

Proposing Application Including Appendix 3

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 Appendix 1 for the Formal Resolution for the Prohousing Designation Program (New 04/21) form.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If applicable, the Proposed Policy Completion Schedule is completed. (See Appendix 2 .)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Project Proposal Scoring Sheet is completed. (See Appendix 3 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 Appendix 5)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Application Information

Applicant (Jurisdiction):	City of Eureka
Applicant Mailing Address:	531 K Street
City:	Eureka
ZIP Code:	95501
Website:	eurekaca.gov
Authorized Representative Name	Miles Slattery
Authorized Representative Title:	City Manager
Phone:	707-441-4184
Email:	msslattery@eurekaca.gov
Contact Person Name:	Lisa Savage
Contact Person Title:	Senior Planner
Phone:	707-441-4186
Email:	lsavage@eurekaca.gov
Proposed Total Score (Based on Appendix 3):	39

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CERTIFICATION AND ACKNOWLEDGMENT

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

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

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

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

Signature: _____

Name and Title: Miles Slattery, City Manager

Date: March 24, 2023

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Legislative Information

District	Number	Legislator's Name
Federal Congressional District	2	Jared Huffman
State Assembly District	2	Jim Wood
State Senate District	2	Mike McGuire

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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, on or before the relevant statutory deadlines, any rezone program or zoning that is necessary to remain in compliance with Government Code section 65583, subdivision (c)(1).	<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, Housing Element Law; "No Net Loss" Law (Gov. Code, § 65863); the Housing Accountability Act (Gov. Code, § 65589.5); State Density Bonus Law (Gov. Code, § 65915 et seq.); 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); the Housing Crisis Act of 2019 (Stats. 2019, ch. 654); and antidiscrimination law (Gov. Code, § 65008).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has duly adopted and certified 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"/>

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Appendix 2: Proposed Policy Completion Schedule

Category Number	Concise Written Description of Proposed Policy	Key Milestones and Milestone Dates	Anticipated Completion Date	Notes
2I	Reduce time for permit approvals of ADUs from 60 days to 45 days.	June 2023 code update	July 2023	
3D	Brochure for Innovative Housing Types	Draft May 2023	June 2023	
4B	Low interest revolving loans for ADUs/JADUs	Draft May 2023	January 2024	

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

Project Proposal Scoring Sheet

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
1B	On each resulting lot of an SB9 subdivision, the City allows one SFR, one JADU, and either one additional SFR or ADU, for a total of 3 units on each resulting lot [CA Govt. Code §66411.7(j)(1) only requires the City to permit 2 units on each resulting lot].	E	Zoning code	EMC 155.204.030 Table 204-2.2, Urban Lot Split Development Standards Note 1	3			3
1F	Residential use parking exemptions, such as no parking required for ADUs, SB9 units, affordable housing, small units, etc. If parking is required, parking ratios start low and provide many reductions and alternatives.	E	Zoning code	EMC 155.324.020 (B) Parking Exemptions 155.324.040 Parking Reductions Infill Incentive Parking (Allowed Deviations) 155.412.060 Table 412-2	2			2
1G	Allows residential uses in all commercial zones (i.e., all	E	Zoning code	EMC 155.208.020 Table 208-1 and EMC 155.212.020 Table 212-1	1	5	1	2

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Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
	commercial zones are mixed-use zones), and in the Hinge Industrial Zone district. Mixed-use zones are location efficient as they are close to public transportation, bike lanes, and pedestrian friendly.			Enhancement Category- Location Efficient Communities Map FTP site				
1H	Comprehensive update of inland zoning code in 2019, modifying development standards/other applicable zoning provisions to promote greater development intensity such as increasing FARs and height limits, eliminating minimum lot width/depth standards, and establishing minimum FARs and bldg. heights in certain mixed-use zones. The code update added an infill incentive permit	E	Zoning code	FTP File Pre-2019 Zoning FTP File Map of Inland Areas Code Development Standards (Refer to table on page 2) Current Development Standards EMC 155.204.030 Tables 204-2, 204-2.1, 204-2.2, and 204-3 EMC Sec. 155.208.030 Table 208-2 Infill Incentive Density Increases (Allowed Deviations) 155.412.060 Table 412-2	1			1

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Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
	<p>process to allow additional density increases.</p> <p>Note: Only 2% of the City's total amount of housing is located in the Coastal Zone.</p>							
1J	<p>The 2019 comprehensive update to the inland zoning code removed open space requirements in all zones and added residential subdivision alternatives including small lot subdivisions and conservation subdivisions.</p> <p>Conservation subdivisions allow for net gain in housing while protecting habitat (allow higher density on one portion of land in exchange for preserving the remainder as contiguous open space).</p>	E	Zoning code	<p>FTP File Pre-2019 Zoning Code Open Space Requirements File;</p> <p>Link to present Code Development Standards EMC Tables 204-2, 204.3</p> <p>and Table 208-2</p> <p>EMC 155.332.020 Small Lot Subdivisions</p> <p>EMC 155.332.040- Conservation Subdivisions</p>	1	6	1	2

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Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
2A	Ministerial approval for all housing in R1 (single-family) Zones and SF homes and ADUs in R2, R3 and Mixed-Use Zones, except in limited cases where Design Review is required in Pedestrian Focused Frontage (PFF) areas for external modifications to bldg. facades, and Historic Preservation Review is required for properties listed on the City of Eureka's Local Register of Historic Places.	E	Zoning code	EMC 155-204.020 Table 204-1 , Table 208-1 Figure 208-4 Map of PFF Area	3			3
2C	When discretionary review is required, the City streamlines housing development at the project level by utilizing CEQA categorical exemptions whenever	E	Staff reports	FTP File- Resolutions and NOEs using CEQA Exemptions Folder	2			2

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	possible (e.g., the City is largely built-out so the Class 32 infill exemption often applies).							
2D	Ministerial approvals for housing take less than 4 months.	E	City Policy	Link to Building Plan Turn Around Time Policy	2			2
2E	Multi-family housing is principally permitted (no use permit) in the City's multi-family zones and all commercial (i.e., mixed use) zones except for the Hospital Medical zone. Multi-family housing approval is ministerial except where Design Review or Historic Preservation Review is required. No Design Review required for adaptive reuse of existing space (i.e., conversion of existing bldg. to housing or division of existing	E	Zoning code	EMC 155-204.020 Table 204-1 , 155.208.020 Table 208-1 EMC 155.412.040(C)	2	5	1	3

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Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
	<p>residential unit into 2 or more units).</p> <p>High-density development allowed in areas of Location Efficient Communities (Mixed-use zoning districts in Downtown/Old Town/West Side). These areas provide a wide variety of apartments/housing types.</p>			<p>FTP File- Location Efficient Communities Map</p>				
2F	<p>When projects require multiple permit applications, the permit processing is streamlined by requiring action by the highest hearing body. This allows consolidation of noticing and hearing processes. Also when Historic Preservation Review and Design Review are required for a project, they can both be acted upon concurrently by the</p>	E	Zoning code	<p>EMC 155.408.050 (B)</p> <p>EMC 155.404.070</p>	1			1

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Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
	Historic Preservation Commission.							
2G	Replacement of subjective development and design standards with objective development and design standards.	E	Zoning code	FTP File Old Code DR Subjective Standards EMC 155.312- Design Standards (Objective)	1			1
2I	Reduction of plan check times from 60 days to 45 days for ADUs as part of annual zoning code update.	P	Zoning code		1			1
2J	One standardized application for Building Permits and one for Planning Projects.	E	City Website	Link to Planning Application Link to Building Application	1			1
3A	Impact fees waived for all ADU impact fees, including ADU's greater than 750 sq. ft.	E	Memo	[Note to Council: Updated memo will be added prior to submittal to HCD]	3			3
3B	Dedicated ADU/JADU staff person	E	City Website	Link to dedicated staff person on website will be added prior to HCD submittal.	2			2

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Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
3C	<p>Fee for Reasonable Accommodation Request waived by City Council (Page 26- Ministerial Actions Section)</p> <p>Fee for Historic Preservation Review for alterations (including new construction) waived by City Council (page 28)</p>	E	City Fee Schedule	Link to Fee Schedule 2022-2023	1			1
3D	<p>Promoting innovative housing types- any residence can be a manufactured home and tiny houses on wheels are allowed as accessory dwelling units.</p> <p>The City is also amended the building code to allow efficiency units as small as 150 sq. ft.</p> <p>Developing Promotional Brochure</p>	P	Zoning Code, Promotional Brochure	EMC 155.304.080-Manufactured Housing, EMC 155.304.130 Tiny House on Wheels	1			1

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Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
	for Innovative Housing Types							
3E	<p>Apply for grants and programs for pedestrian friendly streets, multi-modal trails, bike lanes, and related infrastructure</p> <p>Provide a unified, multi-faceted approach to encourage the use of a variety of forms of transportation, including, but not limited to: bus passes for City employees, bus passes for tenants in exchange for parking reduction, scooter share program, bike lanes, multi-modal trails</p>	E	City Grants	<p>Link to FTP Site- Multi-Modal Transportation File (Includes Employee Bus Pass Program)</p> <p>EMC 155.324.040(C)(2) Parking Reduction for Bus Passes</p>	1	1	2	3
4B	City program for Low interest loans for ADUs/JADUs	P			2			2

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 or income category.	3
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones.	3
1C	Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total or income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above.	2
1D	Density bonus programs which exceed statutory requirements by 10 percent or more.	2
1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit law (e.g., permitting more than one ADU or JADU per single-family lot). These policies shall be separate from any qualifying policies under Category (1)(B) above.	2
1F	Reducing or eliminating parking requirements for residential development as authorized by Government Code sections 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Government Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Government Code section 65915, subdivision (p).	2
1G	Zoning 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
1H	Modification of development standards and other applicable zoning provisions 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

1I	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
1J	Demonstrating other zoning and land use actions 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 a variety of housing types, including single-family and multifamily housing.	3
2B	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 (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 permit processes that take less than four months. Policies under this Category (2)(D) 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	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
2G	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

2H	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
2I	Priority permit processing or reduced plan check times for ADUs/JADUs, multifamily housing, or homes affordable to lower- or moderate-income households.	1
2J	Establishment of a standardized application form for all entitlement applications.	1
2K	Practice of publicly posting status updates on project permit approvals on the Internet.	1
2L	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 (2)(L).	1
2M	Demonstration of other actions, not listed above, 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.	3
3B	Adoption of ordinances or implementation of other mechanisms 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) above, including fee deferrals and reduced fees for housing for persons with special needs.	1
3D	Promoting innovative housing types (e.g., manufactured homes, recreational vehicles, park models) 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	Demonstration of other actions, not listed above, that quantifiably reduce construction or development costs.	1

Project Proposal
Category 4: Providing Financial Subsidies

Category	Prohousing Policy Description	Points
4A	Establishment of local housing trust funds or collaboration on a regional housing trust fund.	2
4B	Provide grants or low-interest loans for ADU/JADU construction affordable to lower- and moderate-income households.	2
4C	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	2

	donations, land sales with significant write-downs, or below-market land leases.	
4D	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
4E	Directed residual redevelopment funds to affordable housing.	1
4F	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source.	1
4G	Prioritization of local general funds for affordable housing.	1
4H	Demonstration of other actions, not listed above, that quantifiably promote, develop, or leverage financial resources for housing.	1

**Project Proposal
Enhancement Factors**

The Department shall utilize enhancement factors to increase the point scores of Prohousing Policies. Each Prohousing Policy will receive extra points for enhancement factors in accordance with the chart below.

Category	Prohousing Policy Description	Points
1	Policy that represents one element of a unified, multi-faceted strategy to promote multiple planning objectives, such as efficient land use, access to public transportation, affordable housing, 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) to improve 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 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 high-density 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 that increase housing choices and affordability 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 pursuant to Government Code section 8899.50, including, but not limited to, outreach campaigns, updated zoning codes, and expanded access to financing support.	1