

| | | |
|---------------------------------|---------------|-------------------------|
| Jurisdiction | National City | |
| Reporting Year | 2025 | (Jan. 1 - Dec. 31) |
| Housing Element Planning Period | 6th Cycle | 04/30/2021 - 04/30/2029 |

| Building Permits Issued by Affordability Summary | | |
|--|---------------------|--------------|
| Income Level | | Current Year |
| Acutely Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Extremely Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Very Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 49 |
| Moderate | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Above Moderate | | 2 |
| Total Units | | 51 |

| Units by Structure Type | Entitled | Permitted | Completed |
|----------------------------|-----------|-----------|------------|
| Single-family Attached | 1 | 1 | 0 |
| Single-family Detached | 1 | 1 | 2 |
| 2 to 4 units per structure | 0 | 0 | 0 |
| 5+ units per structure | 0 | 0 | 0 |
| Accessory Dwelling Unit | 49 | 49 | 39 |
| Mobile/Manufactured Home | 0 | 0 | 193 |
| Total | 51 | 51 | 234 |

| Infill Housing Developments and Infill Units Permitted | # of Projects | Units |
|--|---------------|-------|
| Indicated as Infill | 48 | 51 |
| Not Indicated as Infill | 0 | 0 |

| Housing Applications Summary | |
|--|-----|
| Total Housing Applications Submitted: | 67 |
| Number of Proposed Units in All Applications Received: | 294 |
| Total Housing Units Approved: | 0 |
| Total Housing Units Disapproved: | 0 |

| Use of SB 423 Streamlining Provisions - Applications | |
|--|---|
| Number of SB 423 Streamlining Applications | 0 |
| Number of SB 423 Streamlining Applications Approved | 0 |

| Units Constructed - SB 423 Streamlining Permits | | | |
|---|----------|-----------|----------|
| Income | Rental | Ownership | Total |
| Acutely Low | 0 | 0 | 0 |
| Extremely Low | 0 | 0 | 0 |
| Very Low | 0 | 0 | 0 |
| Low | 0 | 0 | 0 |
| Moderate | 0 | 0 | 0 |
| Above Moderate | 0 | 0 | 0 |
| Total | 0 | 0 | 0 |

| Streamlining Provisions Used - Permitted Units | # of Projects | Units |
|--|---------------|-------|
| SB 9 (2021) - Duplex in SF Zone | 0 | 0 |
| SB 9 (2021) - Residential Lot Split | 1 | 2 |
| AB 2011 (2022) | 0 | 0 |
| SB 6 (2022) | 0 | 0 |
| SB 423 (2023) | 0 | 0 |

| Ministerial and Discretionary Applications | # of | Units |
|--|------|-------|
| Ministerial | 67 | 294 |
| Discretionary | 0 | 0 |

| Density Bonus Applications and Units Permitted | |
|--|---|
| Number of Applications Submitted Requesting a Density Bonus | 1 |
| Number of Units in Applications Submitted Requesting a Density Bonus | 5 |
| Number of Projects Permitted with a Density Bonus | 0 |
| Number of Units in Projects Permitted with a Density Bonus | 0 |

| Housing Element Programs Implemented and Sites Rezoned | Count |
|--|-------|
| Programs Implemented | 23 |
| Sites Rezoned to Accommodate the RHNA | 0 |

| | | |
|-----------------|---------------|-------------------------|
| Jurisdiction | National City | (Jan. 1 - Dec. 31) |
| Reporting Year | 2025 | |
| Planning Period | 6th Cycle | 04/20/2021 - 04/30/2025 |

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

| Project Identifier | | | | | Unit Types | | Date Application Submitted | Proposed Units - Affordability by Household Incomes | | | | | | | | | | Total Approved Units by Project | Total Disapproved Units by Project | Streamlining | Historic Sites | Density Bonus Law Applications | Application Status | Project Type | Notes | | | | |
|-------------------------------------|---------------|----------------------|---------------|--------------------------------|--|--------------------------|---|---|--|--------------------------------------|--|---------------------------------|-------------------------------------|----------------------------|--------------------------------|---------------------------------|-------------------------------------|---------------------------------|------------------------------------|---------------------------------|------------------------------------|--|---|---|--|--|---|-------------|--|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | | | | | | | | |
| Prior APN* | Current APN | Street Address | Project Name* | Local Jurisdiction Tracking ID | Unit Category (SFA,SFD,2 to 4,5+,ADU,MH) | Tenure R/ReEnter O/Owner | Date Application Submitted (see instructions) | Acutely Low-Income Deed Restricted | Acutely Low-Income Non Deed Restricted | Extremely Low-Income Deed Restricted | Extremely Low-Income Non Deed Restricted | Very Low-Income Deed Restricted | Very Low-Income Non Deed Restricted | Low-Income Deed Restricted | Low-Income Non Deed Restricted | Moderate-Income Deed Restricted | Moderate-Income Non Deed Restricted | Above Moderate-Income | Total PROPOSED Units by Project | Total APPROVED Units by Project | Total DISAPPROVED Units by Project | Please select state streamlining provisions the application was submitted pursuant to. | Is this project located on a site with an associated historical designation as outlined in Government Code Section 65409(a)(2)(N) and reported on Table L7. | Did the housing application seek incentives or concessions pursuant to Government Code section 65915? | Were incentives or concessions requested pursuant to Government Code section 65915 approved? | Please indicate the status of the application. | Is the project considered a ministerial project or discretionary project? | Notes* | |
| Summary Row: Start Data Entry Below | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 561011600 | 915 E 13th St | | BD25-00192 | ADU | R | 2/3/2025 | | | | | | | | | | | 1 | 1 | | | NONE | No | No | N/A | Pending | Ministerial | | |
| | 5670910900 | 1207 E 8th St | | BD25-00220 | SFA | O | 2/11/2025 | | | | | | | | | | | | 2 | 2 | | | NONE | No | No | N/A | Pending | Ministerial | |
| | 5670910900 | 1207 E 8th St | | BD25-00221 | ADU | R | 2/11/2025 | | | | | | | | | | | | 2 | 2 | | | NONE | No | No | N/A | Pending | Ministerial | |
| | 5614201300 | 2205 Prospect St | | BD25-00286 | SFD | O | 3/11/2025 | | | | | | | | | | | | 1 | 1 | | | NONE | No | No | N/A | Pending | Ministerial | |
| | 5611200400 | 1437 E 18th St | | BD25-00353 | MH | R | 4/10/2025 | | | | | | | | | | | | 10 | 10 | | | NONE | No | No | N/A | Pending | Ministerial | |
| | 591-100-31-00 | Valley Rd Lot 1-10 | | BD25-00619 | SFD | O | 6/23/2025 | | | | | | | | | | | | 10 | 10 | | | NONE | No | No | N/A | Pending | Ministerial | |
| | 5671202500 | 630 R Ave. | | BD25-00662 | MH | R | 7/9/2025 | | | | | | | | | | | | 5 | 5 | | | NONE | No | Yes | N/A | Pending | Ministerial | |
| | 560221200 | 1934 D Avenue | | BD25-00779 | SFA | O | 8/28/2025 | | | | | | | | | | | | 1 | 1 | | | NONE | No | No | N/A | Pending | Ministerial | |
| | 5661803500 | 1124 East 2nd Street | | BD25-00847 | ADU | R | 8/22/2025 | | | | | | | | | | | | 1 | 1 | | | NONE | No | No | N/A | Pending | Ministerial | |
| | 5641910200 | 10 U Avenue | | BD25-00848 | ADU | R | 9/22/2025 | | | | | | | | | | | | 1 | 1 | | | NONE | No | No | N/A | Pending | Ministerial | |
| | 5631420100 | 2809 M Avenue | | BD25-00857 | ADU | R | 9/23/2025 | | | | | | | | | | | | 1 | 1 | | | NONE | No | No | N/A | Pending | Ministerial | |
| | 5623110300 | 224 N Drexel Ave. | | BD25-01003 | ADU | R | 11/17/2025 | | | | | | | | | | | | 1 | 1 | | | NONE | No | No | N/A | Pending | Ministerial | |
| | 5682501000 | 1857 S Lanolan Ave | | BD25-01006 | ADU | R | 11/18/2025 | | | | | | | | | | | | 1 | 1 | | | NONE | No | No | N/A | Pending | Ministerial | |
| | 5674005500 | 2339 E 16th St. | | BD25-01096 | SFD | O | 12/22/2025 | | | | | | | | | | | | 1 | 1 | | | NONE | No | No | N/A | Pending | Ministerial | |
| | 5674005500 | 2339 E 16th St | | BD25-01096 | ADU | R | 12/22/2025 | | | | | | | | | | | | 2 | 2 | | | SB 9 (2021) - Residential Lot Split | No | No | N/A | Pending | Ministerial | |
| | 5601312600 | 1443 G Ave | | BD25-00086 | ADU | R | 1/23/2025 | | | | | | | | | | | | 1 | 1 | | | NONE | No | No | N/A | Pending | Ministerial | |
| | 5660822700 | 1019 E 2nd St | | BD25-00168 | ADU | R | 1/27/2025 | | | | | | | | | | | | 1 | 1 | | | NONE | No | No | N/A | Pending | Ministerial | |
| | 5603001300 | 2005 E Ave | | BD25-00172 | ADU | R | 1/27/2025 | | | | | | | | | | | | 1 | 1 | | | NONE | No | No | N/A | Pending | Ministerial | |
| | 5674400400 | 1411 Palm Ave | | BD25-00246 | ADU | R | 2/20/2025 | | | | | | | | | | | | 2 | 2 | | | NONE | No | No | N/A | Pending | Ministerial | |
| | 5624230100 | 125 N U Ave | | BD25-00323 | ADU | R | 4/1/2025 | | | | | | | | | | | | 1 | 1 | | | NONE | No | No | N/A | Pending | Ministerial | |
| | 5682902300 | 2116 S Lanolan Ave | | BD25-00327 | ADU | R | 4/2/2025 | | | | | | | | | | | | 1 | 1 | | | NONE | No | No | N/A | Pending | Ministerial | |
| | 5673409000 | 1523 E 14th St | | BD25-00451 | SFD | O | 5/15/2025 | | | | | | | | | | | | 1 | 1 | | | NONE | No | No | N/A | Pending | Ministerial | |
| | 5610520200 | 1012 E 15th St. | | BD25-00600 | ADU | R | 6/11/2025 | | | | | | | | | | | | 1 | 1 | | | NONE | No | No | N/A | Pending | Ministerial | |
| | 5611601700 | 1626 Orange St | | BD25-00602 | ADU | R | 6/11/2025 | | | | | | | | | | | | 1 | 1 | | | NONE | No | No | N/A | Pending | Ministerial | |
| | 5623110800 | 124 N Drexel Ave | | BD25-00606 | ADU | R | 6/16/2025 | | | | | | | | | | | | 1 | 1 | | | NONE | No | No | N/A | Pending | Ministerial | |
| | 5670810700 | 2319 E 5th St | | BD25-00653 | ADU | R | 7/3/2025 | | | | | | | | | | | | 1 | 1 | | | NONE | No | No | N/A | Pending | Ministerial | |
| | 5643825500 | 3421 Newberry St | | BD25-00875 | ADU | R | 10/2/2025 | | | | | | | | | | | | 1 | 1 | | | NONE | No | No | N/A | Pending | Ministerial | |
| | 5670121100 | 445 M Ave | | BD25-00025 | ADU | R | 1/9/2025 | | | | | | | | | | | | 1 | 1 | | | NONE | No | No | N/A | Pending | Ministerial | |

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

| Project Identifier | | | | Unit Types | | Affordability by Household Incomes - Completed Entitlement | | | | | | | | | | | | | | |
|-------------------------------------|---------------|-------------------|---------------|--------------------------------|---|--|------------------------------------|--|--------------------------------------|--|---------------------------------|-------------------------------------|----------------------------|--------------------------------|---------------------------------|-------------------------------------|-----------------------|---------------------------|--------------------------------|---|
| 1 | | | | 2 | | 3 | | 4 | | | | | | | | | | | 5 | 6 |
| Prior APN* | Current APN | Street Address | Project Name* | Local Jurisdiction Tracking ID | Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH) | Tenure (R=Renter, O=Owner) | Acutely Low-Income Deed Restricted | Acutely Low-Income Non Deed Restricted | Extremely Low-Income Deed Restricted | Extremely Low-Income Non Deed Restricted | Very Low-Income Deed Restricted | Very Low-Income Non Deed Restricted | Low-Income Deed Restricted | Low-Income Non Deed Restricted | Moderate-Income Deed Restricted | Moderate-Income Non Deed Restricted | Above Moderate-Income | Entitlement Date Approved | # of Units issued Entitlements | |
| Summary Row: Start Data Entry Below | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 49 | 0 | 0 | 2 | | 51 | |
| | 552-372-01-00 | 1822 Beta St | | BD23-00890 | ADU | R | | | | | | | 1 | | | | | 1/30/2025 | 1 | |
| | 5603001700 | 915 E 13th St | | BD24-00474 | ADU | R | | | | | | | 1 | | | | | 2/4/2025 | 1 | |
| | 5580305200 | 3103 Harbison Way | | BD23-00251 | ADU | R | | | | | | | 1 | | | | | 2/10/2025 | 1 | |
| | 5514800500 | 1116 Delta St | | BD24-00682 | ADU | R | | | | | | | 1 | | | | | 3/3/2025 | 1 | |
| | 5611210500 | 1841 N Ave | | BD24-00328 | ADU | R | | | | | | | 1 | | | | | 3/12/2025 | 1 | |
| | 5614200400 | 2227 Prospect St | | BD23-00165 | ADU | R | | | | | | | 1 | | | | | 3/27/2025 | 1 | |
| | 5620402300 | 2513 B Ave | | BD23-00677 | ADU | R | | | | | | | 1 | | | | | 6/2/2025 | 1 | |
| | 5562331400 | 620 E 4th | | BD23-00789 | ADU | R | | | | | | | 1 | | | | | 6/5/2025 | 1 | |
| | 5621702100 | 2816 D Ave | | BD23-00973 | ADU | R | | | | | | | 1 | | | | | 4/7/2025 | 1 | |
| | 5611920200 | 1819 K Ave | | BD24-00079 | ADU | R | | | | | | | 1 | | | | | 4/22/2025 | 1 | |
| | 5611920200 | 1819 K Ave | | BD24-00080 | ADU | R | | | | | | | 1 | | | | | 4/22/2025 | 1 | |
| | 5561231300 | 505 E 4th St | | BD24-00081 | ADU | R | | | | | | | 2 | | | | | 5/29/2025 | 2 | |
| | 5563540600 | 723 E 7th St | | BD24-00089 | ADU | R | | | | | | | 2 | | | | | 5/20/2025 | 2 | |
| | 5612221300 | 1940 Palm Ave | | BD24-00139 | ADU | R | | | | | | | 1 | | | | | 5/13/2025 | 1 | |
| | 5611403300 | 1948 E 16th St | | BD24-00275 | ADU | R | | | | | | | 1 | | | | | 6/5/2025 | 1 | |
| | 5522920600 | 2432 Norfolk St | | BD24-00303 | ADU | R | | | | | | | 1 | | | | | 6/17/2025 | 1 | |
| | 5610801700 | 1103 E 18th St | | BD24-00413 | ADU | R | | | | | | | 1 | | | | | 4/14/2025 | 1 | |
| | 5580306400 | 809 Harbison Pl | | BD24-00420 | ADU | R | | | | | | | 1 | | | | | 4/16/2025 | 1 | |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---------------|--------------------|--|------------|-----|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---|---|--|--|--|--|--|---|-----------|-----------|---|---|
| | 5573410400 | 1314 O Ave | | BD24-00492 | ADU | R | | | | | | | | | | | | | | | 1 | | | | | | | | 5/14/2025 | | 1 | |
| | 5582604700 | 2940 E 18th St | | BD24-00581 | ADU | R | | | | | | | | | | | | | | | | 1 | | | | | | | | 5/27/2025 | | 1 |
| | 5572702000 | 1627 E 12th St | | BD24-00674 | ADU | R | | | | | | | | | | | | | | | | 1 | | | | | | | | 6/26/2025 | | 1 |
| | 5571401900 | 2025 E 8th St | | BD25-00078 | ADU | R | | | | | | | | | | | | | | | | 1 | | | | | | | | 5/22/2025 | | 1 |
| | 5571401900 | 2025 E 8th St | | BD25-00079 | ADU | R | | | | | | | | | | | | | | | | 1 | | | | | | | | 5/22/2025 | | 1 |
| | 5630105600 | 2515 I Ave | | BD22-00055 | SFA | O | | | | | | | | | | | | | | | | | | | | | | 1 | | 8/5/2025 | | 1 |
| | 5630105600 | 2515 I Ave | | BD22-00055 | ADU | R | | | | | | | | | | | | | | | | 1 | | | | | | | | 8/5/2025 | | 1 |
| | 5540232400 | 222 Norton Ave | | BD22-00925 | ADU | R | | | | | | | | | | | | | | | | 1 | | | | | | | | 7/28/2025 | | 1 |
| | 5610604500 | 1724 J Ave | | BD22-01033 | ADU | R | | | | | | | | | | | | | | | | 1 | | | | | | | | 9/2/2025 | | 1 |
| | 5610604500 | 1726 J Ave | | BD22-01034 | ADU | R | | | | | | | | | | | | | | | | 1 | | | | | | | | 9/3/2025 | | 1 |
| | 5561240500 | 330 E Ave | | BD23-00319 | ADU | R | | | | | | | | | | | | | | | | 1 | | | | | | | | 7/16/2025 | | 1 |
| | 5570300200 | 1604 E 4th St | | BD23-00636 | ADU | R | | | | | | | | | | | | | | | | 1 | | | | | | | | 8/26/2025 | | 1 |
| | 5610120700 | 1342 J Ave | | BD23-00969 | ADU | R | | | | | | | | | | | | | | | | 1 | | | | | | | | 9/2/2025 | | 1 |
| | 5613300400 | 1225 Roselawn St | | BD24-00151 | ADU | R | | | | | | | | | | | | | | | | 1 | | | | | | | | 8/13/2025 | | 1 |
| | 5583103000 | 2204 Granger Ave | | BD24-00458 | ADU | R | | | | | | | | | | | | | | | | 1 | | | | | | | | 9/10/2025 | | 1 |
| | 5602223100 | 1925 C Ave | | BD24-00556 | ADU | R | | | | | | | | | | | | | | | | 1 | | | | | | | | 7/8/2025 | | 1 |
| | 5562130400 | 513 B Ave | | BD24-00644 | ADU | R | | | | | | | | | | | | | | | | 1 | | | | | | | | 8/21/2025 | | 1 |
| | 5602721000 | 2120 B Ave | | BD24-00671 | ADU | R | | | | | | | | | | | | | | | | 1 | | | | | | | | 7/24/2025 | | 1 |
| | 5603001300 | 2005 E Ave | | BD25-00172 | ADU | R | | | | | | | | | | | | | | | | 1 | | | | | | | | 7/22/2025 | | 1 |
| | 5591220100 | 2005 Wilson Ave | | BD25-00280 | ADU | R | | | | | | | | | | | | | | | | 1 | | | | | | | | 7/16/2025 | | 1 |
| | 558-131-12-00 | 2705 E 15th | | BD24-00395 | ADU | R | | | | | | | | | | | | | | | | 1 | | | | | | | | 10/7/2025 | | 1 |
| | 5540500200 | 2014 E Division St | | BD24-00612 | ADU | R | | | | | | | | | | | | | | | | 1 | | | | | | | | 12/5/2025 | | 1 |
| | 562-290-27-00 | 3009 F Ave | | BD24-00665 | ADU | R | | | | | | | | | | | | | | | | 1 | | | | | | | | 12/4/2025 | | 1 |
| | 5522601800 | 1727 Beta ST | | BD24-00695 | ADU | R | | | | | | | | | | | | | | | | 2 | | | | | | | | 10/1/2025 | | 2 |
| | 6690901800 | 835 Olive Ave | | BD24-00731 | ADU | R | | | | | | | | | | | | | | | | 1 | | | | | | | | 12/2/2025 | | 1 |

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

| Project Identifier | | | Affordability by Household Incomes - Building Permits | | | | | | | | | | | | |
|--------------------|----------------------|---------------|---|--|---|---|---|---|--------------------------------------|--|---|---|------------------------------|---------------------------------|---------------------------------------|
| | | | 7 | | | | | | | | | | | 8 | 9 |
| Current APN | Street Address | Project Name* | Acutely Low- Income Deed Restricted | Acutely Low- Income Non Deed Restricted | Extremely Low- Income Deed Restricted | Extremely Low- Income Non Deed Restricted | Very Low- Income Deed Restricted | Very Low- Income Non Deed Restricted | Low- Income Deed Restricted | Low- Income Non Deed Restricted | Moderate- Income Deed Restricted | Moderate- Income Non Deed Restricted | Above Moderate- Income | Building Permits Date Issued | # of Units Issued Building Permits |
| | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 49 | 0 | 0 | 2 | | 51 |
| 552-372-01-00 | 1822 Beta St | | | | | | | | | 1 | | | | 1/30/2025 | 1 |
| 5603001700 | 915 E 13th St | | | | | | | | | 1 | | | | 2/4/2025 | 1 |
| 5580305200 | 3103 Harbison Way | | | | | | | | | 1 | | | | 2/10/2025 | 1 |
| 5514800500 | 1116 Delta St | | | | | | | | | 1 | | | | 3/3/2025 | 1 |
| 5611210500 | 1841 N Ave | | | | | | | | | 1 | | | | 3/12/2025 | 1 |
| 5614200400 | 2227 Prospect St | | | | | | | | | 1 | | | | 3/27/2025 | 1 |
| 5620402300 | 2513 B Ave | | | | | | | | | 1 | | | | 6/2/2025 | 1 |
| 5562331400 | 620 E 4th | | | | | | | | | 1 | | | | 6/5/2025 | 1 |
| 5621702100 | 2816 D Ave | | | | | | | | | 1 | | | | 4/7/2025 | 1 |
| 5611920200 | 1819 K Ave | | | | | | | | | 1 | | | | 4/22/2025 | 1 |
| 5611920200 | 1819 K Ave | | | | | | | | | 1 | | | | 4/22/2025 | 1 |
| 5561231300 | 505 E 4th St | | | | | | | | | 2 | | | | 5/29/2025 | 2 |
| 5563540600 | 723 E 7th St | | | | | | | | | 2 | | | | 5/20/2025 | 2 |

| | | | | | | | | | | | | | | | |
|------------|------------------|--|--|--|--|--|--|--|--|---|--|---|--|-----------|---|
| 5612221300 | 1940 Palm Ave | | | | | | | | | 1 | | | | 5/13/2025 | 1 |
| 5611403300 | 1948 E 16th St | | | | | | | | | 1 | | | | 6/5/2025 | 1 |
| 5522920600 | 2432 Norfolk St | | | | | | | | | 1 | | | | 6/17/2025 | 1 |
| 5610801700 | 1103 E 18th St | | | | | | | | | 1 | | | | 4/14/2025 | 1 |
| 5580306400 | 809 Harbison Pl | | | | | | | | | 1 | | | | 4/16/2025 | 1 |
| 5573410400 | 1314 O Ave | | | | | | | | | 1 | | | | 5/14/2025 | 1 |
| 5582604700 | 2940 E 18th St | | | | | | | | | 1 | | | | 5/27/2025 | 1 |
| 5572702000 | 1627 E 12th St | | | | | | | | | 1 | | | | 6/26/2025 | 1 |
| 5571401900 | 2025 E 8th St | | | | | | | | | 1 | | | | 5/22/2025 | 1 |
| 5571401900 | 2025 E 8th St | | | | | | | | | 1 | | | | 5/22/2025 | 1 |
| 5630105600 | 2515 I Ave | | | | | | | | | | | 1 | | 8/5/2025 | 1 |
| 5630105600 | 2515 I Ave | | | | | | | | | 1 | | | | 8/5/2025 | 1 |
| 5540232400 | 222 Norton Ave | | | | | | | | | 1 | | | | 7/28/2025 | 1 |
| 5610604500 | 1724 J Ave | | | | | | | | | 1 | | | | 9/2/2025 | 1 |
| 5610604500 | 1726 J Ave | | | | | | | | | 1 | | | | 9/3/2025 | 1 |
| 5561240500 | 330 E Ave | | | | | | | | | 1 | | | | 7/16/2025 | 1 |
| 5570300200 | 1604 E 4th St | | | | | | | | | 1 | | | | 8/26/2025 | 1 |
| 5610120700 | 1342 J Ave | | | | | | | | | 1 | | | | 9/2/2025 | 1 |
| 5613300400 | 1225 Roselawn St | | | | | | | | | 1 | | | | 8/13/2025 | 1 |

| | | | | | | | | | | | | | | | |
|---------------|--------------------|--|--|--|--|--|---|--|---|--|--|----|------------|--|----|
| 5583103000 | 2204 Granger Ave | | | | | | | | | | | | | | 0 |
| 5602223100 | 1925 C Ave | | | | | | | | | | | | | | 0 |
| 5562130400 | 513 B Ave | | | | | | | | | | | | | | 0 |
| 5602721000 | 2120 B Ave | | | | | | | | | | | | | | 0 |
| 5603001300 | 2005 E Ave | | | | | | | | | | | | | | 0 |
| 5591220100 | 2005 Wilson Ave | | | | | | | | | | | | | | 0 |
| 558-131-12-00 | 2705 E 15th | | | | | | | | | | | | | | 0 |
| 5540500200 | 2014 E Division St | | | | | | | | | | | | | | 0 |
| 562-290-27-00 | 3009 F Ave | | | | | | | | | | | | | | 0 |
| 5522601800 | 1727 Beta ST | | | | | | | | | | | | | | 0 |
| 6690901800 | 835 Olive Ave | | | | | | | | | | | | | | 0 |
| 5541531300 | 545 Rachael Ave | | | | | | | | | | | | | | 0 |
| 557-342-09-00 | 1523 E 14th St | | | | | | | | | | | | | | 0 |
| 5631421300 | 2808 N Ave | | | | | | | | | | | | | | 0 |
| 5611601700 | 1626 Orange St | | | | | | | | | | | | | | 0 |
| 5540930900 | 324 S Belmont Ave | | | | | | | | | | | | | | 0 |
| 5571402500 | 2110 E 7th St | | | | | | 3 | | | | | 45 | 10/30/2025 | | 48 |
| 5541531300 | 547 Rachael Avenue | | | | | | | | 1 | | | | 9/11/2025 | | 1 |
| 5642613700 | 3231 Alta Dr | | | | | | | | 1 | | | | 1/17/2025 | | 1 |
| 5631212200 | 824 E 28th St | | | | | | | | 1 | | | | 4/1/2025 | | 1 |

| | | | | | | | | | | | | | | | |
|---------------|--------------------|--|--|--|--|--|--|--|--|---|--|--|--|------------|---|
| 5614122500 | 2201 E 24th St | | | | | | | | | 1 | | | | 4/1/2025 | 1 |
| 5610120300 | 1324 J Ave | | | | | | | | | 1 | | | | 3/4/2025 | 1 |
| 5523610900 | 1709 Beta St | | | | | | | | | 1 | | | | 7/29/2025 | 1 |
| 5523110200 | 234 N Drexel Ave | | | | | | | | | 1 | | | | 4/24/2025 | 1 |
| 5522810800 | 2309 Alpha St | | | | | | | | | 1 | | | | 4/24/2025 | 1 |
| 6692101500 | 4126 E Plaza Blvd | | | | | | | | | 1 | | | | 5/27/2025 | 1 |
| 5563341200 | 618 D Ave | | | | | | | | | 1 | | | | 10/6/2025 | 1 |
| 5523120600 | 24 N Clairmont Ave | | | | | | | | | 1 | | | | 1/23/2025 | 1 |
| 5523120600 | 24 N Clairmont Ave | | | | | | | | | 1 | | | | 1/23/2025 | 1 |
| 5602212900 | 1906 C Ave | | | | | | | | | 1 | | | | 12/1/2025 | 1 |
| 561-080-17-00 | 1103 E 18th St | | | | | | | | | 1 | | | | 11/12/2025 | 1 |
| 5612720900 | 2006 J Ave | | | | | | | | | 2 | | | | 8/29/2025 | 2 |
| 561-022-19-00 | 1444 K Ave | | | | | | | | | 1 | | | | 3/4/2025 | 1 |
| 552-421-01-00 | 116 N T Ave | | | | | | | | | 1 | | | | 3/4/2025 | 1 |
| 556-211-18-00 | 305 E 5th | | | | | | | | | 1 | | | | 4/24/2025 | 1 |
| 5600620900 | 127 W 15th | | | | | | | | | 1 | | | | 2/22/2025 | 1 |
| 5560820600 | 902 Melrose | | | | | | | | | 1 | | | | 5/19/2025 | 1 |
| 5603001700 | 2027 E | | | | | | | | | 1 | | | | 12/3/2025 | 1 |
| 5573420900 | 1527 E 14th | | | | | | | | | 1 | | | | 3/5/2025 | 1 |

| | |
|------------------------|-----------------------------------|
| Jurisdiction | National City |
| Reporting Year | 2025 (Jan. 1 - Dec. 31) |
| Planning Period | 6th Cycle 04/30/2021 - 04/30/2029 |

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

| 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 | | | - | - | - | - | - | - | - | - | - | - | - |
| | Non-Deed Restricted | | | - | - | - | - | - | - | - | - | - | - | - |
| Extremely Low | Deed Restricted | | | - | - | 15 | - | 19 | - | - | - | - | - | 34 |
| | Non-Deed Restricted | | | - | - | - | - | - | - | - | - | - | - | - |
| Very Low | Deed Restricted | 645 | | 1 | 18 | - | 38 | - | - | - | - | - | 91 | 554 |
| | Non-Deed Restricted | | | - | - | - | - | - | - | - | - | - | - | - |
| Low | Deed Restricted | 506 | 6 | 1 | 113 | - | 36 | - | - | - | - | - | 325 | 181 |
| | Non-Deed Restricted | | 3 | 8 | 28 | 49 | 32 | 49 | - | - | - | - | - | - |
| Moderate | Deed Restricted | 711 | - | - | - | - | - | - | - | - | - | - | - | 711 |
| | Non-Deed Restricted | | - | - | - | - | - | - | - | - | - | - | - | - |
| Above Moderate | | | 40 | 71 | 131 | 17 | 79 | 2 | - | - | - | - | 340 | 3,235 |
| Total RHNA | | 5,437 | | | | | | | | | | | | |
| Total Units | | | 49 | 81 | 305 | 66 | 204 | 51 | - | - | - | - | 756 | 4,681 |

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"

- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.

- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

| | | |
|-----------------------|-------------------------|--|
| Jurisdiction | National City | |
| Reporting Year | 2025 (Jan. 1 - Dec. 31) | |

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 |
| Housing Production Monitoring Program | Submit a report to the Department of Housing and Community Development prior to the Statutory deadline. | 12/31/2029 | 6th Cycle | Continuous | The annual report was prepared for the previous calendar year and submitted to HCD, OPR, and SANDAG. The City has coordinated multiple departments to monitor housing progress. | Other | 1 | https://www.hcd.ca.gov/housing-open-data-tools/apr-dashboard |
| Housing Choice Voucher (Section 8) Rental Assistance Program | Maintain 911 units of project-based housing and 1,123 tenant-based vouchers. Outreach and education on the State Source of Income protection SB 329 and SB 322 recognize public subsidies (including Section 8) as a legitimate source of income for rent payments. | 12/31/2029 | 6th Cycle | Continuous | Continuing to maintain housing units for 1,123 Housing Choice Vouchers, Project-Based Housing, and 32 Emergency Housing Vouchers. Operating at 98%+ usage. | Households | 1123 | https://www.nationalcityca.gov/government/national-city-housing-authority/section-8-housing-choice-voucher-hcv-program |
| First-Time Homebuyer Program | Assist an average of 2 households per year for a total of 16 households during the eight-year planning period. | 12/31/2029 | 6th Cycle | In Progress | 6 Units were sold to first time home buyers in 2022. The City does not have an active program due to funding availability. Households are being directed to additional state and federal programs. Created a resource web page for FTHB. 6 City-owned properties put forth in an RFP for first time homeownership development in 2025 | Households | 6 | https://www.sandiegohabitat.org/communities/harding-ii/ |
| Fair Housing Program | Improve fair housing practices and programs in the City. | 12/31/2029 | 6th Cycle | Continuous | The City participates in the San Diego Regional Alliance for Fair Housing to address issues and work with other jurisdictions in addition to quarterly reports from Fair Housing service providers. The City contracts with CSA San Diego to investigate, report, monitor, and provide counseling to tenants and training to landlords on fair housing law. Fair Housing testing conducted and results shared through SDRAFFH | Other | 1 | https://www.nationalcityca.gov/government/national-city-housing-authority/fair-housing |
| Community Housing Development Organizations (CHDO) Program | Identify and fund CHDOs to pursue affordable housing projects and programs. | 12/31/2029 | 6th Cycle | Continuous | 6 homes were completed in 2022 through Habitat for Humanity (a CHDO), which were sold to local first time homebuyers who qualified below 80% AMI. Units are restricted at 80% AMI level for 55 years, and Habitat will work with occupants to find qualified buyers when moving. \$170,808.47 in CHDO funds were included within a 2024 HOME loan for 94 units of low- and very-low income housing | Units | 100 | https://www.sandiegohabitat.org/communities/harding-ii/ https://www.nationalcityca.gov/government/national-city-housing-authority/plans-projects-and-programs/union-tower-project |
| Community Land Trust (CLT) Program | Allow the establishment of community land trusts as needed. | 12/31/2029 | 6th Cycle | Continuous | The City is reviewing models for implementation of a community land trust including the use of city owned properties to develop a CLT model. The Housing Strategic Plan identifies 4 sites to be considered for adoption of a Community Land Trust. A coordinated agreement with Habitat for Humanity and San Diego Community Land Trust regarding a 6-unit site was discontinued in 2022, but future agreements will be considered as opportunities arise. | Other | | None |
| Housing Education and Resource Outreach | Host 2 events annually to provide outreach to residents. | 12/31/2029 | 6th Cycle | Continuous | The City contracts with CSA San Diego to investigate, report, monitor, and provide counseling to tenants, landlords, nonprofits, and city staff on fair housing law. National City website includes program information and additional resources for housing-related services and information. Bimonthly informational office hours held at City facilities. | Meetings | 2 | https://www.nationalcityca.gov/government/national-city-housing-authority/fair-housing |
| Focused General Plan and Climate Action Plan (CAP) Update – Infill and Transit-Oriented Development Opportunities | Update the Land Use Element, Circulation Element, and CAP to increase housing opportunities near transit for all residents. Recognize the role of affordable housing in helping the City meet both its RHNA obligations and CAP goals. | 12/31/2023 | 6th Cycle | Completed | The City completed and adopted a Focused General Plan Update. Present to City Council and to Planning Commission. Included development of economic analysis, modeling 2050 alternatives and traffic analysis, SEIR preparation. | Other | 1 | https://www.nationalcityca.gov/government/community-development/planning/general-plan |
| Complete Communities Incentive Program | Promote voluntary inclusionary housing and progress towards National City's RHNA for all incomes. | 12/31/2023 | 6th Cycle | Completed | The Completed Communities Incentive Program was completed; it is known as House National City and it functions as a floor area ratio additional density bonus program for prioritized areas. The goal of the program is to increase the supply of affordable housing, incentivize housing within transit priority areas, and provide additional community benefits. | Other | 1 | https://www.nationalcityca.gov/government/community-development/planning/general-plan |
| Development Impact Fee (DIF) Unit of Measurement Change | Revise fee structure to encourage the production of additional housing units | 12/31/2023 | 6th Cycle | Completed | Through the House National City initiative, the City developed a density bonus Floor Area Ratio DIF based on square footage with affordable units and larger units exempt from DIF. Approved in April 2024. | Other | | https://www.nationalcityca.gov/government/community-development/planning/general-plan |
| Accessory Dwelling Unit (ADU) Ordinance | Create standards and incentives to promote the development of ADUs for residential uses. | 12/31/2023 | 6th Cycle | Completed | An ADU policy was created and approved by the council on November 2, 2021. 49 building permits for ADUs were issued in 2025. | Other | 1 | https://www.nationalcityca.gov/government/community-development/planning/accessory-dwelling-units-adus |

| | | | | | | | | |
|--|--|------------|-----------|-----------------|---|-------|---|--|
| Parking Study | Evaluate reduced parking requirements in strategic areas to encourage the development | 12/31/2023 | 6th Cycle | Completed | A feasibility study completed in 2022 looking at reduced parking minimums was included within the FGPIU process. Additionally, AB 2097 prohibits imposing or enforcing most parking minimums near high-quality transit. | Other | 1 | https://www.nationalcityca.gov/government/community-development/planning/transit-oriented-development-overlay-todo |
| Objective Design Standards | Streamline the processing of multifamily projects. | 12/31/2023 | 6th Cycle | Completed | The City has adopted objective design standards for multi-family residential development projects. This is intended to help streamline the process of multi-family projects. | Other | 1 | https://www.nationalcityca.gov/government/community-development/planning/general-plan |
| Municipal Code Update | Remove barriers to housing production and encourage the development of underutilized land. | 12/31/2023 | 6th Cycle | Completed | The City plans to update the Municipal Code to provide for a variety of housing types, consistent with State Law related to ADUs, Low Barrier Navigation Centers, Emergency Shelters, Transitional/Supportive Housing, SRO units, and Employee housing. ADU ordinance adopted 2021. Density Bonus process is currently being updated so that it is easy to understand and implement. | Other | 1 | https://www.nationalcityca.gov/government/community-development/planning/general-plan |
| Development Streamlining and Processing Revisions | Remove governmental barriers to housing production. | 12/31/2023 | 6th Cycle | Completed | Development streamlining and processing revisions to remove governmental barriers to housing production were in the development process for the calendar year. Sb 35 requires a streamlined review process for multifamily units that provide at least 10% affordable while meeting several additional criteria. SB9 allows for streamlined lot splits on some single-family residential to increase potential for housing density. | Other | 1 | https://www.nationalcityca.gov/government/community-development/building https://www.nationalcityca.gov/government/community-development/planning/general-plan |
| Housing Unit Replacement Program | Ensure no net loss of housing units as a result of future development. | 12/31/2029 | 6th Cycle | Continuous | No net loss of housing units was reported for this calendar year; National City included excess planned capacity in the Housing Element of 1,596. House National City, approved in April 2024, provided an additional estimated feasible capacity of 595 | Other | 1 | none |
| Developer Information Program | Update and maintain informational materials as policies, standards, guidelines, and ordinances are amended or adopted. | 12/31/2029 | 6th Cycle | Completed | The City has updated its website to facilitate communication with developers and make information readily available. Developer incentives information and programs are listed with contact information. | Other | 1 | https://www.nationalcityca.gov/business/contract-consulting-bid-opportunities |
| Housing Strategic Plan | Provide a work plan for the National City Housing Authority to make progress towards Housing Element goals and objectives. | 12/31/2023 | 6th Cycle | Completed | The National City Housing Strategic Plan was approved on August 3, 2021. 4 year planning period from 2021-2025. Lays out guidance for City-owned sites and future Requests for Proposals. Provides guidance for a future NOFA to make financial resources available for affordable developers. Details Housing Authority programs, financial resources, and staffing resources. Incorporates information gathered through best practices research and strategy sessions with peer cities. | Other | 1 | https://www.nationalcityca.gov/home/showdocument?id=30631&t=638270828784278057 |
| Home Repair Loan Program | Provide loans to 5 lower-income households to address substandard housing conditions. | 12/31/2029 | 6th Cycle | Not Yet Started | No units were rehabilitated with Housing Authority Funds during the calendar year. A goal of 5 units to utilize housing rehabilitation using Home Repair Loans during the 6th Cycle Housing Element. PLHA funds planned for home rehab program in 2026 | Units | | https://www.nationalcityca.gov/government/national-city-housing-authority/plans-projects-and-programs/emergency-rehabilitation |
| At-Risk Inventory and Monitoring Program | Monitor and preserve the affordability of all publicly assisted housing units. | 12/31/2029 | 6th Cycle | Continuous | At risk-list is maintained by Housing Authority. No at-risk units were converted to market-rate during the Housing Element cycle. No affordable units are considered at-risk for the Housing Element cycle (2021-2029) | Other | 1 | none |
| Affordable Housing Priority Production | Facilitate progress towards the City's lower and moderate-income RHNA. | 12/31/2029 | 6th Cycle | Continuous | The Housing Strategic Plan and the Focused General Plan Update include provisions for incentivizing the production of affordable units via density bonus development incentives and waivers. Ongoing coordination with community partners. | Other | 1 | https://www.nationalcityca.gov/government/community-development/planning/general-plan |
| Residential Priority Production for Mixed-Use Corridors and Districts | Facilitate progress towards the City's RHNA | 12/31/2024 | 6th Cycle | Completed | The City completed the House National City Guide in 2024. The guide consists of prohousing policies in transit priority and mixed use quarters including prioritized/streamlined development review for projects that include residential units. Mixed Use Corridors Adequate Sites analysis contains capacity for at least 649 low-income units, 321 moderate income units, and 739 above moderate income units. Kimball Highlands project will include a medical center, senior center, and affordable housing units. Developer incentivizes are being explored in the Focused General Plan Update through density bonus to increase the feasibility for market units and affordable units. | Other | 1 | https://www.nationalcityca.gov/government/community-development/planning/general-plan |
| Site Inventory Outreach and Incentives | Facilitate progress towards the City's RHNA. | 12/31/2024 | 6th Cycle | Completed | The City is tracking vacant and under developed parcels and establishing communications with ownership to discuss future development. Considered incentives to adopt include density bonus expansion, reduction of parking requirements, and streamlined review processes consistent with state regulations. Some identified sites considered for adoption of a Community Land Trust. | Other | 1 | none |

| | | |
|-------------------------|---------------|-------------------------|
| Jurisdiction | National City | |
| Reporting Period | 2025 | (Jan. 1 - Dec. 31) |
| Planning | 6th Cycle | 04/30/2021 - 04/30/2029 |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

| Project Identifier | | | | Units Constructed as Part of Agreement | | | | Description of Commercial Development Bonus | Commercial Development Bonus Date Approved |
|-------------------------------------|----------------|---------------------------|---|--|------------|-----------------|-----------------------|---|--|
| 1 | | | | 2 | | | | 3 | 4 |
| APN | Street Address | Project Name ⁺ | Local Jurisdiction Tracking ID ⁺ | Very Low Income | Low Income | Moderate Income | Above Moderate Income | Description of Commercial Development Bonus | Commercial Development Bonus Date Approved |
| Summary Row: Start Data Entry Below | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |

| | | |
|-------------------------|---------------|-------------------------|
| Jurisdiction | National City | |
| Reporting Period | 2025 | (Jan. 1 - Dec. 31) |
| Planning Period | 6th Cycle | 04/30/2021 - 04/30/2029 |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

| Activity Type | Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only | | | | Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields. | | | | The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here : |
|-------------------------------|---|------------------------------|-------------------------|--------------------------|---|------------------------------|-------------------------|--------------------------|--|
| | Extremely Low-Income ⁺ | Very Low-Income ⁺ | Low-Income ⁺ | TOTAL UNITS ⁺ | Extremely Low-Income ⁺ | Very Low-Income ⁺ | Low-Income ⁺ | TOTAL UNITS ⁺ | |
| Rehabilitation Activity | | | | | | | | | |
| Preservation of Units At-Risk | | | | | | | | | |
| Acquisition of Units | | | | | | | | | |
| Mobilehome Park Preservation | | | | | | | | | |
| Total Units by Income | | | | | | | | | |

| | |
|-------------------------|-----------------------------------|
| Jurisdiction | National City |
| Reporting Period | 2025 (Jan. 1 - Dec. 31) |
| Period | 6th Cycle 04/30/2021 - 04/30/2029 |

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

| Table G | | | | | | |
|---|----------------|---------------------------|---|--|-------------------------------------|-----------------------|
| Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of | | | | | | |
| Project Identifier | | | | | | |
| 1 | | | | 2 | 3 | 4 |
| APN | Street Address | Project Name ⁺ | Local Jurisdiction Tracking ID ⁺ | Realistic Capacity Identified in the Housing Element | Entity to whom the site transferred | Intended Use for Site |
| Summary Row: Start Data Entry Below | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

| | | | |
|-------------------------|-------------------------|---|--|
| Jurisdiction | National City | NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns | Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas |
| Reporting Period | 2025 (Jan. 1 - Dec. 31) | | |

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

| Table H | | | | | | |
|-------------------------------------|-----------------------------|--------------|-----------------|---------------------|------------------------|---|
| Locally Owned Surplus Sites | | | | | | |
| Parcel Identifier | | | | Designation | Size | Notes |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| APN | Street Address/Intersection | Existing Use | Number of Units | Surplus Designation | Parcel Size (in acres) | Notes |
| Summary Row: Start Data Entry Below | | | | | | |
| 552-403-14-00 | Division at R | Vacant | | Exempt Surplus Land | 0.15 | Included in homeownership development RFP in 2025 |
| 555-114-01-00 | 38 W 11th St | Vacant | | Exempt Surplus Land | 0.11 | Included in homeownership development RFP in 2025 |
| 556-553-08-00 | 1028 A Ave | Vacant | | Exempt Surplus Land | 0.09 | Included in homeownership development RFP in 2025 |
| 556-560-39-00 | 500 Plaza Blvd | Vacant | | Exempt Surplus Land | 0.39 | Included in homeownership development RFP in 2025 |
| 551-470-15-00 | 249 N Highland | Vacant | | Exempt Surplus Land | 0.44 | Included in homeownership development RFP in 2025 |
| 551-470-17-00 | 307 N Highland | Vacant | | Exempt Surplus Land | 0.28 | Included in homeownership development RFP in 2025 |
| 551-470-18-00 | 311 N Highland | Vacant | | Exempt Surplus Land | 0.14 | Included in homeownership development RFP in 2025 |
| 551-470-19-00 | 315 N Highland | Vacant | | Exempt Surplus Land | 0.13 | Included in homeownership development RFP in 2025 |
| 551-470-43-00 | 217 N Highland | Vacant | | Exempt Surplus Land | 0.35 | Included in homeownership development RFP in 2025 |
| 551-470-48-00 | n/a | Vacant | | Exempt Surplus Land | 0.22 | Included in homeownership development RFP in 2025 |
| 564-290-71-00 | 3402 Valley Rd | Vacant | | Exempt Surplus Land | 0.74 | Included in homeownership development RFP in 2025 |
| 564-310-03-00 | 3404 Valley Rd | Vacant | | Exempt Surplus Land | 0.2 | Included in homeownership development RFP in 2025 |
| 564-290-74-00 | n/a | Vacant | | Exempt Surplus Land | 0.2 | Included in homeownership development RFP in 2025 |
| 564-290-75-00 | n/a | Vacant | | Exempt Surplus Land | 2.18 | Included in homeownership development RFP in 2025 |
| 559-118-02-00 | 720 W 23rd St | Vacant | | Exempt Surplus Land | 1.27 | To be put out for RFP in 2026 |
| 559-117-04-00 | 830-839 W 23rd St | Vacant | | Surplus Land | 0.07 | To be put out for RFP in 2026 |
| 559-117-06-00 | 830-839 W 23rd St | Vacant | | Surplus Land | 0.19 | To be put out for RFP in 2026 |
| 559-117-07-00 | 830-839 W 23rd St | Vacant | | Surplus Land | 0.46 | To be put out for RFP in 2026 |
| 559-117-05-00 | 2300 Cleveland Ave | Vacant | | Surplus Land | 0.33 | To be put out for RFP in 2026 |
| 559-117-12-00 | 801 Bay Marina Dr | Vacant | | Surplus Land | 0.66 | To be put out for RFP in 2026 |
| | | | | | | |
| | | | | | | |

| | | |
|------------------|---------------|-------------------------|
| Jurisdiction | National City | |
| Reporting Period | 2025 | (Jan. 1 - Dec. 31) |
| Planning Period | 6th Cycle | 04/30/2021 - 04/30/2029 |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

| |
|--------------|
| Note: |
| Cells in gre |

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Se

| Project Identifier | | | | Project Type | Date | Units (Beds/Student Capacity) Approved | | | | | | |
|-------------------------------------|----------------|---------------------------|---|--------------------------------------|------|--|-------------------------------------|----------------------------|--------------------------------|---------------------------------|-------------------------------------|-----------------------|
| 1 | | | | 2 | 3 | 4 | | | | | | |
| APN | Street Address | Project Name ⁺ | Local Jurisdiction Tracking ID ⁺ | Unit Category (SH - Student Housing) | Date | Very Low-Income Deed Restricted | Very Low-Income Non Deed Restricted | Low-Income Deed Restricted | Low-Income Non Deed Restricted | Moderate-Income Deed Restricted | Moderate-Income Non Deed Restricted | Above Moderate-Income |
| Summary Row: Start Data Entry Below | | | | | | | | | | | | |
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|-------------------------|-----------------------------------|
| Jurisdiction | National City |
| Reporting Period | 2025 (Jan. 1 - Dec. 31) |
| Planning Period | 6th Cycle 04/30/2021 - 04/30/2028 |

ANNUAL ELEMENT PROGRESS REPORT

**Table K
Tenant Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

| | |
|--|---|
| Does the Jurisdiction have a local tenant preference policy? | Yes |
| If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials. | https://www.nationalcityca.gov/government/national-city-housing-authority/local-preference-information |
| Notes | |

| | |
|-----------------------|-------------------------|
| Jurisdiction | National City |
| Reporting Year | 2025 (Jan. 1 - Dec. 31) |

**ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)**

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

| | | | |
|---------------------------|----|------------|--|
| Total Award Amount | \$ | 300,000.00 | Total award amount is auto-populated based on amounts entered in rows 15-26. |
|---------------------------|----|------------|--|

| Task | \$ Amount Awarded | \$ Cumulative Reimbursement Requested | Task Status | Other Funding | Notes |
|-------------------------------|-------------------|---------------------------------------|-------------|---------------|-------|
| Update Land Use Element | \$44,000.00 | \$44,000.00 | Completed | None | |
| Update Housing Element | \$124,000.00 | \$124,000.00 | Completed | None | |
| Update Downtown Specific Plan | \$44,000.00 | \$44,000.00 | Completed | None | |
| Update Westside Specific Plan | \$44,000.00 | \$44,000.00 | Completed | None | |
| Update Zoning Code | \$44,000.00 | \$44,000.00 | Completed | None | |
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Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

| Completed Entitlement Issued by Affordability Summary | | |
|---|---------------------|--------------|
| Income Level | | Current Year |
| Acutely Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Extremely Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Very Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 49 |
| Moderate | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Above Moderate | | 2 |
| Total Units | | 51 |

| Building Permits Issued by Affordability Summary | | |
|--|---------------------|--------------|
| Income Level | | Current Year |
| Acutely Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Extremely Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Very Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 49 |
| Moderate | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Above Moderate | | 2 |
| Total Units | | 51 |

| Certificate of Occupancy Issued by Affordability Summary | | |
|--|---------------------|--------------|
| Income Level | | Current Year |
| Acutely Low | Deed Restricted | 30 |
| | Non-Deed Restricted | 0 |
| Extremely Low | Deed Restricted | 113 |
| | Non-Deed Restricted | 0 |
| Very Low | Deed Restricted | 3 |
| | Non-Deed Restricted | 0 |
| Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 39 |
| Moderate | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Above Moderate | | 49 |
| Total Units | | 234 |