to households with lower incomes. General Plan Policies 1.A.5 and 1.A.6 encourage compact development, multifamily development, and directing growth in a way that enhances quality of life . These policies are further supported by Housing Element Policy 3.A.3 intended to encourage residential infill near services. <i>Policies 2A, 2E, 2G, and 2H of this application are intended to work in concert, to further enhance the unified, multi-faceted strategy intended as a value-add to the County's Housing Element. Policies 2I and 2K are the mechanisms by which the customer interacts with the County, intended to simplify the customer experience,</i></p> | Enacted | Zoning Code | <p><a href="#">TC Ordinance Code Chapter 17.100.020</a></p> <p><b>Enhancement Factors:</b> <a href="#">General Plan Vol. I, General Plan Policy Document</a></p> <p><a href="#">2024-2029 Housing Element</a></p> | 3 | 1 | 2 | 5 |
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|  | <i>and to reduce time and cost. Policy 2L of this application adds transparency and accountability related to efforts to accelerate housing production, encouraging development stakeholders to participate in the ongoing effort to improve to development process.</i> |  |  |  |  |  |  |  |
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| 2B | <p><b>Acceleration of housing production through the establishment of a Specific Plan and Master Environmental Impact Report.</b> The County proposes to adopt Specific Plans, consistent with the General Plan, to accelerate housing production where public utilities exist, close to employment and services, with multimodal transportation access. The Specific Plans and related environmental document are being planned for three distinct identified communities with the intent to bring together multi-faceted programs, policies, and goals within the context of three communities, Jamestown, Columbia, and Tuolumne. In the identified communities of Jamestown, Columbia, and Tuolumne, there are a number of parcels that have capacity charges for water supply, treatment, and storage to be credited, resulting in significantly lower fees for water and sewer connection. The County has worked with Tuolumne Utilities District to identify and map these parcels. These identified communities are also the focus of intense economic development planning activities including efforts to rejuvenate town centers for quality of life enhancement. These communities are the focus of additional efforts that will increase the quality of life, access to opportunity, and VMT reduction for current and future residents, making them desirable for future residential development. Additional efforts include the <a href="#">Jamestown Safe, Healthy, and Equitable Streets Improvement Project</a>, and the <a href="#">Gold-Rush Shared-Use Path</a> that will connect the communities of Jamestown, Sonora, and Columbia. The County secured a REAP 2.0 grant to assist water and sewer providers to increase access in the Jamestown area. The community of Tuolumne is the focus of economic development efforts of the Tuolumne Economic Development Authority of the Tuolumne Band of Me-Wuk Indians including a 30-unit affordable rental housing project and is home to the recently completed Tuolumne Community Resilience Center. Jamestown, Columbia, and Tuolumne are identified communities where coordinated efforts are expected to result in desirable areas for future residential development. The establishment of a Specific Plan for each of the three communities and Master Environmental Impact Report</p> | Proposed | Zoning Code | <p><a href="#">TC Ordinance Code Chapter 17.100.140</a></p> <p><b>Enhancement Factors:</b><br/> <a href="#">General Plan Vol. I, General Plan Policy Document</a></p> <p><a href="#">2024-2029 Housing Element</a></p> <p><a href="#">2020 Tuolumne County Active Transportation Plan</a></p> <p>REAP 2.0 Scope of Work for JSD</p> <p>Prepaid Infill Maps for Tuolumne, Columbia, and Jamestown</p> | 2 | 1 | 2 | 4 |
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|  | <p>is expected to accelerate housing production to accomplish a wide range of goals. A robust community participation process will inform this effort.</p> <p><b>Outcome:</b> An adopted Specific Plan and Master Environmental Impact Report for at least one of the three communities of Columbia, Jamestown, or Tuolumne by January 2026.</p> <p><b>Enhancement:</b> This program satisfies Enhancement Category 1 as one element of a multi-faceted strategy to promote multiple planning objectives including efficient land use (identification of infill parcels with prepaid capacity fees, in identified communities), access to public transportation (coordination with transportation-related projects including multimodal access), and climate change solutions (reducing vehicle miles traveled). This program is supported by General Plan Policy 1.A.5, promoting infill and clustered development that facilitate efficient and timely provision of infrastructure and services, and related programs 1.A.f and 1.A.g. This program is also consistent with Housing Element Policy 3.A.3 intended to encourage residential infill near services. This program will be consistent with the 2050 Tuolumne County Regional Transportation Plan (currently being drafted) with significant input related to future land use planning and is consistent with the 2020 Tuolumne County Active Transportation Plan.</p> |  |  |  |  |  |  |  |
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| 2E | <p><b>Elimination of public hearings for projects consistent with zoning and general plan through use of Objective Design Standards.</b> The zoning code has been amended to allow for ministerial approval of residential projects consistent with zoning and general plan through the use of Objective Site and Design Standards (ODS). Previously, some neighborhoods in the county had their own design guidelines that were subjective in their interpretation and multi-family projects went before the Planning Commission, which interpreted and applied the subjective design standards, often resulting in decreased densities. The result of this process was projects that were no longer considered feasible and therefore were not built. Identifying this pattern and constraint, the updated zoning code eliminates public hearings for projects consistent with zoning and general plan with the application of standards that are consistent, transparent, and objective. The public interest is protected through the adoption of Objective Site and Design Standards by resolution, which included public participation. The elimination of public hearings facilitated by application of objective standards is expected to increase the number of applications for multi-family projects and the number of projects that are completed.</p> <p><b>Outcome:</b> Reduction of 1-2 public hearings for residential projects using Objective Design Standards; reduction in time to approval by 6-12 months.</p> <p><b>Enhancement:</b> Category 1 is achieved through this program as one element of a unified, multifaceted strategy to promote efficient land use, with the development of housing affordable to households with lower incomes. General Plan Policies 1.A.5 and 1.A.6 encourage compact development, multifamily development, and directing growth in a way that enhances quality of life . These policies are further supported by Housing Element Policy 3.A.3 intended to encourage residential infill near services. Encouraging new development in areas identified as appropriate for growth in the General Plan allows for coordination of infrastructure, transportation, and economic development planning activities, promoting planning</p> | Enacted | Zoning Code and Objective Design Standards | <p><a href="#">TC Ordinance Code Chapter 17.12</a></p> <p><a href="#">Objective Design Standards</a></p> <p><b>Enhancement Factors:</b></p> <p><a href="#">General Plan Vol. I, General Plan Policy Document</a></p> <p><a href="#">2024-2029 Housing Element</a></p> | 2 | 1 | 2 | 4 |
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|    | objectives of efficient land use, access to transportation, and increased access to opportunity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |  |  |   |  |  |   |
| 2J | <p><b>5-day plan check time for ADU applications.</b> ADU applications are prioritized for review – first review and comments are completed within 5 days of the initial application. Any required subsequent reviews are also completed within 5 days. Prior to implementation in 12/2023, first review of ADU permit applications was completed in 15-45 days. Community outreach related to ADUs has shown that manufactured units are the most common ADU type and the impetus for adding an ADU is often a family member in need of housing quickly, such as the scenario where an older parent is no longer able to reside alone. Prioritizing this housing type is intended to meet the needs of the community, facilitate multi-generational households, support families in caregiving and aging-in-place, and respond to the time-sensitive nature of ADU demand. The county has worked closely with local manufactured home vendors to identify the best solutions to meet the needs of familial ADU demand. Additionally, any ADU type is included in the priority plan check program. Combined with other efforts to encourage ADUs, it is expected that applications for ADUs will increase, adding housing units in existing neighborhoods and increasing rental units affordable to lower income residents.</p> <p><b>Outcome:</b> 50% decrease in ADU permit review times; 15 ADUs permitted in 2024 and 20 ADUS permitted in 2025. By July 2025, at least 90% of ADU applications will meet the 5-day plan check time.</p> | Proposed |  |  | 1 |  |  | 1 |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |         |             |                                                                                                                                                                                                                                                                                          |   |   |   |   |
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| 2G | <p><b>Adoption of consolidated and streamlined permit processes that eliminate public hearings and reduce the levels or approval required for projects consistent with the general plan and zoning code.</b></p> <p>The zoning code has been amended to facilitate consolidated and streamlined permit processes for multi-family residential projects consistent with the General Plan and zoning designation. Multi-family residential projects desiring to use the Objective Site and Design Standards (ODS) for streamlined, ministerial approval are offered an ODS Feasibility meeting with all development stakeholders to identify potential obstacles or concerns early in the process. The Feasibility Meeting includes Public Works, Fire, utility providers, Building Department, and Planning. Additional stakeholders may be included, depending on the project's needs. Next, the project is reviewed at an ODS Scoring meeting for compliance with objective standards, to consolidate and streamline review, with stakeholders and the developer present to address questions or issues. The process replaces the routing process, discretionary reviews, and public hearings, potentially saving the applicant 12-18 months, attendant costs of a lengthy approval process, and the uncertainty of discretionary approvals. The updated zoning code creates a process where all levels of approval, prior to building permit, are addressed in a consolidated manner, creating transparency, predictability, and certainty for the applicant.</p> <p><b>Outcome:</b> 50% reduction of time from application to zoning clearance compared to time required from application to entitlement.</p> <p><b>Enhancement:</b> Category 1 is achieved through this program as one element of a unified, multifaceted strategy to promote efficient land use, with the development of housing affordable to households with lower incomes. General Plan Policies 1.A.5 and 1.A.6 encourage compact development, multifamily development, and directing growth in a way that enhances quality of life . These policies are further supported by Housing Element Policy 3.A.3 intended to encourage residential infill near services. Encouraging new development in areas identified as appropriate for</p> | Enacted | Zoning Code | <p>TC Ordinance <a href="#">Chapters 17.12, 17.14, and 17.100</a></p> <p>Development Process Map – Residential (attached)</p> <p><b>Enhancement Factors:</b><br/> <a href="#">General Plan Vol. I, General Plan Policy Document</a></p> <p><a href="#">2024-2029 Housing Element</a></p> | 1 | 1 | 2 | 3 |
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|  | growth in the General Plan allows for coordination of infrastructure, transportation, and economic development planning activities, promoting planning objectives of efficient land use, access to transportation, and increased access to opportunity. |  |  |  |  |  |  |  |
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| 2H | <p><b>Replacement of subjective Community Design Guidelines with Objective Design Standards that simplify zoning clearance, establish certainty and improve review times.</b> Previously, the county had 5 communities with adopted Design Review Guidelines. Projects in those areas were subject to discretionary processes and public hearings, where subjective interpretation of the guidelines led to changes that often made project infeasible. The design guidelines did not include objective metrics, and interpretation was left to decision making bodies and public opinion. These guidelines have been replaced with Objective Site and Design Standards (ODS) that have been adopted and apply countywide. The ODS include standards that can be counted, measured, or verified against an objective metric. The ODS document is available online and planning staff coordinates ODS Feasibility meetings to ensure a simplified zoning clearance and greater certainty. Review times are improved through concurrent review and stakeholder participation in ODS meetings with the applicant.</p> <p><b>Outcome:</b> Adopted objective standards document for residential projects. To be updated annually or as necessary.</p> <p><b>Enhancement:</b> Category 1 is achieved through this program as one element of a unified, multifaceted strategy to promote efficient land use, with the development of housing affordable to households with lower incomes. General Plan Policies 1.A.5 and 1.A.6 encourage compact development, multifamily development, and directing growth in a way that enhances quality of life . These policies are further supported by Housing Element Policy 3.A.3 intended to encourage residential infill near services. Encouraging new development in areas identified as appropriate for growth in the General Plan allows for coordination of infrastructure, transportation, and economic development planning activities, promoting planning objectives of efficient land use, access to transportation, and increased access to opportunity.</p> | Enacted | Zoning Code and Objective Design Standards | <p><a href="#">TC Ordinance Code Chapter 17.100</a></p> <p><a href="#">Objective Site and Design Standards</a></p> <p><b>Enhancement Factors:</b></p> <p><a href="#">General Plan Vol. I, General Plan Policy Document</a></p> <p><a href="#">2024-2029 Housing Element</a></p> | 1 | 1 | 2 | 3 |
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| 2I | <p><b>Establishment of one-stop-shop permitting process from entitlement application to certificate of occupancy through online permitting system used across departments for all approval functions.</b> The County moved all entitlement and permitting applications to OpenGov, an online permitting software program. Development process partner agencies including Community Development (Building, Planning, Inspections), Environmental Health, Public Works, and Fire all use the OpenGov system to allow concurrent review and improved communication with applicants and stakeholders. The applicant applies one time, in one system, which initiates all necessary internal processes for approval of the application. The system is used for entitlements, permits, and fees. All plans and documents are submitted digitally, and no paper copies are required (at a significant cost savings to the applicant). All functions from pre-application meeting requests to certificates of occupancy are initiated and issued through the online permitting system. The cross-departmental communication facilitated by the OpenGov system assists with streamlining, cost-reduction, and simplifies the process for applicants.</p> <p><b>Outcome:</b> 25% reduction in review times for residential projects and 10% increase in the number of residential building permit applications submitted.</p> | Enacted | OpenGov permitting system  | <a href="#">County of Tuolumne OpenGov</a> | 1 |  |  | 1 |
| 2K | <p><b>Establishment of standardized application for all entitlement applications.</b> The OpenGov online permitting system establishes a standardized application for all entitlement and permit applications. Applicants can apply from anywhere (though they can also come into the office for assistance with submitting an online application). No paper documents or plans are required for any entitlement or license. The online application gathers all necessary information required for the type of project and facilitates the necessary reviews and next steps, simplifying the process for applicants who no longer have to go from department to department.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Enacted | OpenGov online application | <a href="#">County of Tuolumne OpenGov</a> | 1 |  |  | 1 |

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| 2L | <p><b>Public posting of status updates on project permit approvals on the internet including number of applications received, average processing time, current processing times, and number of approvals.</b> Feedback from landowners, developers, and builders has supported the need for transparency and accountability related to processing timeframes. Time and uncertainty cost money for developers and builders, and long processes have made projects infeasible in the past. The Department's effort to audit and improve the development process includes a commitment to public posting of performance metrics including number of applications, number of approvals, and processing times. This not only creates transparency and accountability for improvements, but allows applicants to better anticipate timeframes and coordinate financing, work crews, materials purchasing and delivery, etc. The County is currently working through the technical issues related to pulling OpenGov data and presenting the data in a manner that is easily understood by the public.</p> <p><b>Outcome:</b> Monthly posting of at least 4 performance metrics beginning in December 2024 and increasing to at least 6 metrics by September 2026</p> | Proposed | Internal project document | Development Process Audit and Improvement Plan | 1 |  |  | 1 |
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| 3B | <p><b>Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs.</b> To encourage ADU construction and reduce costs and times associated with ADUs, the County is proposing to develop and provide pre-approved ADU plans available to applicants at no cost. Tuolumne County has experienced relatively slow uptake of ADUs, despite favorable ordinances and short plan check timeframes. A commonly cited barrier is the cost of ADU construction compared to the low value it adds to the existing property (in our local market conditions). Few residents view ADUs as having sufficient value to justify the cost of construction. In response, the County is seeking innovative solutions including pre-approved ADU plans that can also be used as primary single-family homes. The plans will include options for units ranging from 800-1200 sq ft and can be used for either ADU or primary single-family homes. By building an ADU that meets the standards for a primary dwelling unit, owners may choose to take advantage of ministerial lot split processes to later create two parcels, each with their own primary unit and able to be conveyed as a single-family home. Owners may be more likely to take on the cost of ADU construction for their current needs (renting it long-term or housing a family member) with the knowledge that they may be able to recoup their investment by splitting their lot and selling the ADU later as a primary dwelling unit. The resulting primary dwelling units will be smaller and located on smaller parcels, which is expected to create a naturally affordable product for residents with lower and moderate incomes. The pre-approved plans may also simply be used as single-family home plans for those wishing to build a modest and more affordable primary dwelling unit. The goal is to create flexibility for owners to increase ADU uptake and provide additional rental and for-sale homes affordable to lower and moderate income households.</p> <p><b>Outcome:</b> At least three pre-approved ADU plans available to the public at no cost by September 2026.</p> | Proposed |  | <p><b>Enhancement Factors:</b><br/> <a href="#">General Plan Vol. I, General Plan Policy Document</a></p> | 2 | 1 | 2 | 4 |
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|  | <p>At least three outreach activities conducted to make the public aware of the program.</p> <p><b>Enhancement:</b> Category 1 is achieved through this program as one element of a unified, multifaceted strategy to promote efficient land use, with the development of housing affordable to households with lower incomes. General Plan Policies 1.A.5 and 1.A.6 encourage compact development, near services, where infrastructure exists. These policies are further supported by Housing Element Policy 3.A.3 intended to encourage residential infill near services. Encouraging new development in areas identified as appropriate for growth in the General Plan allows for coordination of infrastructure, transportation, and economic development planning activities, promoting planning objectives of efficient land use, access to transportation, and increased access to opportunity. Creating flexible uses for R-1 parcels in identified communities provides residents with opportunities for residents to contribute additional rental and for-sale housing units within existing neighborhoods, contributing to the multi-faceted effort to encourage affordable, infill housing.</p> |  |  |  |  |  |  |  |
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| 3D | <p><b>Accelerating innovative housing production through promotion of manufactured and modular housing through priority permit processing.</b> Manufactured housing is an important, naturally affordable housing type in Tuolumne County. The County is working with local manufactured home vendors to identify improvements to policy and process to facilitate and encourage manufactured housing. A representative from the manufactured home industry participates in monthly Development Process Workgroup meetings to identify obstacles and assist in creating solutions. Priority permit processing is expected to reduce delays currently associated with permit backlogs. The Building Department is currently working to complete the first review of manufactured home permits within 5 business days. Testing and refinement of this strategy is expected to result in a standard operating procedure that prioritizes manufactured home permit processing.</p> <p><b>Outcome:</b> 80% of manufactured home permits are reviewed within 5 business days, with comments returned to applicants, with 2<sup>nd</sup> reviews completed in 5 business days, by January 2025.</p> | Proposed |  |  | 1 |  |  | 1 |
| 3G | <p><b>Pre-approved plans for duplexes in low-density, single-family residential areas.</b> The County is currently working with stakeholders to create a pre-approved duplex plan program to facilitate and encourage the building of duplexes as an affordable, missing middle housing type. The ordinance code allows for duplexes by-right in low-density residential zoning districts. The County intends to make pre-approved duplex plans available to applicants at no cost. The County has consulted with multiple vendors on costs, considerations, and program design.</p> <p><b>Outcomes:</b> At least three pre-approved duplex plans available to the public at no cost by September 2026. At least three outreach activities conducted to make the public aware of the program.</p>                                                                                                                                                                                                                                                                                                                                                                                            | Proposed |  |  | 1 |  |  | 1 |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |         |                            |                                                                                                                                                                                         |   |  |  |   |
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| 3I | <p><b>Adoption of Building Code to allow construction and use of tiny homes as residential dwellings.</b> The ordinance code has been amended to allow tiny homes as residential dwellings. Tiny homes, 400 square feet or less, are subject to the ordinance code, which gives special consideration to compact stairs, headroom allowances, and modified loft requirements, to allow for this alternative housing typology while maintaining the appropriate health and life safety considerations. This policy achieves enhancement category 7 by increasing housing choices and affordability, including within high resource areas. Tiny homes may serve as primary dwelling units or may be added as ADUs by-right in all R-1 districts.</p> <p><b>Outcome:</b> Approval of at least 5 tiny home building permits.</p>                                                                                                                                                                                                                                                            | Enacted | Resolution and Zoning Code | <a href="#">Ordinance No. 3456</a> and <a href="#">TC Ordinance Code Chapter 15.04</a>                                                                                                  | 1 |  |  | 1 |
| 4C | <p><b>Regular use of state and federal funding to convert market rate units (residential and commercial) to units with affordability restrictions for long-term supportive housing and veterans housing (currently 30 units supported).</b> The County has purchased residential and commercial properties for use as permanent long-term and supportive housing, using state and federal funding. In December 2023, the County purchased an empty commercial building to convert to housing for chronically unhoused veterans. The facility is expected to be operational in the fall of 2026. In March 2024, the county purchased a parcel with four dwelling units (10 bedrooms total) to convert to permanent, long-term supportive housing. The County is currently operating or committed to the renovation and operation of at least 30 units of income-restricted, long-term supportive housing, using state and federal funding.</p> <p><b>Outcome:</b> Conversion of market rate residential and commercial properties to 30 income-restricted, supportive housing units.</p> | Enacted | Contract and Board Memos   | <a href="#">Contract for Behavioral Health Bridge Housing Services, Staff memo for purchase of housing units dated 3/28/24, Staff memo for purchase of housing units dated 12/14/23</a> | 2 |  |  | 2 |

|              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |         |            |                                                                                                                                                                              |    |   |    |    |
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| 4M           | <p><b>Grants to mobile home residents to repair or replace units to preserve affordable housing stock (MORE grant).</b> The County applied for and received a conditional award for \$2.5 million for the repair and replacement of mobile homes to preserve affordable housing stock. Older mobile homes are a critical source of naturally affordable housing in Tuolumne County. Many of the older units are in poor condition, at risk of becoming uninhabitable, and some already presenting a risk to life safety and health of residents. Some of these units are unable to be repaired and the owner/ occupants are unable to pay for costly repairs or replacement, putting them at risk of displacement and homelessness. The MORE grant funds are intended to repair and replace mobile homes units most at risk of becoming uninhabitable for owner/ occupants making less than 80% AMI.</p> <p><b>Outcome:</b> Repair of at least 24 mobile home units or replacement of 10 mobile home units or some combination of both, for a total amount expended to match the maximum amount allowed within the program.</p> <p><b>Enhancement:</b> This policy meets Enhancement Factor #4 by focusing on a specific housing preservation strategy, specific to the needs of the county and beyond state law requirements. Conserving this housing stock is critical for the population of low-income households that own their homes and for the overall stock of affordable housing in the county. These units are not otherwise preserved in the ways that affordable multi-family rental projects might be. The residents that will be served through this program are those most at-risk of displacement and homelessness.</p> | Enacted | Resolution | <p><a href="#">Resolution 27-24 authorizing accepting award of grant funds</a></p> <p><b>Enhancement:</b><br/> <a href="#">MORE Grant Staff Report dated May 6, 2024</a></p> | 1  | 4 | 1  | 2  |
| <b>TOTAL</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |         |            |                                                                                                                                                                              | 30 |   | 19 | 49 |

### Sample Project Proposal Scoring Sheet

**Note: This is a Sample Project Proposal Scoring Sheet; an actual submission may include more specificity when an applicant completes the “Concise Written Description of Prohousing Policy.”**

| Category Number | Concise Written Description of Prohousing Policy                                                                                                                            | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as <b>Appendix 5</b> | Points | Enhancement Category Number | Enhancement Points | Total Points |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------|--------|-----------------------------|--------------------|--------------|
| 1B              | Permitted missing middle housing uses by allowing duplexes and triplexes by right in existing low-density, single-family residential zones beyond what is required by SB 9. | E                   | Zoning code                                        | Electronic copy attached                                                                                  | 3      | 6                           | 1                  | 4            |
| 1C              | Sufficient sites to accommodate 131 percent of the current RHNA with rezoning by total or income category.                                                                  | P                   | Resolution                                         | Electronic copy attached                                                                                  | 2      | 1                           | 2                  | 4            |
| 1D              | Density bonus program exceeds statutory requirements by 12 percent.                                                                                                         | E                   | Zoning code                                        | Electronic copy attached                                                                                  | 2      |                             |                    | 2            |
| 1F              | Eliminated parking requirements for residential development as authorized by Government Code section 65852.2.                                                               | E                   | Zoning code                                        | Electronic copy attached                                                                                  | 2      |                             |                    | 2            |
| 1G              | Zoning that that is designed to increase affordable housing for a range of types and for extremely low-income households.                                                   | E                   | Zoning code                                        | Electronic copy attached                                                                                  | 1      | 1                           | 2                  | 3            |
| 1H              | Modified development standards/other applicable zoning                                                                                                                      | E                   | Zoning code                                        | Electronic copy attached                                                                                  | 1      | 1                           | 2                  | 3            |

| Category Number | Concise Written Description of Prohousing Policy                                                                                                                                         | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as <b>Appendix 5</b> | Points | Enhancement Category Number | Enhancement Points | Total Points |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------|--------|-----------------------------|--------------------|--------------|
|                 | provisions to allow for residential uses in non-residential zones (light industrial).                                                                                                    |                     |                                                    |                                                                                                           |        |                             |                    |              |
| 1L              | Other zoning and land use actions that measurably support the Acceleration of Housing Production.                                                                                        | P                   | Resolution                                         | Electronic copy attached                                                                                  | 1      |                             |                    | 1            |
| 2B              | Streamlined program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents. | E                   | Zoning code                                        | Electronic copy attached                                                                                  | 2      |                             |                    | 2            |
| 2G              | Consolidated permit processes that minimize the levels of review and approval required for projects.                                                                                     | E                   | Zoning code                                        | Electronic copy attached                                                                                  | 1      |                             |                    | 1            |
| 2I              | Established a one-stop-shop permitting process.                                                                                                                                          | P                   | Resolution                                         | Electronic copy attached                                                                                  | 1      | 1                           | 2                  | 3            |
| 2N              | Other actions that quantifiably decrease production timeframes.                                                                                                                          | E                   | Zoning code                                        | Electronic copy attached                                                                                  | 1      |                             |                    | 1            |
| 3A              | Waiver of residential development impact fees.                                                                                                                                           | E                   | Zoning code                                        | Electronic copy attached                                                                                  | 3      |                             |                    | 3            |

| Category Number | Concise Written Description of Prohousing Policy                                                                          | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as <b>Appendix 5</b> | Points | Enhancement Category Number | Enhancement Points | Total Points |
|-----------------|---------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------|--------|-----------------------------|--------------------|--------------|
| 3B              | Adopted policies 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            |
| 3I              | Other actions that quantifiably reduce construction or development costs.                                                 | E                   | Zoning code                                        | Electronic copy attached                                                                                  | 1      |                             |                    | 1            |
| 4A              | Local housing trust funds.                                                                                                | E                   | Zoning code                                        | Electronic copy attached                                                                                  | 2      |                             |                    | 2            |
| 4C              | Regular use of funding for preserving assisted units at-risk of conversion to market-rate uses.                           | E                   | Zoning code                                        | Electronic copy attached                                                                                  | 2      | 2                           | 1                  | 3            |
| 4E              | Establishes a program that complies with the Surplus Land Act and offers below-market land leases for affordable housing. | E                   | Zoning code                                        |                                                                                                           | 2      |                             |                    | 2            |
| 4G              | Prioritization of local general funds for affordable housing.                                                             | E                   | Zoning code                                        |                                                                                                           | 2      |                             |                    | 2            |
| 4M              | Other actions that leverage financial resources for housing.                                                              | E                   | Zoning code                                        |                                                                                                           | 1      |                             |                    | 1            |
|                 |                                                                                                                           |                     |                                                    |                                                                                                           |        |                             |                    |              |
| TOTAL           |                                                                                                                           |                     |                                                    |                                                                                                           | 33     |                             | 12                 | 45           |

## **Appendix 4: Examples of Prohousing Policies with Enhancement Factors**

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

### **Category 1: Favorable Zoning and Land Use**

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

### **Category 2: Acceleration of Housing Production Timeframes**

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

### **Category 3: Reduction of Construction and Development Costs**

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

#### **Category 4: Providing Financial Subsidies**

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

## **Appendix 5: Additional Information and Supporting Documentation**

### **Attachments:**

Resolution No. 65-24 for the Prohousing Designation Program

Final Sites Inventory

Small-Lot Subdivision Ordinance Public Draft

Development Process Map – Residential

Development Process Audit and Improvement Plan

Jamestown Prepaid Map

Columbia Prepaid Map

Tuolumne Prepaid Map

REAP 2.0 Scope of Work for JSD

Screenshots of non-urban R-1 parcel examples (pending GIS analysis and production of maps)

**(shared via OneDrive)**