

For Immediate Release

Transit-Oriented Affordable Housing Community Breaks Ground In National City

Public-private partnership brings one of the largest increases in residential development to National City's Westside

NATIONAL CITY, CA — November 17, 2015 — National City civic leaders and community groups joined Related California (Related) and Community HousingWorks to break ground today on phase one of Paradise Creek, a two-phased affordable housing development totaling 201 homes on six acres of land in National City's Westside neighborhood. The development is a joint venture between Related and Community HousingWorks.

"With this project, the City is continuing the long process of reversing a history of incompatible uses and underutilization of key sites on the west side of National City. We are also setting a benchmark for smarter development in National City, linking residents and businesses to multiple forms of transit that promote sustainability and furthers economic opportunity," said National City Mayor Ron Morrison at the event.

The City of National City was recently awarded more than \$9.2 million in redevelopment grants and loans, financed from cap-and-trade pollution funds to finance phase two of Paradise Creek and to enhance National City's surrounding educational park and trail, bike lanes, pathways, and intersection improvements.

"This new transit-oriented community will enhance National City by providing high quality, affordable housing for qualified residents," said Related Chairman and Chief Executive Officer Bill Witte. "This development is made possible by the efforts of our committed community partners. I would especially like to recognize the City and Environmental Health Coalition, who were instrumental in gathering community support during the early phases of this development."

Located in the vicinity of the 24th Street Transit Center, the first phase of Paradise Creek will contain an initial 109 family homes available to qualified residents in the surrounding area, two residential buildings, outdoor amenities such as pedestrian walks, picnic areas, structured and natural play areas, a significant open 'Village Green', intimate plazas, a 6,000 square foot 'Commons' building containing both management and social services to serve the needs of the residents along with a fitness area, learning/computer center, conference rooms, multipurpose room, and outdoor terrace and sitting areas.

Paradise Creek's landscaping will complement the building architecture, consistent with the intent of the Westside Neighborhood Specific Plan and respectful of the surrounding community. Paradise Creek will additionally include street and boundary landscaping to create a compatible and consistent neighborhood street scene and appropriate and visually appealing buffers to adjacent properties.

"Working collaboratively with the City and community partners, we have planned this affordable rental community that will revitalize the neighborhood, serve as a model of sustainable transit-oriented smart growth, and expand the employment base in National City," said Sue Reynolds, President and CEO of Community HousingWorks. "Further, our on-site, after school programs and coaching will empower residents to create financial sustainability, move up in the world, and achieve next-generation success."

The first phase of Paradise Creek is expected to be completed in November 2016. More information is available at www.paradisecreekliving.com

About Related California

Related California, the West Coast affiliate of Related Companies, is a fully integrated real estate firm that develops multifamily residential and mixed-use properties in California.

Since 1989, Related California has undertaken a range of transformational developments from best-in-class luxury high rise residential properties to the redevelopment of obsolete public housing, spanning a broad spectrum of urban infill, affordable, mixed-income and market rate multifamily developments. The company has completed more than 9,800 residences and has a track record of consistently developing communities that represent industry benchmarks in design, construction, sustainability and property management.

Related California has a long history of community partnership, having collaborated with more than 20 municipalities and over 25 non-profit organizations throughout California. Related California has successfully developed and managed a broad range of property types throughout Alameda, Contra Costa, Los Angeles, Orange, Sacramento, San Bernardino, San Diego, San Francisco and Santa Clara counties. The Related California portfolio includes more than \$2.5 billion worth of developments. For more information about Related California, visit www.relatedcalifornia.com

About Community HousingWorks

Community HousingWorks (CHW) is a nationally-recognized non-profit organization that helps people living on low wages and fixed incomes move up in the world, in San Diego and across California, by building and owning stable affordable apartment homes and providing onsite services and opportunities for residents to achieve their dreams. CHW has nearly 30 years of success developing new and renovating existing multi-family, affordable rental apartments in urban, suburban and rural communities. With nearly 2,500 rental apartments in 34 communities statewide, CHW proudly serves more than 7,000 children and adults each year. CHW and our strategic partners deliver onsite

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programs to give residents the knowledge, tools, and hope to achieve their goals and dreams. As a result, many adult residents are able to get out of debt, improve their credit, and start a practice of saving for the future; and youth have a safe place to learn and grow, improve reading ability, and succeed at school. CHW is an Exemplary-ranked member of the national NeighborWorks Network®, an award-winning affiliate of the National Council of La Raza, and member of the prestigious Housing Partnership Network.

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