



Association of Bay Area Governments



Technical Assistance
for Local Planning

HOUSING

Regional Housing
Technical Assistance:

Annual Progress Report Update

with California Department of Housing and
Community Development

January 22, 2026

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)



Q&A

Please ask your questions in the Zoom Chat as they come up throughout the Webinar



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. 30** – HCD hosts APR Office Hours session #1 (1:30-3:00pm)
 - **Feb. 27** – APR Office Hours session #2 (1:30-3:00pm)
 - **Mar. 27** – APR Office Hours session #3 (1:30-3:00pm)
 - **Apr. 1** – Statutory deadline for all jurisdictions to submit 2025 APR



Updates to 2025 APR Form

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



Historic Designations (AB 2580)

- Reporting on new historic designations in your jurisdiction

Table L [New Table]

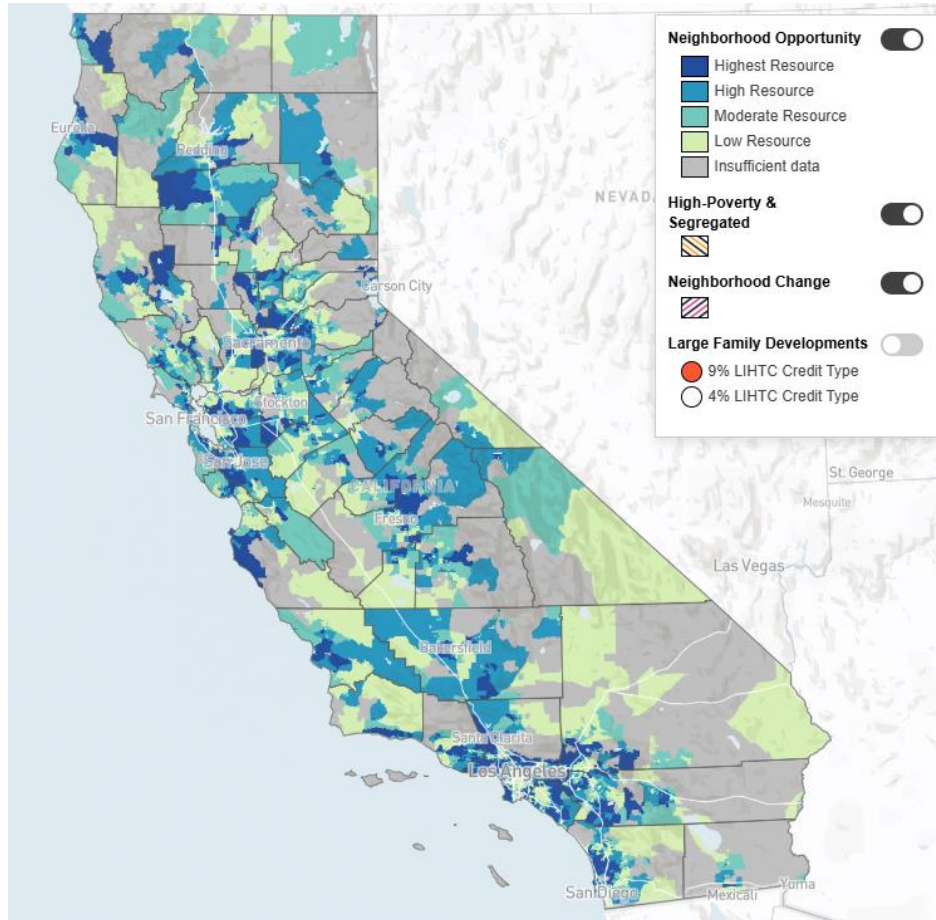
Tables A & A2 [New Field]

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

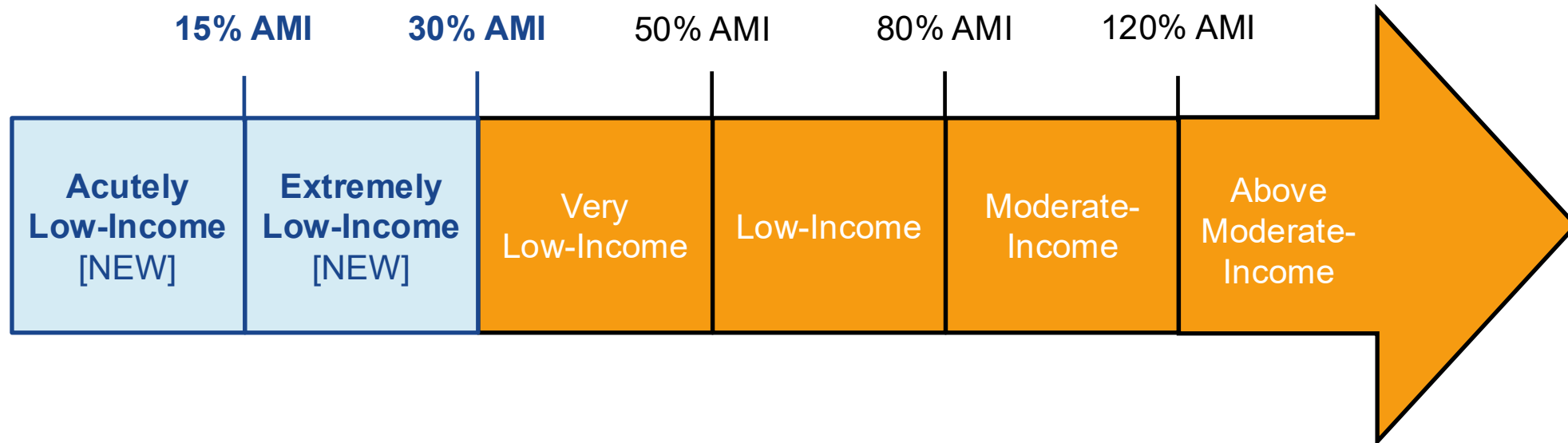
5
Status of Program Implementation
Not Yet Started
In Progress
Continuous
Completed

7
Quantified Outcomes: Category
Units
Households
Persons
Meetings
Other



Expanded income categories (AB 3093)

Unit affordability levels:

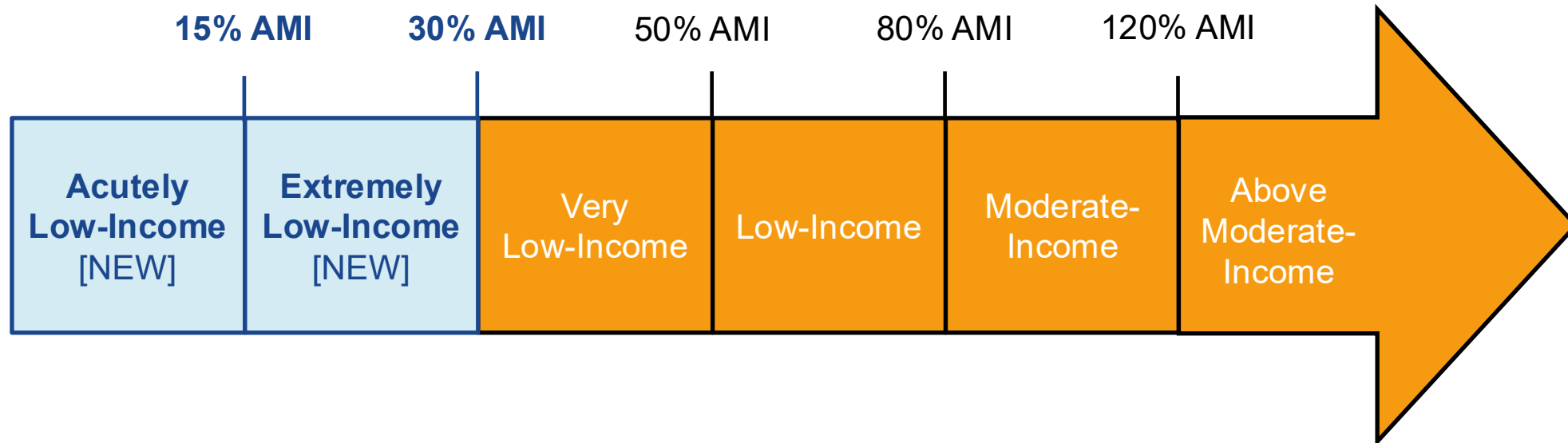


- RHNA Implications (Table B)
 - ALI/ELI units will count towards VLI RHNA targets
- Resources: [Income Limits by County](#), Affordability Calculator on [APR Website](#)



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 (i.e. ABAG ADU Study)
 - 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

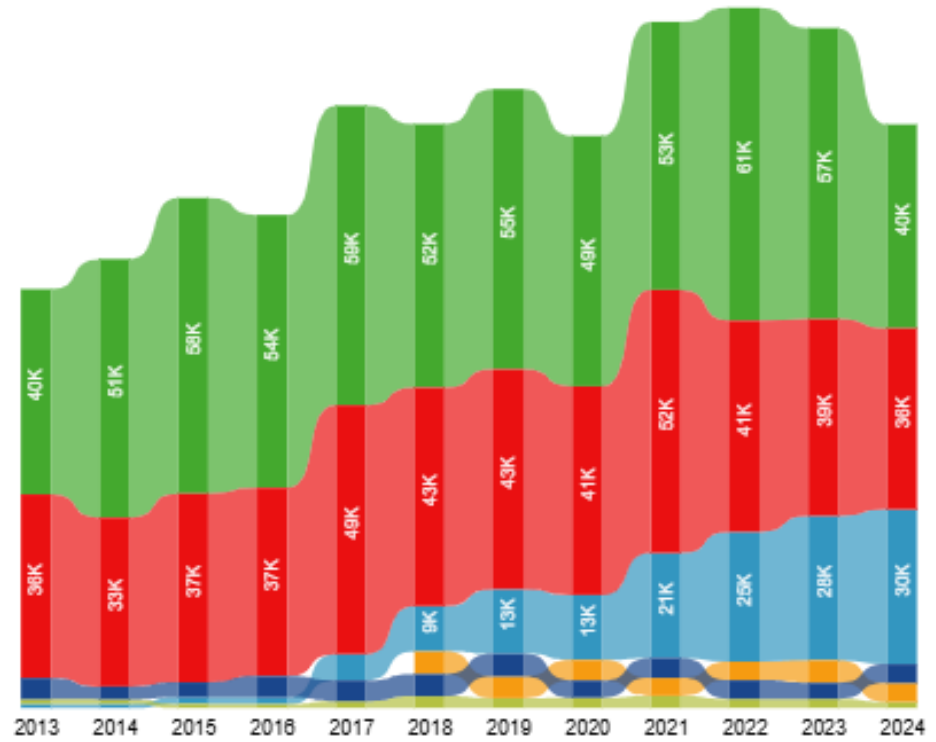


Accessing APR Data - Dashboard

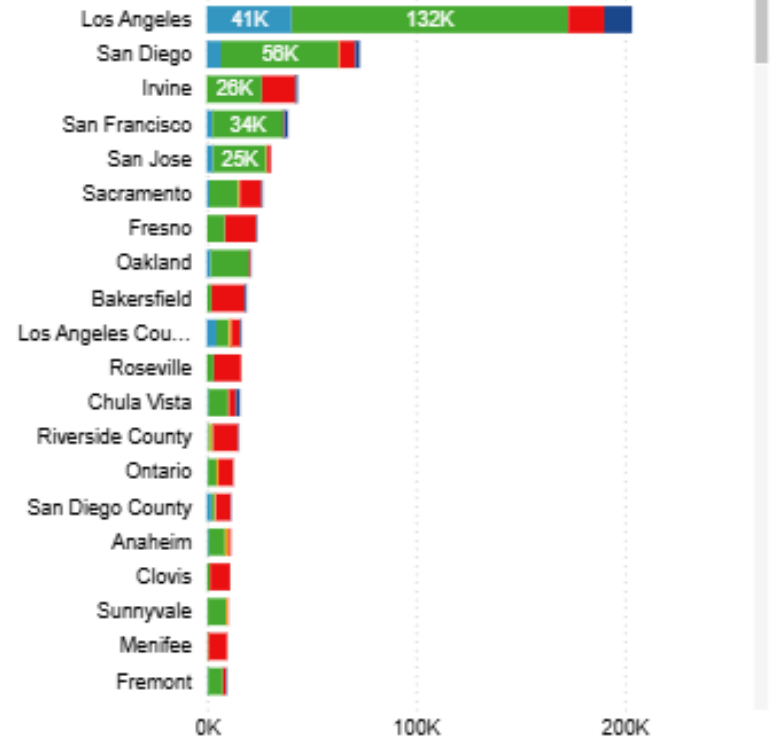
Construction: Structure Type

- 2-4 Plex Units Per Structure
- 5 or More Units
- Accessory Dwelling Unit
- Mobile Home Unit
- Single Family Attached Unit
- Single Family Detached Unit

Units Permitted by Structure Type



Units Permitted by Structure Type by Jurisdiction





Accessing APR Data – Open Data Portal

This is a screenshot of the California Open Data Portal homepage. The page has a dark blue header with the "CA" logo and the text "CALIFORNIA OPEN DATA PORTAL". Below the header is a navigation bar with links to "FIRE DATA", "DATASETS", "ORGANIZATIONS", "TOPICS", "STATE PORTALS", "DOCUMENTATION", "PORTAL METRICS", "CA STATE GEOPORTAL", and "ABOUT". The main content area features a large banner with a cityscape background. The banner includes the title "California Open Data" and the tagline "We believe in the power of unlocking government data". A search bar is positioned in the center of the banner, containing the text "E.g. environment" and a magnifying glass icon. At the bottom of the banner, there are three small white circles, with the middle one being filled in.



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



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Questions Later?

Email us at apr@hcd.ca.gov

Thank You.

For more information
Contact: HousingTA@bayareametro.gov

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