

County of Lake

Prohousing Designation Program Public Participation Workshop

March 3, 2026



4LEAF, INC.



PROHOUSING DESIGNATION

Created by the Legislature through the 2019-2020 Budget Act, the Prohousing Designation and Incentive Programs seek to:

1. Increase housing opportunities throughout California and address the state's housing crisis
2. Offer flexibility in achieving Designation (many pathways through scoring)

Over the counter process & in- house HCD technical assistance



WHY BE PROHOUSING?

Exclusive eligibility for the Prohousing Incentive Program (PIP)

Receive priority processing and additional funding points when applying for select grant programs:

- Affordable Housing & Sustainable Communities Program
- Infill Infrastructure Grant Program
- Transformative Climate Communities
- Solutions for Congested Corridors
- Local Partnership Program
- Transit and Intercity Rail Capital Program





PROHOUSING PRINCIPLES

Increase
development
capacity and
variety

Streamline
housing process

Planning
consistent with
state priorities

Collaborate to
align policies and
programs

Promote
equitable
communities



APPLICATION PROCESS

- Submit existing and proposed policies related to housing development, with supporting documentation
- Minimum one policy per topic area
- 30 points required
- HCD has 60 days to review application and provide feedback

**Favorable
Land Use
and Zoning**

**Acceleration of
Housing
Production
Timeframes**

**Reduction of
Construction
and
Development
Costs**

**Providing
Financial
Subsidies**

**Enhancement
Points**



THRESHOLD REQUIREMENTS

Compliant Housing
Element and Annual
Progress Reports

All rezones to
comply with Gov
Code 65583 (c)(1)
completed

Compliance with all
relevant housing
laws

Compliance for 7
Principles for
Addressing
Encampments

Signed Formal
Resolution



PUBLIC PARTICIPATION



- The County must complete a "diligent" public participation process that includes outreach to all segments of the community
- **"Diligent"** means:
 - Outreach through a variety of methods and languages – (ex. outreach through email lists used for the Housing Element is appropriate)
 - Includes effort to engage individuals or representatives of lower-income and special needs households and stakeholders
 - Posting the complete Prohousing application (including scoring criteria and thresholds) for minimum of 30 days
 - Following HCD's review, if substantive changes are required, subsequent versions must be posted for 7 days
 - The application must be part of a public hearing or informative meeting, presenting at a Council or BoS meeting at the start of the 30 days is appropriate
 - Consider comments and incorporate as needed

7 PRINCIPLES OF ENCAMPMENTS



- Submit a summary confirming treatment of homeless encampments and how will comply with the constitutional rights of persons experiencing homelessness
- Best practices must be consistent with the United States' Interagency Council on Homelessness: "[7 Principles for Addressing Encampments](#)"



SCORING REQUIREMENTS

**30 point
minimum**

**Minimum 1 item per
category**

- Favorable zoning and land use
- Accelerate housing production timeframes
- Reduce construction and development costs
- Provide financial subsidies

- Enhanced scoring**
- Demonstrates policies aligned with Principles
 - Additional points per scoring item



PRELIMINARY SCORING FOR LAKE COUNTY

Category:	Favorable Zoning and Land Use	Acceleration of Housing Production Timeframes	Reduction of Construction and Development Costs	Providing Financial Subsidies	TOTAL
DRAFT Point Total:	12	12	8	10	42



ENHANCED SCORING

Applicants may seek to add enhancement points for any category, up to one time per category

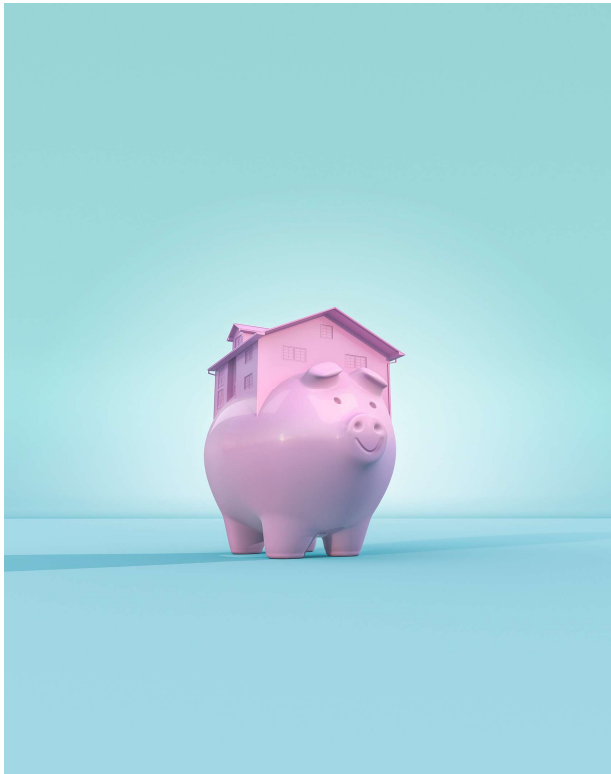
Enhancements range from:

#1. A policy or program representing one element of a unified, multi-faceted strategy to promote multiple planning objectives

TO

#8. Policies that involve meaningful actions towards Affirmatively Furthering Fair Housing

PIP FUND – ELIGIBLE USES



- ❖ The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, or rental housing that is affordable to extremely low-, very low-, low-, and moderate-income households, including necessary operating subsidies.
- ❖ Affordable rental and ownership housing that meets the needs of a growing workforce earning up to 120 percent of area median income, or 150 percent of area median income in high-cost areas.
- ❖ Matching portions of funds placed into local or regional housing trust funds.
- ❖ Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of Section 34176 of the Health and Safety Code
- ❖ Fiscal incentives or matching funds to local agencies that approve new housing for extremely low, very low, low-, and moderate-income households.



Questions & Discussion