

Jurisdiction	National City	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/15/2021 - 04/15/2029

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															
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2020-04/14/2021	2										3	4	
			2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level		
Very Low	Deed Restricted	645	1	1	33	-	-	-	-	-	-	-	-	35	610
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	506	6	1	113	-	-	-	-	-	-	-	-	159	347
	Non-Deed Restricted		3	8	28	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	711	-	-	-	-	-	-	-	-	-	-	-	-	711
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-		
Above Moderate		3,575	39	71	131	-	-	-	-	-	-	-	-	241	3,334
Total RHNA		5,437													
Total Units			49	81	305	-	-	-	-	-	-	-	-	435	5,002
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).															
	5 Extremely low-income Need		6										7		
			2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining		
Extremely Low-Income Units*		323	-	15	-	-	-	-	-	-	-	-	-	15	308

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.
 Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).
 Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.
 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.

Please Start Here

General Information	
Jurisdiction Name	National City
Reporting Calendar Year	2022
Contact Information	
First Name	David
Last Name	McEachern
Title	Housing Programs Specialist II
Email	dmceachern@nationalcityca.gov
Phone	6193364301
Mailing Address	
Street Address	140 E 12th Street, Ste. B
City	National City
Zipcode	91950

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

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Jurisdiction	National City	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/15/2021 - 04/15/2028

**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	Density Bc Applics			
1				2	3	4	5							6	7	8	9	10		
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	Date Application Submitted- (see instructions)	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	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Ddi the housing development application seek incentives or concessions pursuant to Government Code section 65915?	
Summary Row: Start Data Entry Below							0	0	51	0	0	0	0	239	290	162	0			
	556-471-17-00	999 National City Blvd.	Tower 999	2022-05 DSP	5+	R	8/30/2022				51				76	127			No	No
	560-132-01-00	1505 F Avenue		2022-08 SPR	2 to 4	O	5/18/2022								1		1		No	No
	546-231-22-00	1201 E 18th Street		2022-09 SPR	5+	R	7/1/2022								10	10	10		No	No
	563-231-26-00	1830 Sweetwater Blvd		2022-15 SPR	5+	R	7/1/2022								130	130	130		No	No
	554-023-17-00	304 Norton Avenue		2022-19 LS	2 to 4	O	7/1/2022								1	1	1		No	No
	560-142-14-00	201 W 18th Street		2022-22 SPR	2 to 4	O	7/1/2022								3	3	3		No	No
	560-320-23-00	2104 G Avenue		2022-23 SPR	5+	R	7/1/2022								17	17	17		No	No
	556-554-02-00	E Plaza Blvd		2022-32 DSP	2 to 4	O	9/14/2022								1				No	No
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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	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							1	0	0	19	0	0	176		196
	559-105-04-00	1931 Wilson Avenue		BD21-00311	ADU	R				1				2/28/2022	1
	561-012-01-00	924 E 13th Street		BD22-00261	ADU	R				1				3/23/2022	1
	560-061-05-00	1433 Coolidge Avenue		BD22-00292	ADU	R				1				3/30/2022	1
	563-080-19-00	917 E 28th street		BD22-00085	ADU	R				1				1/26/2022	1
	554-262-13-00	2619 E 3rd Street		BD22-00031	ADU	R				1				1/6/2022	1
	556-332-04-00	629 A Avenue		BD22-00498	ADU	R				1				11/3/2022	1
	556-126-06-00	223 G Avenue		BD22-00419	ADU	R				1				5/16/2022	1
	558-030-80-00	3105 E 9th Street		BD21-00318	ADU	R									0
	552-262-02-00	E 31st Street	Kire	BD21-00254	5+	R									0
	560-410-06-00	1221 D Avenue	Kimball Highland West	BD21-00283	5+	R									0
	560-050-10-00	605 E 14th Street	Kimball Highland East	BD21-00279	5+	R									0
	554-013-02-00	1312 E 1st Street		BD22-00255	ADU	R				1				9/6/2022	1
	556-104-09-00	132 E 3rd Street		BD21-00485	ADU	R				1				11/1/2022	1
	563-100-10-00	2615 L Avenue		BD21-00488	ADU	R									0
	554-153-08-00	547 Rachael Avenue		2021-10575-80878	ADU	R				1				5/3/2022	1
	556-313-15-00	1023 E 6th St		2021-11220-81640	ADU	R									0
	557-172-03-00	1330 E 8th		2021-11179-81583	SFD	O									0
	557-092-09-00	1337 7th		2021-11170-81573	ADU	R				1				3/21/2022	1
	559-105-04-00	1935 Wilson Ave		2021-11314-81748	ADU	R				1				11/3/2022	1
	561-283-06-00	2110 L Avenue		2020-10125-80383	SFD	O						1		7/12/2022	1
	561-283-03-00	2140 L Avenue		2021-10966-81294	SFD	O									0
	560-320-19-00	2142 G Avenue		2020-10354-80631	SFD	O						1		2/7/2022	1
	557-301-13-00	2221 E 11th Street		2021-11209-81618	ADU	R									0
	556-010-44-00	306 E Division Street		2021-11069-81405	ADU	R									0
	560-292-05-00	307 E 21st Street		2020-10163-80422	SFD	O						1		3/22/2022	1
	564-261-37-00	3231 Alta Dr		2021-11211-81620	ADU	R				1				9/1/2022	1
	556-311-20-00	821 E 5th Street		2021-11234-81663	ADU	R									0
	556-311-20-00	823 E 5th Street		2021-11233-81662	ADU	R									0
	669-090-05-00	834 Olive Avenue		2021-11083-81419	ADU	R				1				3/3/2022	1
	546-231-22-00	1201 E 18th Street		2022-09 SPR	5+	R						10		7/1/2022	10
	563-231-26-00	1830 Sweetwater Rd		2022-15 SPR	5+	R						130		7/1/2022	130
	560-142-14-00	201 W 18th Street		2022-22 SPR	2 to 4	O						3		7/1/2022	3
	560-320-23-00	2104 G Avenue		2022-23 SPR	5+	R						17		7/1/2022	17
	559-105-04-00	1933 Wilson Avenue		BD22-00188	ADU	R				1				11/3/2022	1
	556-063-13-00	433 E 2nd Street		2021-11160-81515	ADU	R				1				2/8/2022	1
	556-030-11-00	337 Norton Avenue		BD21-00435	ADU	R				1				3/22/2022	1
	556-082-39-00	1120 E 1st St		2020-9476-79621	ADU	R				1				9/29/2022	1
	562-190-32-00	341 E 30th		2019-9671-79845	5+	R									0
	556-011-14-00	121 E 2nd St		2021-11047-81379	ADU	R									0
	554-262-02-00	2620 E 2nd		2021-11038-81368	ADU	R				1				7/11/2022	1
	564-250-17-00	3317 Cypress Ave		BD21-00370	ADU	R									0
	559-105-12-00	1924 Harding Ave		2019-9435-79578	5+	R	1					13		6/16/2022	14
	558-132-16-00	2705 E 16th St		2021-10570-80871	SFD	O									0
	556-063-13-00	433 E 2nd Street		2021-11160-81515	ADU	R									0
	555-104-06-00	333 W 12th St		2019-9404-79543	ADU	R									0
	557-342-08-00	1517 E 14th St		2020-10207-80474	ADU	R									0

Table A2

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

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
			7							8	9
Current APN	Street Address	Project Name*	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
			33	0	113	28	0	0	131		305
559-105-04-00	1931 Wilson Avenue					1				2/28/2022	1
561-012-01-00	924 E 13th Street					1				3/23/2022	1
560-061-05-00	1433 Coolidge Avenue					1				3/30/2022	1
563-080-19-00	917 E 28th street					1				1/26/2022	1
554-262-13-00	2619 E 3rd Street					1				1/6/2022	1
556-332-04-00	629 A Avenue					1				11/3/2022	1
556-126-06-00	223 G Avenue					1				5/16/2022	1
558-030-80-00	3105 E 9th Street					1				7/12/2022	1
552-262-02-00	E 31st Street	Kire							87	8/4/2022	87
560-410-06-00	1221 D Avenue	Kimball Highland West	12		48				1	10/27/2022	61
560-050-10-00	605 E 14th Street	Kimball Highland East	18		65				1	10/17/2022	84
554-013-02-00	1312 E 1st Street					1				9/6/2022	1
556-104-09-00	132 E 3rd Street					1				11/1/2022	1
563-100-10-00	2615 L Avenue					1				9/21/2022	1
554-153-08-00	547 Rachael Avenue					1				5/3/2022	1
556-313-15-00	1023 E 6th St					1				7/13/2022	1
557-172-03-00	1330 E 8th								1	2/24/2022	1
557-092-09-00	1337 7th					1				3/21/2022	1
559-105-04-00	1935 Wilson Ave					1				11/3/2022	1
561-283-06-00	2110 L Avenue								1	7/12/2022	1
561-283-03-00	2140 L Avenue								1	5/2/2022	1
560-320-19-00	2142 G Avenue								1	2/7/2022	1
557-301-13-00	2221 E 11th Street					1				4/14/2022	1
556-010-44-00	306 E Division Street					1				3/21/2022	1
560-292-05-00	307 E 21st Street								1	3/22/2022	1
564-261-37-00	3231 Alta Dr					1				9/1/2022	1
556-311-20-00	821 E 5th Street					1				1/6/2022	1
556-311-20-00	823 E 5th Street					1				1/6/2022	1
669-090-05-00	834 Olive Avenue					1				3/3/2022	1
546-231-22-00	1201 E 18th Street										0
563-231-26-00	1830 Sweetwater Rd										0
560-142-14-00	201 W 18th Street										0

560-320-23-00	2104 G Avenue									0
559-105-04-00	1933 Wilson Avenue				1				11/3/2022	1
556-063-13-00	433 E 2nd Street				1				2/8/2022	1
556-030-11-00	337 Norton Avenue				1				3/22/2022	1
556-082-39-00	1120 E 1st St				1				9/29/2022	1
562-190-32-00	341 E 30th							12	1/6/2022	12
556-011-14-00	121 E 2nd St				1				8/30/2022	1
554-262-02-00	2620 E 2nd				1				7/11/2022	1
564-250-17-00	3317 Cypress Ave				1				6/14/2022	1
559-105-12-00	1924 Harding Ave		1					13	6/16/2022	14
558-132-16-00	2705 E 16th St									0
556-063-13-00	433 E 2nd Street									0
555-104-06-00	333 W 12th St									0
557-342-08-00	1517 E 14th St									0
561-420-08-00	2323 Prospect St									0
556-472-21-00	109 E Plaza Blvd									0
558-210-03-00	2832 E 16th St									0
554-030-18-00	310 Palm Ave									0
556-411-10-00	611 Highland Avenue									0
556-181-21-00	325 J Avenue									0
559-085-18-00	405 W 18th									0
558-091-27-00	2530 E Plaza Blvd									0
562-072-03	129 National City Blvd		2					12	3/16/2022	14
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Table A2

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy									
Current APN	Street Address	Project Name*	10							11	12	
			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	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	
			0	0	6	7	0	0	40		53	
559-105-04-00	1931 Wilson Avenue										0	
561-012-01-00	924 E 13th Street										0	
560-061-05-00	1433 Coolidge Avenue										0	
563-080-19-00	917 E 28th street										0	
554-262-13-00	2619 E 3rd Street										0	
556-332-04-00	629 A Avenue										0	
556-126-06-00	223 G Avenue										0	
558-030-80-00	3105 E 9th Street										0	
552-262-02-00	E 31st Street	Kire									0	
560-410-06-00	1221 D Avenue	Kimball Highland West									0	
560-050-10-00	605 E 14th Street	Kimball Highland East									0	
554-013-02-00	1312 E 1st Street										0	
556-104-09-00	132 E 3rd Street										0	
563-100-10-00	2615 L Avenue										0	
554-153-08-00	547 Rachael Avenue										0	
556-313-15-00	1023 E 6th St										0	
557-172-03-00	1330 E 8th										0	
557-092-09-00	1337 7th										0	
559-105-04-00	1935 Wilson Ave										0	
561-283-06-00	2110 L Avenue										0	
561-283-03-00	2140 L Avenue										0	
560-320-19-00	2142 G Avenue										0	
557-301-13-00	2221 E 11th Street										0	
556-010-44-00	306 E Division Street										0	
560-292-05-00	307 E 21st Street										0	
564-261-37-00	3231 Alta Dr										0	
556-311-20-00	821 E 5th Street										0	
556-311-20-00	823 E 5th Street										0	
669-090-05-00	834 Olive Avenue										0	
546-231-22-00	1201 E 18th Street										0	

563-231-26-00	1830 Sweetwater Rd											0
560-142-14-00	201 W 18th Street											0
560-320-23-00	2104 G Avenue											0
559-105-04-00	1933 Wilson Avenue											0
556-063-13-00	433 E 2nd Street											0
556-030-11-00	337 Norton Avenue											0
556-082-39-00	1120 E 1st St											0
562-190-32-00	341 E 30th											0
556-011-14-00	121 E 2nd St											0
554-262-02-00	2620 E 2nd											0
564-250-17-00	3317 Cypress Ave											0
559-105-12-00	1924 Harding Ave											0
558-132-16-00	2705 E 16th St							1		10/31/2022		1
556-063-13-00	433 E 2nd Street					1				6/27/2022		1
555-104-06-00	333 W 12th St					1				2/21/2022		1
557-342-08-00	1517 E 14th St					1				9/14/2022		1
561-420-08-00	2323 Prospect St					1				3/10/2022		1
556-472-21-00	109 E Plaza Blvd					1				8/4/2022		1
558-210-03-00	2832 E 16th St					1				8/10/2022		1
554-030-18-00	310 Palm Ave							10		12/8/2022		10
556-411-10-00	611 Highland Avenue							16		12/8/2022		16
556-181-21-00	325 J Avenue					1				1/12/2022		1
559-085-18-00	405 W 18th			6						6/1/2022		6
558-091-27-00	2530 E Plaza Blvd							13		4/14/2022		13
562-072-03	129 National City Blvd											0
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Table A2

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

Project Identifier			13	Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			15	14	15	16	17	18	19	20			21	22	23	24
			0	N				Comparable unit fair market rent falls below 80% AMI								
559-105-04-00	1831 Wilson Avenue		0	N				Comparable unit fair market rent falls below 80% AMI								
561-012-01-00	924 E 13th Street		0	N				Comparable unit fair market rent falls below 80% AMI								
560-061-05-00	1433 Coolidge Avenue		0	N				Comparable unit fair market rent falls below 80% AMI								
563-080-19-00	917 E 28th street		0	N				Comparable unit fair market rent falls below 80%								
554-262-13-00	2619 E 3rd Street		0	N				Comparable unit fair market rent falls below 80%								
556-332-04-00	629 A Avenue		0	N				Comparable unit fair market rent falls below 80%								
556-126-06-00	223 G Avenue		0	N				Comparable unit fair market rent falls below 80%								
558-030-80-00	3105 E 9th Street		0	N				Comparable unit fair market rent falls below 80%								
552-262-02-00	E 31st Street	Kire	0	N												
560-410-06-00	1221 D Avenue	Kimball Highland West	6	N		LIHTC, RDA, Other	Other		55							
560-050-10-00	605 E 14th Street	Kimball Highland East	9	N		LIHTC, RDA, Other	Other		55							
554-013-02-00	1312 E 1st Street		0	N				Comparable unit fair market rent falls below 80%								
556-104-09-00	132 E 3rd Street		0	N				Comparable unit fair market rent falls below 80%								
563-100-10-00	2615 L Avenue		0	N				Comparable unit fair market rent falls below 80%								
554-153-08-00	547 Rachael Avenue		0	N				Comparable unit fair market rent falls below 80%								
556-313-15-00	1023 E 6th St		0	N				Comparable unit fair market rent falls below 80%								
557-172-03-00	1330 E 8th		0	N												
557-092-09-00	1337 7th		0	N				Comparable unit fair market rent falls below 80%								
559-105-04-00	1935 Wilson Ave		0	N				Comparable unit fair market rent falls below 80%								
561-283-06-00	2110 L Avenue		0	N												
561-283-03-00	2140 L Avenue		0	N												
560-320-19-00	2142 G Avenue		0	N												
557-301-13-00	2221 E 11th Street		0	N				Comparable unit fair market rent falls below 80%								
556-010-44-00	306 E Division Street		0	N				Comparable unit fair market rent falls below 80%								
560-292-05-00	307 E 21st Street		0	N												
564-261-37-00	3231 Alta Dr		0	N				Comparable unit fair market rent falls below 80%								
556-311-20-00	821 E 5th Street		0	N				Comparable unit fair market rent falls below 80%								
556-311-20-00	823 E 5th Street		0	N				Comparable unit fair market rent falls below 80%								
669-090-05-00	834 Olive Avenue		0	N				Comparable unit fair market rent falls below 80%								
546-231-22-00	1201 E 18th Street		0	N												
563-231-26-00	1830 Sweetwater Rd		0	N												
560-142-14-00	201 W 18th Street		0	N												
560-320-23-00	2104 G Avenue		0	N												
559-105-04-00	1833 Wilson Avenue		0	N				Comparable unit fair market rent falls below 80%								
556-063-13-00	433 E 2nd Street		0	N				Comparable unit fair market rent falls below 80%								
556-030-11-00	337 Norton Avenue		0	N				Comparable unit fair market rent falls below 80%								
556-082-39-00	1120 E 1st St		0	N				Comparable unit fair market rent falls below 80%								
562-190-32-00	341 E 30th		0	N						1						
556-011-14-00	121 E 2nd St		0	N				Comparable unit fair market rent falls below 80%								
554-262-02-00	2620 E 2nd		0	N				Comparable unit fair market rent falls below 80%								
564-250-17-00	3317 Cypress Ave		0	N				Comparable unit fair market rent falls below 80%								
559-105-12-00	1924 Harding Ave		0	N			DB		55				32.5%	Development Standards Modification, On-Site Improvements	No	
558-132-16-00	2705 E 16th St			N												
556-063-13-00	433 E 2nd Street			N				Comparable unit fair market rent falls below 80%								
555-104-06-00	333 W 12th St			N				Comparable unit fair market rent falls below 80%								
557-342-08-00	1517 E 14th St			N				Comparable unit fair market rent falls below 80%								
561-420-08-00	2323 Prospect St			N				Comparable unit fair market rent falls below 80%								

Jurisdiction	National City	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/15/2021 - 04/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

Table C Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

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Housing Element Implementation

Jurisdiction	National City		
Reporting Year	2022	(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
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Housing Production Monitoring Program	Submit a report to the Department of Housing and Community Development prior to the Statutory deadline.	Prepare and submit a report annually pursuant to statute during the eight-year planning cycle.	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.
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.	Monitoring annually during the eight-year planning cycle.	Continuing to maintain housing units for 1,123 Housing Choice Vouchers, Project-Based Housing, and Emergency Housing Vouchers. 2022 experienced a low inventory of available units. Of 32 Emergency Housing Vouchers, 11 are leased up as of January 2023. That number is partially a consequence of vouchers often ported out of the jurisdiction.
First-Time Homebuyer Program	Assist an average of 2 households per year for a total of 16 households during the eight-year planning period.	Average of 2 households per year for a total of 16 households during the eight-year planning period.	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. 2022 introduced some difficulty with FTHB via higher interest rates and lower inventory

<p>Fair Housing Program</p>	<p>Improve fair housing practices and programs in the City.</p>	<p>Implement on an ongoing basis during the eight-year planning period. Adopt a source of income protection ordinance within the first two years of the eight-year planning period. Conduct bi-annual or periodic testing of discrimination.</p>	<p>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.</p>
<p>Community Housing Development Organizations (CHDO) Program</p>	<p>Identify and fund CHDOs to pursue affordable housing projects and programs.</p>	<p>Conduct outreach annually as part of the budget process and/or as funding sources become available during the eight-year planning cycle.</p>	<p>6 homes were completed in 2022 through Habitat for Humanity, 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.</p>
<p>Community Land Trust (CLT) Program</p>	<p>Allow the establishment of community land trusts as needed.</p>	<p>Conduct outreach annually as a part of the budget process and/or as funding sources become available during the eight-year planning cycle.</p>	<p>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.</p>
<p>Housing Education and Resource Outreach</p>	<p>Host 2 events annually to provide outreach to residents.</p>	<p>Host 2 outreach and education events annually.</p>	<p>The City contracts with CSA San Diego to investigate, report, monitor, and provide counseling to tenants and training to landlords on fair housing law. National City website includes program information and additional resources for housing-related services and information</p>
<p>Focused General Plan and Climate Action Plan (CAP) Update – Infill and Transit-Oriented Development Opportunities</p>	<p>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.</p>	<p>Complete within the first two years of the eight-year planning period.</p>	<p>The City is in the process of creating and adopting a Focused General Plan Update. 2022 held community outreach, mayor and city council briefed and presented to Planning Commission, development of economic analysis, modeling 2050 alternatives and traffic analysis, SEIR preparation. Hearings and approval for the FGPU anticipated in June 2023</p>
<p>Complete Communities Incentive Program</p>	<p>Promote voluntary inclusionary housing and progress towards National City’s RHNA for all incomes.</p>	<p>Adopt the program within the first two years of the eight-year planning period.</p>	<p>The Completed Communities Incentive Program was in the development process and is proposed as House National City. The goal of the program is to increase the supply of affordable housing, incentivize housing within transit priority areas, and provide additional community benefits. A feasibility analysis was completed in 2022 to study potential opt-in requirements and incentives for developers to do so.</p>

Development Impact Fee (DIF) Unit of Measurement Change	Revise fee structure to encourage the production of additional housing units	Complete within the first two years of the eight-year planning period.	Through the House National City initiative, the City is in the process of developing a density bonus Floor Area Ratio DIF based on square footage with affordable units and loarger units exempt from DIF. Anticipated public hearings in 2023
Accessory Dwelling Unit (ADU) Ordinance	Create standards and incentives to promote the development of ADUs for residential uses.	Complete within the first two years of the eight-year planning period.	An ADU policy was created and approved by the council on November 2, 2021. 28 building permits for ADUs were issued in 2022
Parking Study	Evaluate reduced parking requirements in strategic areas to encourage the development	Complete the study within the first two years of the eight-year planning period.	A feasibility study completed in 2022 looking at reduced parking minimums was included within the FGPU process. Additionally, AB 2097 prohibits imposing or enforcing most parking minimums near high-quality transit.
Objective Design Standards	Streamline the processing of multifamily projects.	Complete within the first two years of the eight-year planning period	The City plans to adopt objective design standards for multi-family residential development projects. This is intended to help streamline the process of multi-family projects.
Municipal Code Update	Remove barriers to housing production and encourage the development of underutilized land.	Complete within the first two years of the eight-year planning period.	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.
Development Streamlining and Processing Revisions	Remove governmental barriers to housing production.	Complete within the first two years of the eight-year planning period.	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.
Housing Unit Replacement Program	Ensure no net loss of housing units as a result of future development.	Complete within the first two years of the eight-year planning period.	No net loss of housing units was reported for this calendar year. House National City, public hearings to be held in 2023, includes a density bonus program with a provision for rights of existing tenants to be entitled to relocation expenses, right of first refusal for existing tenants, and 75% of affordable units to be priority offered to National City residents
Developer Information Program	Update and maintain informational materials as policies, standards, guidelines, and ordinances are amended or adopted.	Implement on an ongoing basis during the eight-year planning period.	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.
Housing Strategic Plan	Provide a work plan for the National City Housing Authority to make progress towards Housing Element goals and objectives.	Complete within the first two years of the eight-year planning period.	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.

Home Repair Loan Program	Provide loans to 5 lower-income households to address substandard housing conditions.	Implement on an ongoing basis during the eight-year planning period.	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. CDBG grants can be considered for home repair. Most home repairs would cost less than \$20,000
At-Risk Inventory and Monitoring Program	Monitor and preserve the affordability of all publicly assisted housing units.	Implement on an ongoing basis during the eight-year planning period.	No at-risk units were converted to market-rate during the calendar year. No affordable units are considered at-risk for the Housing Element cycle (2021-2029)
Affordable Housing Priority Production	Facilitate progress towards the City's lower and moderate-income RHNA.	Implement on an ongoing basis during the eight-year planning period.	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. 156 affordable unit building permits were issued in 2022.
Residential Priority Production for Mixed-Use Corridors and Districts	Facilitate progress towards the City's RHNA	Adopt the program within the first three years of the eight-year planning period.	The City worked on the House National City Guide during the calendar year. The guide consist 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.
Site Inventory Outreach and Incentives	Facilitate progress towards the City's RHNA.	Adopt the program within the first three years of the eight-year planning period.	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.

Jurisdiction	National City
Reporting Period	2022 (Jan. 1 - Dec. 31)
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NOTE: SB 9 PROJECTS ONLY. This table only needs to be completed if there were lot splits applied for pursuant to Government Code 66411.7 OR units constructed pursuant to 65852.21. Units entitled/permitted/constructed must also be reported in Table A2. Applications for these units must be reported in Table A.

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

**Table I
Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9)**

1				2		3		4			
Project Identifier				Project Type		Date		Unit Constructed			
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Activity	Date	Very Low Income	Low Income	Moderate Income	Above Moderate Income		
Summary Row: Start Data Entry Below											
560-132-01-00	1505 F Avenue			Application for Parcel Map for Lot Split	5/18/2022						
554-023-17-00	304 Norton Avenue			Application for Parcel Map for Lot Split	9/1/2022						

Jurisdiction	National City	
Reporting Period	2022	(Jan. 1 - Dec. 31)
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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)

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Not
Cells in g

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 Section 65915

1				2	3	4						
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
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												

Jurisdiction	National City	
Reporting Year	2022	(Jan. 1 - Dec. 31)
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Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	33
	Non-Deed Restricted	0
Low	Deed Restricted	113
	Non-Deed Restricted	28
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		131
Total Units		305

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	3	5	1
2 to 4	3	0	0
5+	171	272	45
ADU	19	28	7
MH	0	0	0
Total	196	305	53

Housing Applications Summary	
Total Housing Applications Submitted:	8
Number of Proposed Units in All Applications Received:	290
Total Housing Units Approved:	162
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas