



Urban Village Townhomes

Project Summary

Housing Type: Family Townhome Rental

Location: 3806 Fairmount Avenue
(City Heights Project Area)

Lot Size: 159,500 SF

Total Units: 116 units

Affordable Units: 31 units

Income Mix:

Very Low	Low	Mod	Unrestricted
31	0	0	85

Affordable Unit Mix:

0 BD	1 BD	2 BD	3 BD	4 BD
0	0	1	29	1

Developer: San Diego Revitalization Corporation

Development Budget:

Total Development Costs: \$45,000,000

Agency Subsidy Requested: \$5,100,000

Agency Subsidy per Unit: \$164,516

Funding Sources: 9% Tax Credits; Price Charities Equity; Redevelopment Agency



Project Description

The project is a 116-unit townhome development of four-story buildings located at the south end of the block along Wightman Street. Of the 116 units, 31 units are for families earning 35% to 60% AMI. The north end of the block contains a six story office center fronting on University Ave. The office space is intended for non-profit organizations serving the City Heights community. There are 409 parking spaces for the office space in a four-story structure. There are 115 parking spaces located in a semi-underground structure and in the office parking structure.

Notes

- The apartment complex is built around a large, open courtyard, provides balconies and stoops towards the street, and contains an office and community room for tenants.
- The development required the acquisition of 27 different parcels from 17 different owners.

