



# 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]

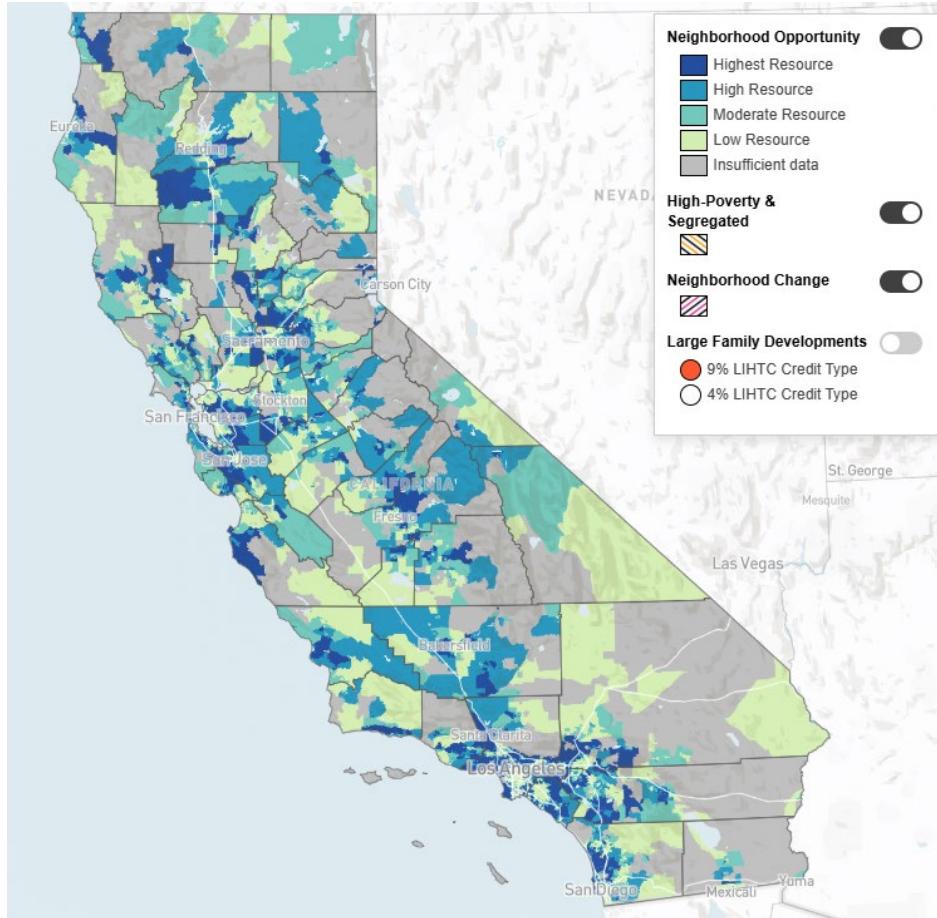
Table L Historical Resources						
Parcel Identifier		Designation			Size	Notes
1	2	3	4			
APN	Street Address/Intersection	Date of Designation	Designation Level	Historic Site Period	Areas of Significance	Parcel Size (in acres)

## Tables A & A2 [New Field]

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)



CTCAC/HCD Opportunity Area Maps

- 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



# Enhanced Housing Element Program Reporting

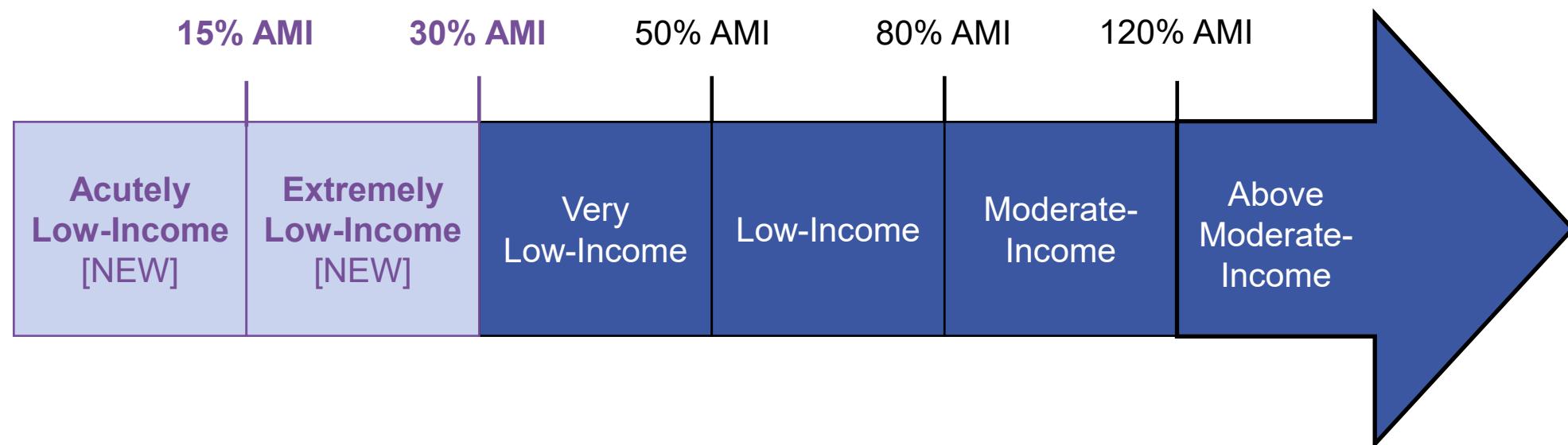
Table D updated to collect more clear data on housing element program implementation:

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
				<p>5</p> <p>Status of Program Implementation</p>		<p>7</p> <p>Quantified Outcomes: Category</p>		
				<p>Not Yet Started</p> <p>In Progress</p> <p>Continuous</p> <p>Completed</p>		<p>Units</p> <p>Households</p> <p>Persons</p> <p>Meetings</p> <p>Other</p>		



# 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](#)



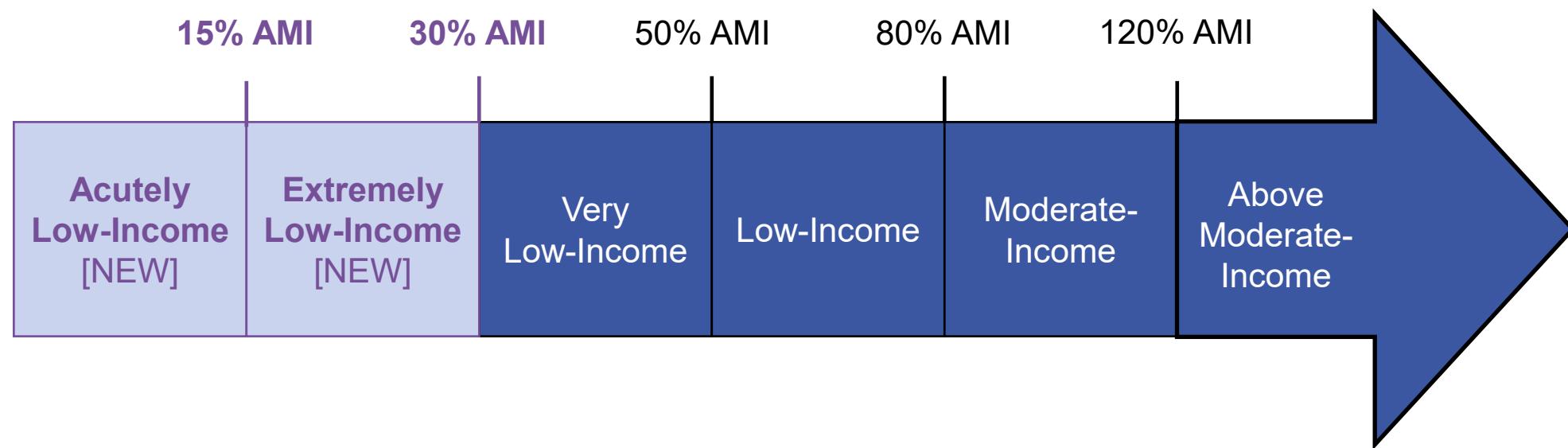
# Example: Table B w/ New Income Categories

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
Income Level	RHNA Allocation by Income Level	1	Projection Period	2									3	4
		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													
Moderate	Deed Restricted	518	-	-	-	-	-	-	-	-	-	109	409	
	Non-Deed Restricted													
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	



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Unit affordability levels:



- RHNA Implications (Table B)
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- 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](mailto:apr@hcd.ca.gov)



# Submitting your APR (HCD Connect)

- HCD Connect Login / Account Creation
- HCD Connect Help | California Department of Housing and Community Development

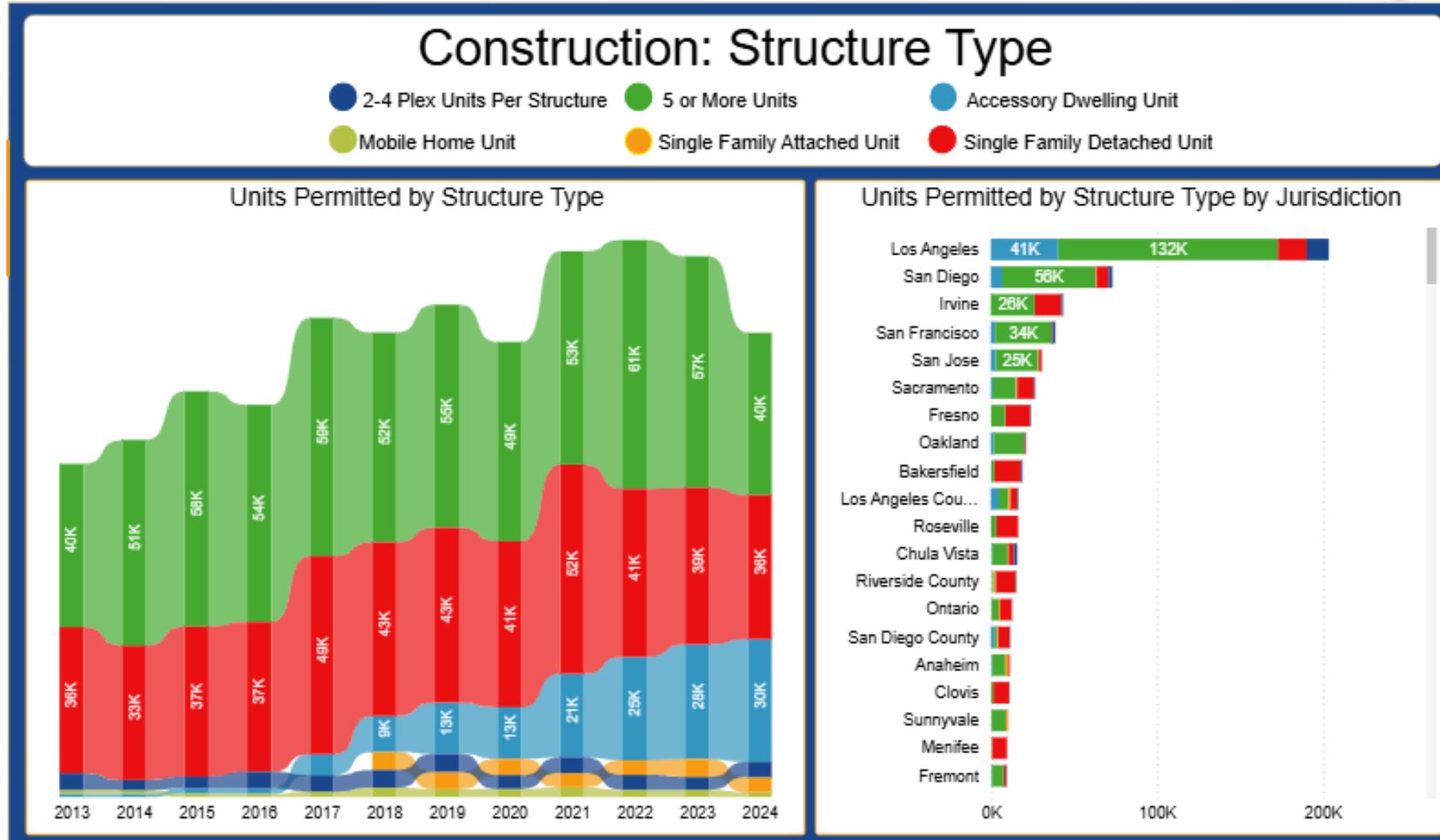


# Revising prior APRs

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

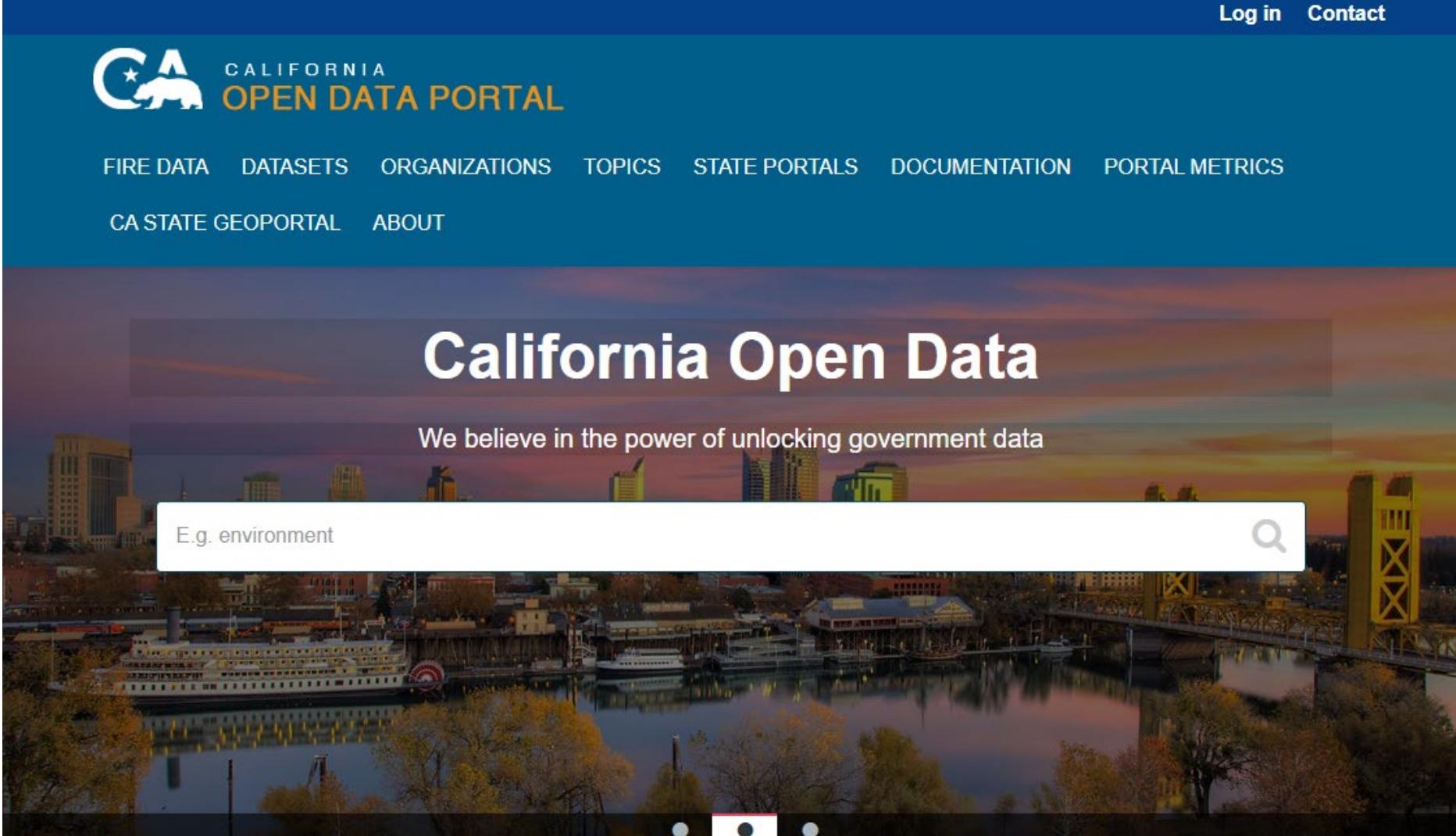


# Accessing APR Data - Dashboard





# Accessing APR Data – Open Data Portal

The screenshot shows the California Open Data Portal homepage. The top navigation bar is dark blue with white text, featuring the California logo and the text "CALIFORNIA OPEN DATA PORTAL". Below the navigation are several 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. Overlaid on the image is the text "California Open Data" in large white letters and "We believe in the power of unlocking government data" in smaller white letters. At the bottom is a search bar with the placeholder "E.g. environment" and a magnifying glass icon. A navigation bar at the very bottom includes three dots and a small red square.



# 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](mailto:apr@hcd.ca.gov)

California Department of Housing and  
Community Development

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# 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



Compile existing & proposed policies related to housing development, with supporting documentation



Provide a 1- Page summary of your jurisdiction's encampment response



Post the completed application for a minimum of 30 days for public review



Once submitted, HCD has 60 days to review your application then provide feedback

Proposed Prohousing Policies must be completed within **two years** of application submittal

Designation expires **three years** from the January 1st following the designation

# SCORING PROCESS

01



## Policy Requirements

Minimum one enacted policy per category

02



## Minimum Scoring

At least 30 points required of 138 possible

03



## Enhanced Scoring

Opportunity to earn additional points per policy

# 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 Construction and Development Costs**

**Providing Financial Subsidies**

**Enhancement Points**

# PROHOUSING INCENTIVE PROGRAM



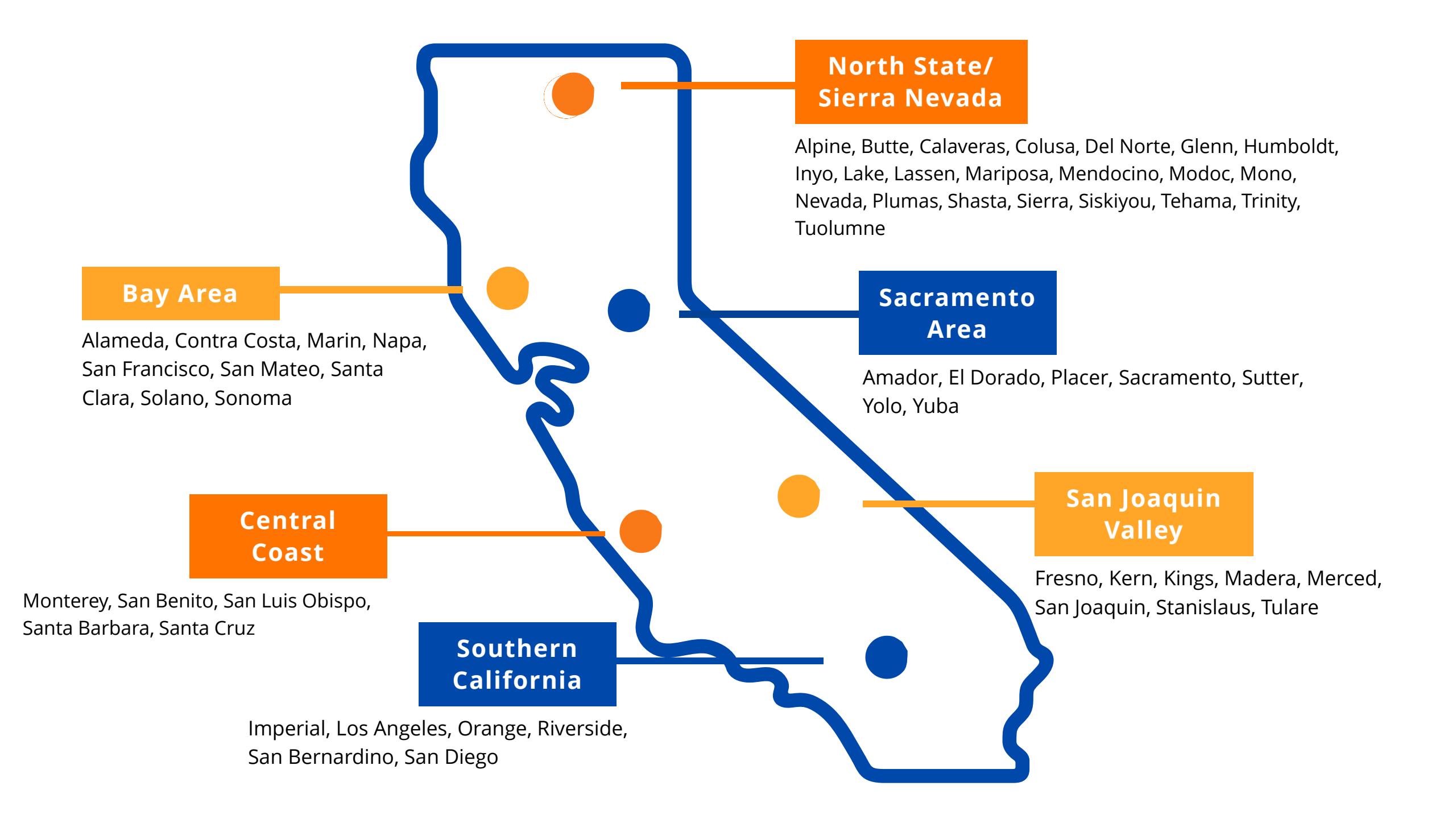
# PIP OVERVIEW

**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**



# 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](mailto:housing@sandag.org).



## Annual Progress Report (APR) Housing Data Explorer

[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](mailto:housing@sandag.org).
- For APR support from HCD, contact [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).
- For Prohousing Application support from HCD, contact [prohousingpolicies@hcd.ca.gov](mailto:prohousingpolicies@hcd.ca.gov).
- For Prohousing Grant Application support from HCD, contact [prohousingincentive@hcd.ca.gov](mailto: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

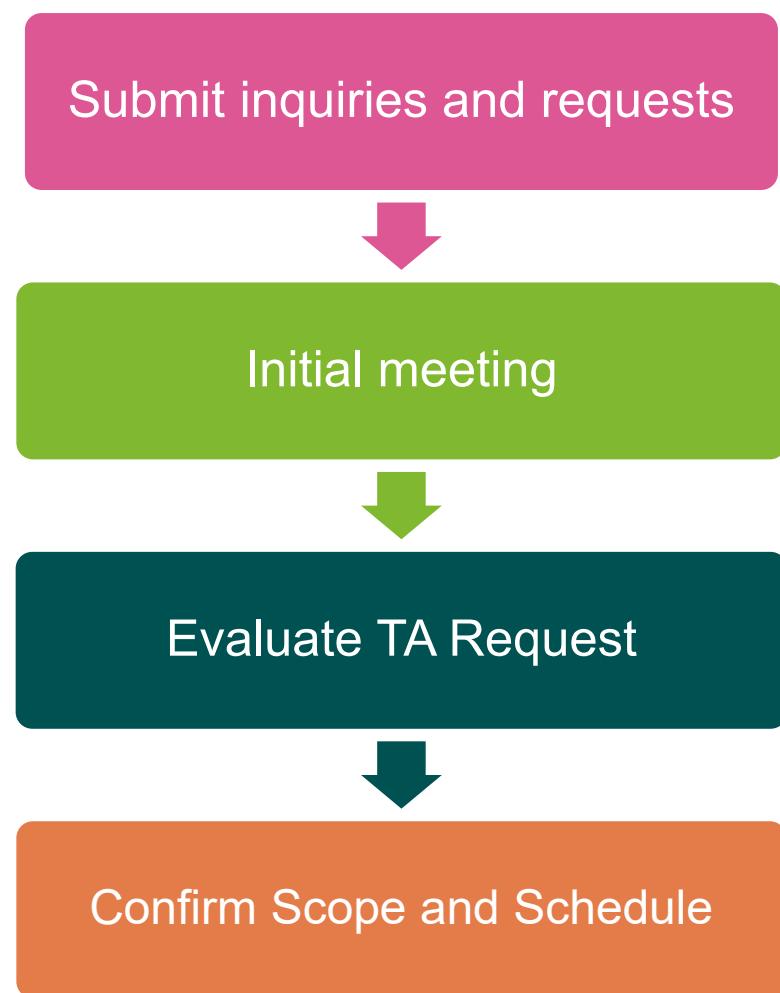
#### Purpose

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 column 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](mailto: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](http://sandag.org/housing)

✉ Local Staffing Assistance Requests  
Email: [Housing@SANDAG.org](mailto:Housing@SANDAG.org)

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

**SANDAG**