



Housing Element Annual Progress Reports Prohousing Designation & Incentive Program

Housing Acceleration Program – Technical Assistance
January 14, 2026

Agenda



Welcome



Annual Progress Report Overview and Updates



Prohousing Designation and Incentive Program



Technical Assistance and Office Hours



Discussion and Q&A

2025 Housing Element Annual Progress Report (APR)

Department of Housing and Community Development (HCD)

Presenters:

- Kevan Rolfness, *Housing Data Specialist*
- Isaac O'Connell, *Housing Data Specialist*





APR Webinar Contents

- Overview & Timeline
- Updates to 2025 APR
- Submitting your APR
- Revising APRs & Accessing APR Data
- Q&A w/ Form Walkthrough (10 mins)



Overview & Timeline

- **Gov. Code § 65400:** Each jurisdiction required to prepare APR using form and definitions adopted by HCD
- **2025 APR Reporting Timeline:**
 - **Jan. 2, 2026** – HCD begins accepting submissions of 2025 APRs
 - **Jan. 28** – SANDAG hosts APR Office Hours (11:00–11:30 a.m.)
 - **Jan. 30** – **HCD hosts APR Office Hours (1:30-3:00pm)**
 - **Feb. 11** – SANDAG hosts APR Office Hours (11:00–11:30 a.m.)
 - **Feb. 25** – SANDAG hosts APR Office Hours (11:00–11:30 a.m.)
 - **Feb. 27** – **HCD APR Office Hours (1:30-3:00pm)**
 - **Mar. 11** – SANDAG hosts APR Office Hours (11:00–11:30 a.m.)
 - **Mar. 25** – SANDAG hosts APR Office Hours (11:00–11:30 a.m.)
 - **Mar. 27** – **HCD APR Office Hours (1:30-3:00pm)**
 - **Apr. 1** – **Statutory deadline for all jurisdictions to submit 2025 APR**



Updates to 2025 APR Form

- Historic Designations (AB 2580)
- Opportunity Area Tracking (AB 2667)
- Enhanced Housing Element Program Reporting
- Expanded income categories (AB 3093)



Historic Designations (AB 2580)

- Reporting on new historic designations in your jurisdiction

Table L [New Table]

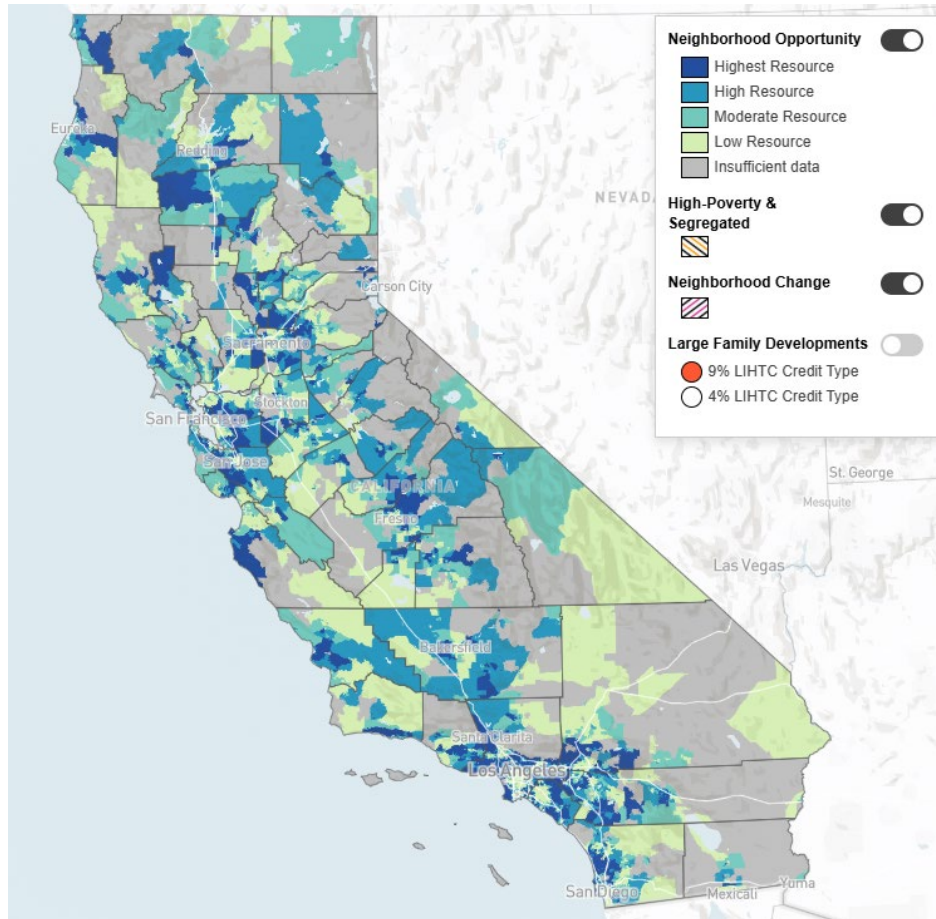
Tables A & A2 [New Field]

Table L							
Historical Resources							
Parcel Identifier		Designation				Size	Notes
1		2				3	4
APN	Street Address/Intersection	Date of Designation	Designation Level	Historic Site Period	Areas of Significance	Parcel Size (in acres)	Notes

Historic Sites
14
Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?



Opportunity Area Tracking (AB 2667)



- Requires data on Opportunity Area designations of each housing project reported in APR
- **NO additional work needed from jurisdictions for this reporting**
 - HCD internal system will track this data, report it on APR dashboard

CTCAC/HCD Opportunity Area Maps



Enhanced Housing Element Program Reporting

Table D updated to collect more clear data on housing element program implementation:

Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents

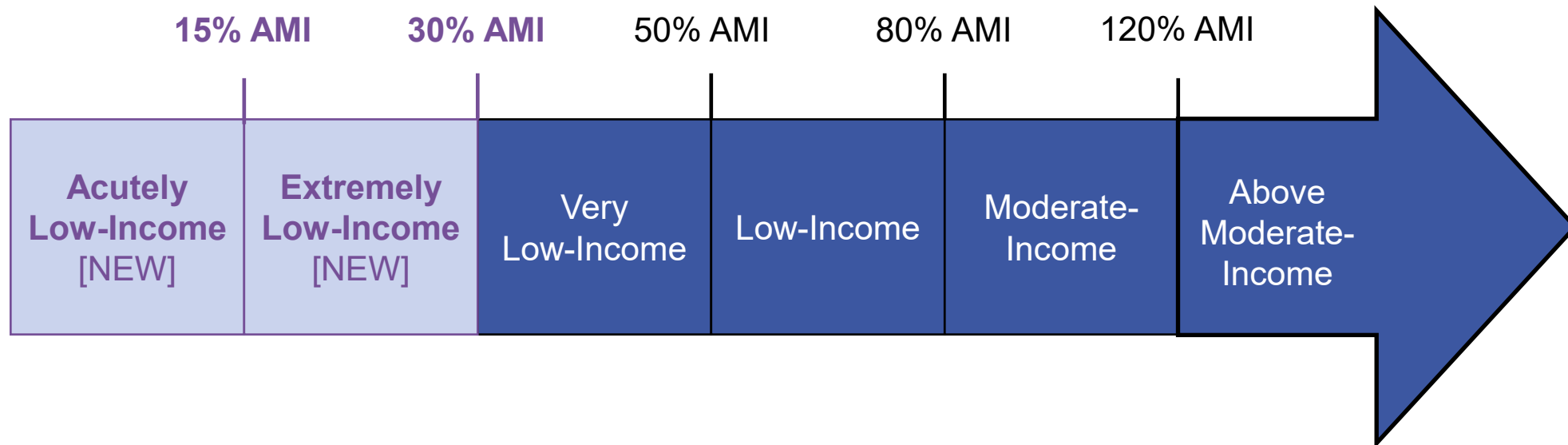
5
Status of Program Implementation
Not Yet Started
In Progress
Continuous
Completed

7
Quantified Outcomes: Category
Units
Households
Persons
Meetings
Other



Expanded income categories (AB 3093)

Unit affordability levels:



- RHNA Implications (Table B)
 - ALI/ELI units will count towards VLI RHNA targets
- Resources: [Income Limits by County](#), Affordability Calculator on [APR Website](#)



Example: Table B w/ New Income Categories

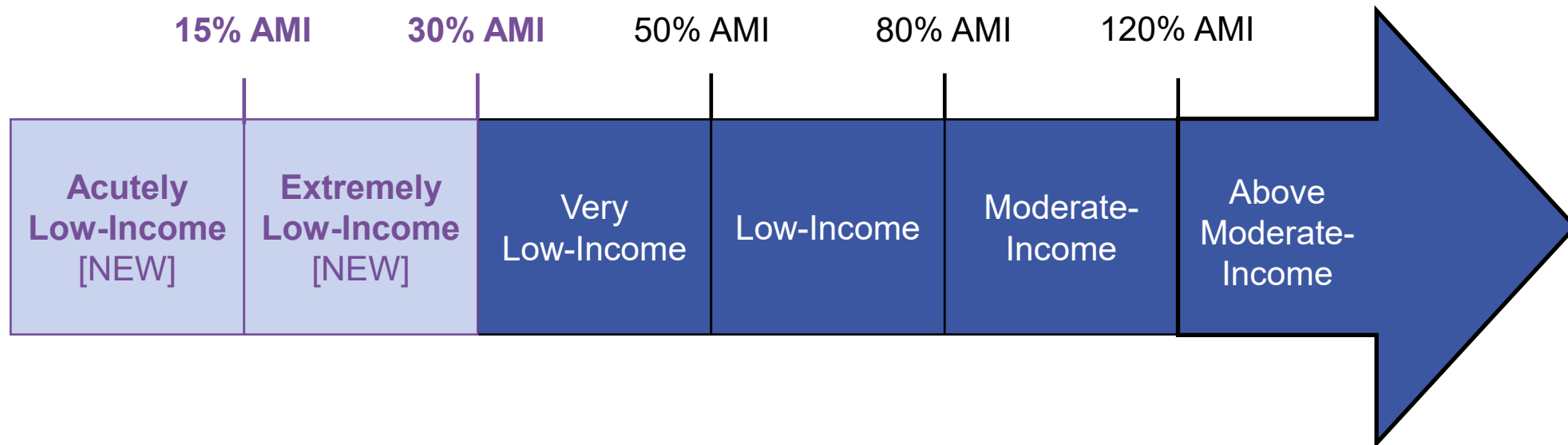
Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2020-04/29/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted			-	-	-	-	10	-	-	-	-	10	
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	
Extremely Low	Deed Restricted		-	-	-	-	-	10	-	-	-	-	10	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Very Low	Deed Restricted	481	-	-	-	-	-	10	-	-	-	-	30	451
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	414	-	-	-	-	-	-	-	-	-	-	243	171
	Non-Deed Restricted		113	4	4	26	96	-	-	-	-	-	-	
Moderate	Deed Restricted	518	-	-	-	-	-	-	-	-	-	-	109	409
	Non-Deed Restricted		3	9	35	33	29	-	-	-	-	-	-	
Above Moderate		1,867	30	13	32	80	85	-	-	-	-	-	240	1,627
Total RHNA		3,280												
Total Units			146	26	71	139	210	30	-	-	-	-	622	2,658



Expanded income categories (AB 3093)

Unit affordability levels:



- RHNA Implications (Table B)
 - ALI/ELI units will count towards VLI RHNA targets
- Resources: [Income Limits by County](#), Affordability Calculator on [APR Website](#)



Reporting Non-Deed Restricted Affordable Units

- Moderate-income or below → Fill out **Field 18**
- **Best Data to use for Field 18:**
 1. Listed Rent or Sales price
 2. Estimated Rent or Sales price reported by developer
 3. Estimated Rent or Sales price based on listed prices of comparable units
 4. Wider regional study of unit type affordability, published in last 2 years
 - If *none* of 4 data types exist, report units as Above Moderate-income

Housing without
Financial Assistance
or Deed Restrictions

18

For units affordable
without financial
assistance or deed
restrictions, explain
how the locality
determined the units
were affordable
(see instructions)

Affordability determined by
using HCD Affordability
Calculator w/ data collected
from survey during permitting
process (700 sq. ft., studio,
\$1,001-\$1,500 approx. monthly
rent)



Questions now for HCD?

Ask using the Zoom Q&A feature!

Questions Later?

Email us at apr@hcd.ca.gov



Submitting your APR (HCD Connect)

- [HCD Connect Login / Account Creation](#)
- [HCD Connect Help | California Department of Housing and Community Development](#)



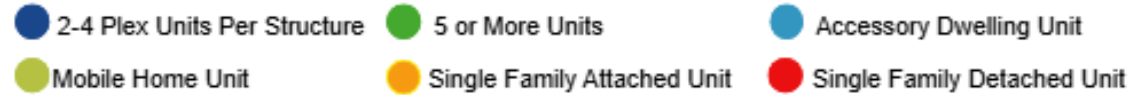
Revising prior APRs

- Revised APRs for 2018 through 2024 are accepted
- Must be submitted via email to apr@hcd.ca.gov
- Must use current version of the form
- Please anticipate longer processing times, particularly around April 1 deadline

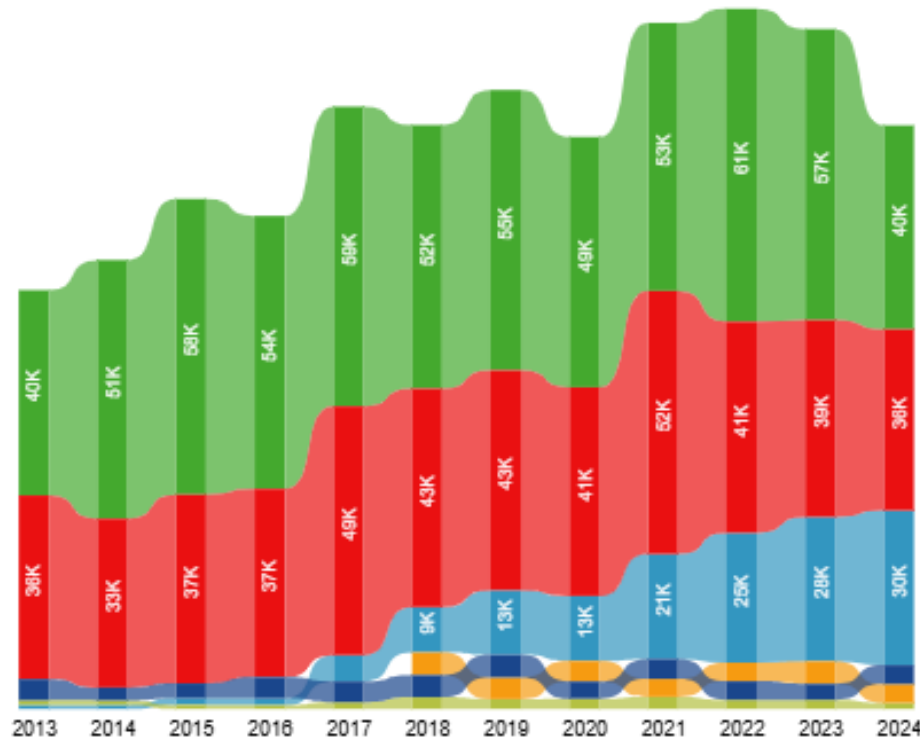


Accessing APR Data - Dashboard

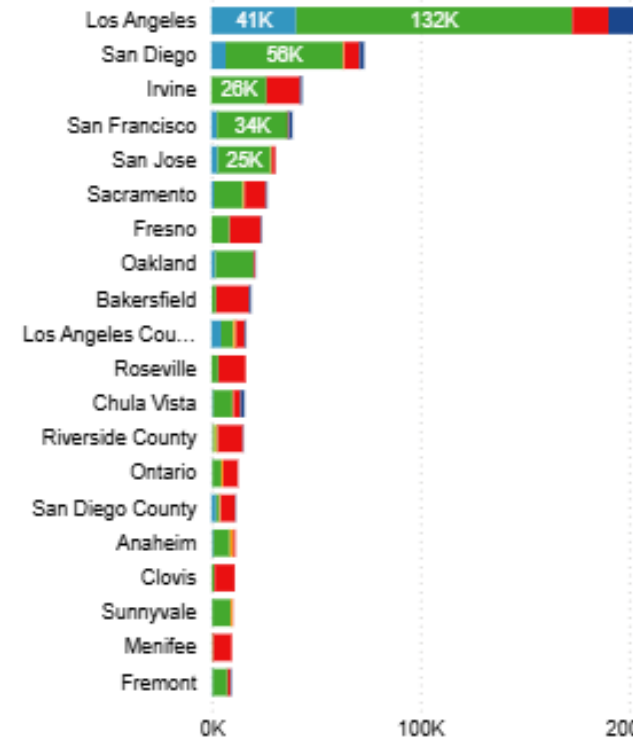
Construction: Structure Type



Units Permitted by Structure Type



Units Permitted by Structure Type by Jurisdiction





Accessing APR Data – Open Data Portal

The screenshot shows the homepage of the California Open Data Portal. The header is a dark blue bar with "Log in" and "Contact" links on the right. Below this is a teal banner with the "CA" logo (a white star and elephant) and the text "CALIFORNIA OPEN DATA PORTAL". A navigation menu follows with links: "FIRE DATA", "DATASETS", "ORGANIZATIONS", "TOPICS", "STATE PORTALS", "DOCUMENTATION", "PORTAL METRICS", "CA STATE GEOPORTAL", and "ABOUT". The main content area has a background image of a city skyline at sunset. It features the title "California Open Data" in large white font, followed by the tagline "We believe in the power of unlocking government data". A search bar is present with the placeholder text "E.g. environment" and a magnifying glass icon. At the bottom, there are three small white circles on a dark bar, with the middle one being filled.

Log in Contact

CA CALIFORNIA
OPEN DATA PORTAL

FIRE DATA DATASETS ORGANIZATIONS TOPICS STATE PORTALS DOCUMENTATION PORTAL METRICS

CA STATE GEOPORTAL ABOUT

California Open Data

We believe in the power of unlocking government data

E.g. environment



Accessing APR Data – Download

Housing Element Annual Progress Report (APR) Data by Jurisdiction and Year

Government Code section 65400 requires that each city, county, or city and county, including charter cities, prepare an annual progress report (APR) on the status of the housing element of its general plan and progress in its implementation. This dataset includes information reported to the Department of Housing and Community Development (HCD) by local jurisdictions on their APR form. Additional information about annual progress reports (APR), including the form, instructions, and definition can be found on HCD's website here: <https://www.hcd.ca.gov/planning-and-community-development/annual-progress-reports>.

Data and Resources



APR Table A 🔥

Download



APR Table A Data Dictionary 🔥

Download



APR Table A2 🔥

Download



APR Table A2 Data Dictionary 🔥

Download



Questions now for HCD?

Ask using the Zoom Q&A feature!

Questions Later?

Email us at apr@hcd.ca.gov

California Department of Housing and
Community Development



Prohousing Workshop

Presented to the San Diego Association of Governments

By Thomas Brown, Abby Marich, & Samantha Mandel

1/14/2026

Prohousing Designation Program (PDP)

Created by the Legislature through the 2019-2020 Budget Act, PDP seeks to:

1

Increase housing opportunities throughout California and address the housing crisis

2

Provide Incentives to “Prohousing” jurisdictions

3

Offer flexibility in achieving Designation (many pathways to scoring)

4

Over-the-counter process & in-house technical assistance





WHY BE PROHOUSING?

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](#)
- [Local Partnership Program](#)
- [Transit and Intercity Capital Program](#)
- [Prohousing Incentive Program](#)

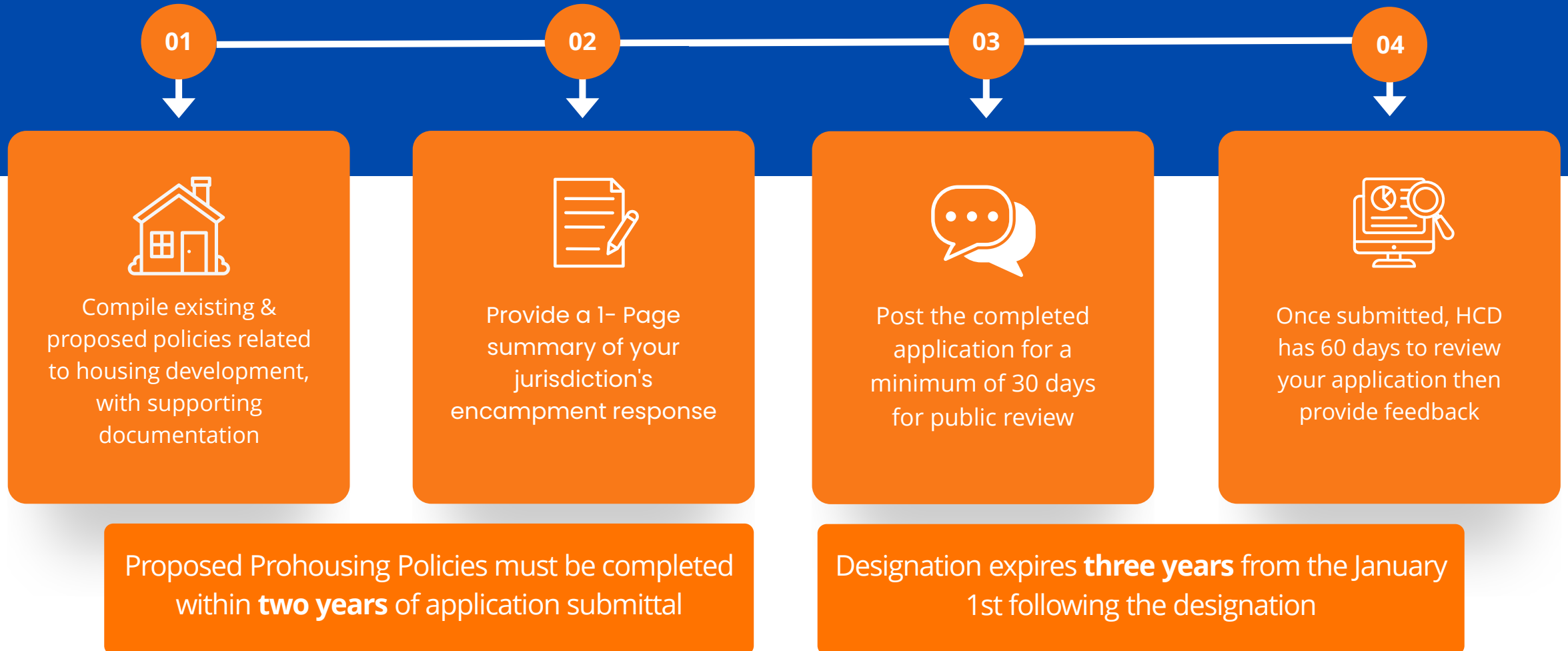


Prohousing Designated Jurisdictions

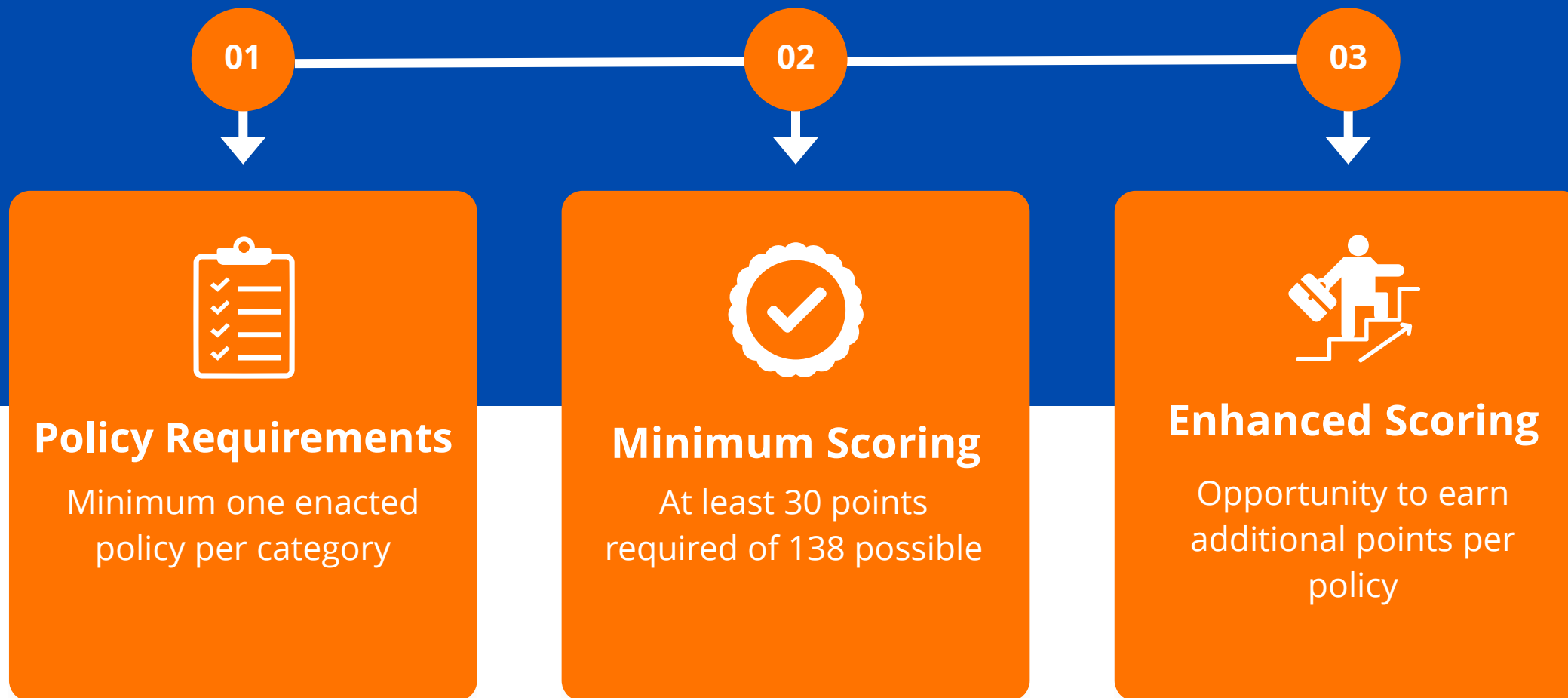
1. City of Adelanto
2. City of Alameda
3. City of Berkeley
4. City of Brea
5. City of Bishop
6. City of Campbell
7. City of Chula Vista
8. City of Crescent City
9. City of El Cerrito
10. City of Emeryville
11. City of Eureka
12. City of Fairfield
13. City of Hayward
14. City of Healdsburg
15. City of Indio
16. City of Lancaster
17. City of Long Beach
18. City of Los Altos
19. City of Los Angeles
20. Los Angeles County
21. Town of Moraga
22. City of Moreno Valley
23. City of Mountain View
24. City of Napa
25. City of Needles
26. Nevada County
27. City of Petaluma
28. City of Pinole
29. Placer County
30. City of Rancho Cordova
31. City of Rancho Cucamonga
32. City of Redwood City
33. City of Richmond
34. City of Riverside
35. City of Rohnert Park
36. City of Roseville
37. City of Sacramento
38. County of Sacramento
39. City of Salinas
40. San Diego County
41. City and County of San Francisco
42. City of San Leandro
43. City of San Luis Obispo
44. County of San Luis Obispo
45. City of Santa Ana
46. City of Santa Cruz
47. City of Santa Monica
48. City of Santa Rosa
49. Sonoma County
50. City of South Lake Tahoe
51. City of South San Francisco
52. City of Stockton
53. City of Sunnyvale
54. Tulare County
55. Tuolumne County
56. City of Ukiah
57. City of Walnut Creek
58. City of West Hollywood
59. Town of Windsor
60. City of Woodland
61. County of Yuba

(as of January 2026)

APPLICATION PROCESS



SCORING PROCESS



THRESHOLD REQUIREMENTS

**Compliant housing element and
annual progress reports**

**All rezones complete- per Gov
Code 65583 (c)(1)**

**Current on all Housing Element
commitments**

**Compliance with all relevant
housing laws, including no active
HAU violations**

Signed Formal Resolution

Diligent Public Participation

**Compliance with 7 Principles for
Addressing Encampments**

APPENDIX 3 CATEGORIES

**Favorable Zoning and
Land Use**

**Acceleration of Housing
Production Timeframes**

**Reduction of Constructions
and Development Costs**

**Providing Financial
Subsidies**

Enhancement Points

PROHOUSING INCENTIVE PROGRAM





PIP OVERVIEW

**Designed to reward Prohousing
Designated local governments with
funding to support housing policies and
programs**

**Eligible uses: predevelopment and
development of affordable housing,
homeownership opportunities, assisting
persons experiencing or at risk of
homelessness, accessibility modifications**

**Jurisdictions that have not received PIP
funding in the past will be prioritized in
future rounds**

**On September 30, 2025, PIP Round 3
awarded over \$10.5 million to 10
jurisdictions**



A map of California with a thick blue outline. Six colored dots are placed on the map: a white dot with an orange outline in the north; an orange dot in the north-central region; a blue dot in the central region; an orange dot in the south-central region; a blue dot in the south; and another orange dot in the east-central region. Lines connect these dots to labels in orange and blue boxes. The orange boxes are for 'North State/ Sierra Nevada', 'Bay Area', 'Central Coast', and 'San Joaquin Valley'. The blue boxes are for 'Sacramento Area' and 'Southern California'.

North State/ Sierra Nevada

Alpine, Butte, Calaveras, Colusa, Del Norte, Glenn, Humboldt, Inyo, Lake, Lassen, Mariposa, Mendocino, Modoc, Mono, Nevada, Plumas, Shasta, Sierra, Siskiyou, Tehama, Trinity, Tuolumne

Bay Area

Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma

Sacramento Area

Amador, El Dorado, Placer, Sacramento, Sutter, Yolo, Yuba

Central Coast

Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz

San Joaquin Valley

Fresno, Kern, Kings, Madera, Merced, San Joaquin, Stanislaus, Tulare

Southern California

Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego

PIP PROJECT EXAMPLES

CITY OF EMERYVILLE

Accessibility modifications in individual homes and the common areas of multiunit buildings to address the needs of disabled and senior residents.

CITY OF CITRUS HEIGHTS

Partnership with Habitat for Humanity to design, develop, and construct 26 for-sale single-family units for very low- and low-income families.

CITY OF STOCKTON

Adaptive reuse of a former medical office into 33 affordable units serving mental health consumers experiencing or at risk of homelessness.

CITY OF SANTA MONICA

Preventing homelessness through short-term rental assistance for vulnerable renters.

CITY OF UKIAH

Predevelopment costs for 30 housing units affordable to low- and moderate-income households.

PIP PROJECT EXAMPLES

CITY OF SAN DIEGO

Created 62 affordable rental units for households earning $\leq 30\%$ AMI, prioritizing people experiencing homelessness, veterans, and transition-age youth. Funding sources included PIP, \$921,281 in HOME-ARP funds, and a \$16.85M State Home key award, with the San Diego Housing Commission committing 62 federal housing vouchers (including 15 VASH vouchers). Rehabilitation began in May 2024 with completion in August 2025 and lease-up by November 2025.

COUNTY OF SAN DIEGO

\$2.4 million in PIP Round 1 funds to support the Brookview Senior Villas project in Fallbrook, a 61-unit affordable housing development for low-income seniors. Of these, 12 units are reserved at 20% AMI for formerly homeless seniors with serious mental illness, while the remaining units are split between 30% and 40% AMI. Construction financing anticipated by the end of 2025 and operations beginning in 2027.

INFORMATION SOURCES



Technical Assistance is provided through HCD's email inboxes



Subscribe to HCD's [Email Signup](#) to be notified of any program updates



Frequently Asked Questions available [HERE](#)



Get in Touch

Thank you for your time, and we look forward to assisting you in developing your jurisdiction's future applications!



[PDP Website](#)



prohousingpolicies@hcd.ca.gov
prohousingincentive@hcd.ca.gov
Thomas.Brown@hcd.ca.gov



Technical Assistance and Office Hours

APR Submission

- Submit APR's to SANDAG and HCD by April 1, 2026
- SANDAG's APR Data Dashboard offers a regional snapshot of APR submissions and housing progress
- Submit to housing@sandag.org.



[Housing Policy and Planning Tool](#) / Annual Progress Report Housing Data Explorer

What is an Annual Progress Report?

This report provides an overview of housing permitting trends based on Annual Progress Report (APR) data from the California Department of Housing & Community Development (HCD). APR's are submitted each year by jurisdictions and help track status and progress in implementing their housing elements. For more information on APR's, see HCD's website [here](#).

2024 Regionwide Highlights

- **Total Units Permitted:** 14,947 housing units were permitted across the San Diego region in 2024.
- **Income Category Trends:** 80% of units were permitted for above moderate-income households, compared to 8% for moderate-income households, 7% for low-income households, and 5% for very low-income households.
- **Multifamily vs. Single-Family:** 60% of permitted units were multifamily, 13% were single-family attached and detached combined, and 27% were accessory dwelling units (ADU).
- **Density Bonus:** 17% of permitted units were part of projects approved subject to State Density Bonus Law.
- **Streamlining:** 21 housing units were issued permits through SB 9, resulting in 15 new duplex units and 7 lot splits (0.1% of all permitted units in 2024; no permits were issued through AB 2011, SB 6, or SB 423).

Technical Assistance and Office Hours

- SANDAG & HCD hosting office hours sessions between Jan. 28 and Mar. 27.
- No Net Loss Resources available through SANDAG HAP TA
- Book an Appointment with SANDAG for additional support. Please contact housing@sandag.org.
- For APR support from HCD, contact apr@hcd.ca.gov.
- For Prohousing Application support from HCD, contact prohousingpolicies@hcd.ca.gov.
- For Prohousing Grant Application support from HCD, contact prohousingincentive@hcd.ca.gov.

Office Hours Schedule

SANDAG + HCD

- Wednesday, January 28 – 11:00–11:30 a.m.
- **HCD Session #1 – Friday, January 30, 2026 – 1:30–3:00 p.m.**
- Wednesday, February 11 – 11:00–11:30 a.m.
- Wednesday, February 25 – 11:00–11:30 a.m.
- **HCD Session #2 –Friday, February 27, 2026 – 1:30–3:00 p.m.**
- Wednesday, March 11 – 11:00–11:30 a.m.
- Wednesday, March 25 – 11:00–11:30 a.m.
- **HCD Session #3 – Friday, March 27, 2026 – 1:30–3:00 p.m.**

No Net Loss Resources

- SANDAG HAP TA No Net Loss Resources
 - No Net Loss Tracker, updated 2025.
 - Example of Required Findings for No Net Loss
 - Available on the project website or in the TA Index

No Net Loss Calculator

The No Net Loss Calculator was developed to assist identify if there is surplus capacity in the Housing Element inventory or a deficit, which would indicate a no net loss issue.

Summary Tab

Summary | 1. Sites Inventory | 2. Planned Projects | 3. Development on Other Sites | 4. Rezoned Sites | 5. ADUs

Purpose

This summary tab will identify if there is surplus capacity in the Housing Element inventory or a deficit, which would indicate a no net loss issue. This summary tab autopopulates based on the information entered in the other tabs.

Instructions

1. Enter the RHNA in Row 2. For tracking purposes, combine the very low- and low-income RHNA into the one "Lower" income category (Column B).
2. The remaining rows will autopopulate with information added into the other tabs.

***Tip:** To begin, enter the capacity numbers in the Sites Inventory tab, Planned Projects tab, and ADU tab exactly as it was in the Housing Element. Make sure that the total capacity and the surplus/deficit numbers in Rows 9 and 10 match those identified in the Housing Element. Troubleshoot if they don't match. Once they match, then you can start identifying development activity on these sites.

1. Sites Inventory Tab

Summary | **1. Sites Inventory** | 2. Planned Projects | 3. Development on Other Sites | 4. Rezoned Sites | 5. ADUs

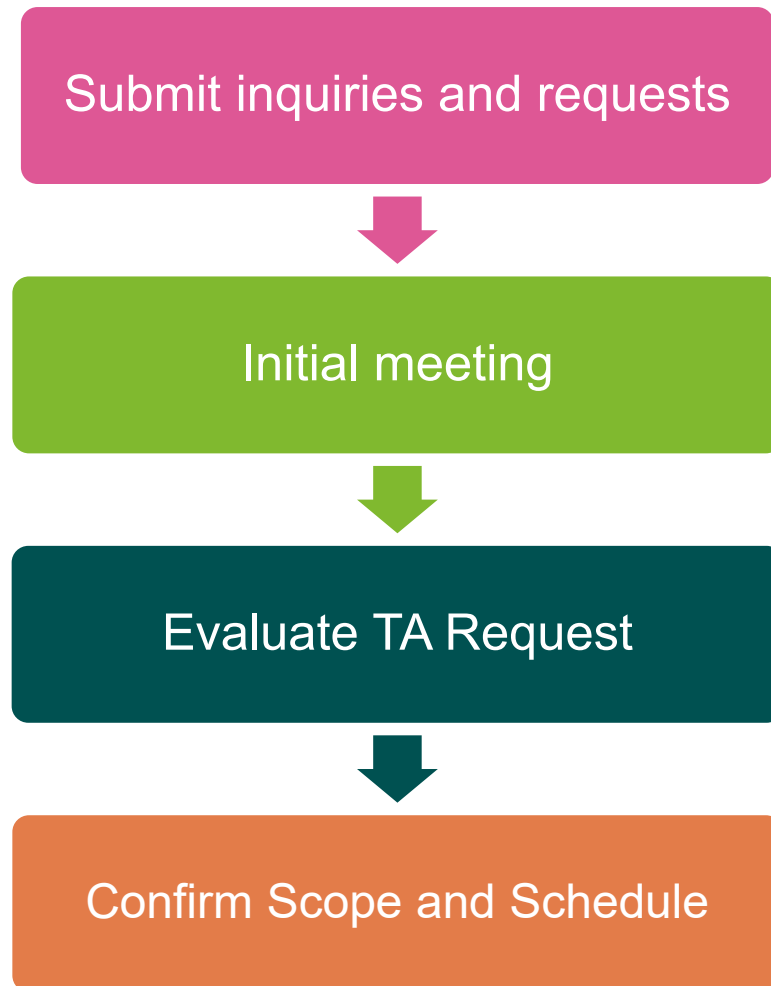
Purpose

This tab is used to track residential development activity on sites included in the Housing Element inventory.

Instructions

1. Add the list of vacant and underutilized parcels in the Housing Element sites inventory.
2. Enter the number of units counted in the Housing Element to columns B-D. Note: Column E (Total Capacity) will autopopulate. Make sure the numbers match those identified in the Housing Element and once input, do not edit columns B-E.
3. Set the Site Status (Column F) to "available" for sites that do not have an approved development.
4. As development projects are approved on Housing Element sites, enter the number of approved housing units in columns G-I (Column J will autopopulate).
5. Change the status to "Pending Project" for projects that are entitled but have not yet been built or "Completed Project" for projects that have been issued building permits.
6. The difference between the inventoried capacity and the approved number of units will autocalculate in Columns K-N, showing you the net loss or gain in unit capacity by income level.

Local Staffing Assistance



Submit Requests to:

Housing@SANDAG.org

Sign Up for Email Updates

Stay in the loop with upcoming events and new resources



<https://forms.office.com/g/AKNR2TzbfD>

SANDAG

Connect with SANDAG's HAP TA Team

➤ **Project website:** sandag.org/housing

✉ **Local Staffing Assistance Requests**
Email: Housing@SANDAG.org

👤 **Contact SANDAG**
Email: carrie.simmons@sandag.org
Phone: (619) 837-6503

SANDAG