

Goodwin on Glacier and Mission Gorge

The County of San Diego (County) entered into an agreement with Wakeland Housing and Development Corporation (Wakeland) for the development of affordable housing at 6255 Mission Gorge Road and the vacant lot on Glacier Avenue in the Grantville area. Goodwin on Glacier community is proposed to be 131 homes for seniors and Mission Gorge, will be 204 affordable homes for families consisting of studios, one-, two- and three-bedroom residences.



Image Courtesy of Stephen Dalton Architecture

Group: Finance and General Government Group (FG3) – Department of General Services, Health and Human Services Agency- Housing and Community Development Services

Location: 6255 Mission Gorge Road and Glacier Avenue, San Diego.

SUSTAINABILITY: Wakeland will pursue a minimum GreenPoint Gold rating for each building. One of the major green initiatives for new housing is to reduce the emission of greenhouse gasses/carbon emissions through electrification. Optima is being designed as an all-electric building eliminating the need for natural gas at the development. The façades will be ventilated to shield from heat gain and to allow for breathability. Walls will be highly insulated, and glazing will have high thermal and solar gain coefficients. Buildings are designed with flat roofs that are “cool roof” compliant. The planted terraces and gardens will filter storm water prior to discharge into the storm water system. The roofscape designs support a solar photovoltaic system. Wakeland will maximize the size of the solar photovoltaic system installed on the project, while managing cost efficiency and financial feasibility.

EQUITY: According to the San Diego Association of Governments’ Housing Acceleration Program, upwards of 40% of the regional population is housing cost-burdened, defined as spending more than 30% of their income on housing. As a result of the lack of affordable housing, our community’s poorest seniors are becoming homeless at an alarming rate. According to San Diego’s 2022 Point In Time Count, one out of four of San Diego’s homeless adults is over the age of 55.

Among this group of unsheltered seniors, 47% are experiencing homelessness for the first time, with 57% having a physical disability. The number of homeless older adults is projected to triple over the next decade. This proposed development provides desperately needed senior housing to mitigate the threat of homelessness that many seniors face.

EMPOWER: By combining the high quality, community-oriented buildings with a strong resident services program rooted in connectivity and empowerment, the development will give residents their maximum opportunity for stability, economic mobility, personal health and family success. San Diego's housing affordability crisis has been affecting seniors especially, while childcare availability and affordability are becoming a crisis of their own. Cost of living expenses have increased across the board and working families find it more challenging to find quality childcare, and seniors are finding it harder to find quality housing that fits their limited income. The proposed development addresses the urgency of both these issues by including an onsite 1,867 square foot childcare facility.

COMMUNITY: Wakeland proposed resident amenities that include ample space for on-site resident services, community rooms with kitchens, computer rooms, central laundry, resident lounges, and outdoor courtyards. The amenity spaces provide residents with opportunities for recreation and social engagement. A bus line runs along Mission Gorge Road, linking the site to the Grantville Trolley Station located one mile south of the project. Wakeland staff will partner with local community organizations, such as local community centers, faith groups, and individual volunteers to develop a calendar of recreational and educational activities to foster a sense of community within the building and engage residents with the surrounding neighborhood.

JUSTICE: Seniors are amongst the most vulnerable population within the County. Increasing rents have further disadvantaged our vulnerable communities, creating further distress to their quality of life and ability to thrive. The services proposed at this site ensure that seniors have maximum opportunity for stability and personal health. The physical spaces and supportive services provided to residents will be adaptable and include universal design elements such as step-free entranceways; wide doorways and hallways; lever handles for all doors rather than twisting knobs in anticipation of increased longevity, aging in place and increasing needs for home care and physical accommodations.