

SITE 1: PURPLE COW

The Purple Cow site is an approximately 2.35-acre site at Highland Avenue and Epsilon Street owned by the Housing Authority. The site is within the MXC-1 zone, which allows up to 48 dwelling units per acre (du/ac) and can yield an estimated 47 to 113 units; this, however, can be further maximized through the State Density Bonus. This site is envisioned to provide units that are affordable to households anywhere from 60-120% AMI. Special consideration will be given to homeownership opportunities. A community land trust or long-term lease may also be considered on this site.



Assessor Parcel Numbers (APNs): 551-470-15; 551-470-17; 551-470-18; 551-470-19; 551-470-43; 551-470-48

Owner: Housing Authority

Lot Size (sq. ft.): 102,437

Acreage: 2.35

Existing Use: Vacant

Zoning: MXC-1 (48 du/ac maximum)

Estimated Yield: 47 to 113 units

Development Guidance:

- Anywhere from 60-120% AMI
- Consideration for homeownership
- Willing to consider community land trust or long-term lease

SITE 2: SCATTERED SITES COMMUNITY LAND TRUST

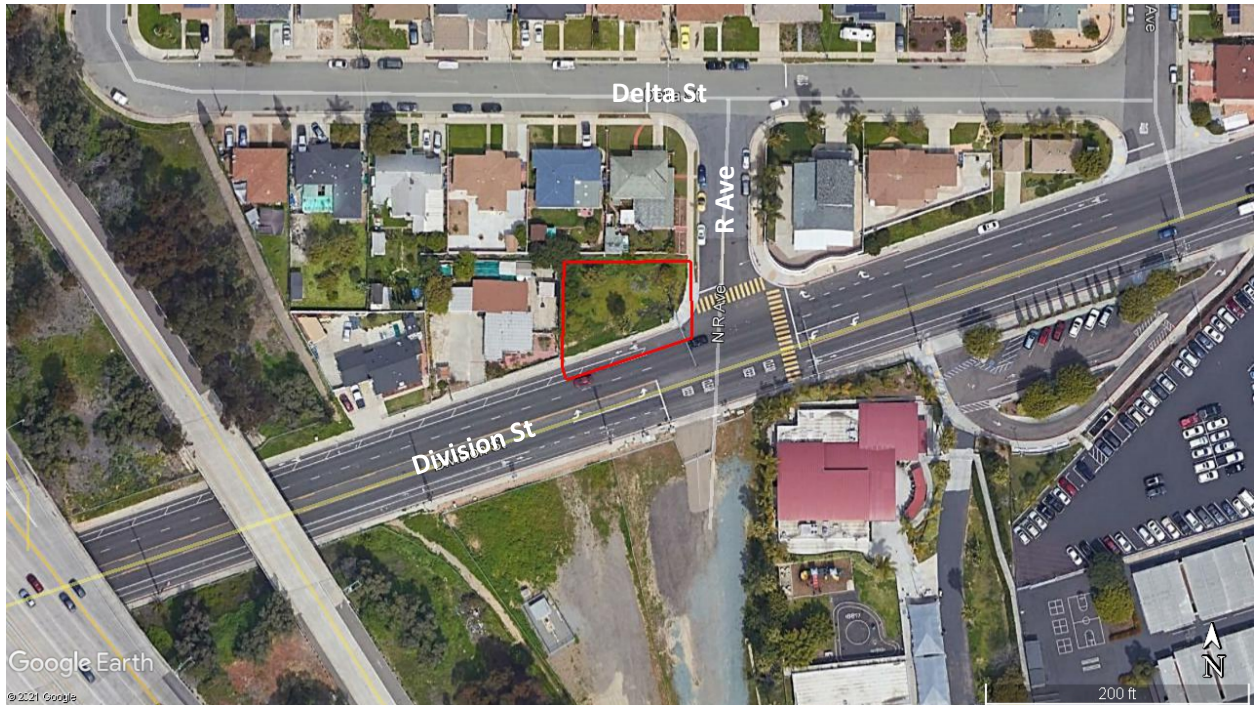
This site consists of three parcels that can be established as a scattered site community land trust and developed jointly to improve their development feasibility. If a community land trust is proposed for Site 1: Purple Cow, the parcels included in Site 2: Scattered Sites Community Land Trust can be combined into one scattered site community land trust proposal.

The parcels in Site 2 are located throughout the City:

- Site 2A: Division Street and R Avenue
- Site 2B: Roosevelt Avenue and W 11th Street
- Site 2C: A Avenue and E 11th Street

Each site has a different zoning designation; in aggregate they are estimated to yield between 22 to 24 units. This site is envisioned to provide units that are affordable to households anywhere from 60-120% AMI. Special consideration will be given to homeownership opportunities.

Site 2A: Division Street and R Avenue



Assessor Parcel Numbers (APNs): 552-403-14

Owner: City of National City

Lot Size (sq. ft.): 6,400

Acreage: 0.15

Existing Use: Vacant

Zoning: RS-2 (9 du/ac maximum)

Estimated Yield: 2 units

- Development Guidance:**
- Anywhere from 60-120% AMI
 - Consideration for homeownership
 - Scattered sites community land trust to improve the development feasibility of small infill sites

Site 2B: Roosevelt Avenue and W 11th Street



Assessor Parcel Numbers (APNs):	555-114-01
Owner:	City of National City
Lot Size (sq. ft.):	4,791
Acreage:	0.11
Existing Use:	Single-Family Detached
Zoning:	Downtown Specific Plan District 6 (FAR up to 6:1; 3:1 minimum)
Estimated Yield:	16 units
Development Guidance:	<ul style="list-style-type: none">• Anywhere from 60-120% AMI• Consideration for homeownership• Scattered sites community land trust to improve the development feasibility of small infill sites• City is required to collect appraised value for this property

Site 2C: A Avenue and E 11th Street



Assessor Parcel Numbers (APNs): 556-553-08

Owner: Housing Authority

Lot Size (sq. ft.): 3,911

Acreage: 0.09

Existing Use: Vacant

Zoning: Downtown Specific Plan District 5A (FAR up to 3:1)

Estimated Yield: 4 to 8 units

Development Guidance:

- Anywhere from 60-120% AMI
- Consideration for homeownership
- Scattered sites community land trust to improve the development feasibility of small infill sites

SITE 3: LAMBS' THEATER

The Lambs' Theater site is an approximately 0.39-acre site at E Avenue and E Plaza Boulevard owned by the City of National City. The site is within the MXD-2 zone, which allows up to 75 du/ac and can yield an estimated 19 to 30 units; this, however, can be further maximized through the State Density Bonus. This site is envisioned to provide a mix of affordable lower and moderate-income rental units ranging from 30-120% AMI. Smaller units, such as micro-units with shared common spaces, may be considered.



Assessor Parcel Numbers (APNs): 556-560-39

Owner: City of National City

Lot Size (sq. ft.): 16,990

Acreage: 0.39

Existing Use: Vacant

Zoning: MXD-2 (75 du/ac maximum)

Estimated Yield: 19 to 30 units

- Development Guidance:**
- Rental units anywhere from 30-120% AMI
 - Consideration for smaller units, such as micro-units with shared common spaces; potential for parking reductions
 - City is required to collect appraised value for property

SITE 4: PLAZA BONITA CENTER WAY

The Plaza Bonita Center Way site is an approximately 4.30-acre site near Valley Road and Plaza Bonita Center Way that is owned by the City of National City. The site is within the RS-2 zone, which allows up to 9 du/ac and can yield an estimated 19 to 30 units; this, however, can be further maximized through the State Density Bonus. This site is envisioned to provide homeownership opportunities for units ranging anywhere from 60-120% AMI. This site includes physical constraints that should be addressed through the development proposal.



Assessor Parcel Numbers (APNs): 564-290-71; 564-310-03; 564-290-74; 564-290-75

Owner: City of National City

Lot Size (sq. ft.): 187,146

Acreage: 4.30

Existing Use: Vacant

Zoning: RS-2 (9 du/ac maximum)

Estimated Yield: 17 to 39 units

Development Guidance:

- Anywhere from 60-120% AMI
- Consideration for ownership opportunities
- Address physical site constraints