

Jurisdiction	National City	
Reporting Year	2023	(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 - 06/30/2020- 04/29/2021		2								3	4
Income Level		RHNA Allocation by Income Level		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	33	-	-	-	-	-	-	-	34	611
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	506	6	1	113	-	-	-	-	-	-	-	208	298
	Non-Deed Restricted		3	8	28	49	-	-	-	-	-	-		
Moderate	Deed Restricted	711	-	-	-	-	-	-	-	-	-	-	-	711
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		3,575	40	71	131	17	-	-	-	-	-	-	259	3,316
Total RHNA		5,437												
Total Units			49	81	305	66	-	-	-	-	-	-	501	4,936
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-income Need		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.

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.

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.

VLI Deed Restricted
VLI Non Deed Restricted

Jurisdiction	National City	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/30/2021 - 04/30/2028

**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 Applica		
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	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below							0	0	1	51	0	0	120	172	0	0			
	557-140-25-00	2039 E 8th		PN23-00001	5+	R	1/19/2023							48	48			NONE	No
	560-120-16-00	1538 F		PN23-00003	2 to 4	O								2	2			SB 9 (2021) - Residential Lot Split	No
	557-120-25-00	630 R		PN23-00007	5+	R	1/30/2023				1			4	5			NONE	No
	563-132-03-00	2837 K		PN23-00008	2 to 4	O	5/22/2023							2	2			SB 9 (2021) - Residential Lot Split	No
	560-132-01-00	1505 F		PN23-00009	2 to 4	O	6/5/2023							2	2			SB 9 (2021) - Residential Lot Split	No
	557-101-17-00	1447 E 7th		PN23-00010	2 to 4	O	6/12/2023							2	2			SB 9 (2021) - Residential Lot Split	No
	560-210-51-00	1835 A		BD22-00034	5+	R	6/26/2023							4	4			NONE	No
	558-250-32-00	2704 E 18th		BD22-00628	5+	R	1/10/2022				2			7	9			NONE	No
	560-370-10-00	2312 F		BD22-01043	5+	R	7/26/2022				36			1	94			NONE	No
	560-151-01-00	1605 National City Blvd		BD22-01064	5+	R	12/12/2022	57						5	5			NONE	No
	557-091-13-00	1207 E 8th		BD22-01067	5+	R	12/20/2022							4	4			NONE	No
	560-014-07-00	1330 National City Blvd		BD22-01073	5+	R	12/20/2022							31	31			NONE	No
	560-064-01-00	1503 Roosevelt		BD22-01075	5+	R	12/28/2022							33	33			NONE	No
	560-064-02-00	1531 Roosevelt		BD22-01077	5+	R	12/28/2022							30	30			NONE	No
	557-380-10-00	E Plaza and 12th		BD23-00388	5+	R	5/2/2023							45	45			NONE	No
	558-220-12-00	1632 Rachael		BD22-00507	ADU	R	11/6/2023				1				1			NONE	No
	669-161-04-00	3433 Eleanor		BD22-00813	ADU	R	8/21/2023				1				1			NONE	No
	551-470-01-00	834 Delta		BD22-00949	ADU	R	8/22/2023				1				1			NONE	No
	558-050-11-00	3023 E 10th		BD23-00115	ADU	R	8/14/2023				1				1			NONE	No
	558-050-11-00	2023 E 10th		BD23-00116	ADU	R	8/14/2023				1				1			NONE	No
	560-062-09-00	127 W 15th		BD23-00566	ADU	R	10/17/2023				1				1			NONE	No
	558-120-09-00	2633 E 14th		BD22-00422	ADU	R	2/28/2023				1				1			NONE	No
	560-310-13-00	2039 F		BD22-00927	ADU	R	7/6/2023				1				1			NONE	No
	552-383-07-00	210 N		BD22-01019	ADU	R	12/6/2023				1				1			NONE	No

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							0	0	1	49	0	0	71		121
	558-220-12-00	1632 Rachael		BD22-00507	ADU	R				1				11/6/2023	1
	669-161-04-00	3433 Eleanor		BD22-00813	ADU	R				1				8/21/2023	1
	551-470-01-00	834 Delta		BD22-00949	ADU	R				1				8/2/2023	1
	558-050-11-00	3023 E 10th		BD23-00115	ADU	R				1				8/14/2023	1
	558-050-11-00	3023 E 10th		BD23-00116	ADU	R				1				8/14/2023	1
	560-062-09-00	127 W 15th		BD23-00566	ADU	R				1				10/17/2023	1
	558-120-09-00	2633 E 14th		BD22-00422	ADU	R				1				2/28/2023	1
	560-310-13-00	2039 F		BD22-00927	ADU	R				1				7/6/2023	1
	552-383-07-00	210 N U		BD22-01019	ADU	R				1				12/6/2023	1
	561-222-06-00	1845 O		BD23-00001	SFA	O							1	8/3/2023	1
	561-222-06-00	1845 O		BD23-00002	SFA	O							1	8/3/2023	1
	554-082-13-00	27 S Drexel		BD23-00119	ADU	R				1				7/11/2023	1
	556-474-16-00	930 D		BD23-00123	ADU	R				1				9/13/2023	1
	554-030-12-00	1431 E 4th		BD23-00482	ADU	R				1				7/25/2023	1
	554-192-06-00	2111 Melrose		2021-10773-81088	ADU	R				1				2/21/2023	1
	561-284-01-00	2105 J		2021-11109-81455	ADU	R				1				2/23/2023	1
	563-141-04-00	2849 L		2021-10998-81343	ADU	R				1				1/9/2023	1
	556-082-06-00	902 Melrose		BD21-00215	ADU	R				1				2/15/2023	1
	558-300-48-00	2121 S Ianoitan		BD22-00008	ADU	R				1				10/18/2023	1
	561-281-01-00	2005 J		BD22-00016	ADU	R				1				6/5/2023	1
	561-100-30-00	1740 N		BD22-00022	ADU	R				1				8/2/2023	1
	561-052-02-00	1010 E 15th		BD22-00379	ADU	R				1				8/28/2023	1
	560-132-01-00	1505 F		BD22-00428	ADU	R				1				10/3/2023	1
	556-062-09-00	625 E 2nd		BD22-00443	ADU	R				1				3/22/2023	1
	564-310-26-00	3711 Lynda		BD22-00572	ADU	R				1				1/9/2023	1
	559-082-06-00	1630 Harding		BD22-00574	ADU	R				1				6/13/2023	1
	560-300-17-00	2027 E		BD22-00672	ADU	R				1				9/11/2023	1
	554-253-12-00	2537 E 3rd		BD22-00685	ADU	R				1				1/19/2023	1
	556-104-07-00	122 E 3rd		BD22-00743	ADU	R				1				7/20/2023	1
	556-101-09-00	26 E 2nd		BD22-00755	ADU	R				1				1/17/2023	1
	561-100-02-00	1715 L		BD22-00781	ADU	R				1				7/13/2023	1
	556-314-10-00	1137 E 5th		BD22-00848	ADU	R				1				9/25/2023	1
	556-313-21-00	518 K		BD23-00110	ADU	R				1				6/15/2023	1
	561-210-34-00	1306 E 18th		BD23-00160	MH	R							1	9/14/2023	1
	561-210-34-00	1306 E 18th		BD23-00161	MH	R							1	9/14/2023	1
	558-152-03-00	1328 Earle		BD23-00241	ADU	R				1				6/29/2023	1
	557-342-10-00	1527 E 14th		BD23-00551	ADU	R				1				8/2/2023	1
	558-281-19-00	2412 E 20th		BD23-00557	ADU	R				1				11/2/2023	1
	559-105-03-00	1927 Wilson		BD23-00838	ADU	R				1				12/14/2023	1
	561-412-09-00	2250 Prospect		2021-10977-81306	SFD	O							1	8/31/2023	1
	560-221-09-00	1921 B		2021-10763-81078	ADU	R				1				1/26/2023	1
	558-320-30-00	3126 E 20th		2020-10230-80497	ADU	R				1				1/25/2023	1
	558-260-57-00	3001 E 19th		BD21-00264	ADU	R				1				2/13/2023	1
	552-363-09-00	1710 Gamma		BD21-00455	ADU	R				1				11/14/2023	1
	554-112-07-00	315 S Harbison		BD21-00470	ADU	R				1				2/9/2023	1
	560-410-14-00	1438 F		BD22-00053	ADU	R				1				12/6/2023	1
	556-102-02-00	215 A		BD22-00273	ADU	R				1				7/11/2023	1
	560-132-01-00	1505 F		BD22-00430	2 to 4	O							2	10/3/2023	2

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 <u>Date Issued</u>	# of Units Issued Building Permits
			0	0	0	49	0	0	17		66
558-220-12-00	1632 Rachael					1				11/6/2023	1
669-161-04-00	3433 Eleanor					1				8/21/2023	1
551-470-01-00	834 Delta					1				8/2/2023	1
558-050-11-00	3023 E 10th					1				8/14/2023	1
558-050-11-00	3023 E 10th					1				8/14/2023	1
560-062-09-00	127 W 15th					1				10/17/2023	1
558-120-09-00	2633 E 14th					1				2/28/2023	1
560-310-13-00	2039 F					1				7/6/2023	1
552-383-07-00	210 N U					1				12/6/2023	1
561-222-06-00	1845 O							1		8/3/2023	1
561-222-06-00	1845 O							1		8/3/2023	1
554-082-13-00	27 S Drexel					1				7/11/2023	1
556-474-16-00	930 D					1				9/13/2023	1
554-030-12-00	1431 E 4th					1				7/25/2023	1
554-192-06-00	2111 Melrose					1				2/21/2023	1
561-284-01-00	2105 J					1				2/23/2023	1
563-141-04-00	2849 L					1				1/9/2023	1
556-082-06-00	902 Melrose					1				2/15/2023	1
558-300-48-00	2121 S Ianoitan					1				10/18/2023	1
561-281-01-00	2005 J					1				6/5/2023	1
561-100-30-00	1740 N					1				8/2/2023	1
561-052-02-00	1010 E 15th					1				8/28/2023	1
560-132-01-00	1505 F					1				10/3/2023	1
556-062-09-00	625 E 2nd					1				3/22/2023	1
564-310-26-00	3711 Lynda					1				1/9/2023	1
559-082-06-00	1630 Harding					1				6/13/2023	1
560-300-17-00	2027 E					1				9/11/2023	1
554-253-12-00	2537 E 3rd					1				1/19/2023	1
556-104-07-00	122 E 3rd					1				7/20/2023	1
556-101-09-00	26 E 2nd					1				1/17/2023	1
561-100-02-00	1715 L					1				7/13/2023	1
556-314-10-00	1137 E 5th					1				9/25/2023	1
556-313-21-00	518 K					1				6/15/2023	1
561-210-34-00	1306 E 18th							1		9/14/2023	1
561-210-34-00	1306 E 18th							1		9/14/2023	1
558-152-03-00	1328 Earle					1				6/29/2023	1
557-342-10-00	1527 E 14th					1				8/2/2023	1
558-281-19-00	2412 E 20th					1				11/2/2023	1
559-105-03-00	1927 Wilson					1				12/14/2023	1
561-412-09-00	2250 Prospect							1		8/31/2023	1

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	National City		
Reporting Year	2023	(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.
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

Fair Housing Program	Improve fair housing practices and programs in the City.	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.	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.
Community Housing Development Organizations (CHDO) Program	Identify and fund CHDOs to pursue affordable housing projects and programs.	Conduct outreach annually as part of the budget process and/or as funding sources become available during the eight-year planning cycle.	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.
Community Land Trust (CLT) Program	Allow the establishment of community land trusts as needed.	Conduct outreach annually as a part of the budget process and/or as funding sources become available during the eight-year planning cycle.	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.
Housing Education and Resource Outreach	Host 2 events annually to provide outreach to residents.	Host 2 outreach and education events annually.	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
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.	Complete within the first two years of the eight-year planning period.	The City is in the process of creating and adopting a Focused General Plan Update. 2023 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 April 2024
Complete Communities Incentive Program	Promote voluntary inclusionary housing and progress towards National City's RHNA for all incomes.	Adopt the program within the first two years of the eight-year planning period.	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.
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 developed a density bonus Floor Area Ratio DIF based on square footage with affordable units and larger units exempt from DIF. Anticipated approval in April 2024.

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. 49 building permits for ADUs were issued in 2023, nearly double the previous year
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; National City included excess planned capacity in the Housing Element. House National City, approval anticipated in April 2024, 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.

Jurisdiction	National City	
Reporting Period	2023	(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: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	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	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/30/2021 - 04/30/2029

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)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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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												
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												

Jurisdiction	National City	
Reporting Year	2023	(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
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		17
Total Units		66

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	6	6	0
Single-family Detached	3	3	0
2 to 4 units per structure	8	6	0
5+ units per structure	53	0	131
Accessory Dwelling Unit	49	49	0
Mobile/Manufactured Home	2	2	0
Total	121	66	131

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	63	66
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	70
Number of Proposed Units in All Applications Received:	172
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	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

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	4	4
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	65	113
Discretionary	5	59

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
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