

Proposal for Federal Funds in National City to improve California's Housing Crisis

Proposed by: *Sushmitha Kudari*, (Co-owner of 3040 E 16th Street, National City)

Purpose: Propose a feasibility study of developing E 17th Street and Harbison Avenue to allow for more housing.

These streets are undeveloped dirt roads at the moment. Most of the parcels touching these streets are large ~0.4-0.5 acre lots. Most owners have built homes on the half of their lots in the opposite direction of the proposed streets due to a lack of utilities. The back half of most of these lots touching E 17th street and Harbison Avenue are left empty. As no one individual in the National City might be financially capable of developing these streets due to their long lengths, this proposal asks for the City of National City to assist in their development with Federal Funding.

Pros of proposal: Developing E 17th street and Harbison Avenue will present the following benefits.

- Owners are better able to utilize Senate Bill 9 and create lot splits. By having half a lot touching a street with utilities, owners can either sell the lot to developers or develop on the land themselves. (*Figure 1*)
- Most of the back half of the lots are sloping into the streets proposed for development and will allow developers to have an easy sewage line set up via gravity flow systems. Lowering the cost of development will encourage more housing in these areas.
- Both E 17th street and Harbison Avenue are near schools. The development of these streets will allow for more housing opportunities for young families within walking distance of schools. (*Figure 3*)
- The Zoning map of National City currently has MXC-1 areas bordering or adjacent to the streets proposed. If the proposed streets are developed, multi-unit housing opportunities could be available on the lots touching these streets with this zoning. (*Figure 4*)
- Will support National City's economic development.