

# Prohousing Designation Program Application



**State of California  
Governor Gavin Newsom**

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

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

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

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

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

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

## Application Checklist

	Yes	No
Application Information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Certification and Acknowledgement	<input 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 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 Woodland
Applicant Mailing Address:	300 First St
City:	Woodland
ZIP Code:	95695
Website:	cityofwoodland.gov
Authorized Representative Name	Ken Hiatt
Authorized Representative Title:	City Manager
Phone:	(530) 661-5800
Email:	<a href="mailto:Ken.Hiatt@cityofwoodland.gov">Ken.Hiatt@cityofwoodland.gov</a>
Contact Person Name:	Amanda Portier
Contact Person Title:	Marketing & Business Relations Specialist
Phone:	(530) 661-5920
Email:	<a href="mailto:Amanda.Portier@cityofwoodland.gov">Amanda.Portier@cityofwoodland.gov</a>
<b>Proposed Total Score (Based on Appendix 3):</b>	47

## CERTIFICATION AND ACKNOWLEDGMENT

As authorized by the Formal Resolution for the Prohousing Designation Program (Resolution No. 8363), 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: Ken Hiatt, City Manager

Date: 03/21/2025

### Legislative Information

District	Number	Legislators Name(s)
State Assembly District	4	Cecilia Aguiar-Curry
State Senate District	3	Christopher Cabaldon

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

## Threshold Requirements Checklist

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

	Yes	No
The applicant is a Jurisdiction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has adopted a Compliant Housing Element.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has submitted or will submit a legally sufficient Annual Progress Report prior to designation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has completed or agrees to complete, on or before the relevant statutory deadlines, any rezone program or zoning that is necessary to remain in compliance with Government Code sections 65583, subdivision (c)(1), and 65584.09, subdivision (a), and with California Coastal Commission certification where appropriate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant is in compliance, at the time of the application, with applicable state housing law, including, but not limited to those included in Government Section 65585, subdivision (j); laws relating to the imposition of school facilities fees or other requirements (Gov. Code, § 65995 et seq.); Least Cost Zoning Law (Gov. Code, § 65913.1); Permit Streamlining Act (Gov. Code, § 65920 et seq.); and provisions relating to timeliness of CEQA processing by local governments in Public Resources Code sections 21080.1, 21080.2, and 21151.5(a).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant further acknowledges and confirms that its treatment of homeless encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness and that it has submitted a one-page summary to the Department demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments," (June 17, 2022 update), hereby incorporated by reference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has duly adopted and certified, by the applicant's governing body, a Formal Resolution for the Prohousing Designation Program, which is hereby incorporated by reference. (A true and correct copy of the resolution is included in this application package.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant 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 application and Prohousing Policies, as appropriate. The applicant has submitted documentation of comments received during this process.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Project Proposal**  
**Category 1: Favorable Zoning and Land Use**

Category	Prohousing Policy Description	Points
1A	Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction’s housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	3
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7).	3
1C	Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total and income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above. These additional sites must be identified in the Jurisdiction’s housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	2
1D	Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code, § 65915 et seq.).	2
1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, (Gov. Code, §§ 65852.2, 65852.22) (e.g., permitting more than one converted ADU; one detached, new construction ADU; and one JADU per single-family lot), and in a manner that exceeds the requirements of SB 9 (Chapter 192, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under Category (1)(B).	2
1F	Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p).	2
1G	Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth, and deep affordability targeted for Extremely Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase affordable housing development in higher resource areas shown in the TCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed potential environmental justice issues in adopting and implementing	2

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

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

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

**Project Proposal**  
**Category 3: Reduction of Construction and Development Costs**

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

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

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

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

## Project Proposal Enhancement Factors

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

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

## Project Proposal Scoring Sheet Instructions

The Department shall validate applicants' scores based on the extent to which each identified Prohousing Policy contributes to the Acceleration of Housing Production. The Department shall assess applicants' Prohousing Policies in accordance with statutory requirements and the Regulations.

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

### Instructions

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

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

**Appendix 1: Formal Resolution for the Prohousing Designation Program**

**Formal Resolution for the PROHOUSING Designation Program**

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

**A RESOLUTION OF THE GOVERNING BODY OF  
[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 <b>or</b> Indicate that Electronic Copies are Attached as <b>Appendix 5</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
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1B	<p>Permitted missing middle housing uses by right in residential zones, exceeding SB9. The City's General Plan, updated and adopted in May 2017, established housing policies that required sufficient land available and zoned for a variety of housing types, residential densities and housing prices. (Policies 9.A.2 and 9.A.3). As a result of these policies, the city's recent comprehensive zoning code update (adopted in June 2024) increased allowable residential densities in traditionally low-density zones, including the R-2 zone. The R-2 zone previously allowed for 1-8 dwelling units per acre and did not permit multi-family product types. R-2 zones were rezoned to the new Residential – Low Medium (R-LM) zone, which allows for 5-15 dwelling units per acre and allows for multi-family product types on a single parcel up to 15 dwelling units per acre with minimal staff level review/approval, not requiring public hearings, and exceeding SB9. Permitted missing middle product types include but are not limited to triplexes, fourplexes, detached units, cottage courts, garden style</p>	E	<p>General Plan Chapter 9 – Housing Element (Policies 9.A.2 and 9.A.3, HE 9-6)</p> <p>Zoning code Section 17.24.020 Use Regulations (Residential zones)</p>	<p>2035 General Plan Housing Element:  <a href="https://www.cityofwoodland.gov/DocumentCenter/View/1174/09-Housing-Element-PDF">https://www.cityofwoodland.gov/DocumentCenter/View/1174/09-Housing-Element-PDF</a></p> <p>Zoning Code:  <a href="https://ecode360.com/43948922#45459113">https://ecode360.com/43948922#45459113</a></p> <p>Zoning Comparison Map in Appendix 5</p>	3	1	2	5
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	<p>apartments, small lot subdivision, etc.</p> <p>Category 1B is further enhanced through enhancement factor 1 because permitting missing middle housing by-right in residential zones, exceeding SB 9, elevates General Plan Housing Element policies 9.A.2 and 9.A.3 described above. This represents one element of a unified, multi-faceted strategy that promotes multiple planning objectives, including land-use efficiency and housing affordable to Lower-Income households in the relevant zones.</p>							
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1H	<p>Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones. The city's zoning code allows for by-right residential development, including single family, multifamily and mixed-use product types in several commercial (non-residential zones) including: Community Commercial, Neighborhood Commercial, Downtown Mixed-Use, Corridor Mixed-Use, and Business Park zones. Permitted maximum densities in each zoning district range from 40 du/ac to unlimited du/ac in the Downtown Mixed-Use zone. Residential development within these zones is subject to the city's Inclusionary Housing requirements which require, based on number of units proposed, between five and ten percent of the units to be made affordable to low-income households.</p> <p>Category 1H is further enhanced through enhancement factor 2 as the City's Inclusionary Housing Requirement creates affordable units in every residential development over 10 or 30 units depending on location, in the mentioned zones. This promotes development consistent with</p>	E	<p>Zoning code Section 17.28.020 Use Regulations (Downtown, DX zones); Section 17.32.020 Use Regulations (Corridor Mixed Use zones including Community Commercial and Neighborhood Mixed Use)</p> <p>Woodland Municipal Code Affordable Housing Ordinance</p>	<p>Zoning Code: <a href="https://ecode360.com/43948922#45459113">https://ecode360.com/43948922#45459113</a></p> <p>Woodland Municipal Code Affordable Housing Ordinance §15.16.050: <a href="https://ecode360.com/43947818#43947818">https://ecode360.com/43947818#43947818</a></p>	1	2	1	2
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the state planning priorities in Government Code 65041.1 – infill development, using land efficiently, residential development adjacent to existing developed areas – while achieving housing affordable to lower-income households.							
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11	<p>Modified development standards or land use designation methods to promote greater development intensity. The city's zoning code includes SB9 compliance regulations in Section 17.84.380, Two-Unit Projects. Additionally, the zoning code includes objective design standards to simplify and streamline residential development in all residential and commercial mixed-use zones where residential development is permitted. New (as of June 2024) Small Lot Subdivision guidelines allow by-right for the waiver of minimum lot size and width requirements, waiver of maximum lot coverage requirements, as well as increased setback flexibility to encourage a variety of single and multi-family product types and configurations in all residential zones, including low density zones. Further, as part of the city's recent zoning code update (adopted June 2024), the maximum density in the Residential Low-Medium zone (formerly R-2 duplex zone) was increased from 8 to 15 dwelling units per acre and multifamily product types are now permitted.</p>	E	<p>Zoning code Section 17.84.380; Section 17.24.020 Use Regulations; Section 17.24.030 Development Standards (Residential); Section 17.56.040 Small Lot Subdivision Design Standards</p>	<p>Zoning Code: <a href="https://ecode360.com/43948922#45459113">https://ecode360.com/43948922#45459113</a></p>	1	8	1	2
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	<p>Category 1I is further enhanced through enhancement factor 8 as the updated zoning code involves meaningful actions (ex. modified development standards and increased density allowance) towards Affirmatively Furthering Fair Housing (AFFH).</p>							
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1K	<p>The City's Affordable Housing Ordinance (Municipal Code Section 15.16.050) establishes an inclusionary housing program that requires new residential developments over 10 or 30 units, depending on location, to include housing affordable to and reserved for low and very low-income households, consistent with the requirements of AB 1505.</p> <p>The City's General Plan, updated and adopted in May 2017, established housing Policy 9.A.3 that requires sufficient land zoned for a variety of housing types, residential densities and housing prices.</p> <p>Category 1K is further enhanced through enhancement factor 1 because the City's Affordable Housing Ordinance requires a certain percentage of affordable units in every residential development project over 10 or 30 units, depending on location, with an alternative to pay in-lieu fees or dedicate land to affordable housing, elevating General Plan Housing Element Policy 9.A.3 described above. This represents one element of a unified, multi-faceted</p>	E	<p>Affordable Housing Ordinance (Woodland Municipal Code Section 15.16.050)</p> <p>General Plan Chapter 9 – Housing Element (Policy 9.A.3, HE 9-6)</p>	<p>Woodland Municipal Code Affordable Housing Ordinance §15.16.050:  <a href="https://ecode360.com/4394781#4394781">https://ecode360.com/4394781</a>        8        2035 General Plan Housing Element:  <a href="https://www.cityofwoodland.gov/DocumentCenter/View/1174/09-Housing-Element-PDF">https://www.cityofwoodland.gov/DocumentCenter/View/1174/09-Housing-Element-PDF</a></p>	1	1	2	3
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	strategy that promotes multiple planning objectives, including housing variety and housing affordable to Lower-Income households.							
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2A	<p>Ministerial approval processes established for multiple housing types, including, for example, single-family, multifamily, and mixed-use. The City's General Plan, updated and adopted in May 2017, established housing policies that required sufficient land zoned for a variety of housing types, residential densities and housing prices. (Policies 9.A.2 and 9.A.3). As a result of these policies, the city updated its zoning code to permit multifamily and residential mixed-use development by-right (ministerial approval) in four commercial corridor mixed-use zones. More recently in June 2024, the city adopted a comprehensive zoning code update which allows for by-right, ministerial approval of single family, duplex, and/or multifamily development in several zones including low, medium and high density residential and in nearly all commercial zones.</p> <p>Category 1B is further enhanced through enhancement factor 1 because the established ministerial approval processes for multiple housing types elevates General Plan Housing Element policies 9.A.2 and</p>	E	<p>Zoning code Section 17.24.020 Use Regulations (Residential zones); Section 17.28.020 Use Regulations (Downtown, DX zones); Section 17.32.020 Use Regulations (Corridor Mixed Use zones including Community Commercial and Neighborhood Mixed Use)</p> <p>General Plan Chapter 9 – Housing Element (Policies 9.A.2 and 9.A.3, HE 9-6)</p>	<p>Zoning Code: <a href="https://ecode360.com/43948922#45459113">https://ecode360.com/43948922#45459113</a></p> <p>2035 General Plan Housing Element: <a href="https://www.cityofwoodland.gov/DocumentCenter/View/174/09-Housing-Element-PDF">https://www.cityofwoodland.gov/DocumentCenter/View/174/09-Housing-Element-PDF</a></p>	3	1	2	5
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<p>9.A.3 described above. This represents one element of a unified, multi-faceted strategy that promotes multiple planning objectives, including land-use efficiency and achieves housing affordable to Lower-Income households in the relevant zones.</p>							
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2B	<p>Pre-approved CEQA and EIR analysis on the 350-acre Woodland Research &amp; Technology Park (WRTP) Specific Plan will allow for the accelerated production of up to 1600 housing units including low, medium and high-density product types, ten percent of which are required to be restricted for low-income tenants/buyers. Further, the city's 2035 General Plan and Climate Action Plan, updated and adopted in 2017, include a certified EIR, allowing for CEQA tiering exemptions for projects consistent with the EIR. The most recent comprehensive zoning code update tiered from the General Plan EIR for its CEQA analysis, providing CEQA coverage and streamlining for future residential and mixed-use projects that may entail some level of discretionary review.</p> <p>Category 2B is further enhanced through enhancement category 6 because rezoning within the updated zoning code and adoption of the WRTP Specific Plan creates a net gain of housing capacity, while concurrently mitigating development impacts, as described in the associated certified EIRs. The net gain</p>	E	<p>WRTP Specific Plan</p> <p>WRTP EIR</p> <p>General Plan &amp; Climate Action Plan EIR</p>	<p>WRTP Specific Plan:  <a href="https://www.cityofwoodland.gov/DocumentCenter/View/10461/FINAL-WRTP-SPECIFIC-PLAN-ADOPTED-952023-FULL-VERSION">https://www.cityofwoodland.gov/DocumentCenter/View/10461/FINAL-WRTP-SPECIFIC-PLAN-ADOPTED-952023-FULL-VERSION</a></p> <p>WRTP EIR:  <a href="https://www.cityofwoodland.gov/DocumentCenter/View/9672/WRTP-Specific-Plan-Final-EIR">https://www.cityofwoodland.gov/DocumentCenter/View/9672/WRTP-Specific-Plan-Final-EIR</a></p> <p>General Plan EIR:  <a href="https://www.cityofwoodland.gov/DocumentCenter/View/1175/2035-General-Plan-and-Climate-Action-Plan-Final-Environmental-Impact-Report-PDF">https://www.cityofwoodland.gov/DocumentCenter/View/1175/2035-General-Plan-and-Climate-Action-Plan-Final-Environmental-Impact-Report-PDF</a></p>	2	6	1	3
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	<p>of housing capacity increases affordability throughout the City as the housing supply increases, and a certain percentage of new development will be restricted for lower-income households.</p>							
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2C	<p>Documented practice of streamlining housing development at the project level. For example, Vista Del Robles (approved 12/4/2020), a 72-unit affordable housing development that opened earlier this year, was given by-right approval in a corridor mixed-use zone. Another example is the by-right, ministerial approval of East Street Apartments (approved 1/24/2022), an 83-unit, four story apartment complex located at the gateway to the city's historic downtown, which included the proposed demolition of several hazardous buildings, in approximately 4 months. A third example is the by-right, ministerial approval of Cottonwood Apartments (approved 9/8/2023), a 36-unit multifamily residential development in a high-density residential zone. A fourth example is the by-right, ministerial approval of Beamer Apartments (approved 2/8/2024), a 40-unit, three-story multifamily residential development located within corridor mixed-use zone.</p> <p>Category 1H is further enhanced through enhancement factor 2 as this documented practice of streamlined approval has</p>	E	<p>Zoning code Section 17.32.020 Use Regulations (Corridor Mixed Use zones)</p> <p>Development Projects Page (Vista Del Robles, East Street Apartments, Cottonwood Apartments, &amp; Beamer Apartments)</p>	<p>Zoning Code: <a href="https://ecode360.com/43948922#45459113">https://ecode360.com/43948922#45459113</a></p> <p>Development Projects Page (Vista Del Robles, East Street Apartments, Cottonwood Apartments, &amp; Beamer Apartments) <a href="https://www.cityofwoodland.gov/1021/Development-Projects">https://www.cityofwoodland.gov/1021/Development-Projects</a></p>	2	2	1	3
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	<p>created housing opportunities in the downtown corridor and other mixed-use zones. This promotes development consistent with the state planning priorities in Government Code 65041.1 – infill development, using land efficiently, residential development adjacent to existing developed areas and served by adequate transportation and other essential utilities and services – while achieving housing affordable to lower-income households.</p>						
2D	<p>Established permit processes take less than four months. Through an agreement with the city’s third-party plan check consultant, applicants generally receive first round plan check comments with 15 days, and within 5-10 days for subsequent submittals, allowing for building permit issuance in less than 4 months. Planning staff frequently process permits in less than four months. ADU or JADU permit application must be approved or denied within 60 days.</p>	E	<p>Administrative Process as documented on the City’s Building FAQ Page, Question 7</p>	<p>Building FAQ Page: <a href="https://www.cityofwoodland.gov/Faq.aspx?TID=20">https://www.cityofwoodland.gov/Faq.aspx?TID=20</a></p>	2		2

2E	No public hearings are required for projects consistent with comprehensive zoning code and allowed either by-right or through a staff level Zoning Administrator Permit. This includes single family, multifamily and residential mixed-use projects in several residential, downtown and commercial zones.	E	Zoning Code Section 17.100.020 Planning Permits and Approval; Section 17.24.020 Use Regulations (Residential zones); Section 17.28.020 Use Regulations (Downtown, DX zones); Section 17.32.020 Use Regulations (Corridor Mixed Use zones including Community Commercial and Neighborhood Mixed Use)	Zoning Code: <a href="https://ecode360.com/43948922#45459113">https://ecode360.com/43948922#45459113</a>	2			2
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2H	Absence of subjective development and design standards. Established objective development and design standards. The recently adopted (June 2024) comprehensive zoning code update establishes clear and concise objective design standards and development regulations for all development types, including residential and residential mixed-use product types. This allows for by-right or staff level review of most residential projects in a streamlined and efficient manner.	E	Zoning Code Chapter 17.56 Building and Site Design Standards; Section 17.24.030 Development Standards (Residential zones); Section 17.28.030 Development Standards (Downtown zones); Section 17.32.030 Development Standards (Mixed Use zones)	Zoning Code: <a href="https://ecode360.com/43948922#45459113">https://ecode360.com/43948922#45459113</a>	1			1
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21	<p>In 2018, the city created a new Community and Business Development Liaison position to provide a single point of contact for project applicants as they navigate the entitlement and permitting process. The liaison coordinates project review and permitting across multiple city departments including Building, Planning, Development Engineering, Environmental Operations and Services, Police and Fire, from initial application to project development completion/Certificate of Occupancy. The role of the liaison, which is now expanded to oversee senior level Planning Division staff, is to help streamline the development review and entitlement process through the coordination and facilitation of meetings and communication between multiple city divisions and the project applicant, and to work with the applicant to clarify and efficiently resolve any issues that may arise. The liaison supports both residential and commercial/mixed use development types.</p>	E	<p>City Website Business Resources and Planning Pages</p>	<p>Business Resources Page: <a href="https://www.cityofwoodland.gov/402/Business-Resources">https://www.cityofwoodland.gov/402/Business-Resources</a></p> <p>Planning Page: <a href="https://www.cityofwoodland.gov/544/Planning">https://www.cityofwoodland.gov/544/Planning</a></p>	1			1
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2J	The City has a dedicated ADU/JADU staff filled by our Junior/Assistant Planner position that is authorized to prioritize permit processing for ADU/JADU applications.	E		3/14/25 Signed Memo – Junior/Assistant Planner ADU/JADU Focus Authorization in Appendix 5				
2K	The City requires a single planning application for all aspects of entitlement review which can be submitted to staff electronically.	E	City of Woodland Planning Application	Planning Application: <a href="https://www.cityofwoodland.gov/DocumentCenter/View/3715/Planning-Submittal-Requirements-Complete-Packet">https://www.cityofwoodland.gov/DocumentCenter/View/3715/Planning-Submittal-Requirements-Complete-Packet</a>	1			1
2L	The City publicly posts status updates on project permit approvals on the Development Projects page under the Community Development Department's webpage. This webpage is updated periodically as the City receives and approves permits. In 2024, the webpage was updated 6 times.	E	City of Woodland Development Projects Page	Development Projects Page: <a href="https://www.cityofwoodland.gov/1021/Development-Projects">https://www.cityofwoodland.gov/1021/Development-Projects</a>	1			1

3A	<p>Reduced and/or scaled fees for infill housing for all product types, including residential development with units affordable to Lower-Income Households. The city has an adopted policy which sets the development impact fees for residential units up to a lessor multi-family rate (approximately \$20,000 less per unit) for multiple units on one lot. Specifically, the impact fees are charged as follows –</p> <p>For single-family dwelling (SFD) units:</p> <ul style="list-style-type: none"> <li>• For units 1,201 square feet and larger, the City will charge the Single Family rate.</li> <li>• For units 701 square feet to 1,200 square feet, the City shall charge the Multi-Family rate.</li> <li>• For units 700 square feet and less, the City shall charge 80% of the small Multi-Family rate for the first unit and the small Multi-Family rate for any additional units smaller than 700 square feet.</li> </ul> <p>For multi-family dwelling (MFD) units: Projects with more than 8 units per acre</p>	E	Administrative guidelines Section III. A. 2	<p>Electronic copy in Appendix 5 “May 2022 Administrative Guidelines”</p> <p>Main Street Reinvestment Story Map (Vista Del Robles)  <a href="https://gis.cityofwoodland.org/portal/apps/storymaps/storymaps/storymaps/e35e776113b140858d5f192a0b63b27c">https://gis.cityofwoodland.org/portal/apps/storymaps/storymaps/e35e776113b140858d5f192a0b63b27c</a></p> <p>Development Projects Page (Vista Del Robles)  <a href="https://www.cityofwoodland.gov/1021/Development-Projects">https://www.cityofwoodland.gov/1021/Development-Projects</a></p>	3	1	2	5
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	<p>shall be subject to development fees on a per dwelling unit basis at the multi-family rate. Multifamily dwelling units that are larger than 1,500 square feet have a similar impact as a single family residence and, therefore, shall pay the Single Family rate.</p> <p>Vista Del Robles (approved 12/4/2020 and opened 4/18/2024), a 72-unit affordable housing complex, used the reduced fees.</p> <p>Category 3A is further enhanced through enhancement factor 1 because the reduced/scaled fees encourage higher density development with smaller unit sizes leading to more housing opportunities. This represents one element of a unified, multi-faceted strategy that promotes multiple planning objectives, including land-use efficiency and housing affordability to Lower-Income households.</p>							
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3B	<p>The City has a dedicated ADU/JADU staff filled by our Junior/Assistant Planner position, and a dedicated ADU webpage that includes a step-by-step guide on ADU/JADU requirements. The ADU webpage includes contact information for the general planning hotline which the staff ADU expert monitors and responds to ADU/JADU requests accordingly. Additionally, the staff ADU expert is available for consultation in-person at City Hall.</p> <p>These policies reduce barriers for ADU construction, thus increasing the number of ADUs and overall housing supply throughout the City.</p>	E	City ADU Webpage	<p>ADU Webpage:  <a href="https://www.cityofwoodland.gov/1374/Accessories-Dwelling-Unit-ADU">https://www.cityofwoodland.gov/1374/Accessories-Dwelling-Unit-ADU</a></p> <p>3/14/25  Signed Memo  –  Junior/Assistant Planner  ADU/JADU  Focus  Authorization  in Appendix 5</p>	2			2
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3C	<p>Fee deferral program allows developers to defer a portion of their development impact fees to Certificate of Occupancy by-right, reducing barriers to housing development. Project examples that used the fee deferral program:</p> <ul style="list-style-type: none"> <li>• Downtown Suites (14 Units, complete in Fall 2020)</li> <li>• Cleveland Suites (16 units, 8 units complete, 8 units in progress)</li> <li>• Vista Del Robles (72 units complete 4/18/24)</li> </ul> <p>Category 3C is further enhanced through enhancement factor 8 as the fee deferral program provides financial support to housing developers by reducing upfront project costs which incentivizes residential development and expands housing opportunities. Therefore, this program represents a policy that involves meaningful actions towards Affirmatively Furthering Fair Housing (AFFH).</p>	E	<p>Fee Deferral Program Guidelines</p> <p>Main Street Reinvestment Story Map (Cleveland Suites, Downtown Suites, &amp; Vista Del Robles)</p> <p>Development Projects Page (Vista Del Robles)</p>	<p>Fee Deferral Program Guidelines:</p> <p><a href="https://cityofwoodland.gov/DocumentCenter/View/907/Development-Impact-Fee-Deferral-Program-Guidelines-PDF">https://cityofwoodland.gov/DocumentCenter/View/907/Development-Impact-Fee-Deferral-Program-Guidelines-PDF</a></p> <p>Main Street Reinvestment Story Map (Cleveland Suites, Downtown Suites &amp; Vista Del Robles)</p> <p><a href="https://gis.cityofwoodland.org/portal/apps/storymaps/stories/e35e776113b140858d5f192a0b63b27c">https://gis.cityofwoodland.org/portal/apps/storymaps/stories/e35e776113b140858d5f192a0b63b27c</a></p> <p>Development Projects Page (Vista Del Robles)</p> <p><a href="https://www.cityofwoodland.gov/1021/Development-Projects">https://www.cityofwoodland.gov/1021/Development-Projects</a></p>	1	8	1	2
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3D	<p>Accelerating innovative housing production through promoting small lot subdivision in zoning code; partnering on 61-unit manufactured home permanent supportive housing community, the East Beamer Neighborhood Campus. These 61 modular units were fabricated locally in Woodland and come fully furnished to help vulnerable folks get on their feet, thus serving as a project example that accelerates housing production for vulnerable populations.</p> <p>Category 3D is further enhanced by enhancement factor 7 as the East Beamer Neighborhood Campus (1901 East Beamer St., Woodland, CA) is in a High Resource TCAC Opportunity Zone and creates housing choices and affordability for Lower-Income Households. Furthermore, small lot subdivision zoning is allowed in all residential zones in Woodland, including High Resource TCAC/HCD opportunity zones thus providing additional</p>	E	<p>Zoning code</p> <p>East Beamer Neighborhood Campus Project (Permanent Supportive Housing)</p> <p>East Beamer Campus Project Location on TCAC/HCD Opportunity Map</p>	<p>Zoning Code: <a href="https://ecode360.com/43948922#45459113">https://ecode360.com/43948922#45459113</a></p> <p>East Beamer Neighborhood Campus: <a href="https://www.cityofwoodland.gov/1248/East-Beamer-Campus">https://www.cityofwoodland.gov/1248/East-Beamer-Campus</a></p> <p>East Beamer Campus Project Location on CTCAC/HCD Opportunity Map Screenshot in Appendix 5</p>	1	7	1	2
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housing choices through more flexible development standards and minimum lot size reductions which achieves affordability for Lower-Income Households.							
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<p>3E</p>	<p>Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Examples include partnering on point-to-point microtransit program, BeeLine, constructing new Bike and Pedestrian Overcrossing. Creation and promotion of Woodland Bike Loop to promote safe and active transit. Parklet grant program and permitting to allow for increased bike parking downtown.</p> <p>Category 3E is further enhanced through enhancement factor 1 because BeeLine provides equitable public transit access to every residential area in Woodland and the mentioned infrastructure investments promote active transit, elevating Strategy T/LU-5 in Woodland's Climate Action Plan. Thus, these measures represent one element of a unified, multi-faceted strategy to</p>	<p>E</p>	<p>BeeLine Project Page</p> <p>Bike and Pedestrian Overcrossing Project Page</p> <p>Woodland Bike Loop</p> <p>Parklet Grant Program Project Page</p> <p>Woodland's Climate Action Plan Strategy T/LU-5: Increased Mass Transit Use, Walking, and Bicycling (page 4B-6)</p>	<p>BeeLine: <a href="https://yolobus.com/beeline/">https://yolobus.com/beeline/</a></p> <p>Bike and Pedestrian Overcrossing: <a href="https://www.cityofwoodland.gov/245/CIP-17-22-Sports-Park-Pedestrian-Overcro">https://www.cityofwoodland.gov/245/CIP-17-22-Sports-Park-Pedestrian-Overcro</a></p> <p>Woodland Bike Loop: <a href="https://geoportal-cityofwoodland.hub.arcgis.com/apps/87e10fa064ae44beab7b06cf18faeef4">https://geoportal-cityofwoodland.hub.arcgis.com/apps/87e10fa064ae44beab7b06cf18faeef4</a></p> <p>Parklet Grant Program: <a href="https://www.cityofwoodland.gov/1271/Citywide-Parklet-Permit-Grant">https://www.cityofwoodland.gov/1271/Citywide-Parklet-Permit-Grant</a></p> <p>Woodland's Climate Action Plan: <a href="https://www.cityofwoodland.gov/444/Climate-Action-Plan">https://www.cityofwoodland.gov/444/Climate-Action-Plan</a></p>	<p>1</p>	<p>1</p>	<p>2</p>	<p>3</p>
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	promote multiple planning objectives, including access to public transportation and climate change solutions.							
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4K	<p>The City has been receiving Continuum of Care (CoC) grants from the U.S. Department of Housing and Urban Development (HUD) since at least 1994 to provide permanent supportive and transitional housing programs for individuals and families. In most instances, the programs have been operated by the Yolo Wayfarer Center. Most recently, HUD awarded the City a renewal grant of \$334,193 through the 2023 Continuum of Care Competition for a permanent supportive housing project. Of the total grant, \$333,221 will be sub-awarded to Yolo Wayfarer Center (dba Fourth and Hope) to provide permanent supportive housing for chronically homeless families and single individuals. Program participants will also receive supportive services. The sub-award will cover costs associated with rental assistance, supportive services,</p>	E	Staff Report	<p>10/1/2024  Staff Report:  <a href="https://woodlandca.portal.civicclerk.com/event/2054/files/report/5178">https://woodlandca.portal.civicclerk.com/event/2054/files/report/5178</a></p>	1			1
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	program operations, and administration.							
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4M	<p>The City leverages several federal funding programs to support housing affordable to Lower-Income households, including the Community Development Block Grant (CDBG), the Permanent Local Housing Assistance (PLHA), and the HOME Grant. As a CDBG entitlement recipient, the City receives an annual CDBG funding allocation from the U.S. Department of Housing and Urban Development (HUD) and the funding must be used for activities that assist lower-income persons, eliminate conditions of slums and blight from the community, or meet an urgent need. The proposed activities are detailed in the FY 24/25 CDBG Action Plan. In 2024, the City allocated \$513,576 of PLHA funds to support the Yolo Wayfarer emergency shelter operations. As of submittal of the City's APR in March 2024, the status of the City's other housing-related funds is as follows:</p>	E	<p>Fiscal Year 2024/2025 Community Development Block Grant (CDBG) Annual Action Plan and Authorization for Submittal of Action Plan Staff Report</p> <p>Annual Housing Progress (APR) Report Staff Report</p> <p>Permanent Local Housing Assistance (PLHA) Fund Allocation Staff Report</p>	<p>4/2/24 CDBG Staff Report: <a href="https://woodlandca.portal.civicclerk.com/event/2051/files/report/5029">https://woodlandca.portal.civicclerk.com/event/2051/files/report/5029</a></p> <p>5/21/24 APR Staff Report: <a href="https://woodlandca.portal.civicclerk.com/event/2061/files/report/4986">https://woodlandca.portal.civicclerk.com/event/2061/files/report/4986</a></p> <p>12/3/24 PLHA Staff Report: <a href="https://woodlandca.portal.civicclerk.com/event/2056/files/report/5221">https://woodlandca.portal.civicclerk.com/event/2056/files/report/5221</a></p>	1			1
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	<ul style="list-style-type: none"> <li>HOME Grant Fund (1323): \$1,311,411.79 (First Time Homebuyer)</li> <li>Housing Assistance Grants Fund (1324): \$748,260.38 (Homebuyer Assistance Loans)</li> <li>Homeless Housing Fund (1331): \$227,656.84 (For development of homelessness projects)</li> </ul>							
TOTAL					31		16	47

### Sample Project Proposal Scoring Sheet

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

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <b>or</b> Indicate that Electronic Copies are Attached as <b>Appendix 5</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
1B	Permitted missing middle housing uses by allowing duplexes and triplexes by right in existing low-density, single-family residential zones beyond what is required by SB 9.	E	Zoning code	Electronic copy attached	3	6	1	4

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 5</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
1C	Sufficient sites to accommodate 131 percent of the current RHNA with rezoning by total or income category.	P	Resolution	Electronic copy attached	2	1	2	4
1D	Density bonus program exceeds statutory requirements by 12 percent.	E	Zoning code	Electronic copy attached	2			2
1F	Eliminated parking requirements for residential development as authorized by Government Code section 65852.2.	E	Zoning code	Electronic copy attached	2			2
1G	Zoning that that is designed to increase affordable housing for a range of types and for extremely low-income households.	E	Zoning code	Electronic copy attached	1	1	2	3
1H	Modified development standards/other applicable zoning 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

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2B	Streamlined program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	E	Zoning code	Electronic copy attached	2			2
2G	Consolidated permit processes that minimize the levels of review and approval required for projects.	E	Zoning code	Electronic copy attached	1			1
2I	Established a one-stop-shop permitting process.	P	Resolution	Electronic copy attached	1	1	2	3
2N	Other actions that quantifiably decrease production timeframes.	E	Zoning code	Electronic copy attached	1			1
3A	Waiver of residential development impact fees.	E	Zoning code	Electronic copy attached	3			3
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

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 5</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
3I	Other actions that quantifiably reduce construction or development costs.	E	Zoning code	Electronic copy attached	1			1
4A	Local housing trust funds.	E	Zoning code	Electronic copy attached	2			2
4C	Regular use of funding for preserving assisted units at-risk of conversion to market-rate uses.	E	Zoning code	Electronic copy attached	2	2	1	3
4E	Establishes a program that complies with the Surplus Land Act and offers below-market land leases for affordable housing.	E	Zoning code		2			2
4G	Prioritization of local general funds for affordable housing.	E	Zoning code		2			2
4M	Other actions that leverage financial resources for housing.	E	Zoning code		1			1
TOTAL					33		12	45

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

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

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

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

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

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

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

- Fee waivers for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

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

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

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