

# Parkside

**Project Summary**

**Housing Type:** Affordable Family Rental  
**Location:** N. Side of Island Avenue  
**Between 13<sup>th</sup> and 14<sup>th</sup> Streets (E. Village)**  
**Lot Size:** 20,000 sq. ft.  
**Total Units:** 77  
**Affordable Units:** 76  
**Income Mix:**

Very Low	Low	Moderate	Unrestricted
13	63	0	1

**Affordable Unit Mix:**

0 BD	1BD	2BD	3BD	4BD
28	15	28	5	0

**Development Team**

**Developer:** Parkside Terrace, L.P.  
 (Wakeland Housing)  
**Architect:** Benson & Bohl Architects

**Development Budget**

**Total Development Costs:** \$29,750,000  
**CCDC Subsidy:** \$13,800,000  
**CCDC Subsidy per Unit:** \$181,600  
**CCDC Subsidy per Bedroom:** \$121,100  
**Funding Sources:** Tax Exempt Bond, 4% Tax Credits



**Project Description**

The project is a 6-story building with 77 housing units, 13,205 square feet of commercial space and two levels of underground parking. The site is currently owned by American Baptist Churches of the Pacific Southwest. The developer will purchase the property from the church, except for the commercial portion to be sold to East Village Community Church, which currently has a lease and operates on the site. The church sanctuary structure will be built at the corner of 14<sup>th</sup> Street and Island Avenue.

The project was approved by the Redevelopment Agency in July 2007. Construction will start in April 2008.

**Features:**

- Includes large units – Family oriented
- Design includes public art on corner of 13<sup>th</sup> and Island

