

Frequently Asked Questions

Kindred located at 1501/1555 Sixth Avenue (Former Family Court Site)

September 2020

What is the Developer's Vision for the site?

BRIDGE and AVR P Skyport, the Project Architect, envision Kindred located at 1501/1555 Sixth Ave to be a 100% affordable housing mixed-use and pedestrian-oriented development. The development will hold 120 homes for households earning less than 60% of Area Median Income (AMI) including frail elderly. The development has been designed to serve as a gateway from downtown's Cortez Neighborhood to its Central District Core on Sixth Avenue.

Why is the County planning to place a new affordable housing development at the corner of 6th Avenue and Beech Street?

The County recognizes that the high cost of real estate within the County has created a competitive housing rental market in San Diego. Additionally, the rental market demand is outpacing the available supply and rental rates continue to escalate. A feasibility study identified several County properties to be evaluated for their development potential and of those properties the former Family Court building at 1501/1555 Sixth Avenue was determined to be suitable for near-term affordable housing development.

What are the County's goals through the development of the site?

- Construct primarily multifamily residential units with at least fifty percent (50%) of the units dedicated as affordable housing to special needs and vulnerable populations in accordance with the County of San Diego Consortium 2015-2019 Consolidated Plan/2017-18 Annual Funding Plan and Section 232.5 of Article XV of the San Diego County Administrative Code. These populations include: seniors, persons with disabilities, persons with serious mental illness or substance abuse problems, persons with HIV/AIDS, military personnel and veterans, at-risk youth, survivors of domestic violence, persons who are homeless or at risk of homelessness, transition age youth, and families in need.
- Provide supportive services as appropriate to the targeted special needs and vulnerable population(s), which may include providing or coordinating with one or more supportive service partners to design and deliver needed services to tenants in order to promote housing stability and independence.
- Construct and open the housing in the most expeditious way possible.
- Maintain affordability restrictions for 99 years.
- Provide annual rental payments to the County of San Diego.

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What involvement does the City have with this development project?

The City and County are collaborating in multiple aspects to support the City's plan of "Housing First" based upon a new national model to provide affordable housing for special needs and vulnerable populations. Additionally, the City will retain oversight of the permitting and entitlement process during construction.

What are the target populations for this project?

BRIDGE is proposing a development that will contain 120 units; 59 units set aside for seniors and 59 units set aside for families along with 2 employee units. As envisioned, a third party provider will directly serve the frail seniors through the Programs of All-Inclusive Care for the Elderly (PACE) program. The PACE program is a Medicare and Medicaid program that helps seniors meet their health care needs in the community instead of going to a nursing home or other care facility.

Will there be a commercial component?

In addition to the housing and related amenities, there will be a commercial component. The development is planned to have retail/community serving commercial space along Sixth Avenue.

When does the County plan to engage the community on the proposed project?

BRIDGE Housing and the County are looking to collaborate on community outreach during the initial phases of development work which will begin in 2021. BRIDGE anticipates starting an ongoing process of engaging the community at that time in 2021.

Will there be any opportunity for the community to give input on the development?

BRIDGE believes that community input is vital for a successful development. As a long term owner, BRIDGE developments aim for invigorating neighborhoods and communities they join.

When will demolition to the existing structures occur?

The County estimates that demolition of the existing structures will be completed in November 2020.

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What is the approximate date of groundbreaking/grand opening?

BRIDGE has anticipated a 20 month construction schedule. As of now, groundbreaking has been projected in Early 2024, with construction completion occurring towards the end of 2025. A grand opening would occur after completion once residents have begun moving.

How will construction be financed?

The main source of financing for the development will be the Low Income Housing Tax Credit (LIHTC). In addition to this resource, BRIDGE will be applying for a variety of public and private funds to finance the development.

How high will the buildings be? What is the combined square footage of the building(s)?

As currently planned, the buildings will be 8 stories. The design aims to keep in character with the surrounding Cortez Hill neighborhood, which has buildings of 8 to 10 stories throughout. The total square footage for the development is approximately 185,000 SF and could change over time as the design progresses.

How many parking spaces will be available?

A total of 64 parking spaces are provided. This amount was calculated by using the City of San Diego's Municipal Code §142.0527 Affordable Housing Parking Regulations, which generates the required number of parking spaces per number of bedrooms per unit. The number of spaces provided exceeds the required 59 spaces per code.

Will the project be LEED Certified?

Sustainable design and construction practices are a priority for all BRIDGE projects. The development at the Family Court location will pursue the US Green Building Council's LEED® Rating System - Silver Level. The development will include features that minimize energy usage, including LED lighting, the use of occupancy sensors, large windows to provide natural daylight in common areas and residences as well as high efficiency building mechanical systems. Also, low-flow plumbing fixtures will be installed and native drought tolerant plant species will be used for all plantings in an effort to conserve the San Diego water supply.

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What is the County's anticipated timeline?

- Developer Selection and Negotiations: October 2018 – February 2020
- Initial Community Outreach: 2021
- Completion of demolition for Family Court structures: November 2020
- Finalization of Design and Development: Summer 2022
- BRIDGE Financing Application Submissions: Ongoing 2021 through 2022
- Financing Confirmation: 2023
- Construction Start: Early 2024