

# Prohousing Designation Program Application



**State of California  
Governor Gavin Newsom**

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

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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).

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## Application Checklist

	Yes	No
Application Information	<input type="checkbox"/>	<input type="checkbox"/>
Certification and Acknowledgement	<input type="checkbox"/>	<input type="checkbox"/>
The Legislative Information form is completed.	<input type="checkbox"/>	<input type="checkbox"/>
The Threshold Requirements Checklist is completed.	<input type="checkbox"/>	<input type="checkbox"/>
A duly adopted and certified Formal Resolution for the Prohousing Designation Program is included in the application package. (See <b>Appendix 1</b> for the Formal Resolution for the Prohousing Designation Program form.)	<input 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):	City of Indio
Applicant Mailing Address:	100 Civic Center Mall
City:	Indio
ZIP Code:	92201
Website:	<a href="https://www.indio.org/">https://www.indio.org/</a>
Authorized Representative Name	
Authorized Representative Title:	
Phone:	
Email:	
Contact Person Name:	
Contact Person Title:	
Phone:	
Email:	
<b>Proposed Total Score (Based on Appendix 3):</b>	33

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## CERTIFICATION AND ACKNOWLEDGMENT

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

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

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

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

Signature: \_\_\_\_\_

Name and Title: \_\_\_\_\_

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

### Legislative Information

District	Number	Legislators Name(s)
State Assembly District		
State Senate District		

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 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 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 type="checkbox"/>	<input type="checkbox"/>
The applicant has demonstrated that they engaged in a diligent public participation process that included 1) outreach through a variety of methods and languages; 2) specific efforts to engage all segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers and special needs service providers; 3) availability of the draft document to the public, including notification to interested parties and all segments of the community for 30 days and subsequent versions for 7 days; 4) public hearings and informative meetings; and 5) consideration of comments, including incorporation of comments into a jurisdiction's	<input type="checkbox"/>	<input type="checkbox"/>

application and Prohousing Policies, as appropriate. The applicant has submitted documentation of comments received during this process.		
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**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	2



	the Jurisdiction having confirmed that it considered and addressed potential environmental justice issues in adopting and implementing 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

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## 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 [INSERT THE NAME OF THE CITY OR COUNTY] AUTHORIZING APPLICATION TO AND PARTICIPATION IN THE PROHOUSING DESIGNATION PROGRAM**

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

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

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

WHEREAS, the **[INSERT THE NAME OF THE CITY OR COUNTY]** (“Applicant”) desires to submit an Application for a Prohousing Designation (“Application”).

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

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



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

4. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver all documents required or deemed necessary or appropriate to participate in the Program, and all amendments thereto (the "Program Documents").
5. Applicant acknowledges and agrees that it shall be subject to the Application, the terms and conditions specified in the Program Documents, the Program Regulations, and any and all other applicable law.
6. **[INSERT THE TITLE OF THE APPLICANT'S AUTHORIZED SIGNATORY]** is authorized to execute and deliver the Application and the Program Documents on behalf of the Applicant for participation in the Program.

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

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

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

SIGNATURE:

DATE:

NAME:

TITLE:



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

**Project Proposal Scoring Sheet**

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as <b>Appendix 5</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
1A	The City's 6 <sup>th</sup> Cycle Housing Element has sufficient capacity to accommodate 15,304 units (including citywide rezoning completed in October 2022). These units represent 195% of the City's current RHNA of 7,812 units.	E	Unified Development Code (UDC) (Adopted October 2022)  Certified Housing Element	<a href="https://www.indio.org/home/showpublisheddocument/3314/638046229914700000">https://www.indio.org/home/showpublisheddocument/3314/638046229914700000</a>  <a href="https://www.indio.org/home/showpublisheddocument/3393/638065436124400000">https://www.indio.org/home/showpublisheddocument/3393/638065436124400000</a>	3	7 Comprehensive, citywide rezoning increases housing choices and affordability in High and Highest Resource areas at increased densities that facilitate the development of housing affordable to lower-income households.	1	4
1B	The City's UDC, adopted in October 2022 as part of the City's comprehensive zoning code update, permits missing middle housing (Duplexes, Triplexes, and Quadplexes) in the SN-4 and SN-8 single-family residential zones. (The SN-4 and SN-8 zones primarily provide for low-intensity neighborhoods with single-family, detached homes.)	E	UDC	Link to UDC (see policy 1A)	3	7 Zoning policies in the City's UDC increase housing choices and affordability for lower- and moderate-income households in High and Highest Resource areas through increased densities and variety of permitted housing types in the SN-4 / SN-8 zones, which fall within the High/ Highest Resource areas.	1	4

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as <b>Appendix 5</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
1D	Density bonus program that allows additional density for additional affordability beyond minimum statutory requirements. - Additional density bonus will be allowed if an additional percent of the pre-density bonus units are restricted as affordable units.	P	Prohousing Plan – Policy #3	<a href="https://indio.civicweb.net/document/25194/Indio%20Prohousing_020123.pdf?handle=A9E4979A218B4D5E86769C3D286C8069">https://indio.civicweb.net/document/25194/Indio%20Prohousing_020123.pdf?handle=A9E4979A218B4D5E86769C3D286C8069</a>	2			2
1H	The City's UDC, General Plan 2040 and DTSP permit residential and mixed uses in the Midtown (MT) and Downtown (DT) zones. Both zones are classified as "City 'Center'" place types under their corresponding GP land use designations. The MT zone serves as a center of commerce, and provides for an active mixed-use center by allowing mixed-use buildings at max. residential densities of 40 du/ac. The DT zone is envisioned as a civic/cultural hub and mixed-use district with educational, civic, entertainment, office, retail, and residential uses with max. densities of 60 du/ac.  The UDC also allows for live/work units in the Regional Commercial (RC) and Light Industrial (IL) zones.	E	UDC  General Plan Land Use Element (2019)  Indio Downtown Specific Plan (DTSP) (2020)  Indio Climate Action Plan (2019)	Link to UDC (see policy 1A)  <a href="https://www.indio.org/home/showpublisheddocument/3327/638053914862030000">https://www.indio.org/home/showpublisheddocument/3327/638053914862030000</a>  <a href="https://www.indio.org/home/showpublisheddocument/1024/637874300529070000">https://www.indio.org/home/showpublisheddocument/1024/637874300529070000</a>  <a href="https://www.indio.org/home/showpublisheddocument/892/637874291154670000">https://www.indio.org/home/showpublisheddocument/892/637874291154670000</a>	1	1	2	3

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						thresholds to facilitate affordable housing, promote housing choices and affordability. - Mixing office, retail, and services with residential uses, creating open and connected neighborhoods, and increasing density near transit investments are proven and effective measures to reduce vehicle travel and emissions.		
11	The City's comprehensive Zoning Code update (UDC) and GP Update (2040 GP) modified most development standards to promote greater intensities, including: 1. Increased max. height limits from 35 ft. to as high as 60 ft. in mixed-use zones, and up to 6 stories in the DTSP (see Policy 1J for details). 2. Reduced minimum lot size for all new zones (lot size requirements decreased by more than 50% for most zones). 3. Minimum unit size requirements were removed.	E	UDC  General Plan Land Use Element (2019)	Link to UDC (see policy 1A)  <a href="https://www.indio.org/home/showpublisheddocument/3327/638053914862030000">https://www.indio.org/home/showpublisheddocument/3327/638053914862030000</a>	1	8 Comprehensive, GP and zoning code updates that involve meaningful actions toward affirmatively furthering fair housing, including modification of numerous development standards and applicable zoning provisions to promote greater development intensities and housing choices to overcome historic patterns and barriers	1	2

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	<p>4. Increased max. densities to 40 du/ac in the MUN and MT zones, and 60 du/ac in the DT zone (the max density permitted in the city was previously 15 du/ac).</p> <p>5. Reduced required setbacks by more than 50% for most new zones.</p>					from access to opportunity.		

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1J	<p>The City's Community Benefits Height Bonus supports the acceleration of housing production by providing developers the opportunity for an increase in height limit in exchange for specified community benefits per a recorded agreement with the City. As part of the City's DTSP, the Height Bonus aims to attract investment, while activating the public realm and open space, encouraging a range of housing options through height flexibility, and ensuring public benefits are adequate and beneficial to the community. Developers may be granted a story bonus of one or two complete floors above the height limit for a maximum height of 6 stories (with story bonus when community benefits are included) based on the objective public benefits in Table 3.1.6 Community Benefits Height Bonus.</p>	E	DTSP - Section 3.1.6 Community Benefits Height Bonus	<a href="https://www.indio.org/home/showpublisheddocument/1024/637874300529070000">https://www.indio.org/home/showpublisheddocument/1024/637874300529070000</a>	1			1

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2A	The City's UDC adopted in 2022 established a ministerial planning review process (6.04.03.E Planning Review – Ministerial) for many housing types and projects that qualify for Streamlined Ministerial Approval, including single-family, multifamily, and mixed-use housing.	E	UDC - Section 6.04.03 (Planning Review)	Link to UDC (see policy 1A)	3			3
2B	The City certified the GP 2040 and Final Program Environmental Impact Report (EIR) in September 2019, which allows for streamlined CEQA processes in accordance with CEQA Guidelines Section 15168. - E.g., in September 2022, the City made a Finding of Consistency with the GP Program EIR for the adoption of the Highway 111 Corridor Specific Plan (CEQA Guidelines Sections 15162 and 15168).	E	Program Final EIR for the General Plan Update  HWY 111 Staff Report Finding of Consistency with Program Final EIR	<a href="https://www.indio.org/departments/community-development-department/general-plan-2040/environmental-impact-report">https://www.indio.org/departments/community-development-department/general-plan-2040/environmental-impact-report</a>  <a href="https://indio.civicweb.net/document/18565/Resolution%20No.%2010325%20-%20Finding%20of%20Consistency.pdf?handle=F2B5899AF989442DBF7F3DEACBDA1C45">https://indio.civicweb.net/document/18565/Resolution%20No.%2010325%20-%20Finding%20of%20Consistency.pdf?handle=F2B5899AF989442DBF7F3DEACBDA1C45</a>	2			2



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2C	The City has streamlined housing developments at the project level by enabling by-right approval and utilizing statutory and categorical exemptions. See examples provided.	E	<p>Staff Report &amp; Resolution No. 2056</p> <p>Staff Report &amp; Resolution No. 2040</p> <p>Staff Report &amp; Resolution No. 2081</p> <p>Staff Report &amp; Resolution No. 2070</p>	<p><a href="https://indio.civicweb.net/document/26466/ABC%20Recovery%20Project%20Tentative%20Parcel%20Maps%20(Cas.pdf?handle=3F78DA13D6B04761AB135151CA489435">https://indio.civicweb.net/document/26466/ABC%20Recovery%20Project%20Tentative%20Parcel%20Maps%20(Cas.pdf?handle=3F78DA13D6B04761AB135151CA489435</a></p> <p><a href="https://indio.civicweb.net/document/24286/Asai%20Design%2030-Unit%20Mixed-Use%20Apartment%20Buildi.pdf?handle=3B9ACFB1790E414480C9CE9AF356D312">https://indio.civicweb.net/document/24286/Asai%20Design%2030-Unit%20Mixed-Use%20Apartment%20Buildi.pdf?handle=3B9ACFB1790E414480C9CE9AF356D312</a></p> <p><a href="https://indio.civicweb.net/document/168802/Resolution%20No.%202081%20-%20Liberty%20Star%20Fields%20Affor.pdf?handle=952D435017D04E2B96F75DD48CBDCB8E">https://indio.civicweb.net/document/168802/Resolution%20No.%202081%20-%20Liberty%20Star%20Fields%20Affor.pdf?handle=952D435017D04E2B96F75DD48CBDCB8E</a></p> <p><a href="https://indio.civicweb.net/document/30560/ave%2043%20and%20Calthoun%20Specific%20Plan.%20Planning%20Revi.pdf?handle=33EBE79E3F484DBC871D4191560ABBED">https://indio.civicweb.net/document/30560/ave%2043%20and%20Calthoun%20Specific%20Plan.%20Planning%20Revi.pdf?handle=33EBE79E3F484DBC871D4191560ABBED</a></p>	2			2

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2H	The UDC provides Objective Design Standards for all housing development projects requesting streamlined approval and clear approval procedures to improve certainty and timing (6.04.03.C - Procedures; Design Standards and Guidelines).	E	UDC - Section 6.04.03 (Planning Review)	Link to UDC (see policy 1A)	1			1
2I	The City launched a new Customer Service Portal (CSS) in August 2023. CSS is the City's One Stop Shop for Online Services for building permits, business licenses, planning permits and more.	E	CSS Portal	<a href="https://indioca-energovweb.tylerhost.net/apps/SelfService#/home">https://indioca-energovweb.tylerhost.net/apps/SelfService#/home</a> <a href="https://www.indio.org/departments/community-development-department">https://www.indio.org/departments/community-development-department</a>	1			1
2K	The City's CSS provides standardized forms for all entitlement applications. The CSS also provides an application for a Pre-Application Conference to provide applicants an opportunity, early in the planning stage, to meet with representatives from the various agencies that will be involved in their project (info. is also provided to the applicant regarding what documents, clearances, permits and fees will be required for the project).	E	CSS Portal	<a href="https://indioca-energovweb.tylerhost.net/apps/SelfService#/home">https://indioca-energovweb.tylerhost.net/apps/SelfService#/home</a>	1			1

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2L	<p>The Development Dashboard, launched in 2022, provides a list of active projects with info. for each project and available project documents (e.g., site plans). The dashboard also shows the projects on an interactive City map.</p> <p>The City also publicly posts status updates on projects under the community development's "notices/documents" page organized by project name, and posts monthly permit listings and plan check reports.</p>	E	<p>Indio Development Dashboard</p> <p>Community Development - "Notices/ Documents"</p> <p>Permit Listings/ Plan Check Activity Reports</p>	<p><a href="https://experience.arcgis.com/experience/987b64ca5e4b477e98058edeee6db883/">https://experience.arcgis.com/experience/987b64ca5e4b477e98058edeee6db883/</a></p> <p><a href="https://www.indio.org/departments/community-development-department/notices-documents">https://www.indio.org/departments/community-development-department/notices-documents</a></p> <p><a href="https://www.indio.org/departments/community-development-department/building-safety-division/activity-reports">https://www.indio.org/departments/community-development-department/building-safety-division/activity-reports</a></p>	1			1
3B	<p>ADU Ordinance development standards improvements providing additional square feet of floor area to reduce barriers for property owners to create ADUs/JADUs.</p>	P	<p>Prohousing Plan – Policy #4</p>	<p><a href="https://indio.civicweb.net/document/25194/Indio%20Prohousing_020123.pdf?handle=A9E4979A218B4D5E86769C3D286C8069">https://indio.civicweb.net/document/25194/Indio%20Prohousing_020123.pdf?handle=A9E4979A218B4D5E86769C3D286C8069</a></p>	2			2

3E	<p>The City imposes and collects a Transportation Uniform Mitigation Fee (TUMF). To reduce costs for qualifying residential developments, the following waivers or reductions of fees are provided:</p> <ul style="list-style-type: none"> <li>- Lower-income housing projects, including single-family, apartments and mobile homes, are exempt from the TUMF obligations.</li> <li>- TOD fees are reduced. A 15% factor reflecting the reduction in trip generation is applied to the residential TUMF obligations.</li> </ul> <p>The City adopted the Complete Streets and Drainage Master Plan in 2022 which encourages more opportunities to walk, bike, and other alternative modes of transportation.</p> <ul style="list-style-type: none"> <li>- Implementation project example: The City's Jackson Street Shadowwalk Project is currently underway. The publicly funded project, with a total investment of \$5.3 million, will improve areas for walking and recreation, and involves new ADA compliant sidewalks, comprehensive repairs of sidewalks, driveways, curbs, corner ramps, and shade structures.</li> </ul>	E	<p>Municipal Code Section 33.086 EXEMPTIONS AND CREDITS</p> <p>Complete Streets Plan</p> <p>Staff Report and Resolution No. 10289</p> <p>CALTRANS Grant Agreement for Jackson Street Project</p>	<p><a href="https://codelibrary.amlegal.com/codes/indio/latest/indio_ca/0-0-0-59084">https://codelibrary.amlegal.com/codes/indio/latest/indio_ca/0-0-0-59084</a></p> <p><a href="https://www.indio.org/home/showpublisheddocument/2643/638006882351570000">https://www.indio.org/home/showpublisheddocument/2643/638006882351570000</a></p> <p>Electronic Copy Attached as <b>Appendix 5</b></p> <p>Electronic Copy Attached as <b>Appendix 5</b></p>	1			1
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3I	<p>The City's Development Impact Fee (DIF) Deferral Program aims to reduce the financial burden for developers by allowing qualifying developers, including multi-family projects, to defer the payment of fees for 3 years after the issuance of the COO. This reduces the up-front cost of development allowing developers to pay the fees from project generated lease revenue.</p> <p>Examples -</p> <ul style="list-style-type: none"> <li>- The City approved the deferral of DIFs in May 2023 in the amount of 1.47 million to for the 180-unit Avenue 44 affordable housing project.</li> <li>- The City approved the deferral of DIFs in February 2024 in the amount of 1.67 million to support the provision of required electrical infrastructure for the 400-unit Arroyo Crossing Affordable Housing Project.</li> </ul>	E	<p>Staff Report, Program &amp; Resolution No. 10343 - Development Impact Fee Deferral Program</p> <p>Staff Resolution No. 10352 – DIF deferral (\$1.47 million) for Avenue 44 Project</p> <p>Resolution No. 10428 – DIF deferral (\$1.67 million) for Arroyo Crossing Project</p>	<p>Electronic Copy Attached as <b>Appendix 5</b></p> <p>Electronic Copy Attached as <b>Appendix 5</b></p> <p>Electronic Copy Attached as <b>Appendix 5</b></p>	1			1

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4H	<p>The City uses previous redevelopment funding for the purpose of developing affordable housing within the City. Example – The Indio Housing Authority agreed to provide an acquisition loan through funds in its LMIHAF in the amount of \$2.47 million with a term of 55 years. The \$2.47 million in funding was approved in November 2022 to support the land acquisition for construction of the Avenue 44 project – a 180-unit affordable housing development project (Pacific West). (Loan funded by the LMIHAF (previous redevelopment funding)). Per the loan agreement, 30% of the funds will target and/or fund units for extremely-low income households and the remaining funds for very-low income households.</p>	E	<p>Acquisition Loan Agreement - Ave 44. Project_ Fully Executed</p> <p>SB 341 and AB 1793 Compliance Report for FY22/23</p>	<p>Electronic Copy Attached as <b>Appendix 5</b></p> <p>Electronic Copy Attached as <b>Appendix 5</b></p>	1			1

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4M	<p>The City has adopted a Development Agreement Ordinance. The City exercises these provisions to enter into Development Agreements that directly leverage financial resources for housing, such as through Housing Community Benefits Fees. For instance, in the example provided:</p> <p>-The developer shall pay the City an additional 1% of the gross receipts for the amounts charged from short term luxury rentals. These funds are intended to be used to develop programs to mitigate the effect on the local housing market, including programs such as down payment assistance and rental assistance programs, which support housing for lower-income households.</p>	E	<p>Development Agreement Ordinance - Section 6.05.02 of the UDC</p> <p>Development Agreement by and Between the City of Indio and Bravo Collection, LLC.</p>	<p>Link to UDC (see policy 1A)</p> <p>Electronic Copy Attached as <b>Appendix 5</b></p>	1			1
					28		5	33

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## **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.