

# Prohousing Designation Program Application



**State of California  
Governor Gavin Newsom**

**Tomiquia Moss, Secretary  
Business, Consumer Services and Housing Agency**

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

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

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Website: <http://www.hcd.ca.gov/planning-and-community-development/prohousing-designation-program>

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February 2025

# 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 substantive 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**, Self-Scoring Sheet and Sample Self-Scoring Sheet, includes a blank template to be completed by the applicant as part of the application, as well as a Sample Self-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** provides a sample template to assist applicants with confirming the treatment of homeless encampments within the jurisdiction is consistent with USICH's "7 Principles for Addressing Encampments."

**Appendix 6** provides a checklist to confirm that a Diligent Public Participation Process was conducted.

**Appendix 7** 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 checked="" type="checkbox"/>	<input type="checkbox"/>
The Legislative Information form is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Threshold Requirements Checklist is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A duly adopted and certified Formal Resolution for the Prohousing Designation Program is included in the application package. (See <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 Self-Scoring Sheet is completed. (See <b>Appendix 3</b> for the Self-Scoring Sheet and the Sample Self-Scoring Sheet.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
One-page summary describing consistency with the 7 Principles for Addressing Encampments is completed. (See <b>Appendix 5</b> for a template to assist.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The checklist confirming that a Diligent Public Participation process was conducted. (See <b>Appendix 6</b> for the template.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Additional information and supporting documentation (Applicant to provide as <b>Appendix 7</b> .)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Application Information

Applicant (Jurisdiction):	City of Oakland
Applicant Mailing Address:	250 Frank H. Ogaza Plaza, Suite 5313, Oakland, CA 94612
City:	Oakland
ZIP Code:	94612
Website:	<a href="https://www.oaklandca.gov/Government/Departments/Housing-Community-Development">https://www.oaklandca.gov/Government/Departments/Housing-Community-Development</a>
Authorized Representative Name	Jestin D. Johnson
Authorized Representative Title:	City Administrator
Phone:	(510) 238-3301
Email:	JDJohnson@oaklandca.gov
Contact Person Name:	Caleb Smith
Contact Person Title:	Senior Policy Analyst
Phone:	(510) 590-6275
Email:	csmith4@oaklandca.gov

<b>Total Self-Score (Based on Appendix 3):</b>	45
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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	18, 14	Mia Bonta, Buffy Wicks
	7	Jesse Arreguín

State Senate District		
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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 Code 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"/>

**Scoring Criteria**  
**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

**Scoring Criteria**  
**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.	2
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

**Scoring Criteria**

### 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

**Scoring Criteria**  
**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

## Scoring Criteria 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

## Self-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 Self-Scoring Sheet for each Prohousing Policy.

- **Category Number:** Select the relevant category number from the relevant Scoring Criteria 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 7**.
- **Points:** Enter the appropriate number of points using the relevant Scoring Criteria 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 Scoring Criteria 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: Self-Scoring Sheet and Sample Self-Scoring Sheet**

**Self-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 <b>or</b> Indicate that Electronic Copies are Attached as <b>Appendix 7</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
1B	In an effort to address missing middle housing throughout the city, Oakland has adopted zoning changes that eliminated single family zoning and permitted additional building heights and housing density in high resource/transit heavy areas of the city. These zoning changes were intended to open historically exclusionary neighborhoods to new housing at all incomes and reduce exposure to environmental hazards.	Enacted	Zoning Code	<a href="https://www.oaklandca.gov/Planning-Building/Planning-Zoning/Planning-Codes/Planning-Code-Title-17">https://www.oaklandca.gov/Planning-Building/Planning-Zoning/Planning-Codes/Planning-Code-Title-17</a>	3	1	2	5

1F	<p>Oakland has reduced parking minimums to ratios lower than state law requires to increase housing density. Affordable housing developments have no minimum parking requirement, as well as all housing developments within 0.5 miles of a major transit stop. The city has also lowered parking minimums for developments that provide free transit passes. These measures support density in location efficient communities by reducing the cost and space required for parking construction.</p>	Enacted	Zoning Code	<a href="https://www.oaklandca.gov/Planning-Building/Planning-Zoning/Planning-Codes/Planning-Code-Title-17">https://www.oaklandca.gov/Planning-Building/Planning-Zoning/Planning-Codes/Planning-Code-Title-17</a>	2	1	2	4
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1H	<p>Oakland has several mixed-use commercial-residential zones and these zones constitute a large proportion of all land zoned as eligible for commercial uses. Further expansion of mixed use zoning into industrial areas is limited primarily by health and safety reasons. Oakland's mixed use residential commercial zones contribute to multiple planning objectives including: vibrant walkable neighborhoods, robust local customer bases for local businesses, age-friendly communities with easily accessible amenities, and reduced traffic/congestion/pollution from commutes.</p>	Enacted	Zoning Code	<a href="https://www.oaklandca.gov/Planning/Building/Planning/Zoning/Planning-Codes/Planning-Code-Title-17">https://www.oaklandca.gov/Planning/Building/Planning/Zoning/Planning-Codes/Planning-Code-Title-17</a>	1	1	2	3
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1I	One way that Oakland has voluntarily modified development standards to promote greater development intensity is by allowing moderate income units to qualify for density bonus incentives. Oakland's Density Bonus Ordinance also contains specific anti-displacement units if any existing units occupied by low-income households are demolished	Enacted	Chapter 17.107 O. M. C.	<a href="https://library.municode.com/ca/oakland/codes/planning_code?nodeId=TIT17PL_CH17.107DEBOINPR">https://library.municode.com/ca/oakland/codes/planning_code?nodeId=TIT17PL_CH17.107DEBOINPR</a>	1	4	1	2
1K	Developers are currently charged an impact fee for new developments but in lieu of paying this fee they can include affordable housing in their developments, pursuant to AB 1505 requirements. Oakland offers a choice between an impact fee or inclusionary zoning requirement for new developments.	Enacted	Slideshow explanation of Oakland impact fee/inclusionary housing requirement	<a href="https://www.oaklandca.gov/files/assets/city/v/1/planning-amp-building/documents/sp/impact-fees/5-year-review/3.28.24-affordable-housing-pathways-workshop.pdf">https://www.oaklandca.gov/files/assets/city/v/1/planning-amp-building/documents/sp/impact-fees/5-year-review/3.28.24-affordable-housing-pathways-workshop.pdf</a>	1			1
2A	The city council has enacted a new standard process for ministerial approval of 1-30 unit developments.	Enacted	13855 C.M.S.	<a href="https://oakland.legistar.com/View.ashx?M=F&amp;ID=14537210&amp;GUID=1E1D0CF6-4F56-4CC1-9D8E-97BE18C87E53">https://oakland.legistar.com/View.ashx?M=F&amp;ID=14537210&amp;GUID=1E1D0CF6-4F56-4CC1-9D8E-97BE18C87E53</a>	3			3

2B	<p>Oakland has a consistent practice of using neighborhood-level specific plans to conduct CEQA-required environmental analysis. While these specific plans streamline environmental reviews for increased housing capacity, the plans also integrate transportation, environmental improvements, economic vitality, and other goals to provide a better quality of life for all those who live and work in the plan neighborhoods. Oakland frequently makes use of categorical exemptions to CEQA for housing development. For single family and small missing middle projects, planning typically uses 15303 (New Construction or Conversion of Small Structures). For medium sized multifamily projects, planning typically uses 15332 (In-Fill Development Projects). For the largest development projects, planning typically uses CEQA streamlining under Sections 15182, 15183, and</p>	Enacted	<p>Multiple, including the Broadway Valdez Specific Plan, the Lake Merritt Station Area Plan, the North Oakland Hill Area Specific Plan, and the West Oakland Specific Plan</p>	<p><a href="https://www.oaklandca.gov/to pics/broadway-valdez-district-specific-plan">https://www.oaklandca.gov/to pics/broadway-valdez-district-specific-plan</a> , and <a href="https://www.oaklandca.gov/to pics/lake-merritt-station-area-plan">https://www.oaklandca.gov/to pics/lake-merritt-station-area-plan</a> , and <a href="https://cao-94612.s3.amazonaws.com/documents/NO HASP.pdf">https://cao-94612.s3.amazonaws.com/documents/NO HASP.pdf</a> , and <a href="https://www.oaklandca.gov/to pics/west-oakland-specific-plan">https://www.oaklandca.gov/to pics/west-oakland-specific-plan</a></p>	2	2	1	3
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	<p>15183.3. Such projects can therefore often complete a CEQA Analysis (to show conformity with the specific or general plan). Due to Oakland's frequent use of specific plans, this means most projects are already covered by a CEQA-studied development scope and therefore don't require a custom EIR.</p>							
2F	<p>The city has a ministerial approval process in place for all 100% affordable housing developments. This process is subject to time restrictions to ensure that affordable housing developments are expedited and approved quickly. Additionally, the Planning and Building Department has an internal policy prioritizing approval for all other affordable housing developments.</p>	Enacted	<p>Website with affordable housing projects eligible for streamlined review</p>	<p><a href="https://www.oaklandca.gov/Planning-Building/Your-Commercial-Projects-Permits/Housing-Projects-Eligible-for-Streamlined-Review">https://www.oaklandca.gov/Planning-Building/Your-Commercial-Projects-Permits/Housing-Projects-Eligible-for-Streamlined-Review</a></p>	2			2

2G	Oakland has established a by-right, streamlined approval process for certain development types, specifically for housing affordable to low-income residents and multifamily housing.	Enacted	Website listing housing development projects that are eligible for streamlined review	<a href="https://www.oaklandca.gov/Planning-Building/Your-Commercial-Projects-Permits/Housing-Projects-Eligible-for-Streamlined-Review">https://www.oaklandca.gov/Planning-Building/Your-Commercial-Projects-Permits/Housing-Projects-Eligible-for-Streamlined-Review</a>	1			1
2H	Oakland has adopted objective design standards, to simplify the housing proposal approval process for new projects, particularly for multifamily and mixed-use developments. The objective design standards now cover all 1-6 story projects.	Enacted	Website with objective design standards for different development types.	<a href="https://www.oaklandca.gov/Planning-Building/Planning-Zoning/Design-Guidance/Objective-Design-Standards-and-Streamlined-Project-Review/Oaklands-Objective-Design-Standards-Project-Documents">https://www.oaklandca.gov/Planning-Building/Planning-Zoning/Design-Guidance/Objective-Design-Standards-and-Streamlined-Project-Review/Oaklands-Objective-Design-Standards-Project-Documents</a>	1			1

2I	Oakland has adopted a "One Stop Shop" permitting approach where Planning & Building, Fire, and Transportation staff sit together.	Enacted	One stop shop informational website	<a href="https://www.oaklandca.gov/Planning-Building/Permit-Process-Overview/One-Stop-Permit-Center-In-Person-Online-Services">https://www.oaklandca.gov/Planning-Building/Permit-Process-Overview/One-Stop-Permit-Center-In-Person-Online-Services</a>	1			1
2J	Oakland has an internal policy prioritizing ADU/JADU approval over other home additions in order to comply with the state's expedited timeline for ADU permitting. Additionally, all other housing developments receive priority in the permitting process before non-residential developments.	Enacted	Internal Policy	N/A	1			1
2K	Oakland has standardized application forms for developers to simplify the application and approval process.	Enacted	Link to standard development application form	<a href="https://www.oaklandca.gov/Planning-Building/Permit-Process-Overview/Planning-Building-Forms">https://www.oaklandca.gov/Planning-Building/Permit-Process-Overview/Planning-Building-Forms</a>	1			1

2L	Oakland publicly posts the status of development applications on its website. This status page is updated on a weekly basis.	Enacted	Website with application statuses	<a href="https://aca-prod.accela.com/OAKLAND/Default.aspx">https://aca-prod.accela.com/OAKLAND/Default.aspx</a>	1			1
2N	The city has just established a new, grant-funded position dedicated to expediting affordable housing permits and identifying opportunities for process streamlining. This role as a dedicated liaison is distinct from the work planners and plan checkers do in the actual permit review.	Enacted	Council Packet describing role	<a href="https://oakland.legistar.com/LegislationDetail.aspx?ID=6857215&amp;GUID=48436E74-B9E8-4F21-9111-69C6D3D8BF50&amp;Options=1 Text Search=PRO+Housing">https://oakland.legistar.com/LegislationDetail.aspx?ID=6857215&amp;GUID=48436E74-B9E8-4F21-9111-69C6D3D8BF50&amp;Options=1 Text Search=PRO+Housing</a>	1			1
3B	Oakland has a free pre-approved ADU plan program. If homeowners use the provided plans, the plan check fee is discounted. By reducing the uncertainty and cost associated with building an ADU, this policy will promote the construction of relatively affordable housing units in what were previously exclusive single-family neighborhoods. This advances Oakland's goals to Affirmatively Further Fair Housing.	Enacted	Pre-approved ADU plans program page	<a href="https://www.oaklandca.gov/My-Household/Building-and-Remodeling/Homeowner-Projects-Permits/Accessory-Dwelling-Units-ADUs/Apply-for-Detached-ADUs-with-Pre-Approved-Plans">https://www.oaklandca.gov/My-Household/Building-and-Remodeling/Homeowner-Projects-Permits/Accessory-Dwelling-Units-ADUs/Apply-for-Detached-ADUs-with-Pre-Approved-Plans</a>	2	4	1	3

3D	<p>Oakland has adopted an ordinance, the “Construction Innovation and Expanded Housing Options Ordinance,” which allows for RVs, mobile homes, and manufactured homes to be installed in any zone where housing is allowed. The ordinance also adopts the voluntary California Building Code provisions regarding light straw-clay construction. This supports Oakland’s anti-displacement policies by providing an avenue for low income residents living in RVs on the street to find a legal, long-term housing option instead of being forced to leave Oakland.</p>	Enacted	Resolution 13666 C. M. S.	<a href="https://oakland.legistar.com/View.ashx?M=F&amp;ID=10101045&amp;GUID=C3A4BE00-7503-4BD0-BB7E-860AACFF1B7F">https://oakland.legistar.com/View.ashx?M=F&amp;ID=10101045&amp;GUID=C3A4BE00-7503-4BD0-BB7E-860AACFF1B7F</a>	1	4	1	2
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3E	Oakland has a robust program of publicly-funded investment in bicycle and pedestrian infrastructure. This reduces the need for housing development to fund transportation infrastructure. As systematically captured by our Bicycle Plan "Let's Bike Oakland," these investments are carefully designed to activate commercial corridors, link jobs and housing, reduce pollution, and improve public safety.	Enacted	Oakland's Bicycle Plan	<a href="https://www.oaklandca.gov/files/assets/city/v1/transportation/documents/walking-and-biking-in-oakland/bicycle-planning-and-evaluation/oakland-bicycle-plan/lboakland_finaldraft_20190807_web.pdf">https://www.oaklandca.gov/files/assets/city/v1/transportation/documents/walking-and-biking-in-oakland/bicycle-planning-and-evaluation/oakland-bicycle-plan/lboakland_finaldraft_20190807_web.pdf</a>	1	1	2	3
3H	Oakland's Predevelopment Loan Program provides loans to non-profit housing developers to cover pre-development costs (feasibility analysis and preparation of loan applications) and to cover costs of preparing projects for syndication	Enacted	Predevelopment Loan Program guidelines	<a href="https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fca0-94612.s3.amazonaws.com%2Fdocuments%2FPredevelopment-Loan-Program-Guidelines-Revised-February-2020-4.5.22.docx&amp;wdOrigin=BROWSELINK">https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fca0-94612.s3.amazonaws.com%2Fdocuments%2FPredevelopment-Loan-Program-Guidelines-Revised-February-2020-4.5.22.docx&amp;wdOrigin=BROWSELINK</a>	1			1

4A	Oakland has committed \$350 million to affordable housing through the 2022 Affordable Housing Infrastructure Bond (“Measure U”) to fund new affordable housing projects, including the rapid response homeless housing (R2H2) program, and the acquisition and conversion of affordable housing (ACAH) program.	Enacted	90419 C.M.S.  Website with Measure U description	<a href="https://oakland.legistar.com/View.ashx?M=F&amp;ID=13324321&amp;GUID=C0F437DC-0C02-4B7F-A353-0323FED7F220">https://oakland.legistar.com/View.ashx?M=F&amp;ID=13324321&amp;GUID=C0F437DC-0C02-4B7F-A353-0323FED7F220</a>  <a href="https://www.oaklandca.gov/Community/Housing/Programs-Support/Accessing-Affordable-Housing/Housing-Assistance-Action-Plans/Measure-U-2022-Affordable-Housing-Infrastructure-Bond">https://www.oaklandca.gov/Community/Housing/Programs-Support/Accessing-Affordable-Housing/Housing-Assistance-Action-Plans/Measure-U-2022-Affordable-Housing-Infrastructure-Bond</a>	2			2
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4B	Oakland has an affordable housing trust fund that is financed via the General Fund and via affordable housing impact fees. Between 2020 and 2024, \$36,760,058 were collected for the affordable housing trust fund through these impact fees.	Enacted	Chapter 15.62 O. M. C.  Impact fee report to Oakland City Council (see Table 5)	<a href="https://library.municode.com/ca/oakland/codes/code_of_ordinances?nodeId=TIT15BUCO_CH15.62AFHOTRFU">https://library.municode.com/ca/oakland/codes/code_of_ordinances?nodeId=TIT15BUCO_CH15.62AFHOTRFU</a>  <a href="https://oakland.legistar.com/View.ashx?M=F&amp;ID=13931524&amp;GUID=707105A8-E72B-4B14-B0CF-8503DF34DF9E">https://oakland.legistar.com/View.ashx?M=F&amp;ID=13931524&amp;GUID=707105A8-E72B-4B14-B0CF-8503DF34DF9E</a>	2			2
4C	Oakland has multiple programs currently in place to preserve affordable housing projects that are at risk of expiring. The city has a practice of extending loans for affordable housing developments to ensure their continued affordability, as well as a specific program preserving NOAHs (Naturally Occurring Affordable Housing) at risk of losing their affordability	Enacted	Loan extension program recommendation  Housing preservation program guidelines	<a href="https://oakland.legistar.com/View.ashx?M=F&amp;ID=12755787&amp;GUID=D5389B45-428A-4255-A0F0-2FE51A7CAEFA">https://oakland.legistar.com/View.ashx?M=F&amp;ID=12755787&amp;GUID=D5389B45-428A-4255-A0F0-2FE51A7CAEFA</a>  <a href="https://cao-94612.s3.amazonaws.com/documents/Guidelines-for-Site-Acquisition-Rehabilitation-and-Naturally-Occurring-Affordable-Housing-Preservation-Program-2019.pdf">https://cao-94612.s3.amazonaws.com/documents/Guidelines-for-Site-Acquisition-Rehabilitation-and-Naturally-Occurring-Affordable-Housing-Preservation-Program-2019.pdf</a>	2			2

4E	<p>Since 2016, Oakland has been accepting and developing proposals for affordable housing projects on publicly owned land.</p>	Enacted	<p>Website with information about the Oakland Public Lands Strategy and Policy</p> <p>87483 C.M.S.</p>	<p><a href="https://www.oaklandca.gov/Business/Oakland-Economic-Development/City-owned-Parcels-Map/Public-Lands-Strategy-and-Policy">https://www.oaklandca.gov/Business/Oakland-Economic-Development/City-owned-Parcels-Map/Public-Lands-Strategy-and-Policy</a></p> <p><a href="https://oakland.legistar.com/View.ashx?M=F&amp;ID=6846475&amp;GUID=E004D59F-B2A5-46A3-A4B7-6490134317E7">https://oakland.legistar.com/View.ashx?M=F&amp;ID=6846475&amp;GUID=E004D59F-B2A5-46A3-A4B7-6490134317E7</a></p>	2			2
4G	<p>Oakland has imposed a parcel tax on vacant properties to encourage development of housing projects on currently unused lands. Additionally, proceeds from the tax are put towards addressing homelessness issues in the city.</p>	Enacted	87319 CMS	<p><a href="#">87319-CMS.pdf (cao-94612.s3.amazonaws.com)</a></p>	2			2

4H	Oakland contributes to an affordable housing trust fund through proceeds generated from fines and penalties, impact fees, and 25% of redevelopment dissolution funds. These funds are used to develop, improve, and preserve affordable housing, especially for very low income households.	Enacted	Chapter 15.62 O.M.C.	<a href="https://library.municode.com/ca/oakland/codes/code_of_ordinances?nodeId=TIT15BUCO_CH15.62AFHOTRFU">https://library.municode.com/ca/oakland/codes/code_of_ordinances?nodeId=TIT15BUCO_CH15.62AFHOTRFU</a>	1			1
4K	Oakland has an explicitly outlined use of the housing trust fund to subsidize the development of permanent low-income affordable housing.	Enacted	Chapter 15.62.040 O.M.C	<a href="https://library.municode.com/ca/oakland/codes/code_of_ordinances?nodeId=TIT15BUCO_CH15.62AFHOTRFU_15.62.040USFU">https://library.municode.com/ca/oakland/codes/code_of_ordinances?nodeId=TIT15BUCO_CH15.62AFHOTRFU_15.62.040USFU</a>	1			1
4L	The city's Rapid Response Homeless Housing (R2H2) program serves the extremely low-income community. The R2H2 program is an extension of the state Homekey program to provide permanent, interim, or transitional housing for people experiencing or at risk of homelessness.	Enacted	R2H2 website	<a href="https://www.oaklandca.gov/Community/The-Unhoused-Community/City-Homekey-Rapid-Response-Homeless-Housing-R2H2-Program">https://www.oaklandca.gov/Community/The-Unhoused-Community/City-Homekey-Rapid-Response-Homeless-Housing-R2H2-Program</a>	1			1

4M	The city has a section 108 program that distributes funds to affordable housing developers for our ACAH (acquisition and conversion of affordable housing) program using federal bond grants.	Enacted	Description of Oakland use of the Section 108 Loan Guarantee Program	<a href="https://cao-94612.s3.amazonaws.com/documents/108-APPLICATION-SECOND-SUBSTANTIAL-AMENDMENT-FULL-PACKET.pdf">https://cao-94612.s3.amazonaws.com/documents/108-APPLICATION-SECOND-SUBSTANTIAL-AMENDMENT-FULL-PACKET.pdf</a>	1			1
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### Sample Self-Scoring Sheet

**Note: This is a Sample Self-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 7</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

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 7</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
1D	Density bonus program exceeds statutory requirements by 12 percent.	E	Zoning code	Electronic copy attached	2			2
1F	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 provisions to allow for residential uses in non-residential zones (light industrial).	E	Zoning code	Electronic copy attached	1	1	2	3
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	E	Zoning code	Electronic copy attached	2			2

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as <b>Appendix 7</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
	accompanying Environmental Impact Reports (EIR), and related documents.							
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
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

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 7</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
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 Scoring Criteria 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: Homeless Encampment Template

[Subchapter 6.6 Prohousing Designation Program](#) requires applicants to confirm that its treatment of encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness. An application must include a one-page summary demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with the United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments (June 17, 2022). The following template and certification are included to help jurisdictions meet this threshold.

- **Principle 1: Establish a Cross-Agency, Multi-Sector Response to Encampments –** Describe how system partners (name partners) work together to prioritize health and safety both for residents and unsheltered individuals. (350 characters max)

The City of Oakland established the Encampment Management Team (EMT), a comprehensive and interdepartmental collaborative approach to effectively manage its encampment operations and policies. EMT involves several departments and include key staff members from the Public Works Department (OPW), responsible for maintaining the city's infrastructure; the Human Services Department (HSD), which addresses the well-being of Oakland's residents; the Oakland Police Department (OPD), ensuring public safety; the Oakland Fire Department (OFD), dedicated to emergency response and fire prevention; the City Administrator's Office (CAO), overseeing city operations; and the Mayor's Office, providing executive leadership. Additionally, the City Attorney's Office offers legal guidance, and the Parks and Recreation department contributes to the management of public spaces and receives input from the Commission on Homelessness. Inter-departmental staff meetings are held to ensure coordination and efficient resource allocation for all encampment intervention activities and serve as a critical component for ongoing communication, shared planning, and decision-making during encampment closures. The EMT monitors all identified encampments and prioritizes interventions based on health, safety, and size. Encampments are categorized by sensitivity (low to high) according to their health and safety impacts, allowing for prioritized enforcement as needed. In addition, the City of Oakland partners with external organizations to enhance its support services for encampment residents. Cross-collaboration with Operation Dignity to conduct street outreach to connect encampment residents to interim housing solutions. Most recently, a partnership for the ERF with The Alameda County Health Care for the Homeless directly provided crucial healthcare and mental health services to residents, particularly during significant closures of three long-standing encampments.

- **Principle 2: Engage Encampment Residents to Develop Solutions –** Describe Street outreach efforts to engage with encampment residents to find alternative shelter, housing, and service options using the housing first approach before an existing encampment is closed. (350 characters max)

The City of Oakland is committed to a person-centered and trauma-informed approach in its street outreach efforts for individuals experiencing unsheltered homelessness and residing in encampments. Such efforts are led by the Homeless Mobile Outreach Program (HMOP), contracted through Operation Dignity and staffed by their Assessment, Procedures, and Postings Team (APPT). The APPT consists of 4 Outreach Specialists, 1 Outreach Coordinator and a part-time clinical staff. HMOP's dedicated teams engage directly with encampment residents, working to understand their individual shelter needs and low-barrier interim housing solutions, which also

recognize the importance of accessible and supportive transitional housing options. This engagement is continuous throughout all encampment activities, particularly those leading up to site closures. Beyond direct outreach, the City of Oakland actively supports and participates in initiatives led by the Continuum of Care (CoC). These initiatives, which include focus groups and surveys, are designed to gather direct feedback from individuals with lived experience of homelessness. This commitment to incorporating firsthand perspectives ensures that future policy adjustments and program designs are informed by those they aim to serve.

- **Principle 3: Conduct Comprehensive and Coordinated Outreach** – Describe multidisciplinary connection strategies and linkages to resources and permanent housing solutions that is customized to individual needs. If applicable, describe how the jurisdiction uses the coordinated entry system to connect individuals to resources and permanent housing. (350 characters max)

In collaboration with contract street outreach teams, the City of Oakland employs a comprehensive process to engage with residents of encampments. Such collaboration involves proactive and consistent outreach efforts where outreach teams deliver essential supplies, such as hygiene and harm reduction kits, to individuals experiencing unsheltered homelessness. Street outreach teams also facilitate referrals to interim shelter and supportive services by leveraging the Alameda County Coordinated Entry System (CES) when applicable. The CES is instrumental in streamlining access to available shelter beds and interim housing solutions. Furthermore, the City of Oakland developed a partnership with Alameda County Health Care for the Homeless (ACHCH) for the ERF, which was pivotal to ensuring that additional mobile street health team support was deployed directly to encampment sites scheduled for closure. These multifaceted teams' approach provided critical medical services, addressed immediate health needs, and, equally importantly, offered behavioral health services, including mental health support.

- **Principle 4: Address Basic Needs and Provide Storage** – Describe efforts to meet basic needs, health, safety, and access to storage (timeframes) for people experiencing unsheltered homelessness while creating clear pathways to permanent housing. (350 characters max)

The City of Oakland is committed to providing essential support and services to its unsheltered population, with a key focus on ensuring access to basic hygiene facilities. When logistically feasible, the city provides porta-potties and water stations to support this need. In addition to hygiene support, street outreach teams play an important role in directly addressing the immediate needs of residents living in encampments. These dedicated teams regularly distribute essential supplies, including comprehensive hygiene kits, to help meet basic hygiene needs and prevent illness. When it becomes necessary to close encampments due to public safety issues, the City of Oakland follows a clear and respectful protocol. Residents are given a minimum of ten days advance notice to prepare for the closure or unless otherwise noted. An important part of this process includes the careful management of personal belongings. All collected items are inventoried to ensure proper tracking and accountability by the city. Personal belongings are stored for a minimum of 90 days at a designated facility, and residents receive instructions on how to retrieve their stored items.

- **Principle 5: Ensure Access to Shelter or Housing Options** – Describe how low barrier resources to housing and supportive services are communicated to encampment residents. Include how strategies involve alternative measures to criminalization, focusing on service engagement and harm reduction. (350 characters max)

The City of Oakland is committed to effectively addressing the issue of homelessness through a multifaceted approach, stemming from recognizing the urgency and varied needs of unsheltered residents currently residing in encampments. A key element of this strategy involves fostering strong, supportive, and collaborative partnerships with dedicated service providers. These partnerships are vital for ensuring the City has immediate access to accurate and up-to-date vacancy information across all available shelter beds, transitional housing units, and permanent supportive housing opportunities. Furthermore, the City engages with these service providers to understand evolving needs within the unsheltered community, identify gaps in existing services, and collectively strategize on innovative solutions. This collaborative partnership ensures that available resources are not only diversified in terms of type (e.g., emergency shelters, tiny home villages, rapid rehousing, permanent supportive housing) but also tailored to meet the specific requirements of Oakland's unhoused residents, including families, youth, seniors, and individuals. The ultimate goal is to create a comprehensive and accessible network of low-barrier interim shelter solutions that respect the dignity of every individual and offer a sustainable pathway out of homelessness. As such, the City of Oakland's Rapid Response Homeless Housing (R2H2) Program is a strategic approach to addressing homelessness through the swift development and deployment of interim and permanent housing solutions. R2H2 focuses on creating immediate, safe, and supportive environments for individuals and families experiencing homelessness, including developing transitional housing, bridge housing, or permanent supportive housing. By prioritizing rapid deployment of housing solutions, R2H2 addresses immediate needs and aims to reduce the duration of homelessness.

- **Principle 6: Develop Pathways to Permanent Housing and Supports** – Describe Housing First strategies emphasizing low barriers, a harm-reduction model, and services to support people obtaining permanent housing more efficiently. Identify efforts to align federal, state, and local funding/programs to provide clear pathways to permanent housing. (350 characters max)

Grounded in Housing First principles, in 2019, the City of Oakland developed the Permanent Access to Housing (PATH) Framework to ensure low-barrier access to housing, complemented by comprehensive supportive services for individuals experiencing homelessness. The core approach strongly emphasizes harm reduction, recognizing the importance of meeting individuals where they are in their unique circumstances. Engagement is aimed to be personalized and allows for tailored supportive services that guide and assist individuals throughout their re-housing journey, from initial contact to successful integration into permanent housing. As detailed within the PATH Framework, dedicated street outreach teams are crucial to the pathways to permanent housing. Outreach teams' partner with experienced case managers to establish connections for unsheltered residents. These connections extend to various critical areas, such as housing navigation, guiding individuals through the often-complex process of finding and securing appropriate housing, including assistance with applications, understanding leases, and accessing housing subsidies. Employment assistance provides resources and support for job readiness, resume building, interview skills, vocational training, and connecting individuals with employment opportunities to enable economic stability. Public benefits enrollment, assisting residents in navigating enrollment in public benefits, ensuring they can access essential support programs such as CalFresh (food assistance), Medi-Cal (health insurance), CalWORKs (cash aid), and other relevant federal, state, and local programs such as General Assistance (GA). Integrated health services offer a holistic approach to well-being by connecting individuals to mental health services. The overarching goal of integrating supportive services is to facilitate successful and

sustainable transitions into permanent housing. By addressing the many challenges faced by individuals experiencing unsheltered homelessness, the City of Oakland aims not only to rehouse people but also to equip them with the tools and support necessary to maintain their housing and prevent them from returning to homelessness.

- **Principle 7: Create a Plan for What Will Happen to Encampment Sites After Closure**  
– Describe plans for former encampment spaces (long-term solutions to prevent encampments from reoccurring). Include efforts to emphasize safety, accessibility, and inclusivity that improve infrastructure. Example: Communities can include curb cuts to increase mobility access and enhanced lighting to encourage safety. (350 characters max)

To prevent re-encampment and enhance public spaces following encampment closures, the City of Oakland employs a variety of ongoing strategies. These strategies include scheduling return site visits and implementing physical improvements such as landscaping, and, where appropriate, the installation of temporary barriers in specific areas to prevent the re-establishment of encampments. To proactively prevent the re-encampments and to significantly improve the usability of public spaces this approach is designed to address both the immediate need for closure and the long-term goal of maintaining public areas. Prior to any encampment closure, the City conducts multiple site visits. During these visits, outreach teams engage directly with residents, providing clear and consistent information about the impending closure dates, available housing resources, shelter options, and social services. Following an encampment closure, a series of targeted physical improvements are undertaken to enhance the functionality and appearance of the public space. These improvements often include restoration and beautification of green spaces through new plantings, irrigation, and re-established regular maintenance of public spaces. In specific areas that have history for re-encampment, the City may install temporary physical barriers. These barriers are designed to prevent the re-establishment of encampments while still allowing for public use and access. The type and placement of these barriers are carefully considered to minimize their impact on the surrounding environment, local businesses, and public access.

**Certification and Authorization:**

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Signature of Authorized Representative

Date

## Appendix 6: Public Participation Checklist

Pursuant to Sections 6601, 6602, and 6605, applicants are required to demonstrate how they have engaged in a “Diligent Public Participation Process.”

Please complete this checklist, and sign, to confirm that the applicant has complied with this requirement. Attach and reference any comments you received during the process.

Regulation Text	Explanation	Yes	No
Outreach through a variety of methods and languages to ensure access to the public process and provide opportunities for public input.	Applicant should use methods such as newspaper ads, email, social media, fliers, etc., to inform the public that an application has been drafted and posted for public comment. Language access should reflect languages spoken in your local community and should be available in multiple languages in print media or upon request for digital media.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Specific effort 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.	Individuals and organizations representing lower-income and special needs households, for-profit and non-profit developers, and special needs service providers should be engaged, informed of, and offered an opportunity to comment on the application. Outreach lists utilized for Housing Element compliance would suffice.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Availability of the draft document to the public, including notification to interested parties and all segments of the community, for thirty (30) calendar days and subsequent versions for seven (7) calendar days.	Applicants should post the application in print and digital forms, collect comments, and incorporate those comments into the application if necessary. Making the application available to the public could be satisfied by posting the application online and/or announcements through other mediums (e.g., local newspapers) so long as these forums include diverse 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public hearings and informative meetings.	For the purposes of satisfying this requirement, a City Council or Board of Supervisors meeting informing the public of the jurisdiction's intent to submit a Prohousing Designation Program application, in addition to any subsequent meetings necessary to make revisions in response to public comment, will satisfy this requirement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<p>Consideration of comments, including incorporation of comments into a jurisdiction's application and Prohousing Policies as appropriate.</p>	<p>Provide all comments received with a description of how the comment was incorporated into the application. If the comment is not appropriate for incorporation, please describe why.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Certification and Authorization:**

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Signature of Authorized Representative

Date

## **Appendix 7: Additional Information and Supporting Documentation**