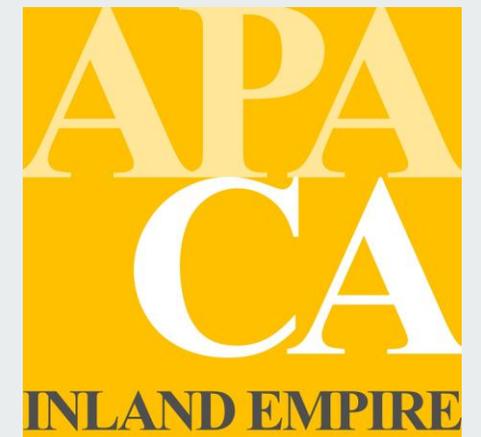# LUNCH-N-LEARN (February 2026): HCD APR Webinar

Poll: Who's Here?

Poll Question

Where do you work (primarily)? (Select 1)

- Inland Empire
- Los Angeles
- Orange County
- Other Southern California areas
- Other California areas

Land Acknowledgement

We begin by recognizing and honoring the land and ancestors that have sustained complex cultures and ecologies all around us, in Southern California, for millennia.The American Planning Association and the Gateway Cities COG recognize that we occupy unceded land originally and still inhabited and cared for by California's First Peoples. We honor and pay respect to their elders and descendants, past, present and emerging, as they continue their stewardship of these lands and waters.

Intro of HCD team

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 began accepting submissions of 2025 APRs
  - **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)

- 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?

Enhanced Housing Element Program Reporting

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

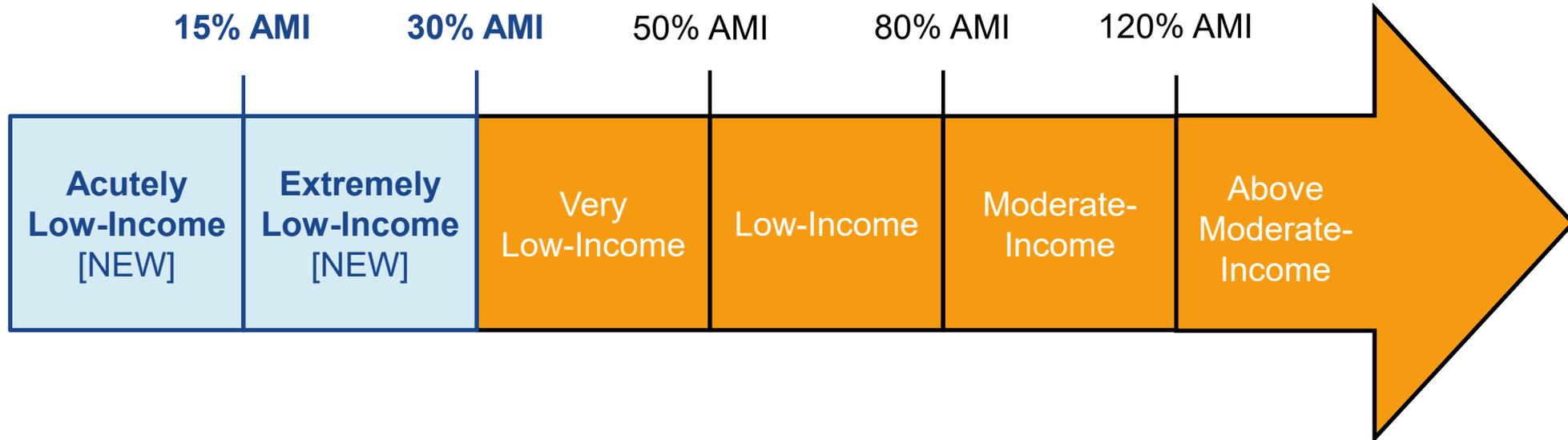| Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
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
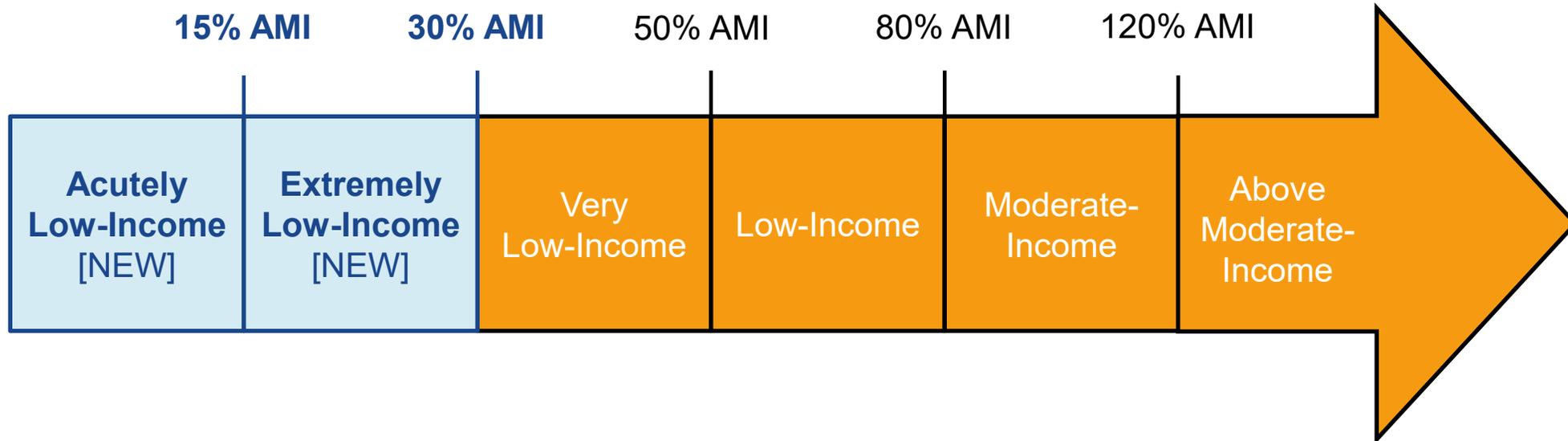
Example:
Table B w/ New Income Categories

		1	Projection Period					2					3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2021-10/14/2021**	**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							-	-	-	-	-	5	
	Non-Deed Restricted							5	-	-	-	-		
Extremely Low	Deed Restricted		-	-	-	-	-	5	-	-	-	-	5	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	679	-	-	-	-	-	-	-	-	-	-	18	661
	Non-Deed Restricted		-	-	2	3	3	-	-	-	-	-		
Low	Deed Restricted	345	-	-	-	-	-	-	-	-	-	-	-	345
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	332	-	-	-	-	-	-	-	-	-	-	6	326
	Non-Deed Restricted		-	-	2	2	2	-	-	-	-	-		
Above Moderate		552	-	-	2	9	1	-	-	-	-	-	12	540
Total RHNA		**1,908**												
Total Units			**-**	**-**	**6**	**14**	**6**	**10**	**-**	**-**	**-**	**-**	**36**	**1,872**

Expanded income categories (AB 3093)

Unit affordability levels:

15% AMI   30% AMI   50% AMI   80% AMI   120% AMI

| Acutely Low-Income [NEW] | Extremely Low-Income [NEW] | Very Low-Income | Low-Income | Moderate-Income | Above Moderate-Income |

- 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. ADU Study)

  - If *none* of 4 data types exist, report units as <u>Above Moderate-income</u>

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 Chat!

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
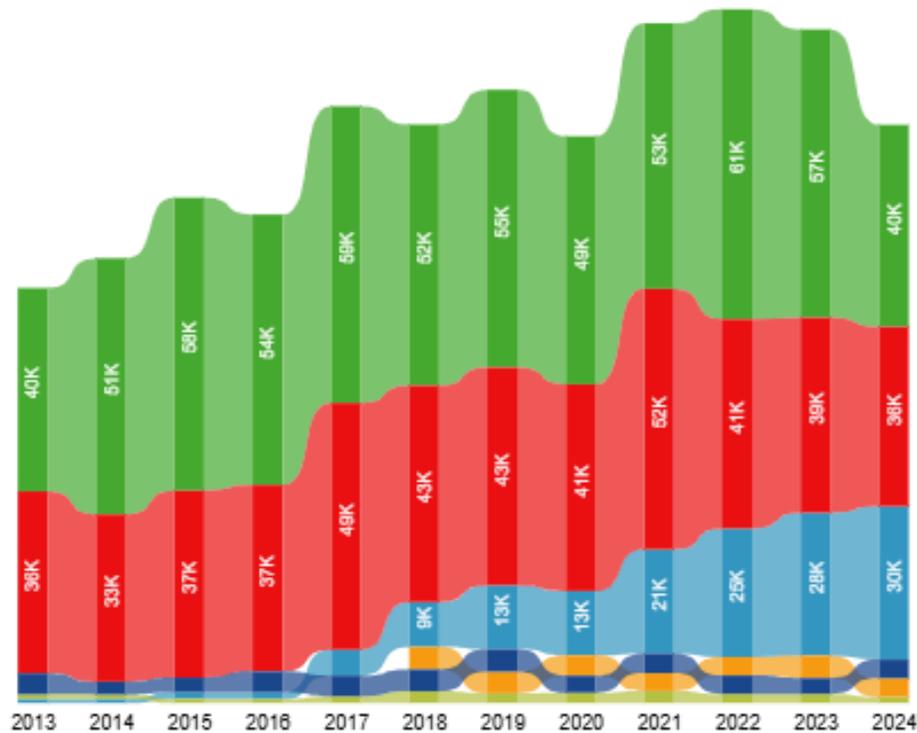
- Please anticipate longer processing times, particularly around April 1 deadline

Accessing APR Data - Dashboard
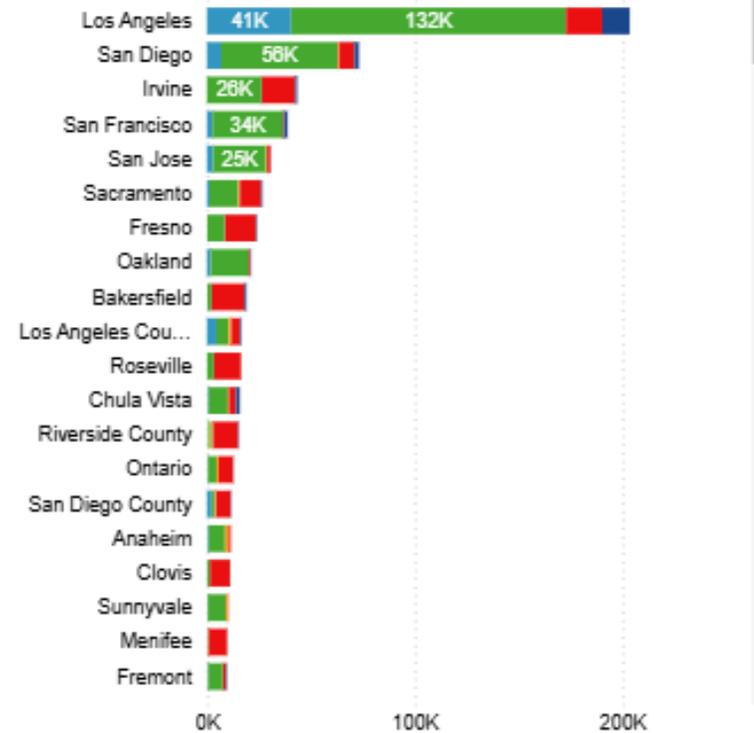
Accessing APR Data – Open Data Portal

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

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Admin@ies-apa.org **or** RFlores@wildomar.gov

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contact **Taylor Libolt Varner**, the IES-APA Vice Director of Policy at tlvarner@nationalcore.org