

# KIMBALL HIGHLAND MASTER PLAN

1221 D Avenue and 605 E 14th Street | National City, CA 91950



1221 D Avenue



605 E 14th Street

## Highlights

- Located in a walkable neighborhood that is well-served by transit and pedestrian and bicycle
- Connects seniors to health, housing, and transit through partnerships with San Ysidro Health and the City of National City

## Description

Holistically connecting seniors with health, affordable housing, transportation, and community engagement; Kimball Highlands will integrate affordable housing for families, a federally qualified health center, PACE (Program of All-inclusive Care for the Elderly) in a transit-oriented senior village close to a senior nutrition center, shopping, cultural institutions, and a beautifully refurbished public park that connects by bikeway to the San Diego Bay. Kimball Highlands puts the senior at the center of a rich tapestry of services and amenities where they can be supported and honored in an intentionally intergenerational neighborhood that needs their stories, volunteer hours, and wisdom. The partners are intent on creating a space where agencies can spend less time and resources overcoming barriers of transportation, isolation, outreach and more time serving, integrating, and empowering seniors.

The Kimball Highland Master Plan will look at the central neighborhood of National City as a comprehensive and transformative master plan covering two sites, infrastructure improvements, residential family and senior units (to promote aging-in-place). A thirty-year old sophisticated affordable developer, Community HousingWorks, will develop, own, and manage these affordable homes, augmented by its award-winning resident services programming for next generation success and family financial fitness.

San Ysidro Health (SYH) is a leading safety-net provider of critical primary health services in the San Diego Region, as the second largest health center network in San Diego. The PACE Center will serve up to 500 clients, while the Federally-Qualified Clinic will serve the entire community.

## Details

Phase	Under Construction
Origination	Acquisition & DDA with National City
Type	New Construction, Family
CHW Role	Owner   Master Developer
Unit Mix	145 Apartments 12 Studio Apartments 30 1-BR Apartments 64 2-BR Apartments 39 3-BR Apartments
AMI Range	30-70%
Proposed Financing Sources	<ul style="list-style-type: none"><li>▪ CalHFA Mixed Income Program</li><li>▪ California Tax Credit Allocation Committee</li><li>▪ Tax-Exempt Bond Financing</li><li>▪ National City Ground Lease</li><li>▪ National City Loan</li><li>▪ Construction Lender: Bank of America</li><li>▪ Permanent Lender: CalHFA</li><li>▪ Investor: Bank of America</li></ul>
Est. Start – Completion Date	May 2022 – June 2024

[chworks.org](http://chworks.org)

