

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**

651 Bannon Street
Sacramento, CA 95811

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

February 2025

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 2: Proposed Policy Completion Schedule

Category Number	Concise Written Description of Proposed Policy	Key Milestones and Milestone Dates	Anticipated Completion Date	Notes
1G	<p>As a part of an ongoing effort to support development in areas with lower exposure to pollution, the County will identify at least 15 acres of land suitable for upzoning to Residential Multiple zoning in parts of Bloomington that are outside the upper quartile of CES composite and pollution scores.</p> <p>The County is currently pursuing a technical assessment addressing market demand, infrastructure needs, transportation and urban design policy for unincorporated areas within the Fontana sphere of influence. This includes an assessment for missing middle housing opportunities and increased housing density</p> <p>Additionally, as a part of Housing Element Program 12, a Development Code amendment has been drafted that would add a definition for "Single room occupancy (SRO)," allow SROs as a permitted use in the RM District, and add a new code section with development and operation standards.</p>	<p>Rezoning effort: Site Identification Spring 2026; Analysis Identification Summer 2026; Board Hearing Winter 2026</p> <p>Unincorporated Fontana Housing Study:</p> <p>PROGRAM 12: Public Hearings Winter 2027</p>	<p>Winter 2026</p> <p>End of 2027</p> <p>Winter 2027</p>	
2A	<p>As a part of implementation of Housing Element Program 12, the County is proposing amendments that go beyond state law so that multifamily housing developments can be permitted as an allowed use (by right), without the need for discretionary approval. The Development Code amendment would eliminate requirements for multi-family development projects with 20 or more units to secure Minor Use Permits (MUP) and Conditional Use Permits (CUP), when those developments comply with objective development standards (ODS). Strike-out underline text has been prepared for the</p>	<p>PROGRAM 12: Public Hearings Winter 2027</p>	<p>Winter 2027</p>	

	amendments. Next steps are to complete internal review, public review, and public hearings.			
2H	The County is in the process of reviewing and revising design standards for multi-family housing projects so that they are all objective in nature. This will help remove subjectivity and add certainty to the development process.	Housing Element Program 12	Winter 2027	
2I	The County is in the process of establishing a one-stop-shop for permitting applications with all County departments. This is estimated to be active in summer 2027.	Initiated January 2025	Summer 2027	
3I	The County is pursuing sewer expansion plans and implementation in the Bloomington Community Planning Area that will provide capacity for over 1,000 new units.	Construction targeted to begin: 11/4/2025 Construction estimated completion date: 12/31/2026	End of 2026	

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 or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
1G	<p>As a part of an ongoing effort to support development in areas with lower exposure to pollution, the County will identify at least 15 acres of land suitable for upzoning to Residential Multiple zoning in parts of Bloomington that are outside the upper quartile of CES composite and pollution scores.</p> <p>The County is currently pursuing a technical assessment addressing market demand, infrastructure needs, transportation and urban design policy for unincorporated areas within the Fontana sphere of influence. This includes an assessment for missing middle housing opportunities and increased housing density</p> <p>Additionally, as a part of Housing Element Program 12, a Development Code amendment has been drafted that would add a definition for single room occupancy (SRO), allow SROs as a permitted use in the RM District, and add a new code section with development and operation standards.</p>	Proposed	Housing Element Programs 12 and 25	<p>https://countywideplan.sbccounty.gov/wp-content/uploads/sites/125/2021/02/CWP_PolicyPlan_HousingElement_2021-2029_Adopted.pdf</p> <p>Board Item: https://sanbernardino.legistar.com/View.ashx?M=F&ID=13808473&GUID=96F2DD44-8545-4C6D-AF1C-8CD39B3EB573</p>	2	6	1	3
1L	Housing Element Program 4, Short Term Rentals, consists of a study and implementation strategy to increase availability for long term rentals by regulating the use of private homes and ADUs as short term rentals in the County's mountain and desert regions. This program is not listed in category 1(A)-1(K), however	Enacted	Housing Element Program 4; Technical Memorandum on Short Term Housing	<p>San Bernardino Countywide Plan</p> <p>https://lus.sbccounty.gov/wp-content/uploads/sites/48/Planning/SBC-</p>	1	1	2	3

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
	it supports expands availability of long term rentals, particularly for local employees and lower income residents.			STR-TechMemo-May2024-Final.pdf				
2A	As a part of implementation of Housing Element Program 12, the County is proposing amendments that go beyond state law so that multifamily housing developments can be permitted as an allowed use (by right), without the need for discretionary approval. The Development Code amendment would eliminate requirements for multifamily development projects with 20 or more units to secure Minor Use Permits (MUP) and Conditional Use Permits (CUP), when those developments comply with objective development standards (ODS). Strike-out underline text has been prepared for the amendments. Next steps are to complete internal review, public review, and public hearings.	Proposed	Housing Element Program 12 Housing Element Program 14	https://countywideplan.sbccounty.gov/wp-content/uploads/sites/125/2021/02/CWP_PolicyPlan_HousingElement_2021-2029_Adopted.pdf	3	1	2	5
2B	Housing Element Program 13 includes preparation of several technical studies (biological resources, cultural resources, hazards, and hydrology) in key development areas. Suitable areas such as Mentone, unincorporated Fontana and unincorporated Victorville were evaluated through the technical studies associated with the Countywide Plan EIR.	Enacted	Housing Element Program 13	https://countywideplan.sbccounty.gov/wp-content/uploads/sites/125/2021/02/CWP_PolicyPlan_HousingElement_2021-2029_Adopted.pdf Countywide EIR: https://countywideplan.sbccounty.gov/resources/document-download/	2	6	1	3
2F	Housing Element Program 26 includes efforts to implement incentives for housing	Enacted	Housing Element Program 26	https://countywideplan.sbccounty.gov/wp-	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 or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
	units that are exclusively affordable and for housing developments reserve at least 20 percent of units for extremely low-income households and efforts to streamline projects with extremely low-income households. For example, in 2024 the County Board approved the Kern Street project in unincorporated Muscoy, which will provide 30 specialized beds for justice-involved individuals experiencing homelessness who have severe mental illness.			content/uploads/sites/125/2021/02/CWP_PolicyPlan_HousingElement_2021-2029_Adocted.pdf Kern Street Project: https://main.sbccounty.gov/2024/05/22/board-of-supervisors-actions-may-21/				
2H	The County is in the process of reviewing and revising design standards for multi-family housing projects so that they are all objective in nature. This will help remove subjectivity and add certainty to the development process.	Proposed	Housing Element and Development Code updates	https://countywideplan.sbccounty.gov/wp-content/uploads/sites/125/2021/02/CWP_PolicyPlan_HousingElement_2021-2029_Adocted.pdf	1			1
2I	The County is in the process of establishing a one-stop-shop for permitting applications with all County departments. This is estimated to be active in summer 2027.	Proposed	Adopted Budget (project "In Design")	https://main.sbccounty.gov/wp-content/uploads/sites/80/2025-26-Adopted-Budget-Book.pdf	1			1
2K	The County has an existing online permitting portal with a standard application process and form. Everything is submitted through Accela online.	Enacted	Active website	https://wp.sbccounty.gov/ezop/permits/	1			1
2L	The County has a documented practice of posting all received applications and progress publicly online.	Enacted	Active Website	https://lus.sbccounty.gov/planning-home/applications-accepted/	1			1
2N	The County has ongoing efforts to streamline the development of housing for persons with disabilities. The County will	Enacted	Housing Element Program 27	https://sanbernardino.legistar.com/LegislationDetail.aspx?ID=66	1	8	1	2

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
	interview developers and service providers to identify effective incentives, processes to streamline, and standards to modify to promote and facilitate the development of housing that helps those with disabilities live and function in a manner that is equitable when compared to those without disabilities. An example of streamlining may include the addition of more objective criteria for the major reasonable accommodation request to avoid referrals to the Planning Commission. An example of incentives may include the potential modification of the County's local density bonus provisions to lower the affordability threshold by a specific percentage when a proposed development will include permanent design features and/or permanent services that benefit those with disabilities. The County will also collaborate with developers and service providers on grant and funding opportunities, offering technical support and/or to serve as a supporting agency on applications for grants or funding. Recent projects assisted or funding include the Kern Street project in unincorporated Muscoy, which will provide 30 specialized beds for justice-involved individuals experiencing homelessness who have severe mental illness and the second phase of Pacific Village on County-owned land, which will include 58 permanent housing units with integrated supportive services through the Department of Behavioral Health (DBH). To further expand housing opportunities, the County is acquiring a parcel in an unincorporated area for		Board approval documents and resolutions.	97714&GUID=82FD7 AFC-769C-475A-B193-B749919BEFD3 https://sanbernardino.legistar.com/LegislationDetail.aspx?ID=7037908&GUID=5603D97F-C184-4351-BFA3-B028AF469B04 https://sanbernardino.legistar.com/LegislationDetail.aspx?ID=7431024&GUID=E171F443-6FB8-49A7-9712-7B6B0111F1E4 https://sanbernardino.legistar.com/LegislationDetail.aspx?ID=7431023&GUID=EF7BB3D0-C62D-4324-BC2E-7CFD5106F096				

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
	affordable housing development with specific accessibility requirements: 5% of units will be designated for mobility-impaired individuals and 3% for those with sensory or visual impairments.							
3B	The County has adopted a set of preapproved plans for ADUs and made them available online.	Enacted	Housing Element Program 3 County website with plans.	https://lus.sbccounty.gov/building-safety-home/ https://lus.sbccounty.gov/wp-content/uploads/sites/48/Updated-ADU-Model-B-CRC.v.6.pdf https://lus.sbccounty.gov/wp-content/uploads/sites/48/Model-C-CRC.v.5.pdf https://lus.sbccounty.gov/wp-content/uploads/sites/48/Model-D-CRC.v.4.pdf	2	2	1	3
3D	Housing Element Program 11 included efforts to expand and expedite the creation of manufactured homes. The County has completed a comprehensive guide, a FAQ document, and a revised application process aimed at significantly reducing processing time and administrative burden. Supporting documentation is available online in both English and Spanish. These efforts were completed in 2025.	Enacted	Housing Element Program 11 Active County website	https://lus.sbccounty.gov/building-safety-home/manufactured-mobilehome-permitting	2	4	1	3

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
3E	<p>The County recently adopted of Resolution No. 2025-230 accepting the San Bernardino Valley Safe Routes to School Plan as complete. The Safe Routes to School Plan designed to make it safer, easier, and more enjoyable for children to walk and bike to school by improving street safety and promoting active transportation.</p> <p>In August 2025, the Board approved purchase and distribution of prepaid gas cards and bus passes for eligible Preschool Services Department families.</p>	Enacted	Safe Routes to School Plan, Board Resolution	<p>https://sanbernardino.legistar.com/LegislationDetail.aspx?ID=7746677&GUID=779D33AB-BD3C-45FB-80F1-D600FE3643B1&Options=ID Text &Search=srts</p> <p>https://sanbernardino.legistar.com/View.aspx?M=F&ID=14580359&GUID=9200DE15-802B-4DB8-807E-A76790F581B1</p>	1			1
3I	<p>The County is pursuing sewer expansion plans and implementation in the Bloomington Community Planning Area that will provide capacity for over 1,000 new units.</p> <p>The County entered into a Memorandum of Understanding with SCAG on 5/15/2025 for \$6.5 million in REAP 2.0 funds for this project.</p>	Proposed	Board Items and Active project webpage.	<p>https://sanbernardino.legistar.com/LegislationDetail.aspx?ID=7293535&GUID=3A1B0CA2-58FA-4EA4-87F8-94B456C98244&Options=ID%7CText%7C&Search=bloomington+sewer</p> <p>https://sanbernardino.legistar.com/View.aspx?M=F&ID=15067956&GUID=4D6EC498-5431-4CF1-8F2C-3F1797472D2C</p> <p>https://specialdistricts.sbcounty.gov/water-</p>	1	3	1	2

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
				sanitation/service-districts/csa-70bl/				
4B	The County has a local Housing Development Grant Fund that was established in 2023. To date, \$40 million dollars of funding have been utilized. The Grant Fund is entirely funded with general funds.	Enacted	Housing Development Fund Guidelines	https://cdh.sbcounty.gov/wp-content/uploads/sites/30/2024/02/Housing-Development-Fund-Guidelines_note.pdf?x63654	2	1	2	4
4C	The County regularly uses funding to provide rental assistance to lower income residents and special needs households that helps preserves affordable units, stabilize households, and preserves affordability for residents in the county. The County uses HOME funds to extend the affordability covenant lengths on affordable units. Specifically, this includes \$750,000 of funding in the 2024 – 2025 fiscal year towards rehabilitation of homeowner housing for 14 low-income homeowners.	Enacted	CAPER Document Consolidated Plan	https://cdh.sbcounty.gov/wp-content/uploads/sites/117/2024-25-CAPER.pdf https://cdh.sbcounty.gov/wp-content/uploads/sites/117/Final-San-Bernardino-Con-Plan-with-Appendices-for-WEBSITE.pdf	2	1	2	4
4G	The County provides local funding to accelerate the production of housing affordable to lower-income households, through Housing Element Program 7. Recent projects that the County has provided financial assistance to includes Bloomington Phase IV (100 affordable units), Rialto Metrolink South Affordable Housing (55 very low and low-income units), Eagle Hesperia (96 affordable senior units) and Liberty Lane Apartments (79 affordable units)	Enacted	Housing Element Program 7 CAPER Document	https://countywideplan.sbcounty.gov/wp-content/uploads/sites/125/2021/02/CWP_PolicyPlan_HousingElement_2021-2029_Adopted.pdf https://cdh.sbcounty.gov/wp-content/uploads/sites/	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 or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
				117/2024-25-CAPER.pdf				
4H	In the past three years, the County has funded affordable housing projects utilizing residual redevelopment funds.	Enacted	CAPER Document	https://cdh.sbcounty.gov/wp-content/uploads/sites/117/2024-25-CAPER.pdf	1			1
4K	The County utilizes PLHA funds to assist in the operation of permanent supportive housing for two Homekey sites, Pacific Village and Allstar. In 2023 the board approved \$14.7 million to expand Pacific Village and increase services from 698 to 726 persons served annually.	Enacted	San Bernardino County Homeless Strategic Action Plan	https://main.sbcounty.gov/wp-content/uploads/sites/80/homeless2home/N2355HomelessStrategicActionPlan_Proof4.pdf	1	1	2	3
4L	The County provides rental assistance to low income households via the TBRA component of the HOME program. This includes an allocated \$2 million for the 2025-2026 fiscal year to assist an estimated 75 low-income households.	Enacted	2025-2030 Consolidated Plan and 2025-2026 Annual Action Plan	https://cdh.sbcounty.gov/wp-content/uploads/sites/117/Final-San-Bernardino-Consolidated-Plan-with-Appendices-for-WEBSITE.pdf	1	1	2	3
4M	The City has provided financial investments to expand temporary housing and emergency shelter capacity to service special needs households. This includes the following completed efforts: The following projects were launched in 2024 to expand the County's temporary housing and emergency shelter capacity. Invested \$4.1M in funding to support the expansion of a residential adult residential facility serving justice-involved homeless	Enacted	San Bernardino County Board of Supervisor Meetings	Expansion in Muscoy Area https://main.sbcounty.gov/2024/05/22/board-of-supervisors-actions-may-21/ City of Fontana https://sanbernardino.legistar.com/ViewReport.ashx?M=R&N=TextL5&GID=742&ID=7	1	1	2	3

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
	<p>individuals in the unincorporated area of Muscoy. This expansion will increase the facility's capacity from 10 to 30 beds, with the project expected to be operational by the end of 2025.</p> <p>Provided \$10M of funding to bring 140 interim housing beds online in the City of Fontana. The Water of Life City Link project provides 20 interim housing units, while The Path offers 60 units and 120 beds, both of which serve homeless individuals and families. Each site operates through the County's Coordinated Entry System to prioritize those with the greatest need.</p> <p>In June 2024, the County Board of Supervisors approved a funding resolution of \$5,000,000 with US Vets for the development of a 30-unit property in the City of San Bernardino that is aimed at providing permanent housing for homeless veterans and chronically homeless households. In November 2025, the Board funded the project. These initiatives significantly boost the County's year-round bed capacity.</p>			<p>5582&GUID=LATES T&Title=Board+Agen da+Item</p> <p>US VETS https://sanbernardino.legistar1.com/sanbernardino/meetings/2024/6/2996_A_Board_of_Supervisors_Regul_ar_Meeting_24-06-11_BOS_Consolidated_Agenda.pdf</p> <p><a href="https://sanbernardino.legistar.com/ViewReport.ashx?M=R&N=TextL5&GID=742&ID=79727&GUID=LATES
T&Title=Board+Agen
da+Item">https://sanbernardino.legistar.com/ViewReport.ashx?M=R&N=TextL5&GID=742&ID=79727&GUID=LATES T&Title=Board+Agen da+Item</p>				

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 Office of Homeless Services (OHS), Public Health, Public Works, Sheriff, Fire Behavioral Health, TAD, DAAS, and local nonprofits, through OHS, coordinate outreach, case management, and service connections to improve safety and support encampment residents with access to housing, health services, and resources.

- 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)
Outreach teams from OHS conduct consistent, Housing First- alignment engagement, offering shelter, housing navigation, case management, and health services to encampment residents well before closure in order to support safe, supported transitions from encampments into housing.

- 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)
Multidisciplinary teams from OHS, Behavioral Health, Public Health, and nonprofit partners provide individualized assessments, connect residents to services, and link them to permanent housing. OHS utilizes the Coordinated Entry system to prioritize needs, match individuals to available housing, and ensure tailored, person-centered 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 OHS outreach teams provide water, food, hygiene supplies, health checks, and safety support while coordinating encampment responses. DPW offers secure storage for personal belongings during cleanups. Case managers connect individuals to services, benefits, and housing navigation in order to create clear pathways to permanent housing.

- **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 Outreach teams communicate low barrier shelter, housing, and service options through consistent, person-centered engagement. Staff use harm reduction and Housing First approaches, focusing on voluntary services and avoiding criminalization while supporting residents' transitions to stable housing.

- **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)

The OHS uses Housing First strategies with low barrier, harm reduction engagement to connect individuals to services, benefits and housing navigation. The County's strategy signs federal, state, and local programs and funding to streamline placements and create coordinated pathways to permanent housing.

- **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)

OHS prevents encampment reoccurrence by securing appropriate housing placements for individuals exiting encampment sites. ERF funding supports some post-closure improvements as DPW and partners enhance safety, lighting, and accessibility, maintaining inclusive spaces and reducing the likelihood of future encampments.

Certification and Authorization:

Signature of Authorized Representative

Date