



THE CITY OF SAN DIEGO

La Boheme Redevelopment Project FACT SHEET

The **La Boheme** Redevelopment Project is located in the diverse, historic community of North Park. Completed in September 2006, this mixed-use project consists of commercial space and affordable and market rate for-sale housing with a Spanish-Mediterranean flair. The **\$62 million** project occupies a 2.06 acre lot bounded by 30th Street to the west, Lincoln Avenue to the north and Ohio Street to the east.

This mixed-use development includes 179 market-rate for-sale condominium homes, 45 affordable housing for-sale units, over 15,000 square feet of ground level commercial space and 371 parking spaces. The project has seven different floor plans ranging in size from 900 to 1,100 square feet.



La Boheme Redevelopment Project

This project adds to the growing list of redevelopment and revitalization efforts transforming North Park. The Redevelopment Agency celebrated the reopening of the historic North Park Theatre in October 2005 and the completion of a 388-space public parking garage with street-level retail space located adjacent to the theatre in February 2006. Additionally, the Renaissance at North Park mixed-use development at the corner of El Cajon Boulevard and 30th Street was completed in 2007, bringing more affordable housing opportunities to the community.

Project Elements

La Boheme features the following amenities:

- Approximately 15,800 square feet of ground-level commercial space
- 179 market-rate condominium homes for sale
- 23 condominium homes available for sale to households with incomes up to 100 percent of the Area Median Income
- 22 condominium homes available for sale to households with incomes up to 120 percent of the Area Median Income
- 338 residential and 33 commercial parking spaces.
- Open space and recreational facilities for residential owners
- Public improvements such as curbs, gutters, sidewalks, street furniture and landscaping

Funding

Western Pacific Housing financed the project in its entirety. The City's Redevelopment Agency has committed to reimburse \$3 million to subsidize the affordable housing component and assist in public improvements.

Project Partners

The City of San Diego Redevelopment Agency has partnered with Western Pacific Housing, a D.R. Horton company, to create the La Boheme Project.

Contact Information

For more information on the availability of for-sale housing, affordable housing and leasing information for commercial space for this new development, contact **Western Pacific Housing** at **(800) 330-0974**.

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 North Park Redevelopment Project Area, please contact **Michael Lengyel**, Redevelopment Project Manager at **(619) 236-6269** or via E-mail 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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