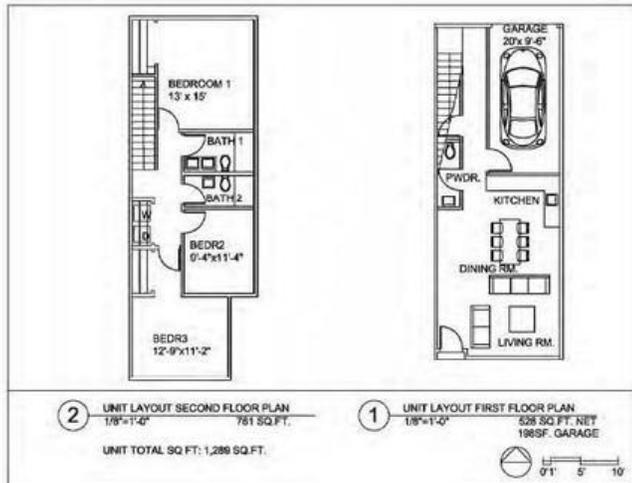


National City

San Diego Community Land Trust



In the name of affordable housing, National City has agreed to sell an 8,700-square-foot lot for \$1.

It's part of a deal with San Diego Habitat for Humanity and the San Diego Community Land Trust to build six homes on the land at West 18th Street and Harding Avenue, just east of Interstate 5.

The National City Council on Oct. 2 authorized the contract to sell the lot, which the city's

redevelopment agency purchased in 2004 for \$400,000.

The proposed \$1.1 million project is intended to provide low- to moderate-income families opportunities to buy a house at an affordable price. Homes will be priced between \$275,000 to \$300,000.

Habitat plans to build six two-story homes, each with three bedrooms, two and a half bathrooms, a garage and a backyard.

Once the 1,300-square-foot homes are built, the land will be transferred to the Land Trust, which is involved in two similar projects in Lemon Grove and the Nestor neighborhood in San Diego.

The six houses will be sold to families who earn 80 percent of the area median income or less. For a family of four, that's an income of \$77,850.

Qualified families will buy the homes but only lease the land from the Land Trust — a deal that will eliminate the land value from the price tag.

In addition to the six adjacent houses, Habitat and the Land Trust are toying with the idea of building an accessory dwelling unit — more commonly referred to as a granny flat — on each home lot.

