Affordable Housing Projects Coming to Little Italy, Carlsbad

REAL ESTATE: BRIDGE Housing Building 134 Units

San Francisco-based BRIDGE Housing has started construction of two affordable housing projects — Kettner Crossing in Little Italy and a Carlsbad complex known simply by its address, 1380 Laurel Tree Lane.

Combined, the projects will have 134 apartments. The $50 million Kettner Crossing at 1590 Kettner Blvd. will have 64 apartments for tenants aged 55 and over with annual household incomes of 30% to 60% of the area median income, currently $31,250 to $62,460 for a two-person household, and $27,300 to $54,660 for a one-person household.

Kettner Crossing will have six studio apartments of 481 square feet to 485 square feet, 55 one-bedroom apartments of 533 square feet to 654 square feet, and two two-bedroom apartments of 867 square feet. Monthly rents at Kettner Crossing will range from $683 to $1,756, depending on income and the size of the apartments.

Serving Seniors will provide social services to Kettner Crossing tenants.

The project was designed to meet a Green Point Silver rating for its energy efficiency and sustainability. “Kettner Crossing is intended to create a synergetic feeling of place, providing much-needed housing next to transit, integrating a mix of uses into a vibrant historic community, and activating an underutilized parcel,” said Ken Lombard, president and CEO of BRIDGE Housing.

Due for completion in late 2024, construction of the eight-story Kettner Crossing is especially challenging because the site is a sliver of land donated by San Diego County adjacent to a county parking garage. “It’s super tiny,” said Sierra Atlano, executive vice president of BRIDGE Housing. “It’s kind of a wedge shape.”

Each of the projects is being built in connection with developers, who provided some of the funding to fulfill requirements that they provide affordable housing as a condition of building market rate projects nearby.

“1380 Laurel Tree Lane and Kettner Crossing are designed to be indistinguishable for market rate developments in their neighborhoods,” Atlano said, adding that “design equity is a key principle” in BRIDGE projects.

Meant to accommodate families with annual incomes of 30% to 60% of the area median income, the $31.9 million, four-story 1380 Laurel Tree Lane will have 70 apartments in a mix of one-bedroom, two-bedroom, and three-bedroom apartments.

Monthly rents at 1380 Laurel Tree Lane will range from $718 to $1,931. The project is designed to meet a Green Point gold rating.

AVRP Studios, based in East Village, is the architect on Kettner Crossing, and R.D. Olson Construction, based in Irvine, is the general contractor. Financing partners for 1380 Laurel Tree Lane are the City of San Diego, San Diego County, Wells Fargo Bank, the San Diego Foundation, and the California Tax Allocation Committee.

KTTY, based in Irvine, is the architect on 1380 Laurel Tree Lane, with Wermers Multifamily Corp., based in University City, as the general contractor. Financing partners for 1380 Laurel Tree Lane are the City of Carlsbad, San Diego County, Wells Fargo Bank, Freddie Mac, Ari California Tax Allocation Committee, and the California Debt Limit Allocation.

Atlano said that rising interest rates and rising construction costs put Kettner Crossing in jeopardy, but Carlsbad and San Diego projects together will save the project with an infusion of $3.8 million from its Innovative Housing Trust Fund, in addition to an initial contribution of $4 million.

Sierra Atlano, Executive Vice President BRIDGE Housing

Kettner Crossing in Little Italy is one of two San Diego affordable housing projects being built by BRIDGE Housing. Rendering courtesy of BRIDGE Housing

PEOPLE ON THE MOVE

HIRINGS, PROMOTIONS, BOARD MEMBERS AND SPECIAL ANNOUNCEMENTS IN SAN DIEGO

Snell & Wilmer

Brook T. Barnes has joined Snell & Wilmer’s San Diego office as a labor and employment partner. He counsels and represents employers in all aspects of labor and employment litigation, including claims for improper wage deductions, failure to pay wages, failure to pay overtime wages, failure to provide meal periods and rest breaks, misclassification of employees, inaccurate wage statements, commission calculations, Private Attorneys General Act (PAGA) claims, class actions, wrongful termination, and retaliatory and discriminatory employment actions.

Brook T. Barnes can be reached at bbarnes@law.com or (858) 990-4783.

CIVIL ENGINEERING

Latitude 33 Planning & Engineering is delighted to welcome John Majocha, PE, QSD as a new Senior Project Manager. John brings over 20 years of experience in civil and geotechnical engineering, with expertise in commercial and residential development, resource management, construction management, civil regulations, operations management, process development, training, and mentoring. He has experience leading and growing a civil engineering department, with increasing revenues year after year. Erin is also skilled at establishing relationships with clients and regulatory bodies to ensure project goals are met and completed on time and within budget. Welcome, Erin!

Erin Rist, PE, QSD
Erin may be reached at Erin.Rist@latitude33.com or 858-751-0633.

CIVIL ENGINEERING

Latitude 33 Planning & Engineering is excited to announce that Erin Rist, PE, QSD has joined the team as a new Senior Project Manager. She brings over 20 years of experience in civil and geotechnical engineering, with expertise in commercial and residential development, resource management, construction management, civil regulations, operations management, process development, training, and mentoring. She has experience leading and growing a civil engineering department, with increasing revenues year after year. Erin is also skilled at establishing relationships with clients and regulatory bodies to ensure project goals are met and completed on time and within budget. Welcome, Erin!

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