



THE CITY OF SAN DIEGO

Renaissance at North Park Redevelopment Project FACT SHEET

The **Renaissance at North Park** Redevelopment Project addresses the critical need for senior and affordable housing in a vibrant, mixed-use development located in one of San Diego's historic neighborhoods. The \$32 million redevelopment project includes affordable and market-rate housing components, as well as commercial and community space. The project features a four-story mixed-use component incorporating 96 apartments as well as 14 three-story, three-bedroom townhomes providing a total of 110 affordable housing units. Additionally, a \$6 million, 24-unit market-rate townhome project, which is not subsidized by public funds, is included in the project area footprint. The project also features ample parking and community areas.

Renaissance at North Park, which incorporates elements of the Art Deco and Craftsman architectural styles of North Park's earlier days, will help invigorate the area while preserving the historic character of this older neighborhood. This latest mixed-use development joins a growing list of quality redevelopment and revitalization projects transforming the greater North Park community.



Renaissance at North Park Apartments and Commercial



Renaissance at North Park Affordable Townhomes

Project Elements

The Renaissance at North Park's 2.5 acre site features the following amenities:

- 14 three-bedroom townhomes available for sale to households with incomes of 100 and 110 percent of the Area Median Income
- 94 senior citizen apartments affordable to households with incomes up to 50 percent of the Area Median Income (with 2 on-site manager's units)
- 24 market-rate townhomes available for sale
- 9,000 square feet of commercial space
- 3,000 square feet to be used as either a public community center or retail establishments.
- 187 parking spaces and a pedestrian plaza

- more -

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Location

Renaissance at North Park is located in the North Park Redevelopment Project Area and bounded by El Cajon Boulevard, 30th Street, Meade Avenue and Kansas Street with a portion of the project sitting on the site that was once the Aztec Bowl. The project includes improvements to public right-of-way in the alleys, increased open space and walkability in the neighborhood. The project is also located at one of the potential stops of the Transit First Showcase Project, an express rapid transit service, proposed for El Cajon Boulevard between SDSU and Downtown.

Public Funding

Redevelopment Agency of the City of San Diego (Land acquisition, public improvements and assistance)	\$ 5,775,000
San Diego Housing Commission (loan funding)	\$ 2,000,000
State and Federal Tax Credits (tax credits)	<u>\$11,000,000</u>
TOTAL	\$18,775,000

Key Partners

Office of Councilmember Toni Atkins (District Three), City of San Diego Redevelopment Agency, Carter Reese & Associates, San Diego Interfaith Housing Foundation, San Diego Housing Commission, North Park Redevelopment Project Area Committee (PAC), Martinez + Cutri Architects, Sun Country Builders, Uptown Builders, Bank of America and Citibank.

North Park Renewal

The Renaissance at North Park is one of a number of improvement projects helping to revitalize the North Park neighborhood. The neighborhood has enjoyed streetscape and lighting improvements and entrepreneurs have utilized the City's Storefront Improvement program to enhance their businesses. The renovation of the famous North Park Theatre into a state-of-the-art performance venue is complete, with the first performance conducted in October 2005.

Contacts

- For more information on the availability of senior rental units, contact the **San Diego Interfaith Housing Foundation** at **(619) 668-1532 ext. 201**.
- For more information on for-sale affordable and market-rate townhomes, contact broker **Percy Williams** at **(619) 686-5959 ext. 15**.
- For information on retail space, contact **Reese Jarrett** at **(619) 686-5959 ext. 13**.
- For more information about available affordable housing units citywide, contact the San Diego Housing Commission at **(619) 231-9400** or visit **www.sdhc.net**.
- For more information about the Renaissance at North Park Project or the North Park Redevelopment Project Area, please contact **Michael Lengyel**, Redevelopment Project Manager at **(619) 236-6269** or via email at **MLengyel@sandiego.gov**. Extensive information on redevelopment activities in the City of San Diego is also available on the City's Web site at **www.sandiego.gov/redevelopment-agency**.

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