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 Planning Goals

• Ensure Healthy Neighborhoods

• Maintain & Create Affordable Housing

• Preserve Community Character and Culture

• Promote Sustainable Communities
Housing is a Top Priority

- Affordable Housing: 55%
- Relocation of Autobodies: 42%
- Change in Zoning Laws: 31%
- Better Street Lighting: 22%
- Better Control of Traffic: 15%
- Parks and Recreation: 14%
- Playgrounds: 14%
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
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 24th 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
- Leverages federals policies and investment
- Supports existing communities via infill
- 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