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March 12, 2026

Honorable Alex Padilla
331 Hart Senate Office Building
Washington, DC 20510

Honorable Adam Schiff
112 Hart Senate Office Building
Washington, DC 20510

SUBJECT: Support for Congressionally Directed Spending Application – Palm City Transit Village (PCTV) Phase 2 (111 Units of Family/Workforce Affordable Housing)

Dear Senator Padilla and Senator Schiff:

On behalf of Circulate San Diego, whose mission is to create excellent mobility choices and vibrant, healthy neighborhoods, I am writing to express our support for the 2027 Congressionally Directed Spending application submitted by National Community Renaissance (“National CORE”) for Palm City Transit Village (PCTV) Phase 2, a 111-home affordable family, senior, veterans, and workforce housing development serving low and middle-income people in San Diego.

Located adjacent to the MTS Blue Line trolley platform, PCTV Phase 2 advances the City's transit-oriented development goals by providing high-quality affordable housing within walking distance of reliable public transportation. In addition to housing, the project will include an onsite licensed childcare facility serving up to 50 children. By reducing childcare costs and commute times, the facility will significantly enhance economic stability for working parents and support children's long-term educational success. This multi-phased, transit-oriented community will ultimately include 304 affordable rental homes and more than two hundred middle-income rental homes.


As one of the nation's largest nonprofit affordable housing developers, National CORE has more than 30 years of experience transforming communities through affordable housing paired with comprehensive resident services. Through its affiliate, the Hope Through Housing Foundation, National CORE delivers on-site supportive services that can be a catalyst for change in the communities they serve by elevating residents' health, well-being, self-sufficiency, job training, and after-school programs provided at no cost for families living at PCTV and the surrounding area.

Circulate San Diego is a local nonprofit organization dedicated to making our neighborhoods more vibrant and sustainable through better land use planning and the advancement of transportation initiatives that support increased multimodal options

and transportation choice. Through our planning activities, educational events, trainings, advocacy, and work with local, county, regional, and transit partners, Circulate San Diego is working to reclaim our streets through improved streetscape design, accessible pedestrian corridors, more bike lanes, better transit routes, and traffic calming measures.

In closing, I respectfully request your support in including Palm City Transit Village, Phase 2 project among your FY 2027 Congressional Directed Spending requests.

Sincerely,

A handwritten signature in black ink, appearing to read "Carlisle Dockery". The signature is fluid and cursive, with a long, sweeping tail on the final letter.

Carlisle Dockery
Director of Planning and Community Engagement
planning@circulatesd.org