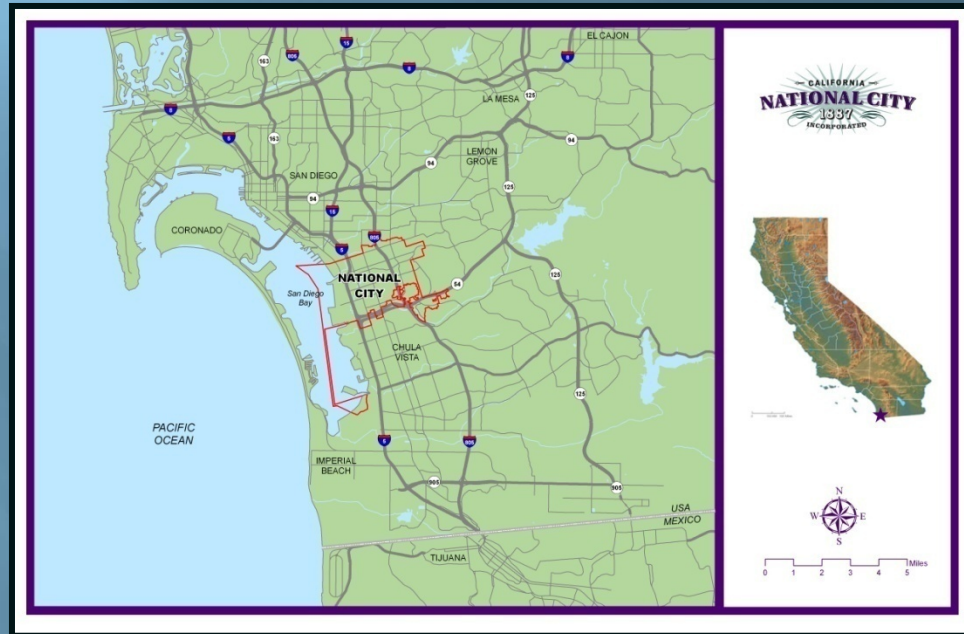




## Sustainability Pilot

National City Westside Infill Transit Oriented  
Development – a Catalyst Project for  
Neighborhood Change

# National City In the Center of It All



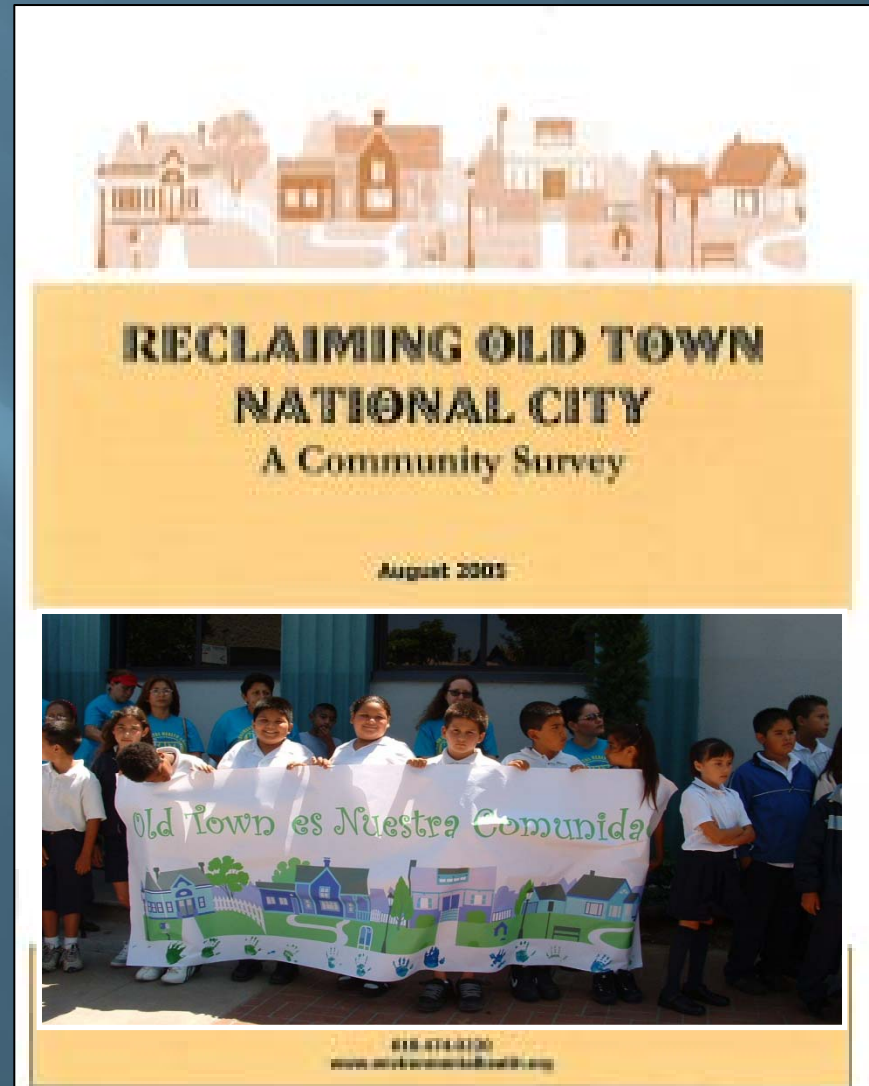
- 9 miles from Mexico
- Incorporated in 1887
- Population – 56,000
- 9 square miles

- 61-percent Hispanic
- 18% Filipino
- Median incomes – 33% of US

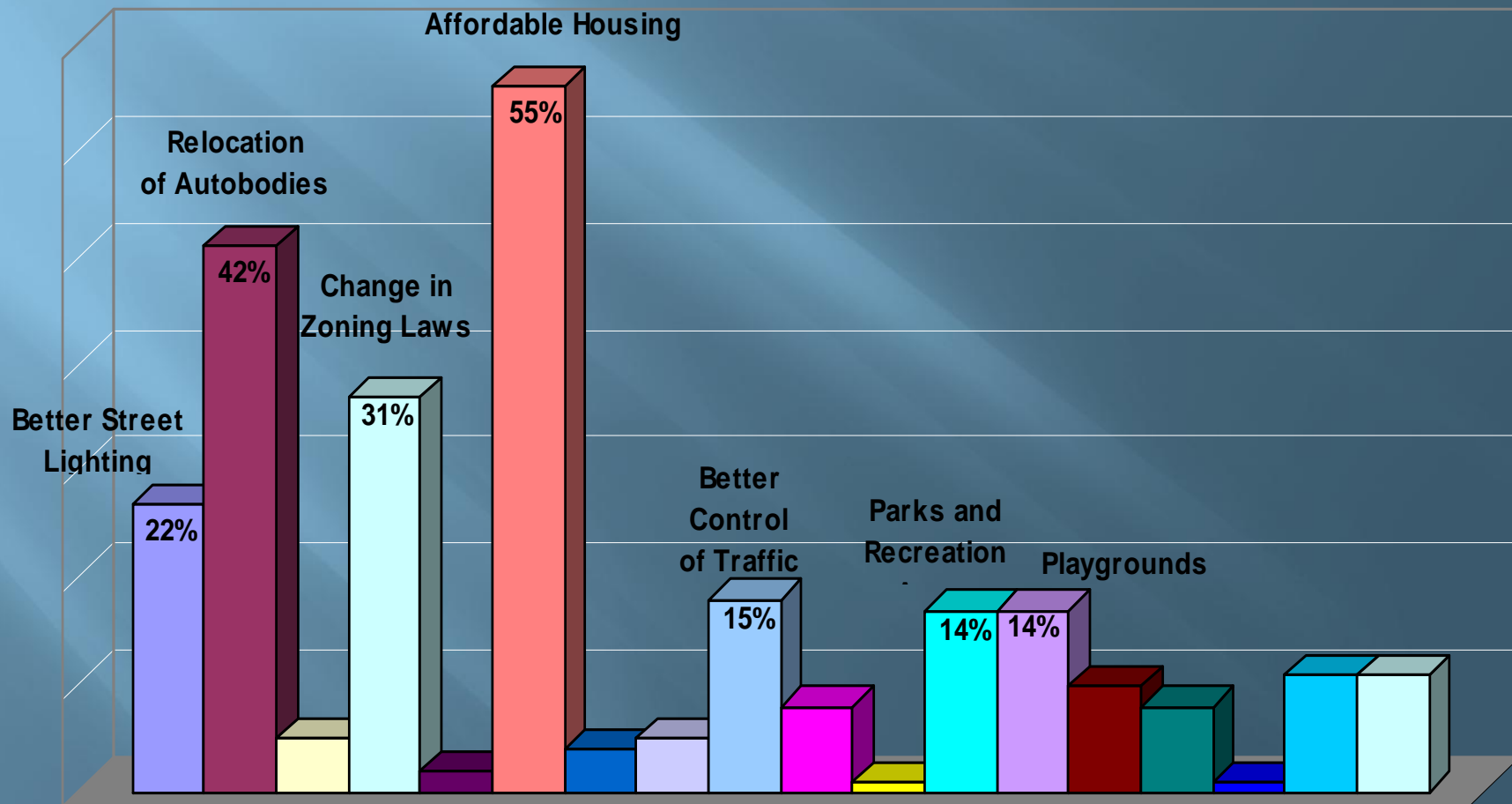
# Community Partnership

## Community Planning Goals

- Ensure Healthy Neighborhoods
- Maintain & Create Affordable Housing
- Preserve Community Character and Culture
- Promote Sustainable Communities



# Housing is a Top Priority

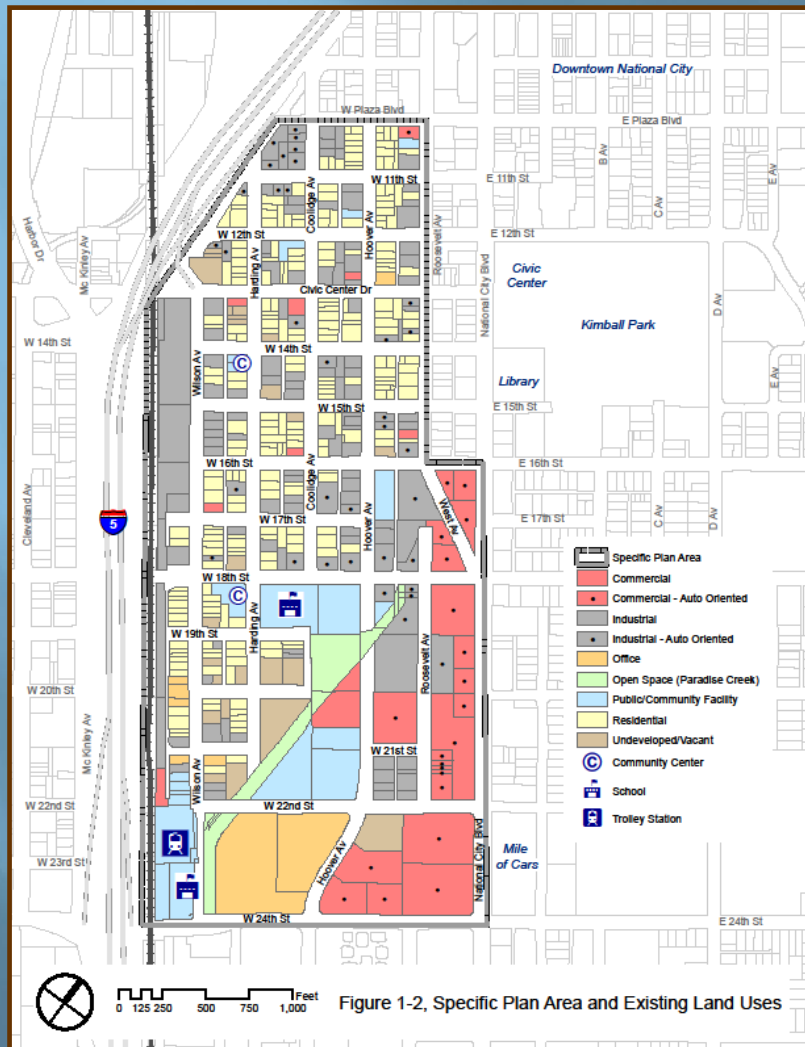


# Old Town, National City

## Income and Housing Needs

- ▣ Average income \$24,883
- ▣ 90% of current households need affordable housing
  - 78% are low to very-very low income
- ▣ 0% of the current housing stock is restricted to be affordable
- ▣ 60% of households rent their homes

# Westside Specific Planning Area



- 165 acres
- Zoned mixed industrial residential
- More than 50 brownfield sites
- Elementary school
- Tidal Creek
- Adult school
- Light rail station

# National City's Westside



# Public Works Yard – a Catalyst Site



- City ownership
- Bisected by creek
- Adjacent to 24<sup>th</sup> St Trolley Station
- Adjacent to Paradise Creek Education Park
- Adjacent to Kimball Elementary School



# Working Toward Neighborhood Change

- Specific Plan & EIR
- EPA Brownfield Assessment Grant
- 2 Cal-EPA TSI grants – park expansion area
- DOT Safe Routes to School grant
- HUD HOME funds
- EPA Sustainability Pilot
- HCD Catalyst Project



# Community Designed TOD

- 80+ community members
- Address issues of housing density, affordability, creating open space
- Resulted in project design used as basis for developer recruitment



# HUD-DOT-EPA Livability Principles



- ▣ Provides transportation choices
- ▣ Provides equitable affordable housing
- ▣ Enhances the economy by improving the neighborhood
- ▣ Supports existing communities via infill
- ▣ Leverages federal policies and investment
- ▣ Implements local community values

# Progress To Date

- Remediation requirements understood
- Project design refined
- Zone change implemented September, 2010
- DDA anticipated April, 2011
- Agreement with State Regulator to remediate approved
- Working concurrently on amortization of industrial uses
- Requesting financial participation from HUD